



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 9, 2020

SUBJECT:	A request to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	441 Development Group of Alachua County, LLC
LOCATION:	South of NW US Highway 441, approximately 1,300 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard and approximately 800 feet east of the intersection of NW US Highway 441 and County Road 237
PARCEL ID NUMBER:	05898-005-000
ACREAGE:	±28.2 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, 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.</i>

SUMMARY

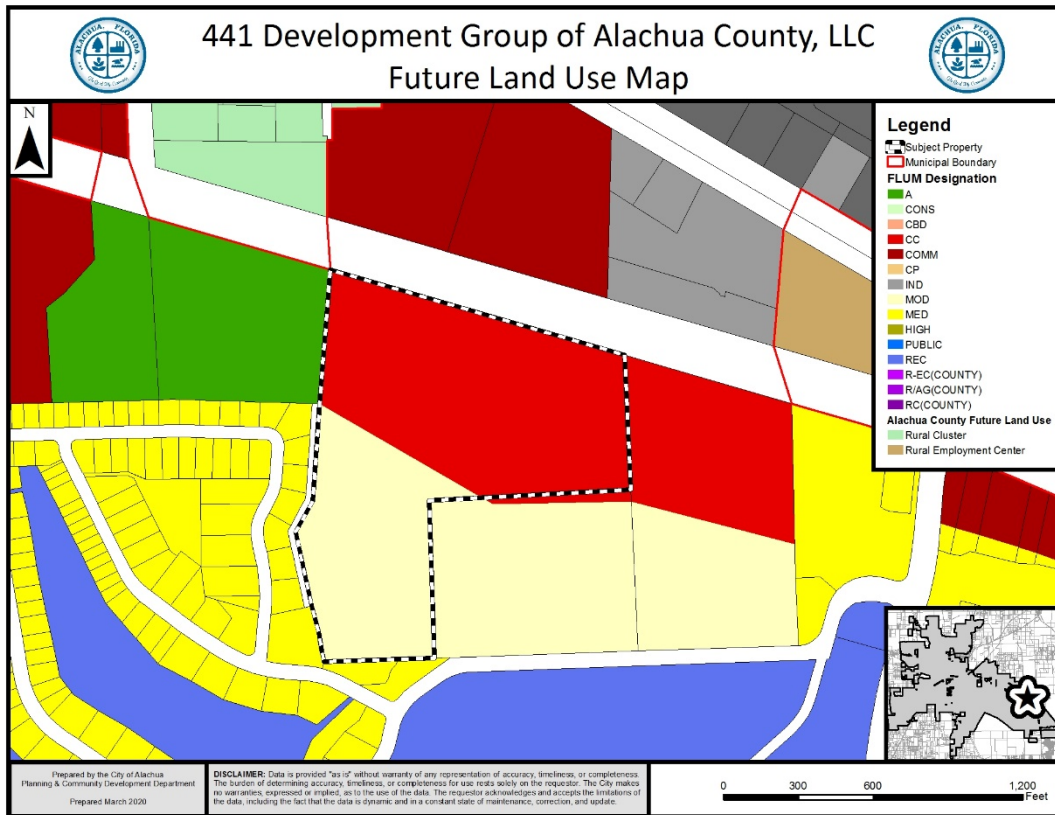
The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, for the consideration of the rezoning of the subject property from Alachua County Agriculture (A [County]) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property.

The subject property is located south of NW US Highway 441, approximately 1,300 feet west of the intersection of NW US Highway 441 and Turkey Creek Boulevard and approximately 800 feet east of the intersection of NW US Highway 441 and County Road 237. Approximately half of the subject property is comprised of planted pecan trees with the remainder comprised natural wooded areas.

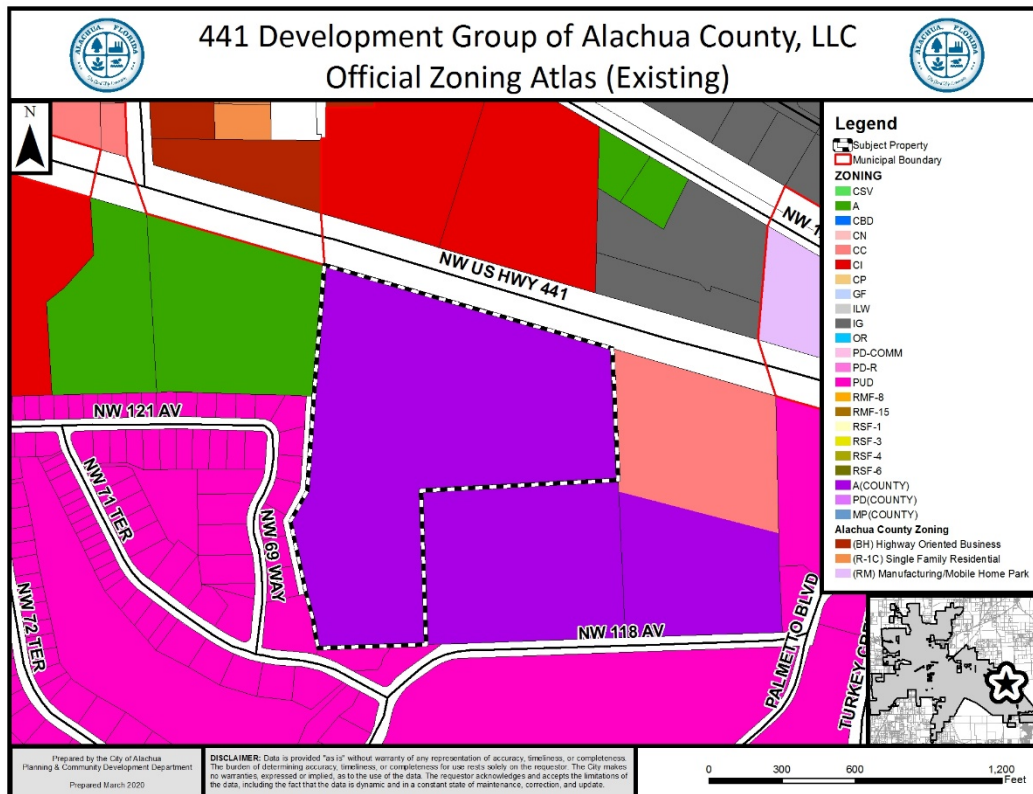
The property is presently vacant. Farm Credit of Florida and part of the Turkey Creek community are located to the west of the subject property. Turkey Creek is also located to the south of the subject property. In addition a single family residence is located on a large lot to the south. Lands to the east are undeveloped and wooded. US Highway 441 is located to the north. See Map 4., Vicinity Map, and Table 1, Surrounding Land Uses, below.

The Future Land Use Map (FLUM) Designations of the subject property were amended in 2009 to Community Commercial and Moderate Density Residential, 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 Designations.

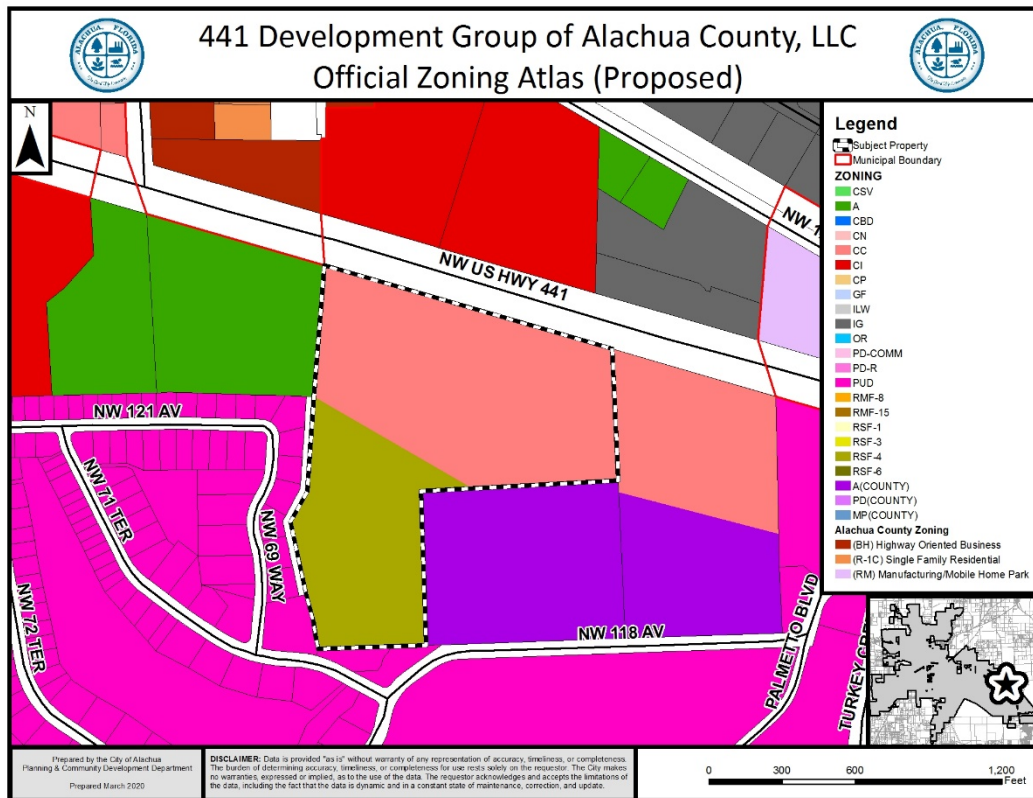
Map 1. Future Land Use Map with Subject Property



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.

The general purposes of the residential zone districts established by the City's Land Development Regulations (LDRs) are described in Section 3.4.1 of the LDRs:

The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

- (A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
- (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the RSF-4 zoning district are described in Section 3.4.2(C) of LDRs:

RSF-4, Residential Single-Family-4. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

EXISTING USES

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.

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	Proposed Zoning District
Zoning District:	Alachua County Agricultural (A [County])	Community Commercial (CC) (±18 acres)	Residential Single Family – 4 (RSF-4)
Max. Gross Density/ Maximum number of Dwelling Units:	0.2 dwellings/acre <i>Maximum 5 dwelling units on the subject property</i>	None	4 dwelling units per acre <i>Maximum 40 dwelling units on the subject property</i>
Floor Area Ratio/ Maximum Intensity:	N/A	0.50 FAR <i>Maximum 392,040 square feet nonresidential uses on the subject property</i>	N/A
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	Single-Family Detached Dwellings; Manufactured Homes; Community Residential Homes (6 or fewer residents);

SURROUNDING USES

Farm Credit of Florida and part of the Turkey Creek community are located to the west of the subject property. Turkey Creek is also located to the south of the subject property. In addition a single family residence is located on a large lot to the south. Lands to the east are undeveloped and wooded. US Highway 441 is located to the north.

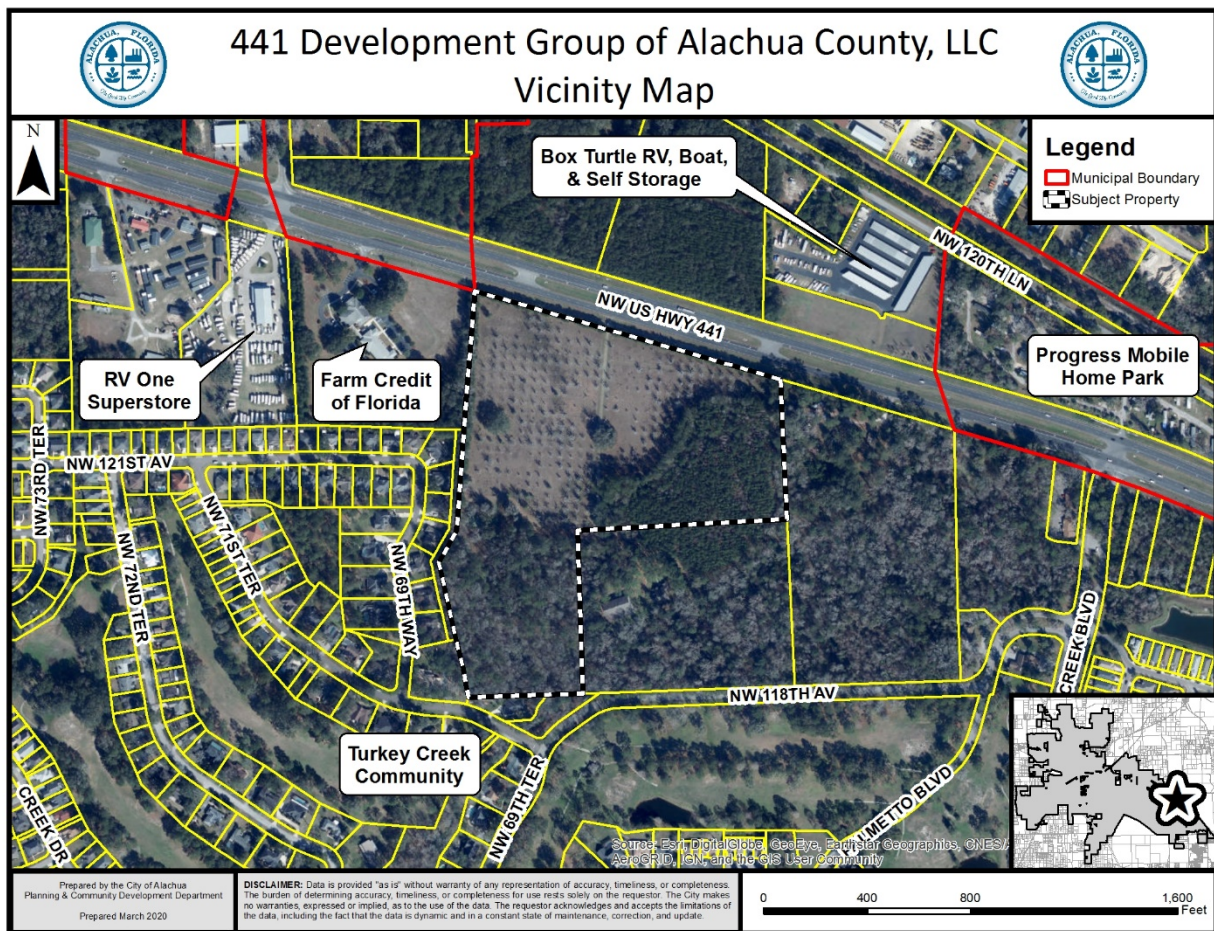
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 4 provides an overview of the vicinity of the subject property.

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	Turkey Creek Community; Single Family Residence	Moderate Density Residential; Medium Density Residential	Agriculture (Alachua County); Planned Unit Development (PUD)
West	Farm Credit of Florida; Turkey Creek Community	Agriculture; Medium Density Residential	Agricultural (A); Planned Unit Development (PUD)
East	Vacant Lands	Agriculture (Alachua County); Community Commercial	Agricultural (Alachua County); Community Commercial

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 March 26, 2020, 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. In addition to the March 26, 2020 Neighborhood Meeting, the applicant sent a second mailed notice to all property owners within 400 feet of the subject property and those persons / organizations registered with the City for such notices to advise such individuals that comments may be provided by phone or in writing to the applicant.

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 05898-005-000	±18	Community Commercial	Community Commercial (CC)	<input checked="" type="checkbox"/>
Portion of 05898-005-000	±10.2	Moderate Density Residential	Residential Single Family – 4 (RSF-4)	<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 of the area proposed to be rezoned to Community Commercial (CC) is Community Commercial, which is consistent with the proposed Community Commercial (CC) zoning.

Objective 1.2: Residential

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

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

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;

8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The Future Land Use Map (FLUM) Designation of the area proposed to be rezoned to Residential Single Family – 4 (RSF-4) is Moderate Density Residential, which permits a density of up to 4 dwelling units per acre. The zoning district proposed for the subject property, Residential Single Family – 4 (RSF-4), permits a maximum density of 4 dwelling units per acre, which is consistent with the Moderate Density Residential FLUM Designation.

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and 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 $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area and 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, including minimum buffer requirements from wetlands and water bodies.

OBJECTIVE 1.10: Wetlands

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

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

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

Analysis of Consistency with Objective 1.10 and Policy 1.10.g: According to best available data, a wetland may be located in the southern portion of the property. Should development of the subject property be proposed, a field delineation of any wetland areas will be required, and buffers as set forth in Policy 1.10.g shall be required.

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, a wetland may be located in the southern portion of the property.

Evaluation: Should development of the subject property be proposed, a field delineation of any wetland areas will be required, and buffers as set forth in Policy 1.10.g shall be required.

Creeks and Streams

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

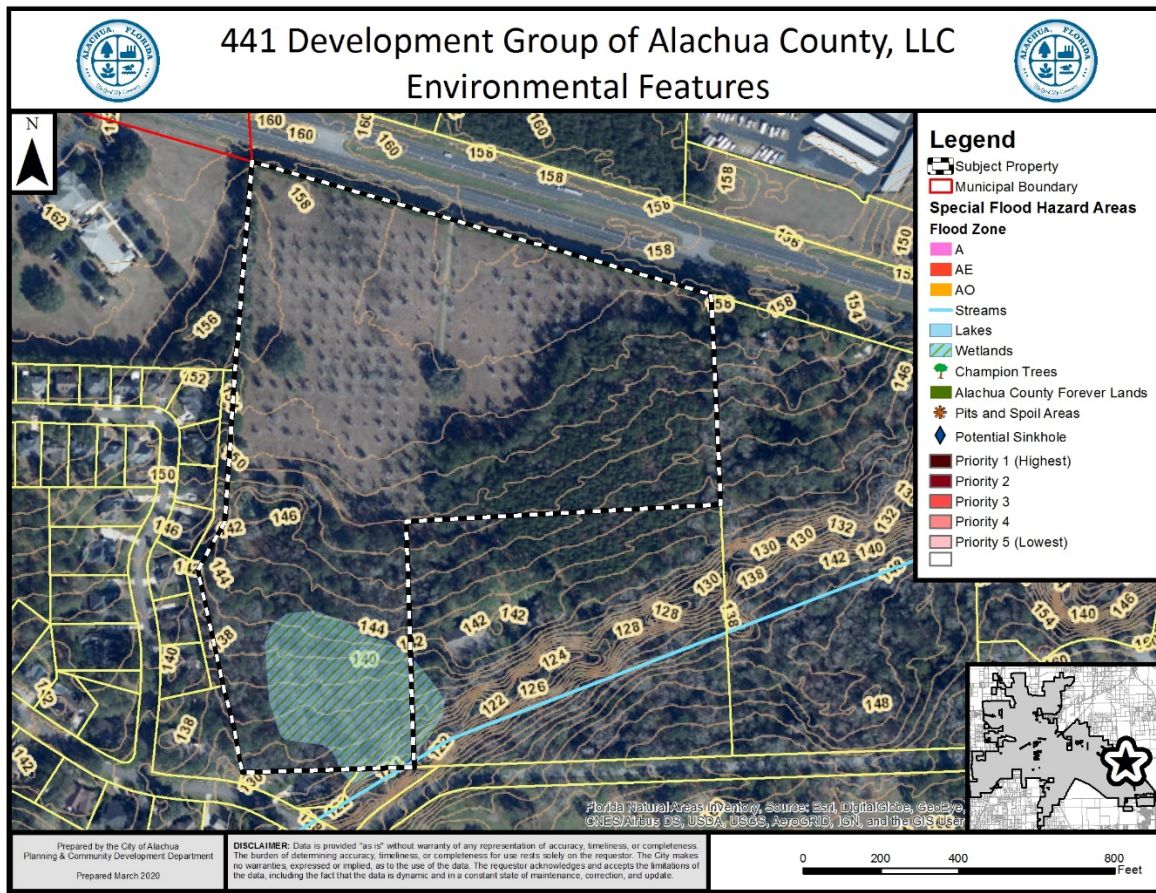
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should development of the subject property be proposed, the location of Turkey Creek will be field located, and buffers as set forth 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.

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 subject property is not located within an area identified by FNAI as a priority area. 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 4 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.

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.

Tavares Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any 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 2009.

- (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: The area proposed to be zoned Community Commercial is located along the US 441 corridor. The application proposes to place residential land use adjacent to the existing residential uses (Turkey Creek) at a density comparable to that of the existing residential area.

- (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 commercial zoning designation (CC) on the subject property which is comparable and less intense than most other commercial and industrial zoning categories which are presently near the subject property. The proposed residential designation (RSF-4) permits a density comparable to nearby existing 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.” 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 (CC) which is consistent with lands contiguous to the east. The lands located north of US Highway 441 are zoned Commercial Intensive (CI). Lands northeast of the subject property are zoned Industrial General (IG). The Turkey Creek Planned Unit Development (PUD) permits residential uses at a density comparable to that proposed by this application (4 dwelling units per acre). 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 any wetlands and of Turkey Creek will be required to be field delineated, and minimum buffers as set forth in Policies 1.10.g and 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.

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Alachua County Agricultural (A [County])	Community Commercial (CC) (±18 acres)	Residential Single Family – 4 (RSF-4)
Max. Gross Density:	0.2 dwellings/acre	None	4 dwelling units per acre
Floor Area Ratio:	N/A	0.50 FAR	N/A
Maximum Density:	5 dwelling units	N/A	40 dwelling units
Maximum Intensity:	N/A	392,040 square feet	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 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)	14,799 (7,399 / 7,400)	369 (229 / 140)	1,494 (717 / 777)
Single Family Detached Housing ² (ITE Code 820)	378 (189 / 189)	31 (8 / 23)	40 (26 / 14)
Total	15,177 (7,588 / 7,589)	400 (237 / 163)	1,534 (743 / 791)

¹ Source: ITE Trip Generation, 10th Edition.
² Formula: ITE Code 210: AADT – 37.75 trips per 1,000 square feet x 392,040 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 392,040 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 392,040 square feet (48% entering/52% exiting). ITE Code 210: AADT – 9.44 trips per dwelling x 40 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 40 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 40 dwellings (64% entering/36% 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	19,393	19,393	22,000
Reserved Trips ⁴	4,914	3,248	2,274
Available Capacity ⁴	21,193	23,059	18,726
Maximum AADT Generated by Amendment ⁵	10,624	15,177	4,553
Residual Capacity After Potential Development's Impacts⁶	10,569	7,882	14,173
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 Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 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	1,842	1,842	1,980
Reserved Trips ⁴	540	247	191
Available Capacity ⁴	1,728	2,021	1,699
Maximum PM Peak Hour Trips Generated by Amendment ⁵	1,074	1,534	460
Residual Capacity After Potential Development's Impacts⁶	654	487	1,239
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 Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 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	1,295,000
Reserved Capacity ²	110,345
Available Capacity	894,655
Projected Potable Water Demand from Application ³	50,204
Residual Capacity	844,451
Percentage of Permitted Design Capacity Utilized	63.28%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua May 2020 Development Monitoring Report. ³ Sources: Chapter 64E-6, Florida Administrative Code. City of Alachua Comprehensive Plan; Formulas: 10 gallons per day per 100 square feet x 392,040 square feet. 275 gallons per day per dwelling x 40 dwellings.	

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	675,000
Reserved Capacity ²	105,494
Available Capacity	719,506
Projected Sanitary Sewer Demand from Application ³	49,204
Residual Capacity	670,302
Percentage of Permitted Design Capacity Utilized	55.31%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua 2020 Development Monitoring Report. ³ Sources: Chapter 64E-6, Florida Administrative Code. City of Alachua Comprehensive Plan; Formulas: 10 gallons per day per 100 square feet x 392,040 square feet. 250 gallons per day per dwelling x 40 dwellings.	

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.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ¹	1.60
Potential Demand Generated by Amendment ³	0.47
Residual Recreational Capacity After Impacts	82.64
Sources: ¹ City of Alachua May 2020 Development Monitoring Report. ² Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element (Formula: 10,298 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 40 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.48 acres
Acreage Required to Serve Demand Generated by Amendment ²	0.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	10.57 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Amendment³	30.36%
Sources: ¹ Source: City of Alachua May 2020 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 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	41,192.00	7,517.54
Reserved Capacity ²	7,929.39	1,447.11
Demand Generated by Application ³	5,083.66	927.77
New River Solid Waste Facility Capacity ⁴	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: 10,298 persons x 0.73 tons per person per year). ² City of Alachua May 2020 Development Monitoring Report. ³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. City of Alachua Comprehensive Plan ⁴ New River Solid Waste Facility. April 2020.		

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 Facilities

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated April 13, 2020, 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 students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat 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
441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

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	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)	
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			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					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	A	A	A	A
School		P	S	S	S	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		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	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	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	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				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	A	A	A	A	
Public square		S	S	S	S	S	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	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	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	P		A	A	A	A	4.3.2(l)(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	P		A	A	A	A	4.3.2(l)(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	P		A	A	A	A	4.3.2(l)(1)
Railroad right-of-way	P	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	P		A	A	A	A	4.3.2(l)(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(l)(4)
AGRICULTURE																											
Agriculture																											
General use category			P																								
Medical marijuana cultivation																											
Non-medical marijuana cultivation																											

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)

Farm market	P																		A			4.3.3(A)(1)
Farm produce stand	P																		A			4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																					4.3.3(A)(1)
Nursery, commercial	S																		A			4.3.3(A)(1), (4)
Nursery, production	P	S	S	S	S									P								4.3.3(A)(1), (4)
Pet farm	P																					4.3.3(A)(1)
Sawmill	S																					4.3.3(A)(1), (5)
Stable	P																					4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																						
Agricultural research facility	P													P	P	P						4.3.3(B)(1)
Animal care business	P														P							
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				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	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	

[illegible]

Business services											P	P	P	P	P	P					A		A	A	
Financial services											P	P	P	P	P	P					A		A	A	
Professional services									S		P	P	P	P	P	P					A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P			A			A	
Sales													P	P	P	P					A		A	A	
Parking, commercial																									
Parking lot													P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																									
Banquet hall													P	P	P	P			P		A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S				P	P	P	P		P	P		A	A	A	A	
Internet Café/simulated gaming establishment																									
Neighborhood recreation center				S	S	S			P	P		P				P			P		A	A	A		
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			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	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				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)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution									S	S	P		P	P	P	P				A	A	A	A	4.3.4(G)(4)
Funeral home										S			P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S			P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment													S	P	P	P				A				4.3.4(G)
Sales establishment									S	S			S	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf														P		P				A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf												S		S				A				4.3.4(G)(7)
Self-service storage																						
All uses												P		P	S		P		A			4.3.4(H)
Sexually oriented business																						
Sexually oriented cabaret														P								4.3.4(I)
Sexually oriented media store														P								4.3.4(I)
Sexually oriented motion picture theater														P								4.3.4(I)
Sex shop														P								4.3.4(I)
Vehicles, sales and services																						
Automobile body shop														P		P	P					4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A			
Automobile rental and sales												S		P					A			4.3.4(J)(2)
Automobile repair and servicing		S												S		P	P		A			4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A			

Automobile service station with wash and detail														P					A					
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)	
Carwash or auto detailing														P					A				4.3.4(J)(5)	
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)	
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)	
Taxicab service												P	P	P					A					
Tire sales and mounting												P		P					A				4.3.4(J)(7)	
Towing service														P					A				4.3.4(J)(8)	
Transmission or muffler shop														P					A				4.3.4(J)(7)	
Truck or tractor rental or sales														P			P						4.3.4(J)(2)	
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
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		
Landsreading of wastes		S														S			
Recycling dropoff center														S		S	S	A	4.3.4(M)(1)
Recycling and salvage center		S														P			4.3.4(M)(2)
Salvage and junkyard																P			4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses																		S	P	P	P			
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																								

EXHIBIT “B”

TO

**441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT**

**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 2, 2020

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: Completeness Review: 441 Development Group of Alachua County, LLC Rezoning Application

Dear Mr. Sweger:

On March 31, 2020, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 441 Development Group of Alachua County, LLC. The application proposes to rezone the ±28.2 acre subject property, comprised of Tax Parcel Number 05898-005-000, from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres.

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 applications for completeness and finds that the application to be **complete**.

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 under separate cover.

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)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 13, 2020

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: Development Review Team (DRT) Summary for: 441 Development Group of Alachua County, LLC Rezoning Application

Dear Mr. Sweger:

On March 31, 2020, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 441 Development Group of Alachua County, LLC. The application proposes to rezone the ±28.2 acre subject property, comprised of Tax Parcel Number 05898-005-000, from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres. The application was determined to be complete on April 2, 2020.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, May 5, 2020**. The revised application and materials may be submitted by electronic mail to the project planner (printed copies are not required). If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 9, 2020 Planning & Zoning Board (PZB) Meeting**.

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 public hearings before the 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.

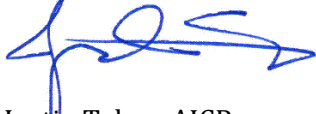
Please address the following:

1. Comprehensive Plan Consistency Analysis
 - a. Vision Element: It is appropriate to address Goal 4 of the Vision Element.
 - b. Future Land Use Element:
 - i. Response to Goal 1 should address proposed RSF-4 zoning in addition to CC.
 - ii. Analysis should respond to Objective 1.2 and Policy 1.2.a.
2. Miscellaneous
 - a. The background states the FLUM was amended in 2011. The FLUM was actually amended by Ordinance 09-11 in 2009.

- b. The current zoning is Alachua County Agriculture. Please clarify throughout the report.

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

- 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

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT OF SCHOOLS

Karen D. Clarke



An 'A-rated' District

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

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

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

Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400

April 13, 2018

Justin Tabor, Principal Planner
Planning & Community Development Department
City of Alachua
15100 NW 142nd Terrace / PO Box 9
Alachua, FL 32616

RE: 411 Development Group Rezone including 40 single family residential units. Tax Parcel: 05898-005-000.

Dear Mr. Tabor:

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 Concurrency 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.

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 project proposed and school capacity – both existing and planned.

TABLE 1: THE 411 DEVELOPMENT GROUP REZONE – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY				
		40		
MULTIPLIER	0.14	0.060	0.08	0.310
STUDENTS	6	2	3	11
MULTI FAMILY				
		0		
MULTIPLIER	.09	.03	.03	0.14
STUDENTS	0	0	0	0
TOTAL STUDENTS	6	2	3	11

Elementary Schools. The 411 Development Group Rezone is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined permanent FISH capacity of 1,639 students. The current enrollment is 1,341 students representing a 81% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to remain unchanged during the next five years and to decrease to 78% within ten years.

Student generation estimates for the 411 Development Group Rezone indicate that 6 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. The 411 Development Group Rezone is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school with a permanent FISH capacity of 779 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to remain steady during the next ten years.

Student generation estimates for the 411 Development Group Rezone indicate that 2 middle seats would be required at buildout. Capacity. Level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. The 411 Development Group Rezone is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area contains one high school with a current permanent FISH capacity of 1,491 seats. The current enrollment is 1,056 students representing a 75% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 83% in five years and to remain unchanged during the remainder of the ten year planning period.

Student generation estimates for the 411 Development Group Rezone indicate that 3 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Summary Conclusion. Students generated by the 411 Development Group Rezone at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2019-2020 Five Year District Facilities Plan adopted by the School Board of Alachua County. The 411 Development Group Rezone is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Sincerely,



Suzanne Wynn

CC: Gene Boles

April 14, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

**Re: Response to Development Review Team (DRT) Summary for:
441 Development Group of Alachua County, LLC Rezoning Application**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on April 13, 2020 are below.

1. Comprehensive Plan Consistency Analysis

a. Vision Element: It is appropriate to address Goal 4 of the Vision Element.

RESPONSE: Goal 4 has been added to the justification report, with a consistency response.

b. Future Land Use Element:

i. Response to Goal 1 should address proposed RSF-4 zoning in addition to CC.

RESPONSE: See revised response to Goal 1 in justification report.

ii. Analysis should respond to Objective 1.2 and Policy 1.2.a.

RESPONSE: This objective and policy have been added to the report.

2. Miscellaneous

a. The background states the FLUM was amended in 2011. The FLUM was actually amended by Ordinance 09-11 in 2009.

RESPONSE: This reference has been updated as requested.

b. The current zoning is Alachua County Agriculture. Please clarify throughout the report.

RESPONSE: References to rezoning "From Agriculture..." have been added at a few locations throughout the report. Please let us know if you have any specific areas of concern.

Thank you,

Clay Sweger, AICP



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 12, 2020

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: 441 Development Group of Alachua County, LLC Rezoning Application

Dear Mr. Sweger:

On May 8, 2020, the City of Alachua received your revised application and materials for the Site-Specific Amendment to the Official Zoning Atlas (Rezoning) submitted on behalf of 441 Development Group of Alachua County, LLC. 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 is **tentatively** scheduled for the **June 9, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday May 26, 2020**. Materials may be submitted earlier than this date. **Please note due to the COVID-19 pandemic, the June 9, 2020 PZB Meeting may be cancelled based upon guidance from the Centers for Disease Control (CDC) and other federal and state agencies. Staff will notify you of any changes to the public hearing schedule.**

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 **Thursday, May 22, 2020**. 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, June 8, 2020**). 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,

A handwritten signature in blue ink, appearing to read 'Justin Tabor', with a stylized flourish extending to the right.

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