



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: February 12, 2019
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan for the construction of a ±2,030 square foot building with landscaping and parking improvements

APPLICANT/AGENT: Michael Freidin, George & Associates Consulting Engineers, Inc.

PROPERTY OWNER: State of Florida (Florida Department of Environmental Protection)

LOCATION: North of NW 109th Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property

PARCEL ID NUMBER: 04033-000-000

FLUM DESIGNATION: Conservation

ZONING: CSV ("Conservation")

OVERLAY: NA

ACREAGE: Overall parcel- 300 ac.; Project Area- .33 ac.

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the 2 (two) conditions provided in Exhibit "A" of this Staff Report.

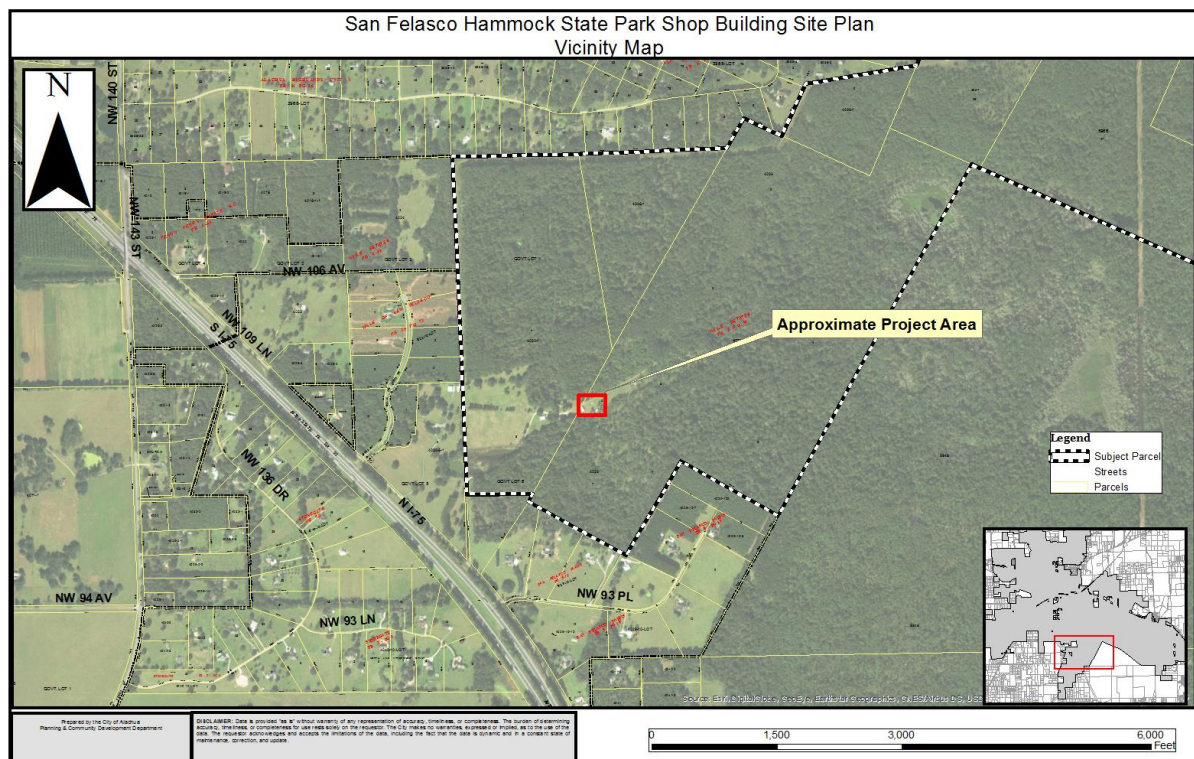
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the 2 (two) conditions provided in Exhibit "A" and on page 15 of the February 12, 2019 Staff Report to the Planning & Zoning Board.*

SUMMARY

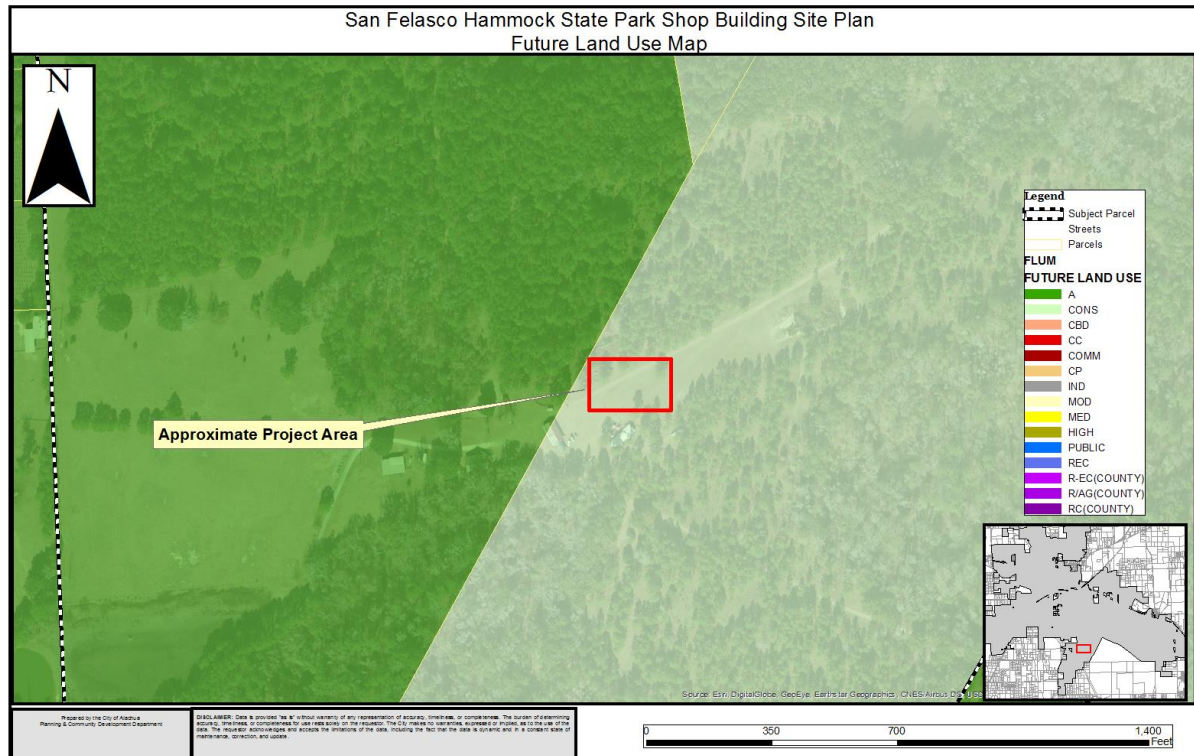
The proposed site plan is a request by Michael Freidin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for the construction of a ±2,030 square foot building with landscaping and parking improvements.

The overall parcel acreage is ±300 acres in area, however, the project area is .33 acre. The property is located north of NW 109th Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property. Access to the subject property would be provided primarily by an existing ingress/egress drive connecting to NW 109th Lane.

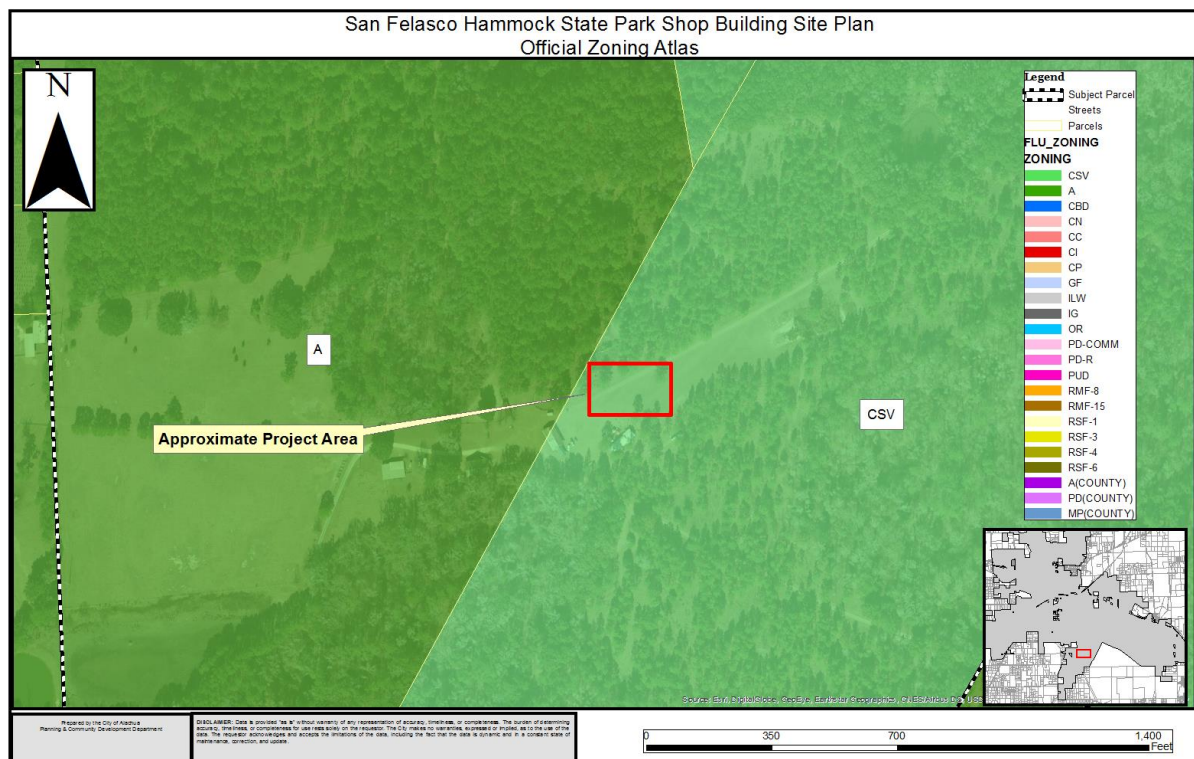
Map 1. Vicinity Map



Map 2. Subject Property with Future Land Use



Map 3. Subject Property with Zoning



The applicant has submitted evidence from the Suwannee River Water Management District that no stormwater retention improvements are required for this project.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	San Felasco Hammock State Park/ Alachua Highlands Subdivision	Conservation/ Agriculture	"CSV" / "A"
South	San Felasco Farms Subdivision	Agriculture	"A"
East	San Felasco Hammock State Park	Preservation	Conservation ("C-1") (Alachua County designation)
West	Hills of San Felasco Subdivision	Agriculture	"A"

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on December 12, 2018 at the Devil's Millhopper Park (4732 Millhopper Rd Gainesville, FL 32653). The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by six (6) individuals. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.8: Conservation

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Evaluation and Findings of Consistency with Objective 1.8: The proposed structure will serve as a maintenance and repair facility for the San Felasco State Park. The property is owned and maintained by the Florida Department of Environmental Protection as a State Park. The actual area of development, the project site, will not have a significant impact on any identifiable environmental features and is adjacent to existing structures used by the State in maintaining the park. See the analysis of environmental conditions section of this report below.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Evaluation and Findings of Consistency with Policy 1.8.a: The subject property will continue to be a state park (San Felasco Hammock State Park). The proposed development is classified as a non-residential use necessary to manage conservation lands.

Conservation and Open Space Element

GOAL 2: Human Interaction and Impacts:

To provide for positive interaction between residents and natural resources, while minimizing negative impacts to the environment.

Objective 2.1:

The City shall conserve natural resources by educating the public about the impacts of humans on natural resources and the benefits of employing conservation and stewardship practices.

Policy 2.1.e: The City shall coordinate with FDEP Division of Recreation and Parks, Alachua County, and private entities to provide opportunities for the public to interact with natural amenities.

Evaluation and Findings of Consistency with Policy 2.1.e: The proposed structure will allow FDEP to effectively continue its mission to provide opportunities for the public to interact with natural amenities.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the project area. There are wetlands located within the San Felasco Hammock State Park property (the subject parcel).

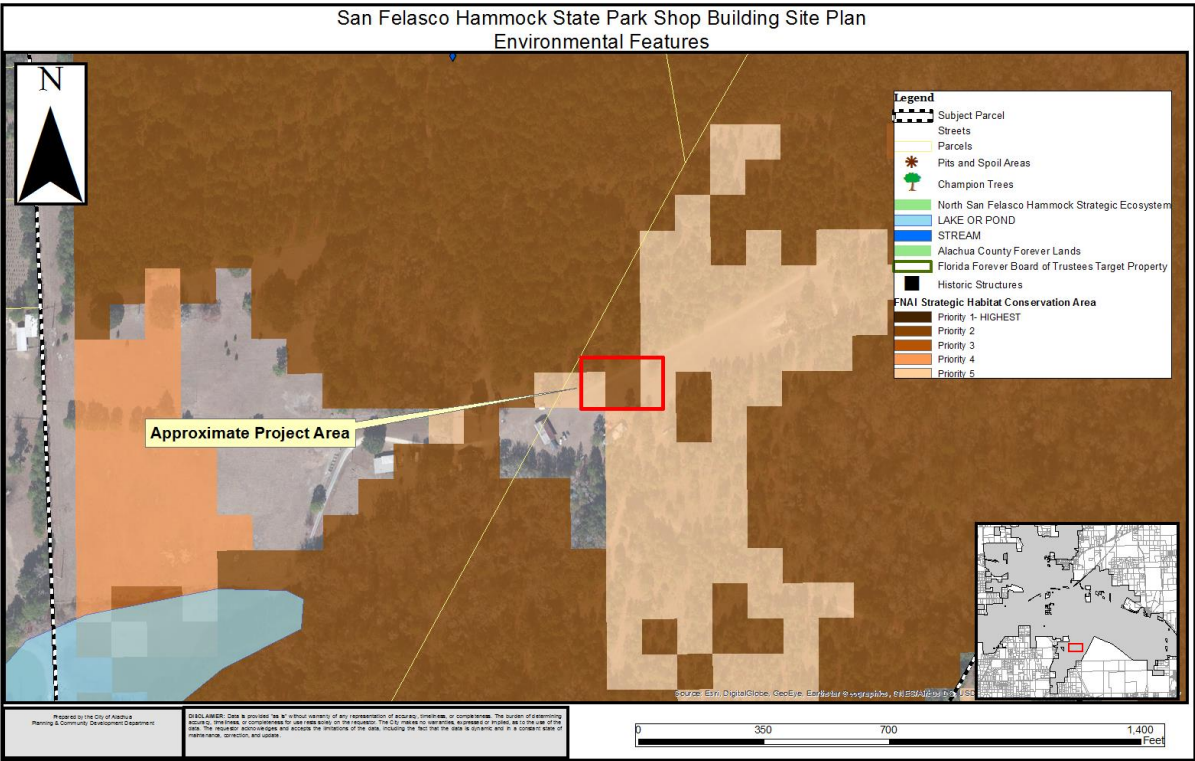
Evaluation: No wetlands have been identified within project area; wetlands have been identified on the subject parcel (a portion of the San Felasco Hammock State Park property). The project area is located approximately 200' away from any identified wetlands.

Strategic Ecosystems

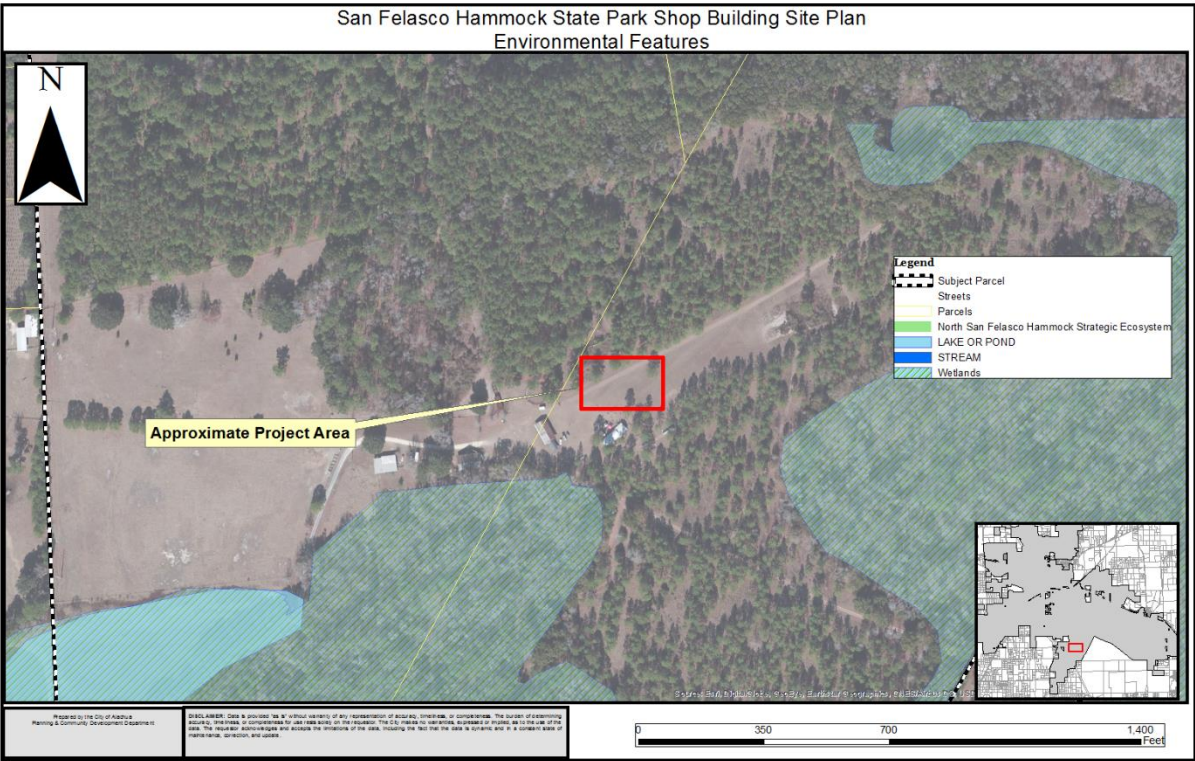
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. The subject property is not located within or adjacent to a Strategic Ecosystem.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Map 5. Wetlands and Flood Zones



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist within the project area. The FNAI PNA data layer does indicate that a portion of the project area as Priority 2, which is land potentially having habitat which could support species identified as endangered, threatened, or of special concern, however, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

Millhopper Sand (0-5% slopes)

Hydrologic Soil Group: B

This soil type is moderately well drained and permeability is rapid in the surface and moderately rapid in subsurface layers. This soil type poses only slight limitations as

sites for dwellings, small commercial buildings, and local roads and streets. Limitations are moderate for absorption fields for septic tanks.

Arredondo Fine Sand (0-5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface and subsurface layers. Surface runoff is slow. This soil type poses only slight limitations as sites for dwellings, absorption fields for septic tanks, small commercial buildings, and local roads and streets.

Evaluation: The soils located within the project area only pose slight limitations for small commercial buildings; septic system design is permitted through Alachua County Health Department. No issues related to soil composition of the project area.

Flood Potential

Panel 12001C0280D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.) See Map 5 above.

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on or approximate to the project area which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The project area is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The project area does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The use "resource-based recreation use, nonintensive" is permitted with the Conservation ("CSV") zoning district.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no use specific standards set forth for this use in Table 4.1-1 of the LDRs.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, Design Standards for Business Uses, and *Section 6.9*, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision is proposed as a part of this application.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) (3) exempts developments with de minimis or no impact on public facility levels from the requirements of Concurrency Compliance. Article 10, City of Alachua Land Development Regulation defines de minimis as “an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.” As shown in Table 3 below the anticipated impact of this development is 9 trips per day, therefore, the development is exempt from concurrency requirements. Concurrency calculations have been provided below. No negative impact to public facilities is anticipated from this proposed development.

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	SR 241 (from 235A to SCL)	2/U	County Maintained Arterial	Rural	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]
³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
General Light Industrial* (ITE Code 110)	9 (5/4)	1 (1/0)	1 (0/1)
Total Trips	9 (5/4)	1 (1/0)	1 (0/1)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: ITE Code 110 – AADT – 3.02 trips per employee x 3 employees (50% entering/50% exiting); AM Peak Hour – .44 trips per employee x 3 employees (83% entering/17% exiting); PM Peak Hour – .42 trips per employee (21% entering/79% exiting)
 *The Institute of Transportation Engineers (ITE) code 110 is the most similar code to the proposed use; no manufacturing or uses associated with industrial land uses are proposed to take place at the property. This use code is being used for automobile trip generation only.

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	SR 241 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	20,880
Existing Traffic ³	8,710
Reserved Trips ³	9
Available Capacity ³	12,161
Increase/Decrease in Daily Trips Generated by Development	9
Residual Capacity After Development's Impacts⁶	12,152

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Source: City of Alachua January 2018 Development Monitoring Report.
⁴ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	SR 241 ¹
Maximum Service Volume ²	1,881
Existing Traffic ³	827
Reserved Trips ⁴	1
Available Capacity ⁴	1,053
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity After Development's Impacts⁶	1,052
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Source: City of Alachua January 2018 Development Monitoring Report. ⁴ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ¹	51,675
Available Capacity	1,012,325
Projected Potable Water Demand from Application ²	0
Residual Capacity	1,012,325
Percentage of Permitted Design Capacity Utilized	55.99%
Sources: ¹ City of Alachua January 2019 Development Monitoring Report. ² Site not within Potable Water Service Area - will be served by private well	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ¹	47,647
Available Capacity	765,553
Projected Sanitary Sewer Demand from Application ²	0.00
Residual Capacity	765,553
Percentage of Permitted Design Capacity Utilized	48.98%
<i>Sources:</i> ¹ City of Alachua January 2019 Development Monitoring Report. ² Site not within Wastewater Service Area - will be served by private septic system	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ¹	4,672.39	852.71
Demand Generated by Application ²	24	4.4
New River Solid Waste Facility Capacity ³	50 years	
Sources: ¹ City of Alachua January 2019 Development Monitoring Report. ² Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 ³ Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2018		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
STATE OF FLORIDA; SAN FELASCO HAMMOCK STATE PARK SHOP
BUILDING

SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 & 2 as stated herein.

**EXHIBIT “B”
TO
STATE OF FLORIDA; SAN FELASCO HAMMOCK STATE PARK SHOP
BUILDING
SITE PLAN
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**