



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: October 8, 2019
Quasi-Judicial Hearing

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

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

PROPERTY OWNER: Property 441, LLC

LOCATION: South of NW US Highway 441, approximately 600 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard

PARCEL ID NUMBER: A portion of 05899-001-000

ACREAGE: ±8.5 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 Property 441, LLC 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 Property 441, LLC 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.*

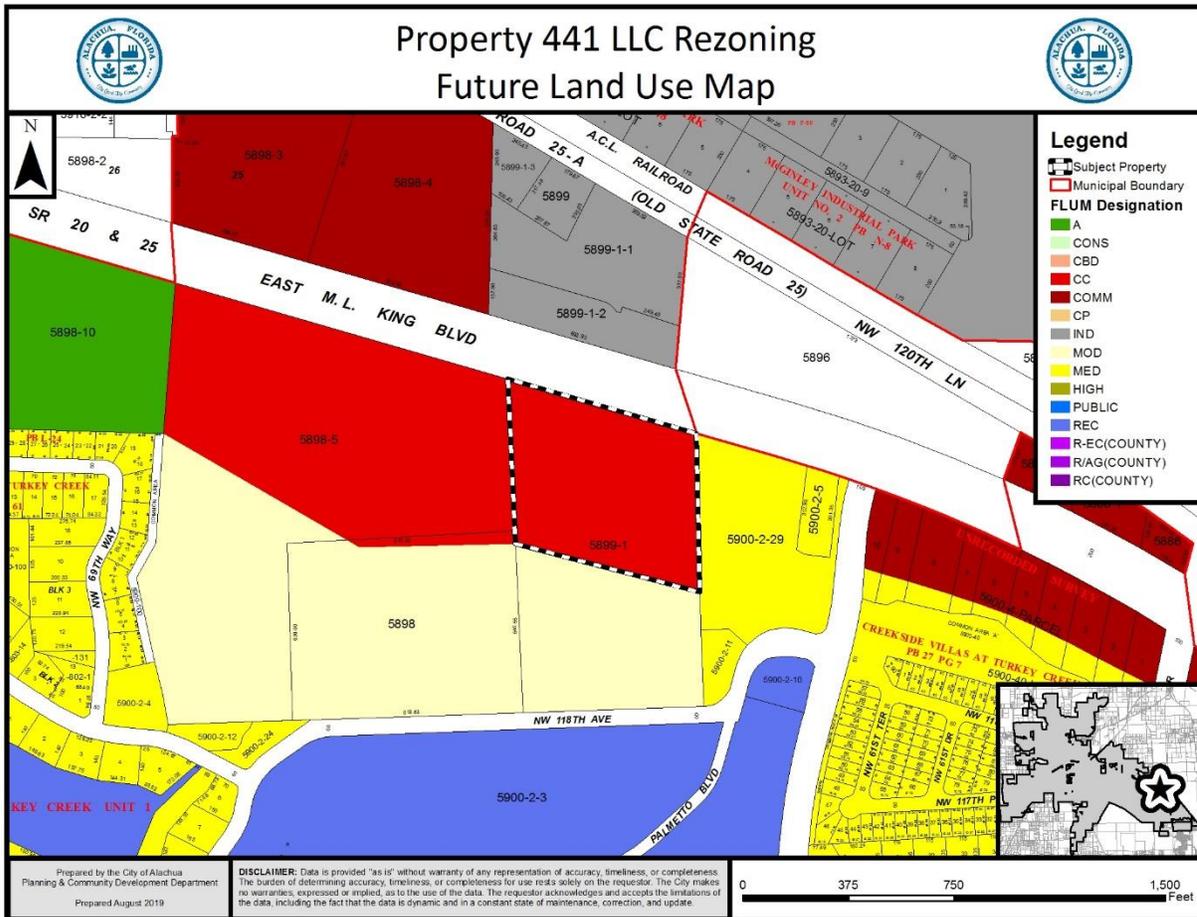
SUMMARY

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 Property 441, LLC, property owner, for the consideration of the rezoning of the subject property from Alachua County Agriculture (A [County]) to City of Alachua Community Commercial (CC).

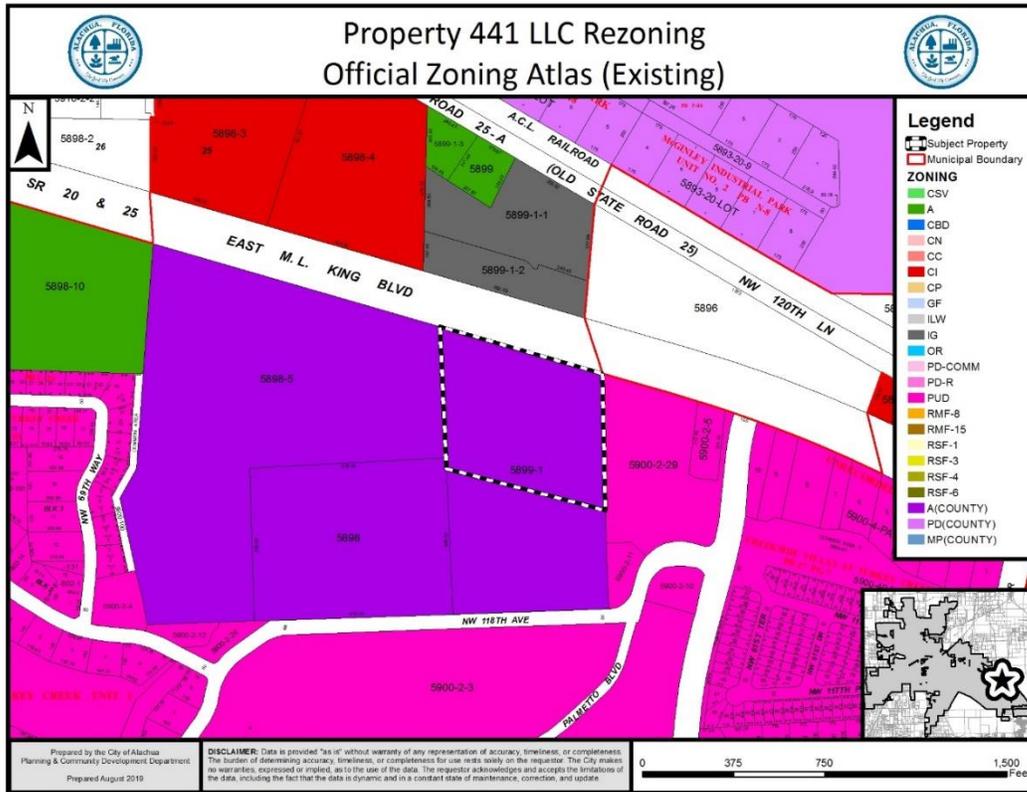
The subject property is located south of NW US Highway 441, approximately 600 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard. The subject property is primarily comprised of natural wooded areas. There is an existing single family residence located in the northwest corner of the subject property. Areas to the east, south, and west are presently vacant. See Map 4., Vicinity Map, and Table 1, Surrounding Land Uses, below.

The property was annexed into the City of Alachua in 2010. A City of Alachua Future Land Use Map (FLUM) Designation was applied to the property in 2011, however, the property has retained its Alachua County zoning since this time. The property owner seeks to rezone the subject property to place a zoning designation on the property that is consistent with the underlying FLUM Designation.

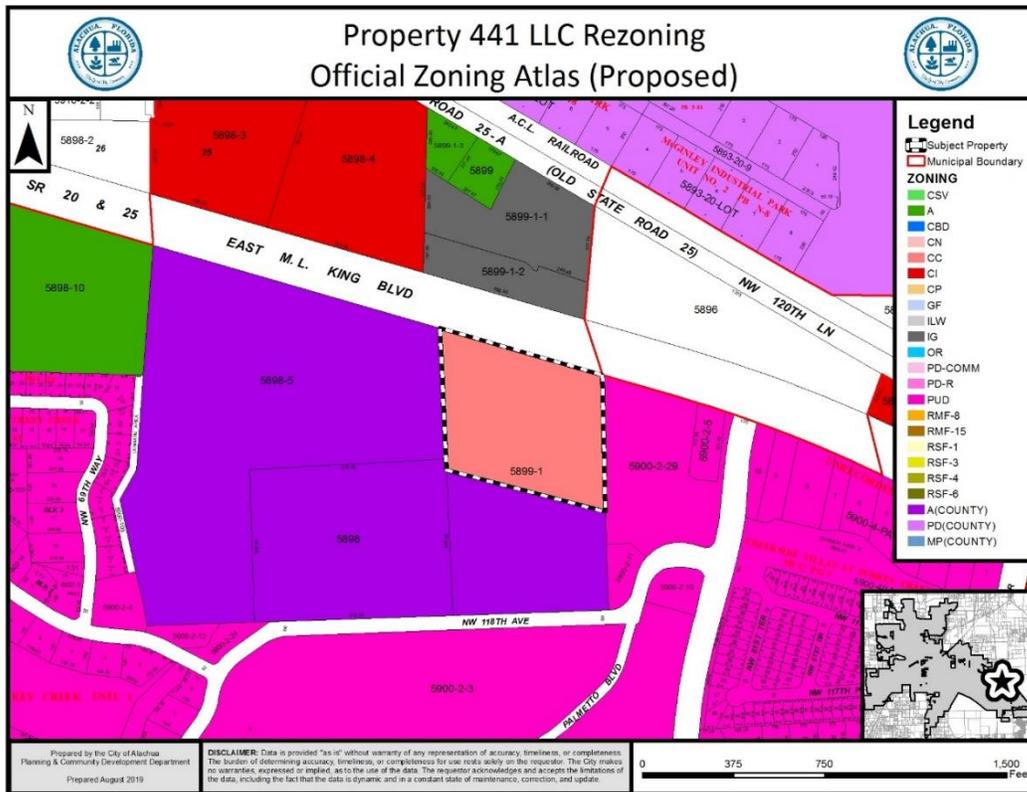
Map 1. Future Land Use Map with Subject Property



Map 2. Existing Official Zoning Atlas with Subject Property



Map 3. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
- (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial zone district is established and described in Section 3.5.2(C) of the City's Land Development Regulations (LDRs):

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

EXISTING USES

The subject property is primary comprised of natural wooded areas. There is an existing single family residence located in the northwest corner of the subject property.

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
Zoning District:	Alachua County Agricultural (A [County])	City of Alachua Community Commercial (CC)
Max. Gross Density/ Maximum number of Dwelling Units:	0.2 dwellings/acre <i>Maximum 1 dwelling unit on the subject property</i>	None
Floor Area Ratio/ Maximum Intensity:	N/A	0.50 FAR <i>Maximum 185,130 square feet nonresidential uses on the subject property</i>
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Live/Work Dwellings; Upper Story Dwellings; Community Services; Day Cares; Educational & Government Facilities; Health Care Facilities; Animal Care; Eating Establishments; Offices; Convenience Stores; Sales Establishments; Financial Institutions; Personal Services

SURROUNDING USES

The subject property is located in an area primarily consisting vacant lands (residential and commercial), and a mixture of industrial, commercial, and residential uses.

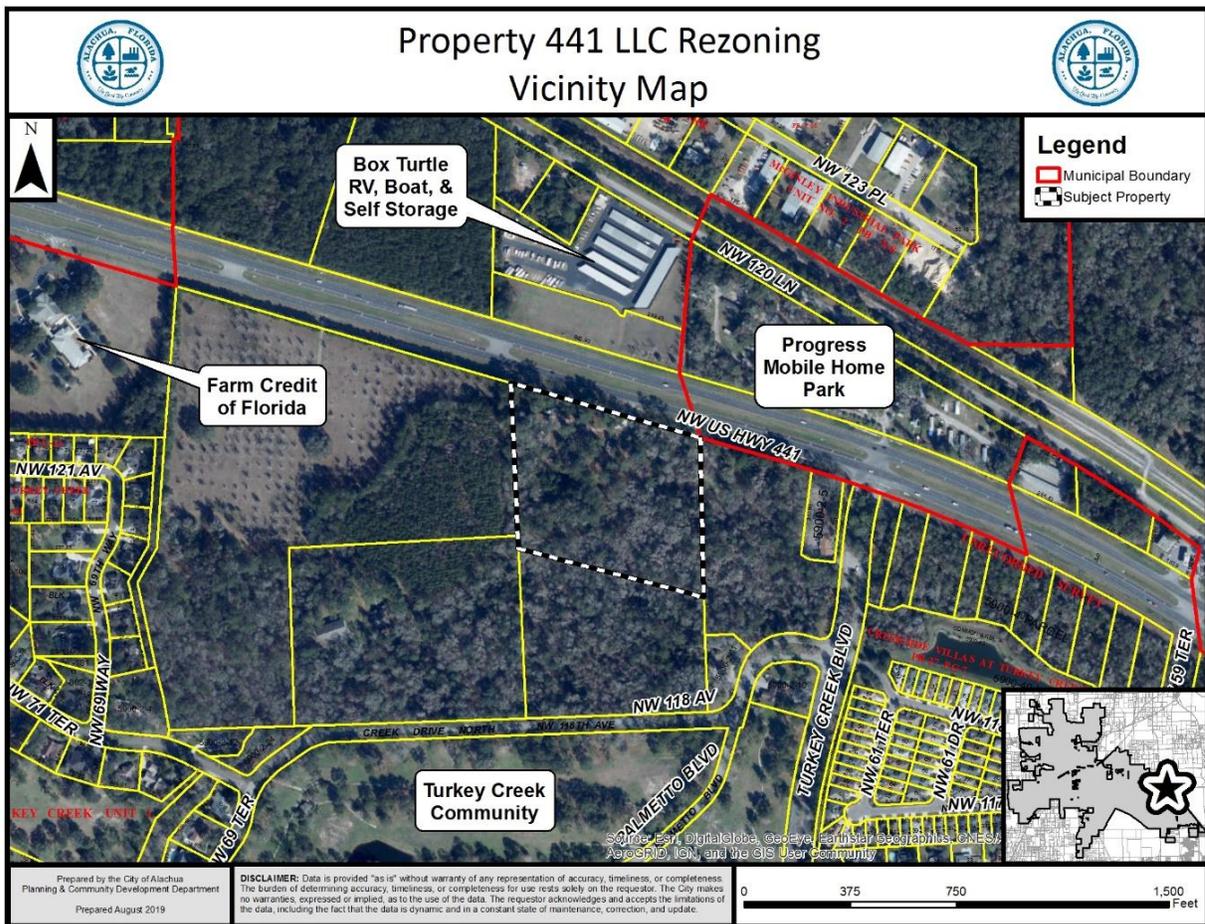
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 4 provides an overview of the vicinity of the subject property.

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	US Highway 441	N/A	N/A
South	Vacant Lands	Moderate Density Residential	Agriculture (Alachua County)
West	Vacant Lands	Community Commercial; Moderate Density Residential	Rural / Agriculture (Alachua County)
East	Vacant Lands	Medium Density Residential	Planned Unit Development (PUD)

Map 4. 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 August 8, 2019, at the Alachua Library Branch 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, one (1) person 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 Community Commercial (CC) (City of Alachua). Table 2 shows the existing FLUM designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the existing FLUM Designation for the subject property.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Existing FLUM	Proposed Zoning Designation	Consistent
Portion of 05899-001-000	±8.5	Community Commercial	Community Commercial (CC)	<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 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;
4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship, parks, and community centers;
12. Traditional Mixed-use Neighborhood Planned Developments;

Analysis of Consistency with Objective 1.3 and Policy 1.3.a: The existing FLUM Designation is Community Commercial, which is consistent with the proposed Community Commercial (CC) zoning.

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: 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.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

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 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is located within the City’s potable water and wastewater service areas. Any future development will be required to connect to potable water and wastewater 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, future development of the subject property would 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 ¼ 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 as such, any future development of the subject property would be required to connect to wastewater facilities.

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 located within the potable water service area and as such, any future development of the subject property would be required to connect to potable water facilities.

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.

OBJECTIVE 1.12: Water Resources

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City’s land use and development practices.

Policy 1.12.b: The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters 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
Surface waters 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 surface water.	100’ average 75’ minimum

Analysis of Consistency with Objective 1.12 and Policies 1.12.b and 1.12.d: According to best available data, a portion of Turkey Creek traverses the southeast corner of the subject property. Should development of the subject property be proposed, the location of Turkey Creek will be field located, and buffers as set forth in Policy 1.12.d shall be required.

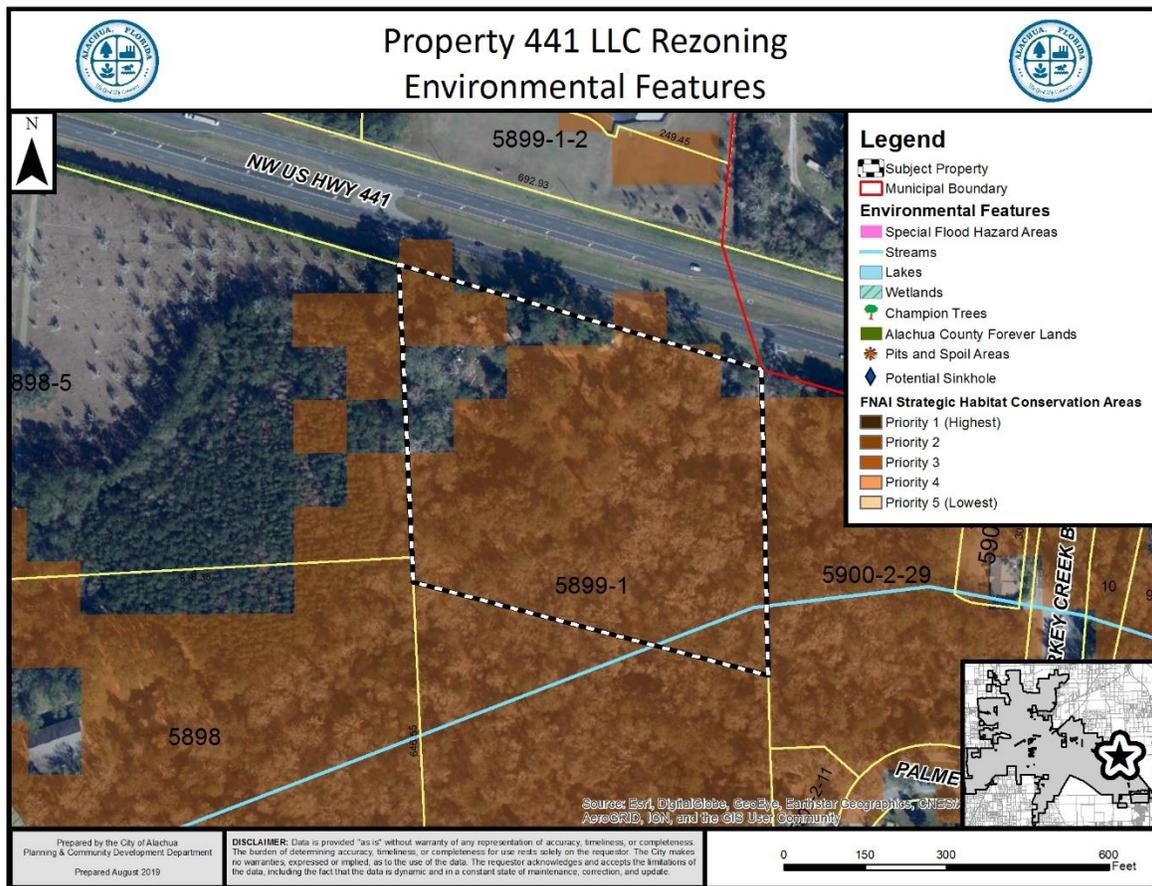
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Map 4. Environmental Features



Creeks and Streams

According to best available data, a portion of Turkey Creek traverses the southeast corner of the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies.

Should development of the subject property be proposed, the location of Turkey Creek will be field located, and buffers as set forth in Policy 1.12.d shall be required.

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: Portions of the subject property are 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 3 soil types found on the subject property:

Kanapaha Sand (0% – 5% slopes)

Hydrologic Soil Group: B/D

This soil type is nearly level to gently sloping and is a poorly drained soil. Permeability is moderately rapid in the surface and subsurface layers and is slow to moderately slow in the subsoil. This soil has severe limitations for urban uses, including dwellings, small commercial buildings, and local streets and roads. Wetness and the sandy texture are the major problems. A good drainage system is needed to remove excess water during wet periods and to adequately control the water table.

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.

Pomona Sand

Hydrologic Soil Group: B/D

This soil type 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.

Evaluation: Approximately half of the subject property is comprised of Kanapaha Sand and Pomona Sand. These two soil types present potential limitations to urban development. Further analysis of on-site soils will likely be necessary prior to future development of the property.

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, 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 is located along a part of US Highway 441 where existing non-residential uses exist (both commercial and industrial). The proposed amendment will place a zoning designation on the subject property which is consistent with the underlying FLUM Designation which has been in place since 2011.

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

Evaluation and Findings: The proposed amendment is located in an area of the City which is developed with a mixture of uses including commercial, industrial, and residential uses. The subject property is located proximate to the Turkey Creek community.

- (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: Lands immediately adjacent to the subject property are presently vacant. The lands to the west are designated on the FLUM as Community Commercial. Lands to the east are part of the Turkey Creek Development of Regional Impact (DRI). The applicant proposes to place a zoning designation on the subject property that is consistent with the underlying 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. An analysis of impacts to public facilities is provided within this report, and demonstrates that, based upon current facility capacity, the proposed amendment would not degrade the Level of Service (LOS) of any public facility. 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 place a zoning designation on the subject property which is comparable and less intense than commercial and industrial zoning categories which are presently near 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 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.” Staff finds 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 will not result in creation of isolated zoning districts. The proposed amendment will place a commercial zoning designation on the subject property. The lands located north of US Highway 441 are zoned Industrial General (IG). Lands northwest and east of the subject property are zoned Commercial Intensive (CI). Therefore, this amendment will not result in the creation of isolated zoning district unrelated to the surrounding zone 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 located within the City of Alachua’s utility service area and development would be required to connect to public water and wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, 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. The proposed amendment would not result in significant adverse impacts to any environmental features. At the time of any development proposal, the location of Turkey Creek will be required to be field delineated, and minimum buffers as set forth in Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element will be required.

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
Zoning District:	Agricultural (County)	Community Commercial (CC)
Max. Gross Density:	0.2 dwelling units/acre	None
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	1 dwelling unit	N/A
Maximum Intensity:	N/A	185,130 square feet

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 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 Avenue to SR 235)	4/D	Principle Arterial	Urban	D
6 (106)	US 441 (from CR 25A to NW 126 th Ave)	4/D	Principle Arterial	Urban	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation 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)
Shopping Center ² (ITE Code 820)	6,989 (3,494 / 3,495)	174 (108 / 62)	705 (339 / 367)

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 210: AADT –37.75 trips per 1,000 square feet x 185,130 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 185,130 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 185,130 square feet (48% entering/52% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 3/4 (106) US 441 from NW 126 th Avenue to SR 235 ¹	Segment 6 (106) US 441 from CR 25A to NW 126 th Ave ¹	Segment 7 (4127) US 441 from MPO Boundary to CR 25A ¹
Average Annual Daily Trips			
Maximum Service Volume ²	45,700	45,700	43,000
Existing Traffic ³	18,579	18,579	21,000
Reserved Trips ⁴	3,599	23	5
Available Capacity ⁴	23,522	27,098	21,995
Maximum AADT Generated by Amendment ⁵	2,096	6,989	4,892
Residual Capacity After Potential Development's Impacts⁶	21,426	20,109	17,103

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 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.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua July 2019 Development Monitoring Report.
5 Trip Distribution: Segment 3/4 – 70%; Segment 6 – 100%; Segment 7 – 30%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 3/4 (106) US 441 from NW 126 th Avenue to SR 235 ¹	Segment 6 (106) US 441 from CR 25A to NW 126 th Ave ¹	Segment 7 (4127) US 441 from MPO Boundary to CR 25A ¹
PM Peak Hour Trips			
Maximum Service Volume ²	4,110	4,110	3,870
Existing Traffic ³	1,765	1,765	1,890
Reserved Trips ⁴	476	2	19
Available Capacity ⁴	1,869	2,343	1,961
Maximum PM Peak Hour Trips Generated by Amendment ⁵	494	705	212
Residual Capacity After Potential Development's Impacts⁶	1,375	1,638	1,749
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² 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. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua July 2019 Development Monitoring Report. ⁵ Trip Distribution: Segment 3/4 - 70%; Segment 6 - 100%; Segment 7 - 30%. ⁶ 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”) of any affected roadway segments 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 site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,603
Reserved Capacity ²	86,978
Available Capacity	917,419
Projected Potable Water Demand from Application ³	18,513
Residual Capacity	898,906
Percentage of Permitted Design Capacity Utilized	60.92%
Sources: ¹ City of Alachua Public Services Department, April 2019. ² City of Alachua July 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 185,130 square feet.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s potable water system will be reevaluated at the site plan or preliminary plat review stage.

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 ¹	729,000
Reserved Capacity ²	82,760
Available Capacity	688,240
Projected Sanitary Sewer Demand from Application ³	18,513
Residual Capacity	669,727
Percentage of Permitted Design Capacity Utilized	55.35%

Sources:
¹ City of Alachua Public Services Department, April 2019.
² City of Alachua July 2019 Development Monitoring Report.
Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 185,130 square feet.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	40,620.00	7,413.15
Reserved Capacity ²	7,408.14	1,351.99
Demand Generated by Application ³	2,219.18	405
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 (2017); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year).
² City of Alachua July 2019 Development Monitoring Report.
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
⁴ New River Solid Waste Facility, April 2019.

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.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT "A"
TO
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
PROPERTY 441, LLC REZONING
A PORITON OF TAX PARCEL 05899-001-000

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													
RESIDENTIAL USES																							
Household living																							
Dwelling, live/work		P							P	P	P	P	P					A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P									A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P				P	P															4.3.1(A)(1)	

Dwelling, multiple-family						S			P	P	P	P	P	P					A	A	A	A	4.3.1(A)(3)	
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached			P	P	P	P	P			P	P	P			P		P				A	A		4.3.1(A)(4)
Dwelling, townhouse					S	S	S			P	P	P				P	P			A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family					S	S	P			P	P	P			P	P	P			A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P	P			A		A	A	
Group living																								
Co-housing			P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)			P	P	P	P	P	P	P	P	P				P							A	A	4.3.1(B)(2)(b)
Community residential home (7—14 residents)						S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory			P						S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)			S				S		S	S	S											A		
Roominghouse					S	S	S		P	P														

PUBLIC AND INSTITUTIONAL USES

Community services

Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library					S				P	P	P	P	P	P				P	A	A	A	A	4.3.2(A)	
Senior center					S	P	P	P	P			P	P	P				P			A	A		4.3.2(A)
Youth club facility					S	P	P	P	P			P	P	P				P			A	A		4.3.2(A)

Day care

Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S							A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P	P						A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P								A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P										A	4.3.2(B)(1)

Educational facilities

College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	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	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					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					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	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	S	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	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	
Cemetery, columbaria, mausoleum		P			S	S	S	S	S				P	P					P					

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P		A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P		A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P		A	A	A	A	
Public safety																									
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P		A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(G)
Transportation																									
Airport		S												S		S			S	P				A	
Airplane landing strip		S												S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S				S	S	S	S	S	P		A			A	4.3.2(H)(2)

Animal husbandry															
General use category	P														
Horticulture															
General use category	P														
Agriculture support and services (directly related)															
Agricultural processing	P														4.3.3(A)(1), (2)
Agri-education	P														4.3.3(A)(1)
Agri-entertainment	P														4.3.3(A)(1)
Custom operator	P														4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P														4.3.3(A)(1), (3)
Equestrian facility	P									S	S				4.3.3(A)(1)
Farm co-op	P														4.3.3(A)(1)
Farm machinery repair	S														4.3.3(A)(1)

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																									4.3.3(C)(2)	
Animal grooming	P																										
Kennel, indoor	P						S	S																			4.3.3(C)(3)
Kennel, outdoor	P																										4.3.3(C)(4)
Veterinary clinic	P																										4.3.3(C)(5)
BUSINESS																											

Eating establishments																								
Ice cream shop										S	S	S	P	P	P	P				A	A	A		
Restaurant, indoor seating only										S	S	S	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating										S	S	S	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				A	A	A	A	
Conference and training centers																								
Conference center		S								S	S			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	
General industrial service														P	P	P	P	P						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			A	A	A	A
Theater										S	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	P		A	A	A	A
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)
Drug store or pharmacy (stand alone)											P	P	P	P				A			4.3.4(G)(3)
Crematory	S												S		P	P				A	4.3.4(G)

EXHIBIT “B”

TO

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

**PROPERTY 441, LLC REZONING
A PORTION OF TAX PARCEL 05899-001-000**

**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

September 3, 2019

Also sent by electronic mail to csweager@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: Property 441 LLC Rezoning Application

Dear Mr. Sweger:

On August 27, 2019, the City of Alachua received your revised application and materials for the Property 441 LLC 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 *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 **October 8, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, September 24, 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, September 23, 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, October 7, 2019**). Any presentation or materials may be submitted by emailing them to 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.

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 20, 2019

Also sent by electronic mail to csweger@edafl.com

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

RE: Development Review Team (DRT) Summary for: Property 441 LLC Rezoning Application

Dear Mr. Sweger:

The application for the Property 441 LLC 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 Wednesday, September 4, 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, 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. Comprehensive Plan Consistency Analysis

- a. In response to Objective 1.2, COSE, the applicant states, "[a]ccording to the reports included within this application, no native communities and ecosystems are located on the subject property." No such report is included within the application. Please address.
- b. In response to Objective 1.3, COSE, the applicant states, "[a]ccording to the reports included within this application, no listed species are located on the subject property." No such report is included within the application. Please address.
- c. Revise response to Objective 1.5, COSE, as needed to address any revisions to the suitability analysis (soils) (see comment 3.a. below).
- d. Applicant's response to Objective 1.12, COSE, addresses water and wastewater facilities. Objective 1.12, however, pertains to surface water bodies / groundwater systems and the protection of such resources. Turkey Creek crosses the southeast corner of the subject property. The applicant's response to Objective 1.12 and associated Policies should address the surface water body located on a portion of the subject property.
- e. The following Goals, Objectives, and Policies should be addressed within the Comprehensive Plan Consistency Analysis:
 - i. Policies 2.4.c – 2.4.e, FLUE (tree protection);

- ii. Policy 5.1.b, FLUE (soils); and,
- iii. Policy 1.12.d, COSE (buffers from surface water bodies).

2. Public Facilities Analysis

- a. The Public Facilities Analysis identifies Segments 3/4 and 6 as affected roadway segments. Per Section 2.4.14(H), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.
 - i. The number of trips distributed to Segment 3/4 is equal to the number of trips distributed to Segment 6. This appears to presume all trips will travel west (north) on US 441, and no trips will travel east (south) on US 441. Trips should be distributed east (south) of the subject property on US 441
 - ii. Segment 3/4 is greater than one-half mile from the subject property (approximately 4,300 feet). Unless development of the subject property would generate 5% or greater of the MSV of this segment (MSV [Peak Hour] = 4,110; 5% of MSV is 205), it should not be identified as an affected roadway segment
 - iii. Segment 7 is approximately ½ mile from the subject property (approximately 2,640 feet). The applicant should determine trip distribution to this segment, and if the segment is defined by Section 2.4.14(H) as an affected roadway segment.
- b. Confirm Existing Traffic **and** Reserved Trips are correct for PM Peak Hour of Segment 3/4.
- c. Confirm Project Trips for PM Peak Hour and the available capacity for PM Peak Hour stated in the LOS Analysis/Affected Roadway Segments table are correct.

3. Site Suitability

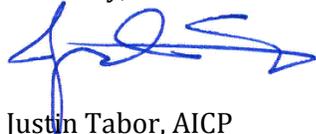
- a. Kanapaha Sand, 0% – 5% slopes (7B), and Pomona Sand (14) are present on a large portion of the subject property. These soil types are classified within the B/D hydrologic group, indicating potential for slow infiltration and high runoff potential when undrained. Please address potential soil limitations presented by these two soil types.
- b. Best available data indicates that Turkey Creek traverses the southeast corner of the subject property. The minimum buffer requirements from surface water bodies as required by the City's Comprehensive Plan should be addressed in the Suitability Analysis.

4. Miscellaneous

- a. The first paragraph of the Public Facilities Analysis references an associated small-scale land use amendment. No amendment to the land use is proposed.
- b. **NOTE:** There is an existing residence located on the subject property. Should the proposed rezoning be approved, this use would be rendered nonconforming, and subject to all applicable regulations for nonconforming uses as set forth in Article 8, *Nonconformities*.

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. 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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Property 441, LLC

APPLICATION TYPE: Rezoning

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

PROPERTY OWNER: Property 441, LLC

DRT MEETING DATE: August 20, 2019

DRT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Community Commercial

CURRENT ZONING: Agricultural (County)

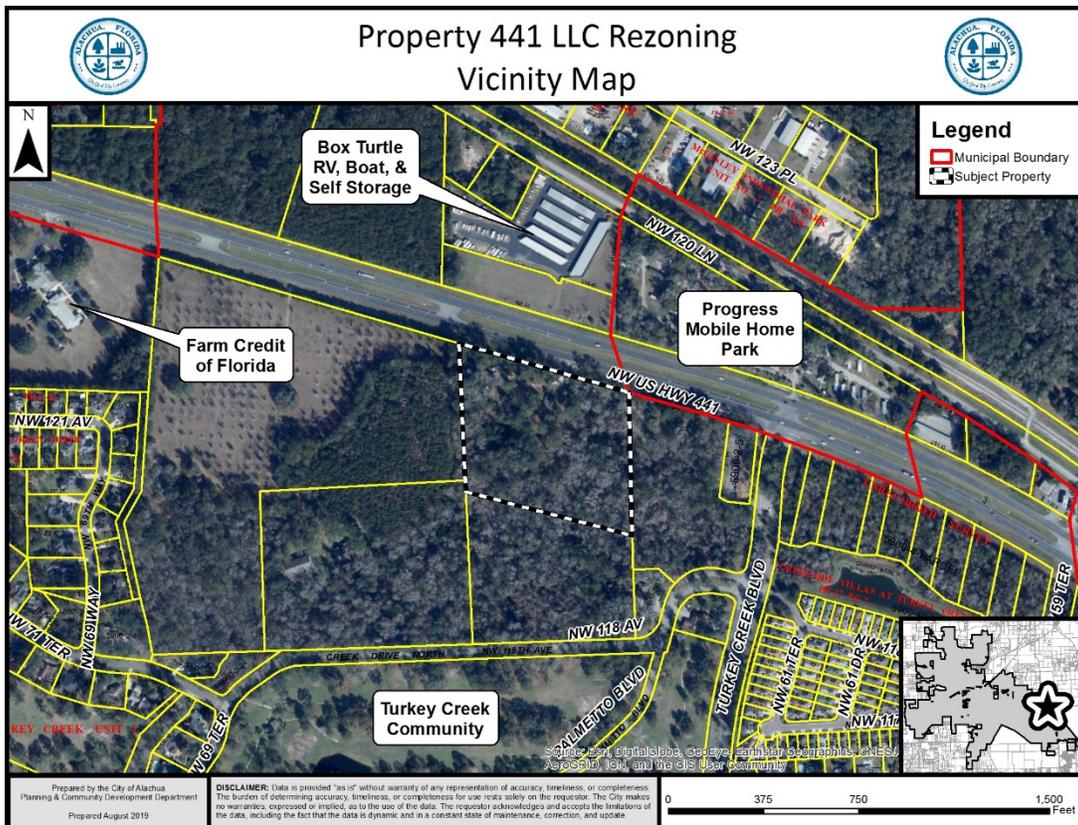
OVERLAY: N/A

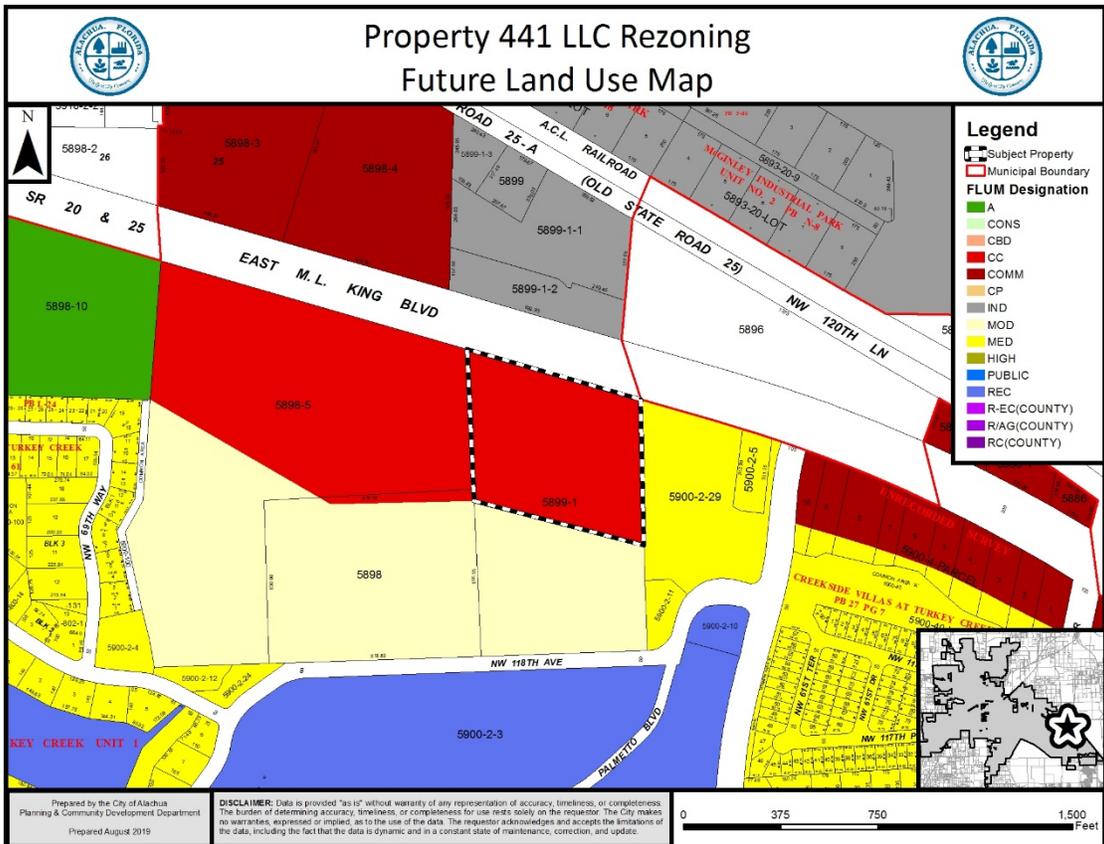
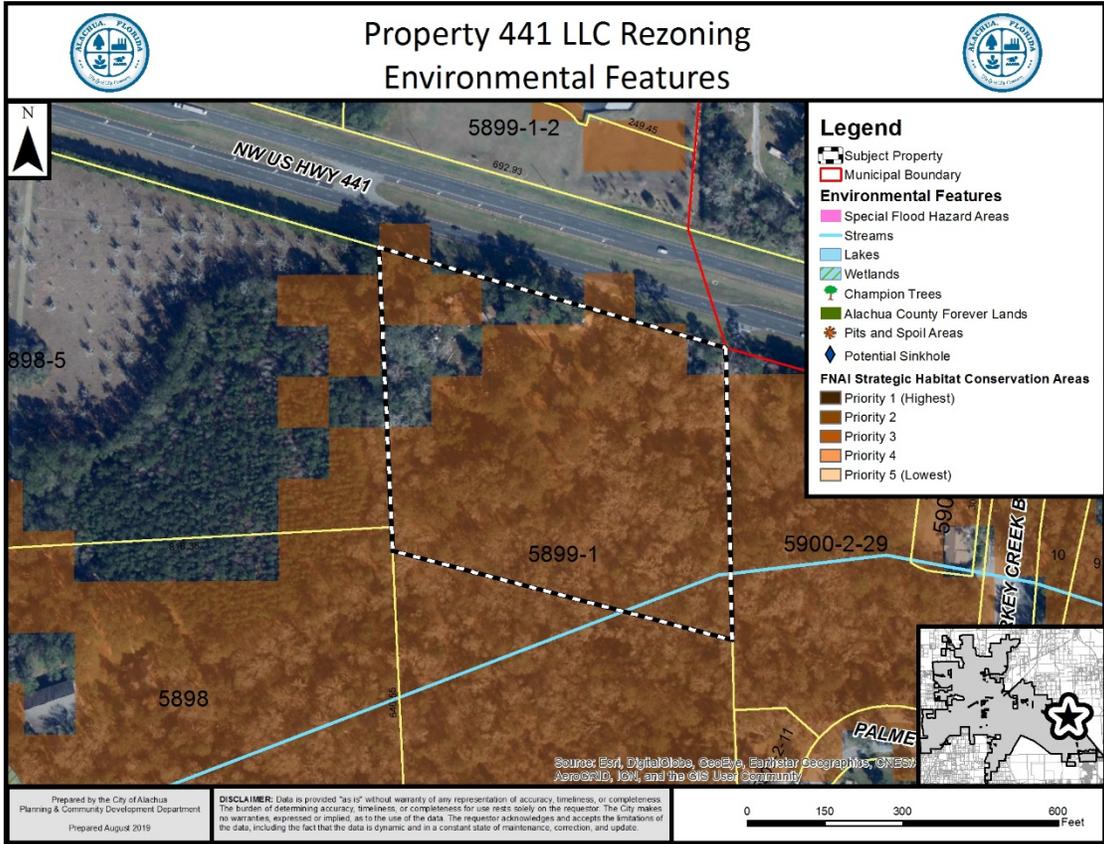
ACREAGE: ±8.5 acres

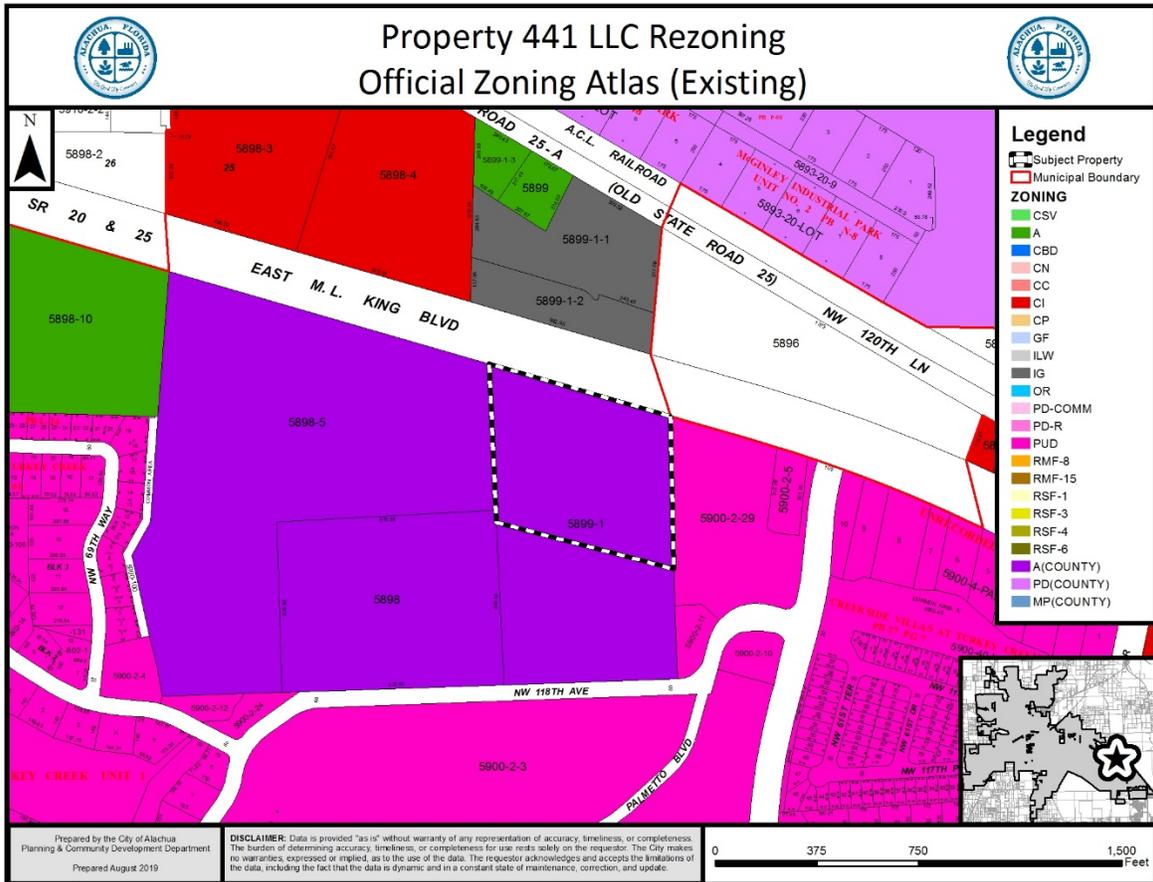
PARCELS: A portion of 05899-001-000

PROJECT SUMMARY: A request to amend the Official Zoning Atlas from Alachua County Agricultural to Community Commercial on a ±8.5 acre subject property

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, September 4, 2019.**







Deficiencies to be Addressed

1. Comprehensive Plan Consistency Analysis

- a. In response to Objective 1.2, COSE, the applicant states, “[a]ccording to the reports included within this application, no native communities and ecosystems are located on the subject property.” No such report is included within the application. Please address.
- b. In response to Objective 1.3, COSE, the applicant states, “[a]ccording to the reports included within this application, no listed species are located on the subject property.” No such report is included within the application. Please address.
- c. Revise response to Objective 1.5, COSE, as needed to address any revisions to the suitability analysis (soils) (see comment 3.a. below).
- d. Applicant’s response to Objective 1.12, COSE, addresses water and wastewater facilities. Objective 1.12, however, pertains to surface water bodies / groundwater systems and the protection of such resources. Turkey Creek crosses the southeast corner of the subject property. The applicant’s response to Objective 1.12 and associated Policies should address the surface water body located on a portion of the subject property.
- e. The following Goals, Objectives, and Policies should be addressed within the Comprehensive Plan Consistency Analysis:
 - i. Policies 2.4.c – 2.4.e, FLUE (tree protection);
 - ii. Policy 5.1.b, FLUE (soils); and,
 - iii. Policy 1.12.d, COSE (buffers from surface water bodies).

2. Public Facilities Analysis

- a. The Public Facilities Analysis identifies Segments 3/4 and 6 as affected roadway segments. Per Section 2.4.14(H), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.
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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 WEDNESDAY, SEPTEMBER 4, 2019.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 30, 2019

Also sent by electronic mail to csweger@edafl.com

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

RE: Conditional Application Acceptance: Property 441, LLC Rezoning Application

Dear Mr. Sweger:

On July 25, 2019, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the Property 441, LLC property. The application proposes to rezone approximately 8.5 acres from Agricultural (A) to Community Commercial (CC), and is comprised of a portion of Tax Parcel Number 05899-001-000.

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 **Monday, August 12, 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.

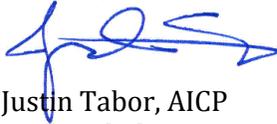
In order to provide a complete application, you must address the following:

1. **Rezoning Application Attachment #7, Neighborhood Meeting Materials:**
 - a. A letter dated July 24, 2019 was included in application materials. It is Staff's understanding, based upon information discussed with the applicant, that this letter was not sent. As such, it should not be included with the application materials.
 - b. Provide a copy of the mailing labels or list of those who received notice of the second neighborhood meeting.
 - c. Provide written summary of the second neighborhood meeting, including those in attendance, a summary of the issues related to the application which were discussed, and comments by those in attendance about the application.

2. **Rezoning Application Attachment #10, Proof of Ownership:** Provide a copy of the Warranty Deed as recorded in OR Book 3918, Page 1268.
3. **Proof of Payment of Taxes:** Taxes for years 2017 and 2018 are due. Payment must be remitted, and proof of payment submitted to the City.

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.

Sincerely,



Justin Tabor, AICP
Principal Planner

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