



# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** May 14, 2019  
**Quasi-Judicial Hearing**

**SUBJECT:** A request to amend the Official Zoning Atlas from Alachua County Agriculture (A [County]) to City of Alachua Agriculture (A)

**APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP  
EDA Engineers – Surveyors – Planners, Inc.

**PROPERTY OWNER:** Hodor & Southwell; Hodor Farms, LLC;  
Howard Hodor Trustee; H&S Holdings, Inc.

**LOCATION:** 13303 NW 88<sup>th</sup> Place; 7001 NW 143<sup>rd</sup> Street;  
8615 NW 143<sup>rd</sup> Street

**PARCEL ID NUMBER:** 04043-000-000; 04044-000-000; 04049-000-000;  
04049-004-000; 04049-004-001; 04049-004-002;  
04049-007-000; and 04051-000-000

**ACREAGE:** ±199 acres

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for Hodor Farms to the City Commission with a recommendation to approve.

**RECOMMENDED MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for Hodor Farms 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.*

## SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., property owners, for the consideration of the rezoning of the subject property from Alachua County Agriculture (A [County]) to City of Alachua Agriculture (A).

The subject property is comprised of two tracts, each approximately 100 acres in size, located east of County Road 241 (NW 143<sup>rd</sup> Street). The northern tract is located east of County Road 241, between the intersection of County Road 241 and NW 78<sup>th</sup> Avenue and the intersection of County Road 241 and NW 94<sup>th</sup> Avenue, and is south of NW 88<sup>th</sup> Place. The southern tract is located north of the intersection of County Road 241 and Millhopper Road. The two tracts primarily consist of timberland with an existing single family dwelling and pasture lands located on the northern tract. The existing single family dwelling and pasture lands are located proximate to County Road 241. See Map 3., Vicinity Map, below.

The property was annexed into the City of Alachua in 1999. A City of Alachua Future Land Use Map (FLUM) Designation was applied to the property in 2004, however, the property has retained its Alachua County zoning since this time. The property owner seeks to rezone the subject property to permit the development of a single family dwelling on one of the parcels and to apply a City of Alachua zoning to the property, consistent with the existing FLUM Designation.

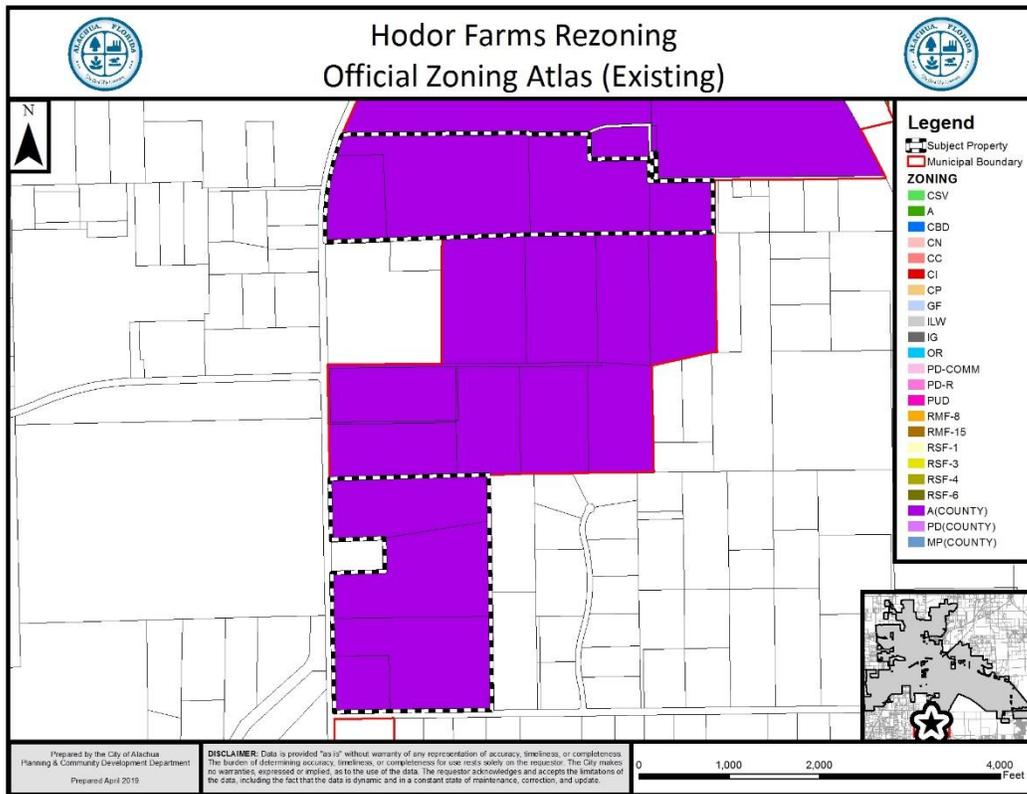
The general purpose of the Agriculture zone district is established and described in Section 3.3 of the City's Land Development Regulations (LDRs):

3.3.1 *General purposes.* The A district is established and intended to:

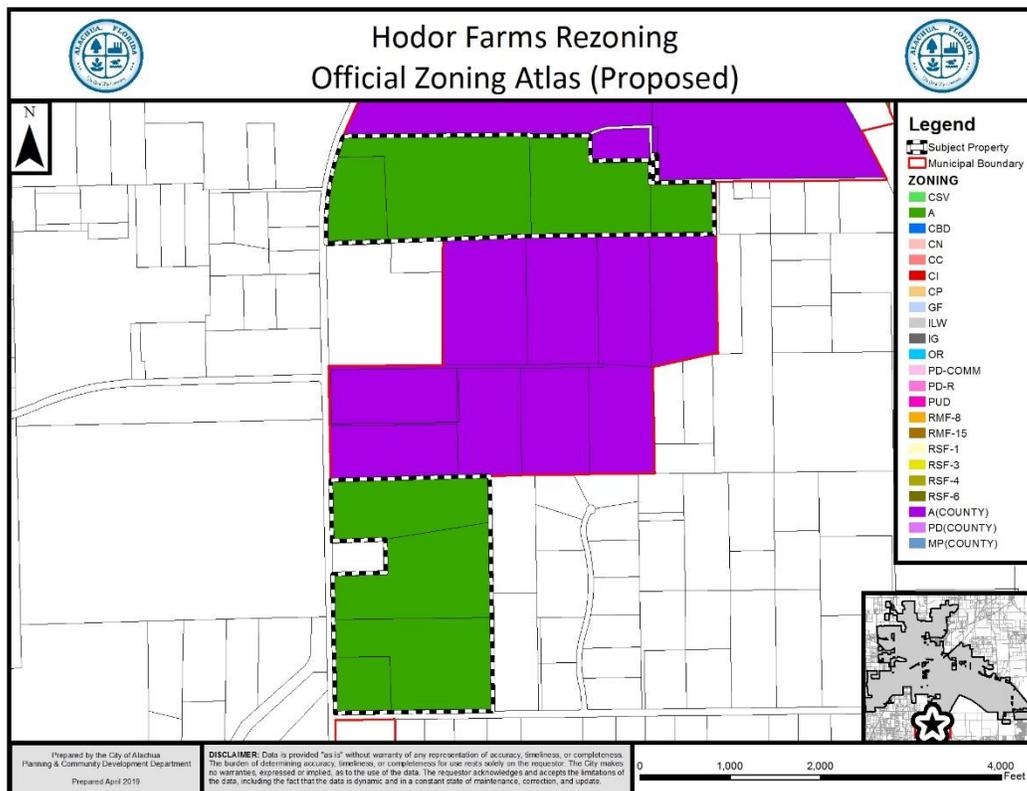
- (A) *Support agriculture and agriculture supportive uses.* Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district;
- (B) *Ensure residential development consistent with rural and agricultural character.* Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low-density residential development or encouraging residential cluster development, and subdivisions that are harmonious with the rural economy and agricultural uses; and
- (C) *Consistent with Comprehensive Plan.* Be consistent with the areas designated as agriculture on the Comprehensive Plan.

3.3.2 *Specific purposes.* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)

## Map 1. Existing Official Zoning Atlas with Subject Property



## Map 2. Proposed Official Zoning Atlas with Subject Property



## EXISTING USES

The two tracts primarily consist of timberland with an existing single family dwelling and pasture lands located on the northern tract. The existing single family dwelling and pasture lands are located proximate to County Road 241.

## 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 District	Proposed Zoning District
<b>Zoning District:</b>	Alachua County Agricultural (A [County])	City of Alachua Agricultural (A)
<b>Max. Gross Density:</b>	0.2 dwellings/acre <i>Maximum 39 dwelling units on the subject property</i>	0.2 dwellings/acre <i>Maximum 39 dwelling units on the subject property</i>
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Permitted Uses:</b>	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units

## SURROUNDING USES

The subject property is located in an area primarily consisting of rural residential and agricultural uses.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Tables 1 and 2. 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.*

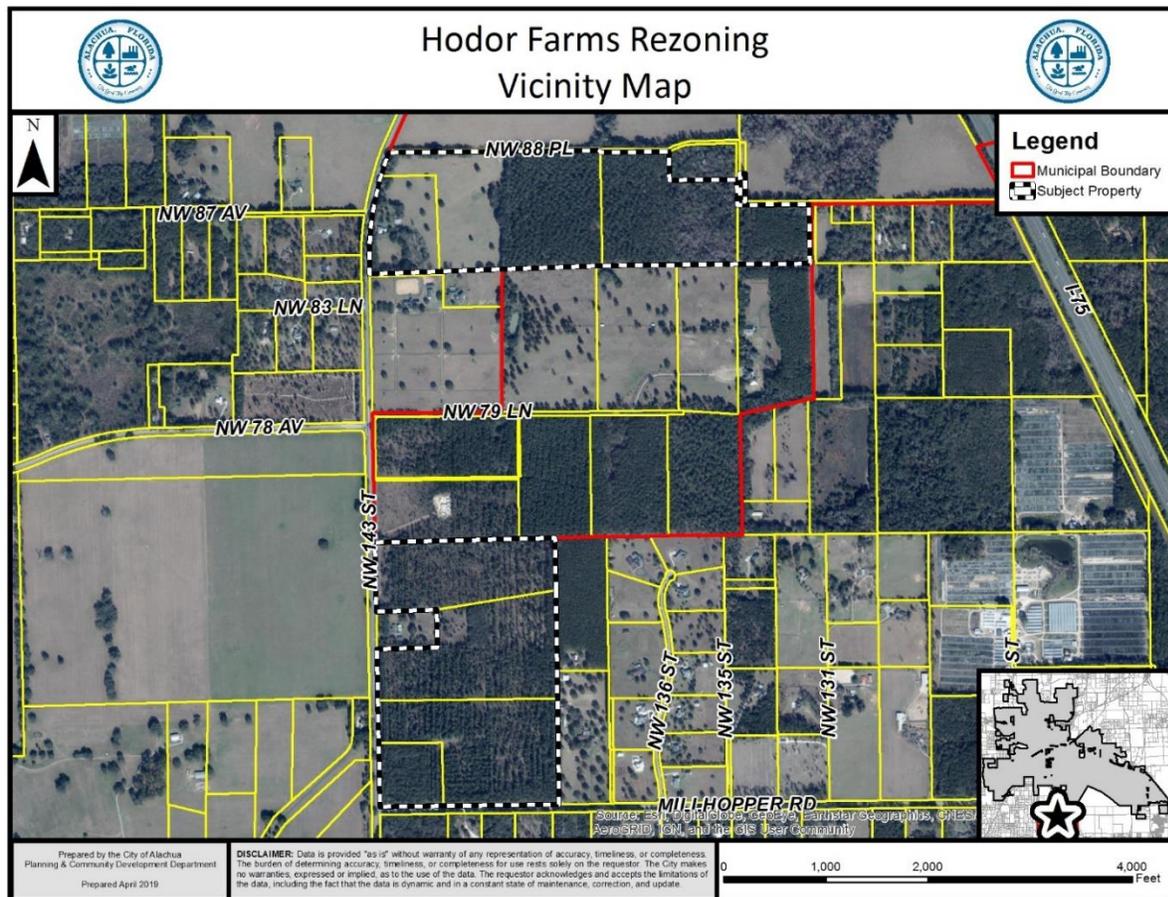
**Table 1. Surrounding Land Uses (Northern Tract)**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agricultural Lands	Rural / Agriculture (Alachua County)	Rural / Agriculture (Alachua County)
South	Agricultural Lands	Rural / Agriculture (Alachua County)	Rural / Agriculture (Alachua County)
West	Single Family Residential; Agricultural Lands	Rural / Agriculture (Alachua County)	Rural / Agriculture (Alachua County)
East	Single Family Residential; Agricultural Lands	Rural / Agriculture (Alachua County)	Rural / Agriculture (Alachua County)

**Table 2. Surrounding Land Uses (Southern Tract)**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agricultural Lands	Rural / Agriculture (Alachua County)	Rural / Agriculture (Alachua County)
South	Single Family Residential; Agricultural Lands	Rural / Agriculture (Alachua County)	Agricultural (A) (Alachua County)
West	Single Family Residential; Agricultural Lands	Rural / Agriculture (Alachua County)	Agricultural (A) (Alachua County)
East	Agricultural Lands	Rural / Agriculture (Alachua County)	Agricultural (A) (Alachua County)

**Map 3. Vicinity Map**



## 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 those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

A Neighborhood Meeting was held on April 15, 2019, at First Baptist Church of Gainesville, located at 14105 NW 39<sup>th</sup> Avenue, Gainesville, FL 32606, to educate the owners of nearby land and any other interested members of the public about the application. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural (Alachua County) to City of Alachua Agricultural (A). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

**Table 3. Subject Property & Consistency with FLUM Designation**

Parcel No.	Acreage	Existing FLUM	Proposed Zoning Designation	Consistent
04043-000-000	29.97	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>
04044-000-000	9.36	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>
04049-000-000	13.83	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>
04049-004-000	25.08	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>
04049-004-001	32.94	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>
04049-004-002	32.94	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>
04049-007-000	44.88	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>
04051-000-000	8.82	Agriculture	Agricultural (A)	<input checked="" type="checkbox"/>

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

## **Future Land Use Element**

### GOAL 1: Future Land Use Map 2025:

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

### Objective 1.1: Agriculture

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small- town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;

13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

***Analysis of Consistency with Objective 1.1 and Policies 1.1.a – 1.1.d:*** The proposed amendment would not result in an increase the maximum permitted density of the subject property.

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:*** The subject property has historically been used for agricultural and silvicultural purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

***Analysis of Consistency with Objective 5.2:*** Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place.

**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:*** Potable water is not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

## **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 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 impacts to transportation facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for transportation facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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 not located within the wastewater service area.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.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. Based upon current demand, development of the subject property 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 ¼ 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 not located within the potable water service area.

## **Conservation and Open Space Element**

### 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 – e:*** An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## **ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS**

### **Wetlands**

According to data published by the Suwannee River Water Management District (SRWMD), there is one small potential wetland located on the northern tract (see Map 4).

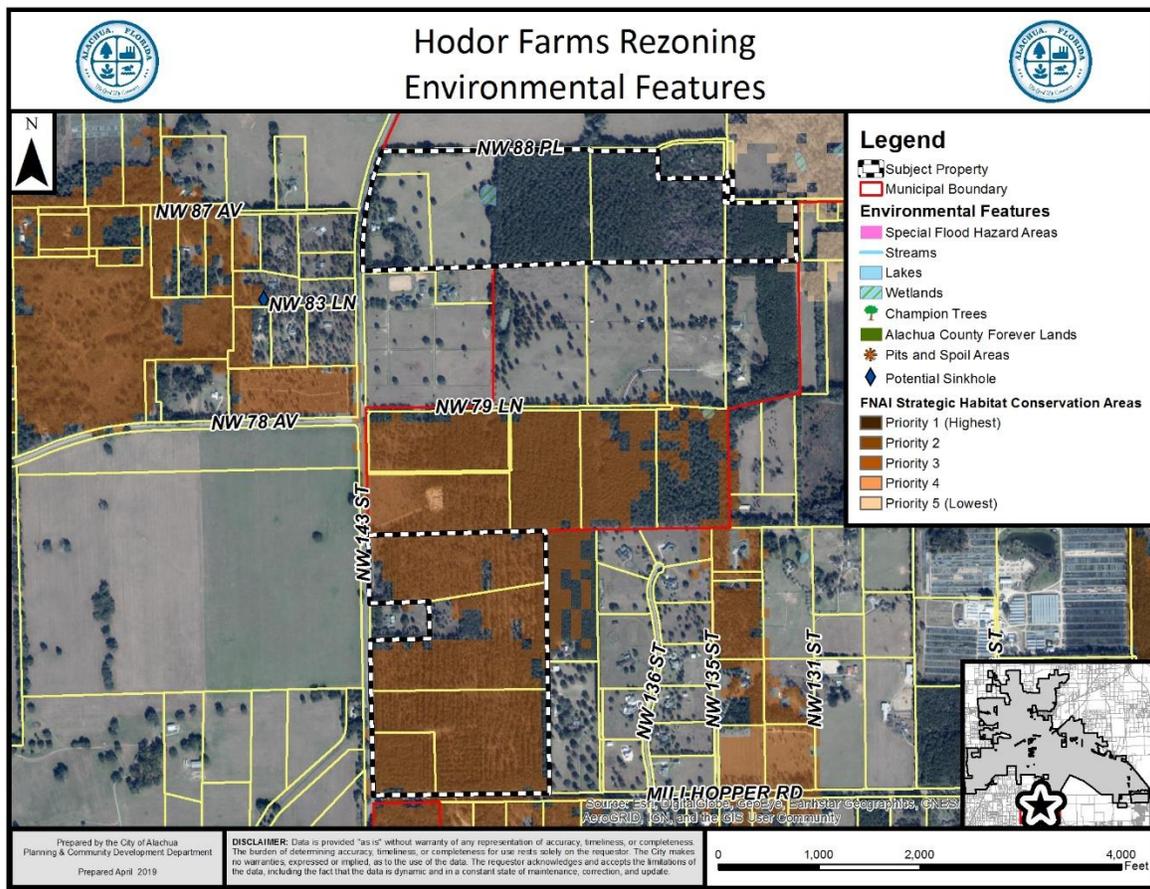
**Evaluation:** If the SRWMD wetland data is confirmed, or if any other wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands.

### **Strategic Ecosystems**

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

## Map 4. Environmental Features



### 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 southern tract 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 11 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.

*Bivans Sand (2% - 5% slopes)*

Hydrologic Group: C/D

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

*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.

*Blichton Sand (2% - 5% slopes)*

Hydrologic Soil Group: D

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

*Bonneau Fine Sand (2-5% slopes)*

Hydrologic Soil Group: A

This soil type is moderately well drained with slow surface runoff. This soil type is moderately rapid in the surface and subsurface layers, moderately slow to moderate

in the upper part of the subsoil, and very slow to slow in the lower part. 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 (2% – 5% 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.

*Millhopper 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, local roads, and small commercial buildings.

*Norfolk Loamy Fine Sand (2% – 5% slopes)*

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

*Norfolk Loamy Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface and subsurface layers. This soil type poses moderate limitations as sites for small commercial buildings because of the slope.

*Millhopper 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, local roads, and small commercial buildings.

**Evaluation:** While some soil types pose limitations for urban uses, including dwellings, the proposed rezoning would not increase the permitted density or number of dwellings which could be developed on the subject property. Additionally, minimum density permitted by the Agricultural zoning district is 0.20 units per acre [one (1) unit per five (5) acres], and therefore would result in minimal development.

## **Flood Potential**

Panel 0280D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

## **Wellfield Protection Zone**

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

## **Historic Structures and Markers**

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

# FINDINGS OF FACT: 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 and Findings:** An analysis of the application’s consistency with the Comprehensive Plan is provided within this report.

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

**Evaluation and Findings:** An analysis of the application’s compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City’s Code of Ordinances.

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

**Evaluation and Findings:** The proposed amendment would permit agricultural and limited residential uses in a predominately agricultural/ rural area.

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

**Evaluation and Findings:** The proposed amendment would permit agricultural uses and low density single family residential uses in areas located adjacent to existing agricultural uses and low density single family residential 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 and Findings:** The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying Future Land Use Map (“FLUM”) Designation.

- (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 and Findings:** The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (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 and Findings:** The proposed amendment would permit agricultural uses and low density single family residential uses adjacent to existing agricultural uses and low density single family residential uses.

- (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 and Findings:** 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.” It is staff’s opinion that the proposed amendment does not constitute urban sprawl.

- (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 and Findings:** The proposed amendment to the will not result in creation of isolated zoning districts. The proposed application will place Agricultural (“A”) lands adjacent to existing lands with similar zoning designations. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (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 and Findings:** The subject property is not located within the City of Alachua’s utility service area and development would not be required to connect to

public water and wastewater infrastructure. The proposed amendment would not result in any adverse impacts to roads, parks, or solid waste facilities.

- (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 and Findings:** A comprehensive analysis of environmental features has been provided in this report.

## PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix. The proposed amendment would result in no net change in development potential.

	Existing Zoning District	Proposed Zoning District
<b>Zoning District:</b>	Agricultural (County)	Agricultural
<b>Max. Gross Density:</b>	0.2 dwelling units/acre	0.2 dwelling units/acre
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Maximum Density:</b>	<b>39 dwelling units</b>	<b>39 dwelling units</b>
<b>Maximum Intensity:</b>	N/A	N/A

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. 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 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
N/A	County Road 241 (from South City Limits to CR 235)	2U	Major Collector	Urban	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.  
<sup>2</sup> For developments generating less than 1,000 trips, 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, [Section 2.4.14(H)(2)(a) of the LDRs].  
<sup>3</sup> 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 5. Potential Trip Generation<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Residential <sup>2</sup> (ITE Code 210)	368 (184 / 184)	30 (8 / 22)	39 (25 / 14)

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formula: ITE Code 210: AADT – 9.44 trips per dwelling x 39 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 39 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 39 dwellings (64% entering/36% exiting).

**Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	County Road 241 (from South City Limits to CR 235) <sup>1</sup>
<b>Average Annual Daily Trips</b>	
Maximum Service Volume <sup>2</sup>	20,880
Existing Traffic <sup>3</sup>	8,710
Reserved Trips <sup>4</sup>	9
Available Capacity <sup>4</sup>	12,161
Maximum AADT Generated by Amendment	368
<b>Residual Capacity After Potential Development's Impacts<sup>5</sup></b>	<b>11,793</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.  
<sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.  
<sup>4</sup> Source: City of Alachua May 2019 Development Monitoring Report.  
<sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

**Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

Traffic System Category	County Road 241 (from South City Limits to CR 235) <sup>1</sup>
<b>PM Peak Hour Trips</b>	
Maximum Service Volume <sup>2</sup>	1,881
Existing Traffic <sup>3</sup>	827
Reserved Trips <sup>4</sup>	1
Available Capacity <sup>4</sup>	1,053
Maximum PM Peak Hour Trips Generated by Amendment	39
<b>Residual Capacity After Potential Development's Impacts<sup>5</sup></b>	<b>1,014</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.  
<sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.  
<sup>4</sup> Source: City of Alachua May 2019 Development Monitoring Report.  
<sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

**Evaluation:** As shown in Table 5, the proposed amendment would result in a potential demand of 368 AADT and 39 PM Peak Hour trips on County Road 241. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segment, and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s transportation system will be reevaluated at the preliminary plat review stage.

**Potable Water Impacts**

**Evaluation:** The subject property is located outside of the City’s utility service area, as designated by the City’s Comprehensive Plan. It is anticipated that the subject property will be served by private wells on each parcel, and there therefore would be no impact to the City’s potable water system.

**Sanitary Sewer Impacts**

**Evaluation:** The subject property is located outside of the City’s utility service area, as designated by the City’s Comprehensive Plan. It is anticipated that the subject property will be served by private septic systems on each parcel, and there therefore would be no impact to the City’s sanitary sewer system.

**Recreational Impacts**

**Table 7a. Recreational Impacts**

<b>System Category</b>	<b>Acreage</b>
Existing City of Alachua Recreation Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>2</sup>	50.78
Reserved Capacity <sup>1</sup>	0.62
Potential Demand Generated by Amendment <sup>3</sup>	0.46
<b>Residual Recreational Capacity After Impacts</b>	<b>65.80</b>

Sources:  
 1 City of Alachua May 2019 Development Monitoring Report.  
 2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element (Formula: 10,155 persons / [5 acres/1,000 persons])  
 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 39 dwellings / [5 acres/1,000 persons])

**Table 7b. Improved Passive Park Space Analysis**

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.28 acres
Acreage Required to Serve Demand Generated by Amendment <sup>2</sup>	0.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	10.37 acres
Existing Improved Passive Park Space <sup>1</sup>	34.82 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Amendment<sup>3</sup></b>	<b>29.78%</b>

1 Source: City of Alachua May 2019 Development Monitoring Report.  
 2 Formula: Recreation Demand Generated by Development x 20%.  
 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.)

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for recreational facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City’s recreational system will be reevaluated at the preliminary plat review stage.

**Solid Waste Impacts**

**Table 8. Solid Waste Impacts**

<b>System Category</b>	<b>Pounds Per Day</b>	<b>Tons Per Year</b>
Demand from Existing Development <sup>1</sup>	40,620.00	7,413.15
Reserved Capacity <sup>2</sup>	6,882.99	1,256.15
Demand Generated by Application <sup>3</sup>	369.72	67.47
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<i>Sources:</i>		
<i>1 University of Florida, Bureau of Economic &amp; Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year).</i>		
<i>2 City of Alachua May 2019 Development Monitoring Report.</i>		
<i>3 Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 39 dwellings x 0.73 tons per year)</i>		
<i>4 New River Solid Waste Facility, April 2019.</i>		

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City’s solid waste system will be reevaluated at site plan review or preliminary plat review stage.

**Public School Impact**

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated April 16, 2019 was issued 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.

The determination concludes that the application results in no increase in residential density and consequently has not impact on elementary, middle, and high school capacities.

Upon submittal of a final subdivision plat or site plan, 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**  
**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**  
**HODOR FARMS REZONING**  
**TAX PARCELS 04043-000-000; 04044-000-000;**  
**04049-000-000;04049-004-000; 04049-004-001;**  
**04049-004-002; 04049-007-000; and 04051-000-000**

Table 4.1-1. Table of Allowed Uses

P = Permitted use    S = Special exception permit    A = Allowed in the PD districts    Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential							Business							Planned Development				Use Specific Standards (Sec. 4.3)		
			Single-Family (RSF)		Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R		TND	EC
			1	3	4	6	5	P	8	15													
<b>RESIDENTIAL USES</b>																							
Household living																							
Dwelling, live/work		P						P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)





School			P	S	S	S	P	P	P	P	P								P	A	A	A		4.3.2(C)(1)		
Vocational school							S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)		
Government facilities																										
Government maintenance, storage, and distribution facility															S	S	P		P	P	P	A		A	4.3.2(D)	
Government office												P		P	P	P	P			P	A		A	A	4.3.2(D)	
Post office							S	S	S	S	S	P	P	P	P	P	P			P	A	A	A	A	4.3.2(D)	
Health care facilities																										
Blood collection facility																			P	P	P	P		A		A
Birth center												P	S	P	P	P	P					A		A	A	
Hospital			S						S	S				P	P				P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic												P	S	P	P	P	P					A		A	A	
Medical and dental lab														P			P	P	P	P		A			A	
Medical marijuana dispensing																										
Outpatient facility									S	S			S	P	P	P						A		A	A	4.3.2(E)(2)

Institutions																								
Assisted living facility		S			S	S				P	P	S							A	A	A	A		
Auditorium												S	P	P	S	P	P		P	A		A	4.3.2(F)(1)	
Convention center												S	P	P	S	P	S		P	A		A	4.3.2(F)(1)	
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	



Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								





Auction arena for livestock	S													S	S						
Central farm distribution hub for agricultural products	P													P	P				4.3.3(B)(1)		
Equestrian facility	P																		4.3.3(B)(2)		
Fair grounds	S															A					
Farm machinery repair	P											P	P								
Farm machinery sales, rental, and service	P											P	P			A					
Stable	P																		4.3.3(B)(3)		
Animal sales, service and care																					
Animal hospital	P											P	S				A		4.3.3(C)(1)		
Animal shelter	S											S					A		4.3.3(C)(2)		
Animal grooming	P											P	P	P			P	A			
Kennel, indoor	P					S	S		S	P			S	P	P			A	A	4.3.3(C)(3)	
Kennel, outdoor	P									P			P		P	P			A		4.3.3(C)(4)
Veterinary clinic	P											P	P	P	P			A	A	4.3.3(C)(5)	

BUSINESS

Eating establishments

Ice cream shop									S	S	S	P	P	P	P	P					A	A	A			
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P					A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S					A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S					A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P						A	A	A	A	

Conference and training centers

Conference center		S							S	S			P	P	P	P	P		S		A			A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																								4.3.4(B)(2)

Industrial services

Building, heating, plumbing, or electrical contractors															P	P	P				A					
Electric motor repair																									P	4.3.4(C)(1)
Fuel oil distributor																									P	





Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P	S	A		A	A		
Recreation/entertainment, outdoor																								
Archery range		P													P			P						
Arena, amphitheater, auditorium, stadium		S										S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)	
Commercial recreation, outdoor		S												P			P	A		A	A			
Golf course, private		P	P	P	P	P	P	P	P	P					P	P				A	A	A		
Retail sales and services																								
Auction house		P													P				A				4.3.4(G)	
Bar, nightclub, or cocktail lounge											S	P	P	P					A		A		4.3.4(G)(1)	
Convenience store								S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)	
Department or discount store												P	P	P					A		A		4.3.4(G)	







Warehouse and freight movement																			
Cold storage plant																P			
Parcel services											P	P	P	P		A	4.3.4(L)(1)		
Truck or freight terminal													S	P			4.3.4(L)(1)		
Warehouse (distribution)												P	P	P			4.3.4(L)(1)		
Warehouse (storage)												P	P	P		A	4.3.4(L)(1)		
Outdoor storage (as a principal use)													S	S			4.3.4(L)(2)		
Waste-related services																			
Energy recovery plant		S																	
Hazardous waste collection sites														P					
Incinerator		S												S					
Landfill		S												S	S				
Landspreading of wastes		S												S					
Recycling dropoff center											S		S	S		A	A	A	4.3.4(M)(1)
Recycling and salvage center		S												P				4.3.4(M)(2)	



**EXHIBIT “B”**

**TO**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

**HODOR FARMS REZONING**

**TAX PARCELS 04043-000-000; 04044-000-000;  
04049-000-000;04049-004-000; 04049-004-001;  
04049-004-002; 04049-007-000; and 04051-000-000**

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



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 17, 2019

Also sent by electronic mail to [csweger@edaf.com](mailto:csweger@edaf.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: Hodor Farms Rezoning Application

Dear Mr. Sweger:

On April 16, 2019, the City of Alachua received your revised application and materials for the Hodor Farms Site-Specific Amendment to the Official Zoning Atlas (Rezoning). Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to [planning@cityofalachua.com](mailto:planning@cityofalachua.com) *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **May 14, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 30, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 29, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, May 13, 2019**). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Project File

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**RE: DRT Review Comments - Hodor Farms Rezoning**

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**From :** Clay Sweger <csweger@edafl.com>  
**Subject :** RE: DRT Review Comments - Hodor Farms Rezoning  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Tue, Apr 16, 2019 10:20 AM

Good Morning, Justin.

We have completed the revisions necessary to address the DRT comments issued on April 11<sup>th</sup>. A CD and 3 hard copies will be delivered to your office today.

In summary, the following revisions were made.

1. The Public Facilities Impact Analysis section of the Justification Report has been revised as it relates to potable water and sanitary sewer.
2. A consistency response to Section 2.4.2(E)(i) – (k) has been inserted into the Justification Report.
3. Revisions to the Site Suitability section of the Justification Report have been made related to soil conditions.
4. A Word copy of the legal descriptions are included on the CD.
5. All required neighborhood materials are now included in the rezoning package.

If you need anything else, please let me know.

Thank you very much.  
Clay

**Clay Sweger, AICP, LEED AP** | Principal / Director of Planning |  
| eda engineers-surveyors-planners, inc. |  
2404 NW 43<sup>rd</sup> Street | Gainesville, Florida 32606  
352.373.3541 | [csweger@edafl.com](mailto:csweger@edafl.com) | [www.edafl.com](http://www.edafl.com)

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**From:** Justin Tabor <jtabor@cityofalachua.org>  
**Sent:** Thursday, April 11, 2019 2:45 PM  
**To:** Clay Sweger <csweger@edafl.com>  
**Cc:** Adam Boukari <aboukari@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad\_hall@cityofalachua.org>  
**Subject:** DRT Review Comments - Hodor Farms Rezoning

---

Clay,

Please see the attached DRT review comments for the Hodor Farms Rezoning application.

Please feel free to contact me if you have any questions.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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Monday - Thursday, 7:30 AM - 6:00 PM

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**BOARD MEMBERS**

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Robert P. Hyatt  
Leannetta McNealy, Ph.D.  
Gunnar F. Paulson, Ed.D.  
Eileen F. Roy

**SUPERINTENDENT OF SCHOOLS**

Karen D. Clarke



District Office  
620 East University Avenue  
Gainesville, Florida  
32601-5498

www.sbac.edu  
(352) 955-7300  
Fax (352) 955-6700

*Mission Statement: We are committed to the success of every student!*

April 16, 2019

Justin Tabor, Principal Planner  
Planning & Community Development Department  
City of Alachua  
PO Box 9  
Alachua, FL 32616

RE: Hodor Farms Rezoning including 199 single family residential units. Tax Parcels: 04049-000-000, 04049-007-000, 04043-000-000, 04044-000-000, 04049-400-000, 04049-004-002, & 04051-000-000

Dear Mr. Tabor:

Hodor Farms Rezoning consists of 199 acres. The rezoning petition changes the zoning designation from Alachua County Agriculture to the City of Alachua Agriculture. Approval of the petition will result in no net increase in density.

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

*POLICY 1.1.b: Coordinating School Capacity with Planning Decisions*

*The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.*

*POLICY 1.1.c: Geographic Basis for School Capacity Planning.*

*For purposes of coordinating land use decisions with school capacity planning, the School Concurrence Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.*

*POLICY 1.1.e: SBAC Report to City*

*The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.*

*POLICY 1.1.f City to Consider SBAC Report*

*The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.*

Based on the information provided, the Hodor Farms rezoning results in no increase in residential density and consequently has no additional impact on elementary, middle, nor high school capacities.

This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the proposed project and school capacity – both existing and planned.

If you have any questions, please contact me.

Regards,

A handwritten signature in black ink, appearing to read "Suzanne Wynn", with a long, sweeping horizontal line extending to the right.

Suzanne Wynn

CC: Gene Boles



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 11, 2019

Also sent by electronic mail to [csweger@edaf1.com](mailto:csweger@edaf1.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for: Hodor Farms Rezoning Application

Dear Mr. Sweger:

The application for the Hodor Farms Rezoning has been reviewed by the City's Development Review Team (DRT). The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, April 18, 2019**. A total of three (3) copies of the **complete** application package (i.e., all application materials and attachments) and a digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to [planning@cityofalachua.com](mailto:planning@cityofalachua.com), must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following:

1. Public Facilities Impact Analysis

- a. The public facilities impact analysis indicates the development of the subject property would result in impacts to the City's potable water and sanitary sewer systems. These systems are not readily available to the subject property. Should the subject property be developed with single-family residential uses at the density permitted by the Agriculture zoning district, such development will likely be served by well and septic systems. The public facilities impact analysis should be revised accordingly.

2. Consistency with Land Development Regulations (LDRs)

- a. A response to Section 2.4.2(E)(i) – (k) has not been provided. Please update the application to respond to these standards.

3. Site Suitability

- a. Please address potential limitations of Bivans Sand, which is identified in the Soil Survey of Alachua County, Florida, as posing severe limitations for dwellings.

4. Miscellaneous

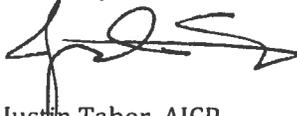
- a. Please provide the legal descriptions of the subject property in Microsoft Word format.

5. Completeness Review Comments

- a. Provide a written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development proposal discussed, and the comments by those in attendance about the development proposal.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

cc: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Project File





## ***Deficiencies to be Addressed***

### **1. Public Facilities Impact Analysis**

- a. The public facilities impact analysis indicates the development of the subject property would result in impacts to the City's potable water and sanitary sewer systems. These systems are not readily available to the subject property. Should the subject property be developed with single-family residential uses at the density permitted by the Agriculture zoning district, such development will likely be served by well and septic systems. The public facilities impact analysis should be revised accordingly.

### **2. Consistency with Land Development Regulations (LDRs)**

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### **3. Site Suitability**

- a. Please address potential limitations of Bivans Sand, which is identified in the Soil Survey of Alachua County, Florida, as posing severe limitations for dwellings.

### **4. Miscellaneous**

- a. Please provide the legal descriptions of the subject property in Microsoft Word format.

### **5. Completeness Review Comments**

- a. Provide a written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development proposal discussed, and the comments by those in attendance about the development proposal.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF THURSDAY, APRIL 18, 2019.**

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**RE: Conditional Application Acceptance - Hodor Farms Rezoning**

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**From :** Clay Sweger <csweger@edafl.com>  
**Subject :** RE: Conditional Application Acceptance - Hodor Farms Rezoning  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Ashley Scannella <AScannella@edafl.com>

Thu, Apr 04, 2019 09:21 AM

📎 1 attachment

Good Morning, Justin.

I'd like to provide you a response to the other items indicated in your Conditional Application Acceptance letter:

1. Owner Affidavit: I have attached a copy of a new owner affidavit which has Howard Hodor's signature in lieu of Andrew Hodor. This is done to provide assurance of the proper signature for 'Howard Hodor Trustee.' A hard copy is being delivered to your office today as well.
2. The mailing labels have been revised per request. Three hard copies of the label set are being delivered to your office today.
3. The neighborhood meeting is scheduled for 4/15. The required mailouts and newspaper notification has already occurred. Our original rezoning submittal included these documents. However, the remaining information that will be provided to the City immediately following the neighborhood meeting, which will include meeting minutes and a sign-in sheet.

Thank you for your assistance. If there is anything else that you need from me to keep things on track, please let me know.

Clay

**Clay Sweger, AICP, LEED AP** | Principal / Director of Planning |  
| [eda engineers-surveyors-planners, inc.](#) |  
2404 NW 43<sup>rd</sup> Street | Gainesville, Florida 32606  
352.373.3541 | [csweger@edafl.com](mailto:csweger@edafl.com) | [www.edafl.com](http://www.edafl.com)

---

**From:** Justin Tabor <jtabor@cityofalachua.org>  
**Sent:** Tuesday, April 2, 2019 6:15 PM  
**To:** Clay Sweger <csweger@edafl.com>  
**Cc:** Adam Boukari <aboukari@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad\_hall@cityofalachua.org>  
**Subject:** Conditional Application Acceptance - Hodor Farms Rezoning

Clay,

Please see the attached letter in reference to the conditional acceptance of the Rezoning application for the Hodor Farms property.

I'd also like to ask if you would be willing to forgo a DRT Meeting for the project, and instead receive DRT comments by letter. This will save a few days in the review process, which will assist in scheduling the item for the soonest possible PZB Meeting. We would of course be willing to review any comments by phone, or meet if it is warranted once you've reviewed the comments. Please advise.

Please let me if you have any questions.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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**Affidavit- Howard Hodor.pdf**

510 KB

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# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 2, 2019

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Conditional Application Acceptance: Hodor Farms Rezoning Application

Dear Mr. Sweger:

On March 28, 2019, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the Hodor Farms property. The application proposes to rezone approximately 199 acres from Alachua County Agriculture to City of Alachua Agriculture, and is comprised of Tax Parcel Number 04049-000-000, 04049-007-000, 04043-000-000, 04044-000-000, 04049-004-002, 04049-004-001, and 04051-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please provide materials addressing the comments below by **5:00 PM on Tuesday, April 9, 2019**. With the exception of mailing labels, digital submission of the materials to the project planner is acceptable.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

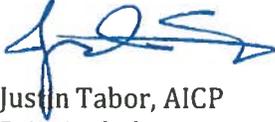
In order to provide a complete application, you must address the following:

1. **Authorized Agent Affidavit:** Submit documentation which indicates Andrew Hodor may act on behalf of Howard Hodor, Trustee.
2. **Rezoning Application Attachment #6, Mailing Labels:** (1) The mailing labels of all properties within 400 feet do not include the following parcels within 400 feet: 04044-002-000; 04044-003-000; 04049-006-000; 04104-000-000; and 04108-010-000 Provide three (3) sets of updated mailing labels for all parcels within 400 feet. (2) The mailing labels for those persons and organizations registered with the City to receive such notices is not current. Provide three (3) sets of mailing labels for those persons and organizations registered with the City to receive such notices. The latest list is accessible via the City web site.

3. **Rezoning Application Attachment #7, Neighborhood Meeting Materials:** Provide a written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development proposal discussed, and the comments by those in attendance about the development proposal.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
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