



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

May 14, 2019

SUBJECT:	A request to amend the Official Zoning Atlas from Planned Unit Development ("PUD") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group
PROPERTY OWNER:	Bentley Timber, LLC.
LOCATION:	South of West SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way
PARCEL ID NUMBERS:	03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001
ACREAGE:	±50.5 acres
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 25 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A" and located on page 37 of May 14, 2019, Staff Report to the Planning & Zoning Board.</i>

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development (“PUD”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”).

The subject property is comprised of Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001, and is approximately 50.5 acres in size. The subject property is located to the South of West SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way. The subject property is currently undeveloped.

The subject property presently has a Moderate Density Residential Future Land Use Map (FLUM) Designation on approximately 49.6 acres and a Rural/Agriculture (Alachua County) FLUM Designation on approximately .95 acres of the subject property. A companion small scale comprehensive plan amendment (SSCPA) would amend the FLUM for the portion of the subject property currently designated Rural/Agriculture (Alachua County) to Moderate Density Residential. The Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 202 dwelling units for the subject property). The proposed PD-R zoning district would permit a maximum of 120 single-family detached residential units, 40 multiple family residential units, and 20,000 square feet of nonresidential uses on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

A portion of the subject property was previously rezoned (Ordinance 06-12) to Planned Unit Development (“PUD”) in March 0f 2006. Ordinance 06-12 permitted a maximum of 200 residential dwelling units.

Development of the subject property would place single family (residential detached) areas on a majority of the site, with common area, open space, and stormwater management facilities located primarily in seven areas. Five of these areas would be located at the perimeter of development site and two located in the interior. The nonresidential and multiple family uses would be clustered on the northwest portion of the site (Areas B-1 and C-9). Access to the proposed development would be provided at three locations. One ingress/egress would be provided from SR 235, which would serve Development Area B-1 only. One ingress/egress would be provided from NW 158th Avenue and one ingress/egress would be provided from Hipp Way. Only one ingress/egress from either NW 158th Avenue or Hipp Way would be required until 60 lots are approved by Final Plat. After 60 lots have been approved, the second access point to either NW 158th Avenue or Hipp Way would be required. The ingress/egress point to SR 235 would require a permit through the Florida Department of Transportation (FDOT). The ingress/egress point to Hipp Way would require a permit through Alachua County Department of Public Works.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) *Increasing Flexibility*

Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) *Greater Freedom to Provide Access, Open Space, and Amenities*

Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*

Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*

Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*

In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

Nonresidential uses are permitted under the proposed PD –Zoning Ordinance. The permitted nonresidential uses include: daycares, religious institutions, restaurants without drive-through, community buildings/clubhouse, professional offices,

neighborhood recreation centers, and commercial recreation, indoor. The nonresidential uses are limited to 20,000 square feet for the entire subject property.

EXISTING USES

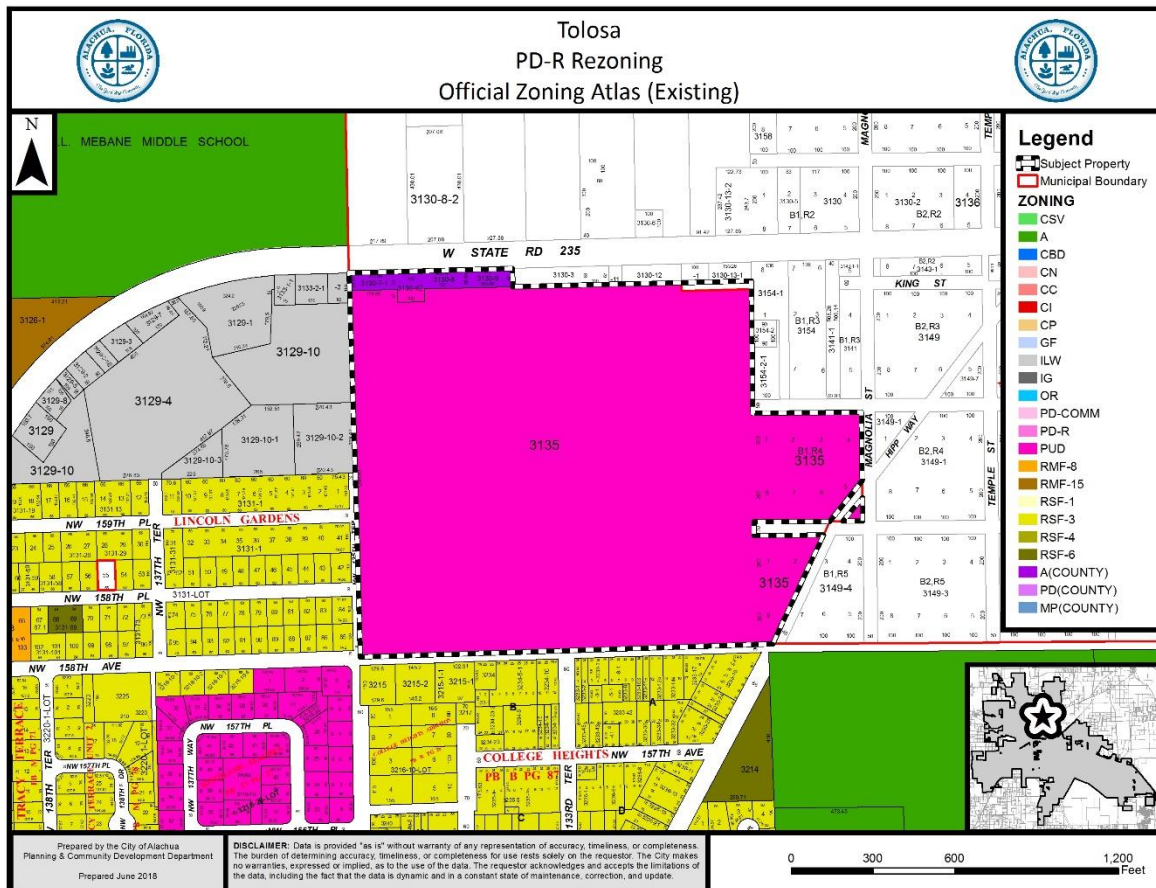
The subject property is currently undeveloped.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

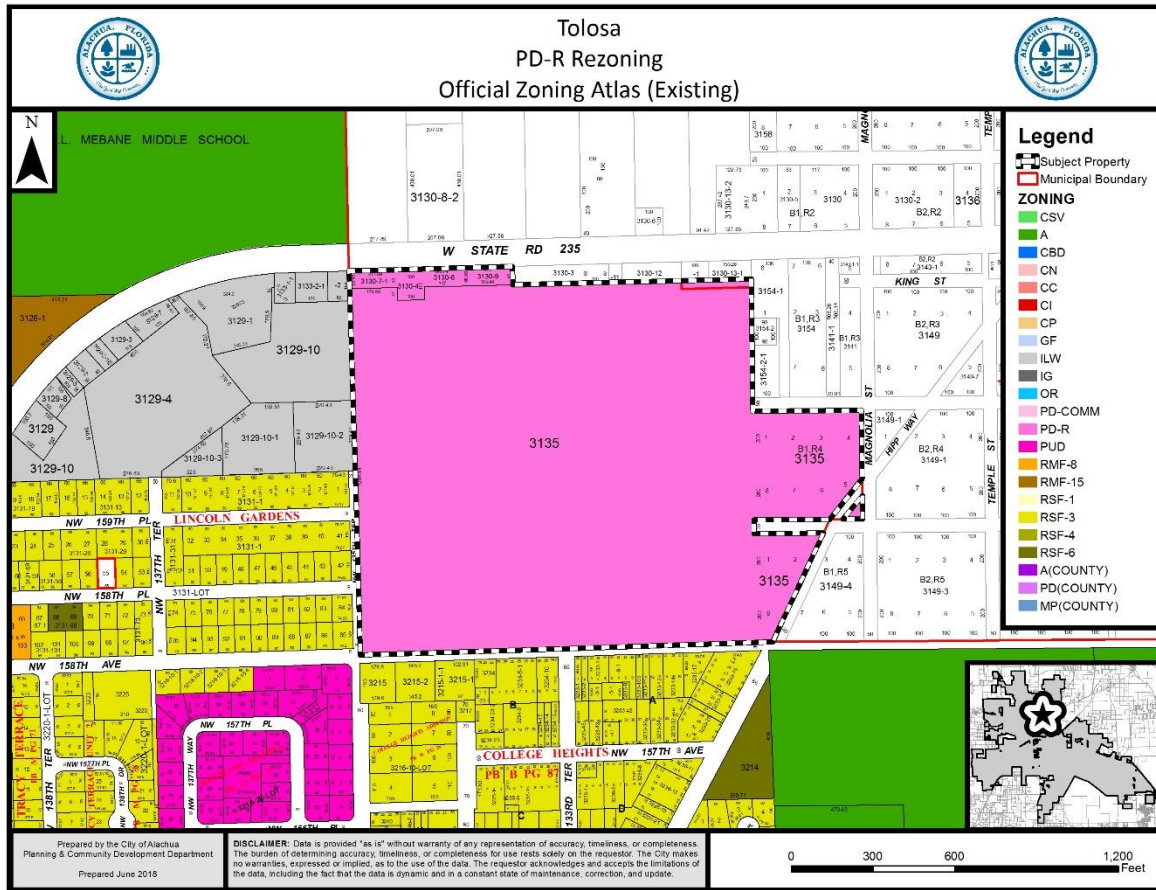
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts		Proposed Zoning District
Zoning District:	Planned Unit Development (PUD) – Expired	Agricultural (A) (Alachua County)	Planned Development – Residential (PD-R)
Max. Gross Density:	4 dwelling units per acre <i>Maximum 200 dwelling units on a portion the subject property</i>	.2 dwelling units per acre <i>Maximum 1 dwelling unit on a portion of the subject property</i>	Established by PD Master Plan <i>160 dwelling units for entire development</i>
Floor Area Ratio:	N/A	N/A	Established by PD Master Plan <i>20,000 square feet for entire development</i>
Permitted Uses:	Established by PD Ordinance 06-12: Residential	Agricultural uses; Single Family Residential	Single Family Detached Dwellings; Multiple Family Dwellings; Daycares; Religious institutions; restaurants without drive-through; community buildings; professional offices; neighborhood recreation centers; indoor commercial recreation

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located to the South of SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way. The subject property is currently undeveloped.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone 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	Single Family Residential; Vacant Lands	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)
South	Single Family Residential	Medium Density Residential	Residential Single Family-3 (RSF-3)
West	Vacant Lands; Single Family Residential Industrial	Medium Density Residential/ Industrial	Residential Single Family-3 (RSF-3) ; Light and Warehouse Industrial (ILW)
East	Single Family Residential; Vacant Lands	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)

Map 3. Vicinity Map

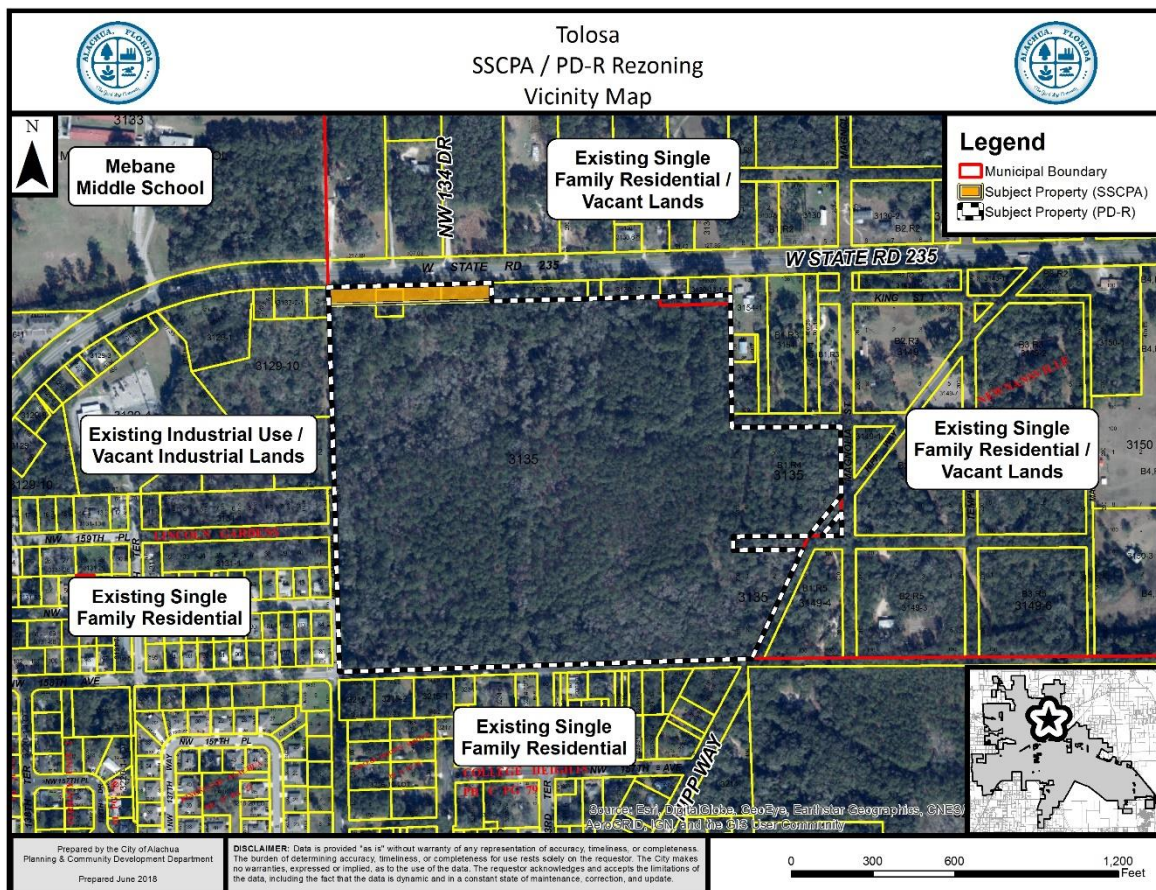


Table 2. Parcels Subject to this Rezoning

Parcel No.	Existing Use(s)	Existing FLUM Designation	Acreage
03135-000-000	Vacant	Moderate Density Residential	±49.85
03130-007-001	Vacant	Rural/Agriculture (Alachua County)	±0.28
03130-004-000	Vacant	Rural/Agriculture (Alachua County)	±0.23
03130-008-000	Vacant	Rural/Agriculture (Alachua County)	±0.23

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 and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on May 29, 2018, at the Alachua Branch Library, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 9 members of the public.

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

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;

5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Objective 1.2 and Policy 1.2.a: The Tolosa PD-R proposes a Residential Planned Development which is identified by Policy 1.2.a as a use permitted in the Moderate Density Residential FLUM Designation.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1.a are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands

and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e: An environmental conditions and site suitability analysis is provided within this report. Future development of the subject property will be required to comply with all applicable environmental protections as set forth in the City of Alachua Comprehensive Plan and Land Development Regulations.

- GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.
- Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community

Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area, and as such must connect to these systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support future development and additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities is provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Analysis of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE

Solid Waste Landfill

LEVEL OF SERVICE STANDARD

.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report, and indicates that, based upon current demand,

the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation and Open Space Element

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Analysis of Consistency with Policy 1.2.a: An Environmental Conditions and Site Suitability Analysis have been provided in this report.

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - 1.3.e: An Environmental Conditions and Site Suitability Analysis have been provided in this report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

OBJECTIVE 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Analysis of Consistency with Objective 1.10 and Policies 1.10.a and 1.10.g: An Environmental Conditions and Site Suitability Analysis have been provided in this report. Wetlands have been delineated in accordance with the methodology established in Florida Administrative Code, as required by Policy 1.10.a. The PD Master Plan establishes minimum wetland setbacks which comply with Policy 1.10.g.

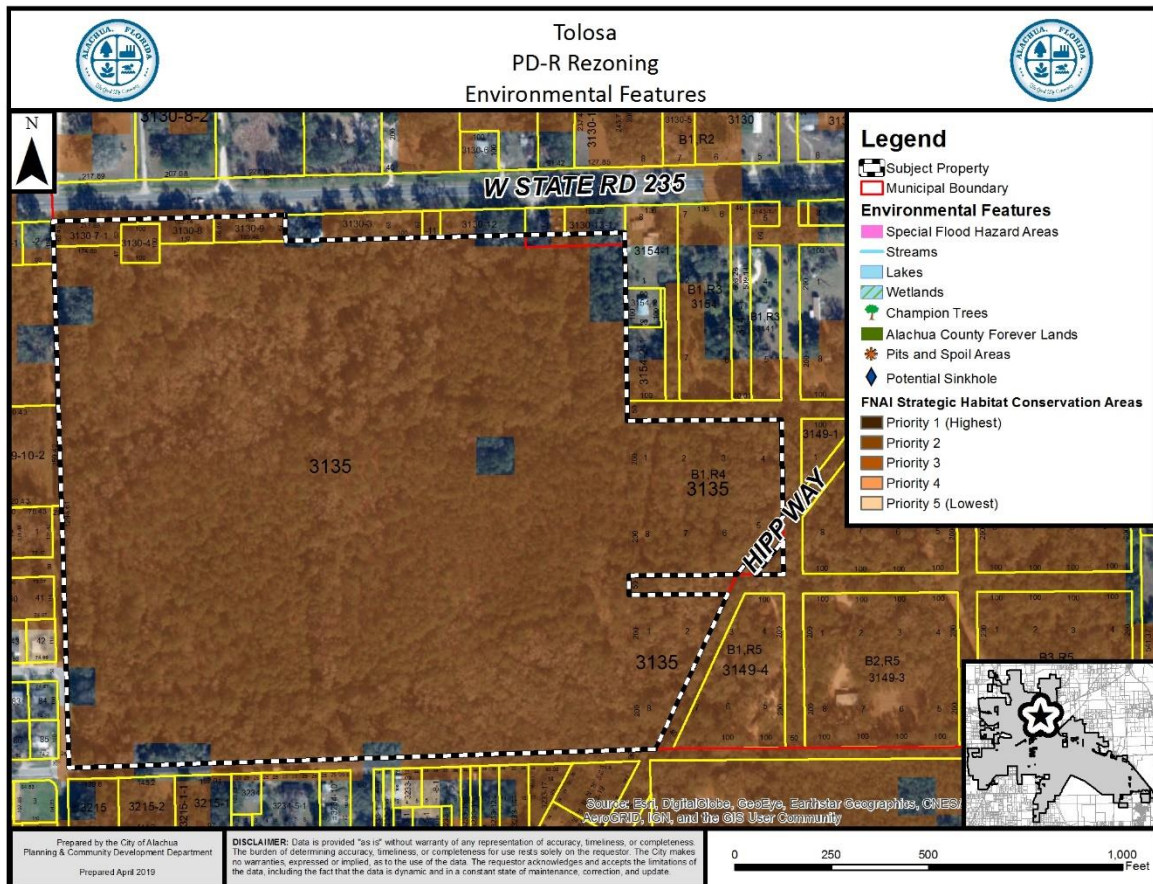
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property.

Evaluation: The applicant has submitted a letter and map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.).

Map 4. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. 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.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

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: The property contains lands identified as “Priority 3” in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, 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 nine (9) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Bivans Sand (5% - 8% slopes)

Hydrologic Soil Group: D

This soil type is poorly drained on short breaking slopes and along hillsides of the uplands. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

Bivans Sand (8% - 12% slopes)

Hydrologic Soil Group: D

This soil type is poorly drained on strongly sloping upland areas. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Gainesville Sand (0%- 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Lochloosa Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Pomona Sand, Depressional

Hydrologic Soil Group: D

This soil type poorly drained. Permeability is rapid to very rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

Evaluation: While some soil types pose limitations for urban uses, including dwellings, the limitations in areas where development would be permitted by the PD Master Plan are primarily due to slope. Soil types which present limitations due to wetness are primarily located in the wetland area or within the wetland buffer area. A more detailed geotechnical analysis may be required prior to any development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

Flood Potential

Panel 0140D 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).

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.

Evaluation: There are no known geologic features located on the subject property which may 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 subject property 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 subject property 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

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

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

- (b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing development of similar density (Lincoln Gardens, Kingsland, and College Heights subdivisions).

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Areas immediately to the west and south of the subject property are developed with residential uses and industrial uses. Lands to the east and north include developed residential and agricultural uses.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas immediately to the west and south of the subject property are developed with residential uses. The industrial and commercial lands located proximate to the property will provide employment opportunities for the residents of the proposed development. The lands to the east and north will be separated by a 25' landscaped buffer.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit single-family residential use on the subject property. The use on properties within the surrounding area is primarily single-family residential. The proposed amendment, therefore, would result in similar impacts to traffic, densities, building height, noise, lights, and other physical effects to those generated by existing uses within the area.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The use proposed by the PD-R zoning designation is single-family residential dwellings, which is a use that is consistent with development located to the west and south of the subject property.

- (h) **Encourage Sprawl** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”

The subject property is located adjacent to lands zoned Residential Single Family 3 (“RSF-3”), Light and Warehouse Industrial (“ILW”) and Agricultural (“A”) (Alachua County). These properties, however, are primarily single-family residential in use. The primary use proposed by the requested PD-R zoning is residential use with some limited nonresidential uses permitted in development areas located adjacent to the lands with the Light and Warehouse Industrial (“ILW”) zoning district.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property’s perimeter along NW 158th Avenue.

The uses proposed by the PD-R is consistent with surrounding area, which consists primarily of residential and commercial/ industrial uses.

- (i) **Spot Zoning** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the south and west are zoned Residential Single Family - 3 (“RSF-3”) and Light and Warehouse Industrial (“ILW”). The proposed Planned Development – Residential (“PD-R”) zoning designation allows for a mix of residential uses and limited nonresidential uses to serve the needs of the immediate vicinity.

- (j) **Public Facilities** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property’s perimeter along NW 158th Avenue.

- (k) **No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The applicant has submitted a letter and map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) Master Plan

The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies five (5) development areas: Single-Family Detached Residential Area A; Single Family Attached Residential/Non-Residential Area B; Common Area C; Wetland and Wetland Buffer Area D; and Roadway and Rights-of-Way Area E. The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the PD-R and each development area.

- (c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

- (d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a letter and map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. This area is marked as Area D in the PD Master Plan. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system. No roads within the proposed development are classified as arterial or collector roads.

- (f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of

uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years. A minimum of 30 single family detached residential lots must be platted in Development Area A prior to approval of any nonresidential uses in Development Area B. Only one ingress/egress from either NW 158th Avenue or Hipp Way would be required until 60 lots have been approved by a Final Plat. After 60 lots have been approved the second access point to either NW 158th Avenue or Hipp Way would be required. The ingress/egress point to SR 235 would require a permit through the Florida Department of Transportation (FDOT). The ingress/egress point to Hipp Way would require a permit through Alachua County Department of Public Works.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: Use areas may be adjusted by up to 10% during final PD plan approval, but proposed uses must conform to those permitted in the allowable use table in the PD Master Plan.

(6) **Public Facilities**

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the 4 (4) roadway segments affected by this project and monitored for concurrency (US 441 (from NW 126th Ave to SR 235); US 441 (from SR 235 to North City Limits); SR 235 (from intersection of 235 and 241 to US 441); SR 235 (from US 441 to north city limits). The analysis of the project's impacts upon the affected roadway segments indicates that the project's impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

- (a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

- (b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

- (c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit “A” to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

- (e) Provisions related to environmental protection and monitoring.

Evaluation: The applicant has submitted a letter and map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City’s Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Further Conditions 3, 6, 7, and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Condition 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8).

- (f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

- (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff’s recommended conditions are provided in Exhibit “A” to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff’s evaluation of the application’s compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 50.5 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

- (b) *Setbacks from Adjoining Residential Uses*
Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. Further, a 25' landscaped setback is proposed where lots adjoin adjacent existing residential development.

(5) Development Standards

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

- (a) *General Development Standards*
Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

- (b) *Public Facilities Standards*
The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements,

and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.3.1 (B)(1)(c)(1)	24 foot wide wearing surface	20 foot wide wearing surface
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance.
7.2.5 (I)(3)	Minimum curb radii of 25'	Minimum curb radii of 20'

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Development Residential (PUD)- Expired [±49.50 acres]/ Agricultural (A) (Alachua County) [±0.95 acres]	Planned Development – Residential (PD-R) [±50.45 acres]
Max. Gross Density:	0.20 du/acre	4 du/acre
Floor Area Ratio:	N/A	N/A (20,000 square feet nonresidential)
Maximum Development:	1 dwelling unit (200 dwelling units approved under expired PUD zoning)	160 dwelling units 20,000 square feet nonresidential

The analysis of each public facility provided below represents an analysis of the gross impacts (160 dwelling units and 20,000 square feet nonresidential) generated by the proposed Zoning Designation. Existing and proposed impacts are based upon the maximum development potential as proposed by the PD-R zoning amendment.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (106)	US 441 (from NW 126 th Ave to SR 235)	4D	Principle Arterial	Urban Trans	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from 235/241 intersection to US 441)	2U	Major Collector	Comm	D
9 (109/4109)	SR 235 (from US 441 to North City Limits)	2U	Major Collector	Comm	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. 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 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed PD-R Zoning	Single- Family, Detached ² (ITE Code 210)	1,133 (567/567)	89 (22/67)	119 (75/44)
	Multiple - Family ³ (ITE Code 220)	262 (131/131)	20 (5/15)	26 (16/10)
	Office ⁴ (ITE Code 710)	168 (84/84)	41 (35/6)	19 (3/16)
	Daycare ⁵ (ITE Code 565)	238 (19/119)	55 (26/26)	56 (26/30)
	Total	1,801 (901/901)	205 (91/114)	220 (121/99)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT – 9.44 trips per dwelling unit x 120 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 120 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 120 dwelling units (67% entering/33% exiting).
³ Formulas: AADT – 6.55 trips per dwelling unit x 40 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.50 trips per dwelling unit x 40 dwelling units (23% entering/77% exiting); PM Peak Hour – 0.65 trips per dwelling unit x 40 dwelling units (63% entering/37% exiting).
⁴ Formulas: AADT – 11.20 trips per 1ksf gfa x 15 ksf (50% entering/50% exiting); AM Peak Hour – 2.73 trips per 1ksf gfa x 15 ksf (86% entering/14% exiting); PM Peak Hour – 1.27 trips per 1ksf gfa x 15 ksf (16% entering/84% exiting).
⁵ Formulas: AADT – 47.62 trips per 1 ksf x5 ksf (50% entering/50% exiting); AM Peak Hour – 11 trips per 1 ksf x5 ksf (53% entering/47% exiting); PM Peak Hour – 11.12 trips per 1 ksf x5 ksf (47% entering/53% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 (from NW 126 th Ave to SR 235)(3/4) ¹	US 441 (from SR 235 to North City Limits) (5) ¹	SR 235 (from 235/241 intersection to US 441) (8) ¹	SR 235 (from US 441 to North City Limits) (9) ¹
Maximum Service Volume ²	45,700	39,000	14,400	14,400
Existing Traffic ³	18,579	25,926	10,305	7,537
Reserved Trips ⁴	3,252	3,265	3	32
Available Capacity ⁴	23,869	9,809	4,092	6,831
Potential Impact Generated by Proposed FLUM Designation	360	180	1,261	1,801
Residual Capacity after Proposed Amendment⁵	23,509	9,629	2,831	5,030
PM Peak Hour Traffic Analysis	US 441 (from NW 126 th Ave to SR 235)(3/4) ¹	US 441 (from SR 235 to North City Limits) (5) ¹	SR 235 (from 235/241 intersection to US 441) (8) ¹	SR 235 (from US 441 to North City Limits) (9) ¹
Maximum Service Volume ²	4,110	3,510	1,290	1,290
Existing Traffic ³	1,765	2,463	979	716
Reserved Trips ⁴	442	317	18	2
Available Capacity ⁴	1,903	730	293	572
Potential Impact Generated by Proposed FLUM Designation	41	26	153	220
Residual Capacity after Proposed Amendment⁵	1,862	704	140	352
¹ FDOT roadway segment number shown in parenthesis. 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. Trip Distribution: Segment 9: 100%; Segment 3/4: 20%; Segment 5: 10%; Segment 8: 70%). 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 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua May 2019 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.				

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/nonresidential is therefore acceptable. Concurrency and impacts to the City’s transportation network will be reevaluated at the Final PD Plan review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,295,603
Reserved Capacity*	79,775
Potential Potable Water Demand from Proposed Amendment **	47,900
Residual Capacity	876,722
Percentage of Permitted Design Capacity Utilized	61.88%
<i>Sources:</i> * City of Alachua May 2019 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day (160 dus x 275) + 3,900 gpd (nonresidential)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 47,900 gallons per day. This analysis is based on the maximum development potential of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/ nonresidential that would be permitted by the proposed zoning Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	729,000
Reserved Capacity*	76,737
Projected Potential Wastewater Demand from Proposed Amendment **	43,900
Residual Capacity	650,363
Percentage of Permitted Design Capacity Utilized	56.64%
<i>Sources:</i> * City of Alachua May 2019 Development Monitoring Report **City of Alachua Comprehensive Plan Sanitary Sewer Level of Service of 250 gallons/du/ day (160 dus x 250) + 3,900 gpd (nonresidential)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 43,900 gallons per day. This analysis is based on the maximum development potential of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/ nonresidential that would be permitted by the proposed zoning Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	2.06
Residual Recreational Capacity After Impacts	64.19
Sources: ¹ City of Alachua May 2019 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 160 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.28 acres
Acreage Required to Serve Demand Generated by Development ²	0.41 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.69 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.70%
Sources: ¹ Source: City of Alachua May 2019 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (2.06 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 2.06 acres, and for passive park space by 0.41 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	40,620.00	7,413.15
Reserved Capacity ²	6,882.99	1,256.15
Projected Solid Waste Demand from Application ³	1,750.00	333.80
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2017; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year) ² City of Alachua May 2019 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: Residential: 2.58 persons per dwelling x 160 dwellings x 0.73 tons per person per year; Office: 6 lbs per day per 1k sf gfa x 20k sf gfa; Day care: 12lbs per day per 1k sf gfa x 5k sf gfa [sf: square feet; gfa: gross floor area; k: 1,000]) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 333.80 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review has been submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. On August 31, 2018, a School Capacity Review was received from SBAC and concluded that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels. Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”
TO
BENTLEY TIMBER, LLC.

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

TOLOSA DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT

- The development shall consist of single-family and multiple-family residential development, community recreation, non-residential uses and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area ‘A’ 4du/acre	Single Family Detached Residential	120 dwelling units	±18.03	<i>Minimum Lot Area</i> 4,500 square feet <i>Minimum Lot Width</i> 50 feet <i>Minimum Lot Depth</i> 75 feet <i>Setbacks</i> Front (Primary) = 10’ Front (Secondary/Side Street) = 10’ Side = 5’ Rear=10’ Rear when adjacent to alley=17’ <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 60% <i>Arterial Street Building Setback</i> 75’ from ROW Centerline of SR 235 <i>Minimum Living Area</i>	±35.80%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				750 square feet (per dwelling unit)	
Development Area 'B' 4du/acre .75 FAR	Single Family Detached Residential; Single Family Attached Residential; Multiple Family Residential; Daycare; Religious Institutions; Restaurants without a Drive-Through; Community Buildings/ Clubhouse; Professional Office; Neighborhood Recreation Center; Commercial Recreation, Indoor	40 dwelling units 20,000 square feet nonresidential	±3.75	<i>Minimum Lot Area</i> 800 square feet <i>Minimum Lot Width</i> 20 feet <i>Minimum Lot Depth</i> 40 feet <i>Setbacks</i> Front (Primary) = 0' Front (Secondary) = 0' Side = 0' Rear=0' <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 90% <i>Arterial Street Building Setback</i> 75' from ROW Centerline of SR 235 <i>Minimum Living Area</i> 750 square feet (per dwelling unit)	±7.40%
Common Area ('C') N/A	Utility Systems, Stormwater Management Systems, Pervious and Impervious Pedestrian Trails, Recreational Facilities, Commons Building/ Clubhouse, Park Structures, Gazebos, Picnic Pavilions	2,000 square feet non-residential	±14.39	N/A	±28.50%
Wetland and Wetland Buffer Buffer ('D') N/A	Roadways, Pedestrian Crossings, Pervious Trails	N/A	±5.80	N/A	11.5%
Rights-of-Way ('E') N/A	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive	N/A	±8.48	Streets with Curb and Gutter Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 20 feet	16.8%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Infrastructure Improvements			Streets with Swales Minimum Right-of-Way Width - 60 feet Minimum Wearing Surface - 24 feet Alleys Minimum Right-of-Way/Easement Width – 22 feet Minimum Wearing Surface - 12 feet	

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. Area A may be served by one connection to either NW 158th Avenue or Hipp Way until a total of 60 or more lots are approved by Final Plat. For any lots or development proposed after the approval of 60 or more lots, the secondary access to either NW 158th Avenue, Hipp Way, or State Road 235 must be provided. Area B shall be served by one or more connections to State Road 235.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
4. If any wetlands are identified on the Property described in Exhibit “A”, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City’s Comprehensive Plan and in compliance with the City’s LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.
5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council’s List of Invasive Plant Species, located on the Property described in Exhibit “A”. Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new

final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
9. A Final PD Plan consists of development requiring Preliminary Plat review (single-family detached or single-family attached residential development), or site plan review (multiple family residential development or non-residential development). The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
 - a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.
 - b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
 - c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.
 - d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land

Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

- e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.
- b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

- a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards*, and any other pertinent section of the City's LDRs subject to the following:
 - i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
 2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.
 3. Where these pedestrian access easements intersect with any common area, a trail or path must be provided that connects in at least one location with another pedestrian access easement or sidewalk located in the right-of-way.
 4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.
 - ii. Pavement widths may not be less than 20 feet, except for alleys, which may not be less than 12 feet.
 - iii. A pedestrian trail of not less than 8' shall be located throughout the project area as depicted on the PD Master Plan. The neighborhood trail may be constructed of pervious or impervious materials or a combination of such materials.
 - b. The Owner, or its successors and/or assigns, may be responsible for such improvements to NW 135th Terrace ,NW 158th Avenue, and Hipp Way as determined to be necessary by City of Alachua Public Services to serve the Project. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.
15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto. In order to provide for compatibility of the Project with the densities of contiguous and nearby properties, the Project's development shall maintain a minimum 25 foot natural buffer along the Project's property boundary lines as depicted on the PD Master Plan. The natural buffer shall remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and/or utility service to the Project, or to remove dead or dying vegetation or exotic plant species, or to plant landscaping necessary to restore or improve the project landscape buffers.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.
19. The Final PD Plan shall be a Preliminary Plat for single-family detached or attached residential development and a Site Plan for multiple family residential or non-residential development, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

**EXHIBIT “B”
TO
BENTLEY TIMBER, LLC.**

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

**TOLOSA DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT**

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