



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 9, 2020

SUBJECT:	A request for consideration of the preliminary plat and final PD plan of Tolosa PD-R Phase 1, which proposes the subdivision of a±18.74 acre subject property into a total of 43 lots, with associated rights-of-way and common areas
APPLICANT/AGENT:	Anthony J. "Jay" Brown, Jr., P.E. of JBrown Professional Group
PROPERTY OWNER:	Bentley Timber, LLC
PARCEL ID NUMBER:	03135-000-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±18.74
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat and final PD Plan of Tolosa PD-R Phase 1 to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Tolosa PD-R Phase 1 to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

SUMMARY & BACKGROUND

This application is a request by Anthony J. “Jay” Brown, Jr., P.E. of JBrown Professional Group, Inc. applicant and agent for Bentley Timber, LLC, property owner, for consideration of the preliminary plat of Tolosa PD-R Phase 1, which proposes the subdivision of the ±18.74 acre subject property into a total of 43 lots, with associated right-of-way and common areas. The preliminary plat indicates the development will be constructed in 1 (one) phase.

The subject property consists of a portion of Parcel 03135-000-000, and is located north of NW 158th Ave and west of Hipp Way.

The Tolosa PD-R Zoning was approved on June 10, 2019 (Ordinance No. 19-28) and authorizes the development of 160 residential dwelling units (120 single family detached and 40 multifamily) and the development of 22,000 square feet of non-residential development.

The proposed Tolosa PD-R Phase 1 subdivision would consist of lots ranging size from ±5,660 square feet to ±9,580 square feet, with the majority of lots being ±8,200 square feet. The preliminary plat proposes a series of common areas along the southern, eastern and western boundaries.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to and treated by four (4) retention basins to be located along the project’s perimeter to the east, south, and west. An analysis of the development’s impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City’s Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application’s compliance with the applicable standards of this section has been provided within this report.

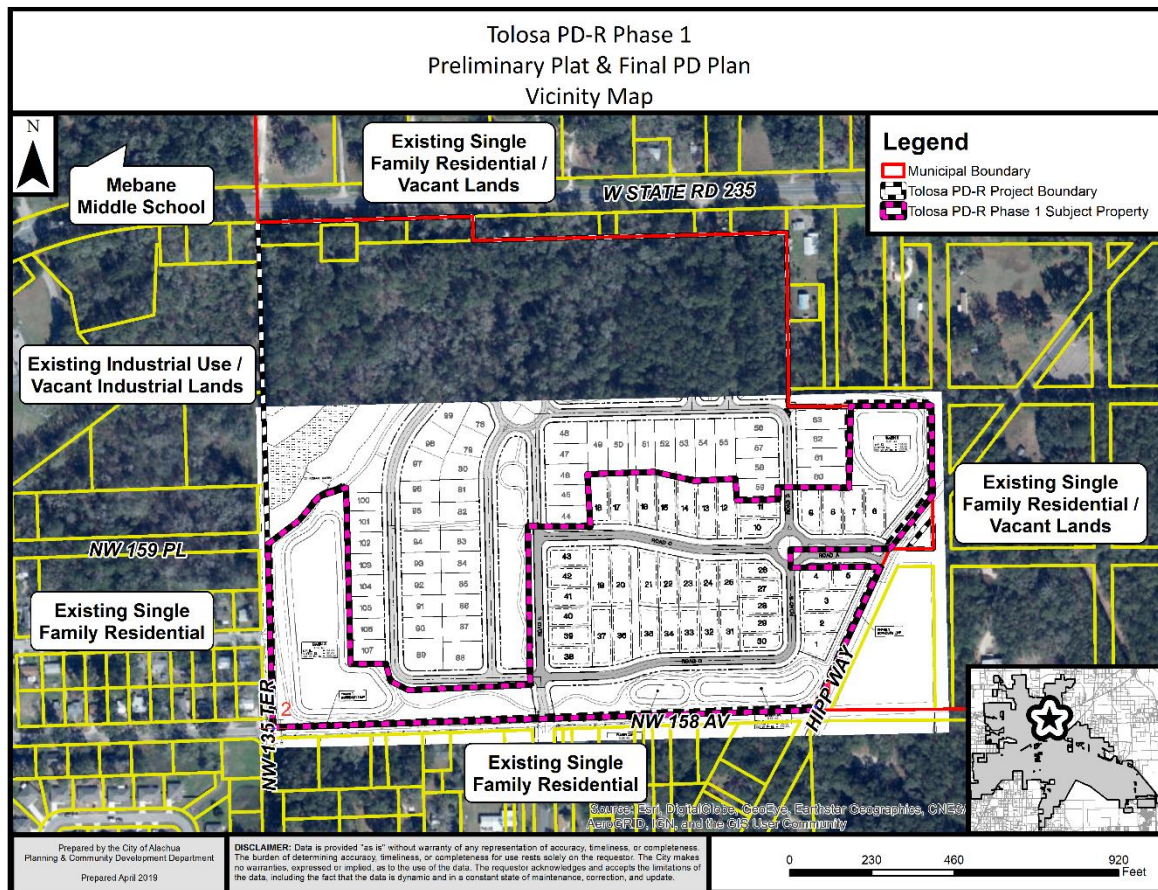
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 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	SR235/ Single Family Residential	Rural/Agriculture (County)	Agricultural (A) (County)
South	Single Family Residential	Medium Density Residential	Residential Single Family – 3 (“RSF-3”)
West	Single Family Residential/ Vacant Residential	Medium Density Residential	Residential Single Family – 3 (“RSF-3”)
East	Vacant	Rural/Agriculture (County)	Agricultural (A) (County)

Map 1. Vicinity Map



A single access point will be provided to Hipp Way. As a condition of the PD-R Ordinance, an additional connection will be required to connect to either NW 158th Avenue or SR 235 after the approval of 60 lots within the PD-R project area.

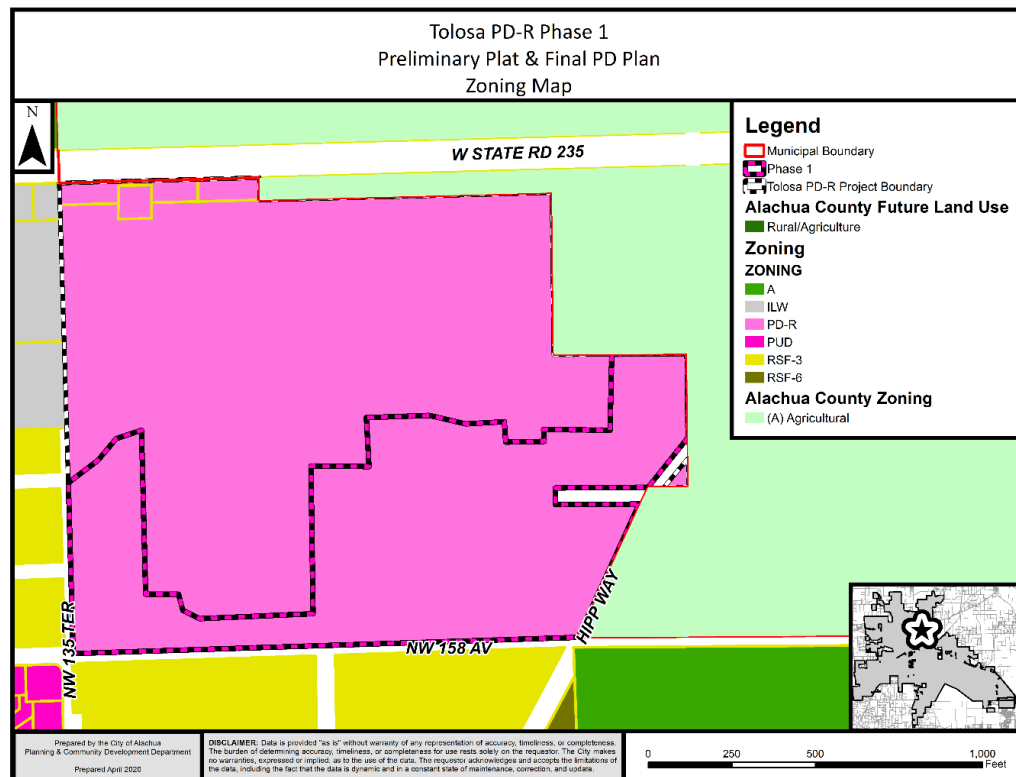
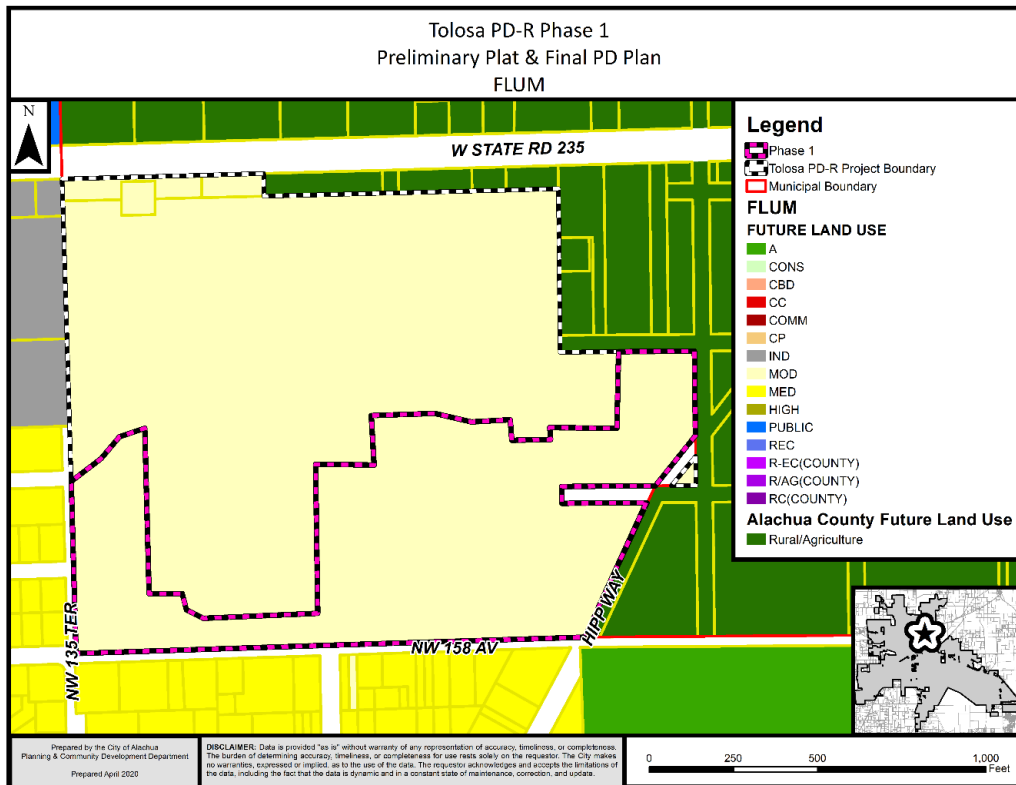
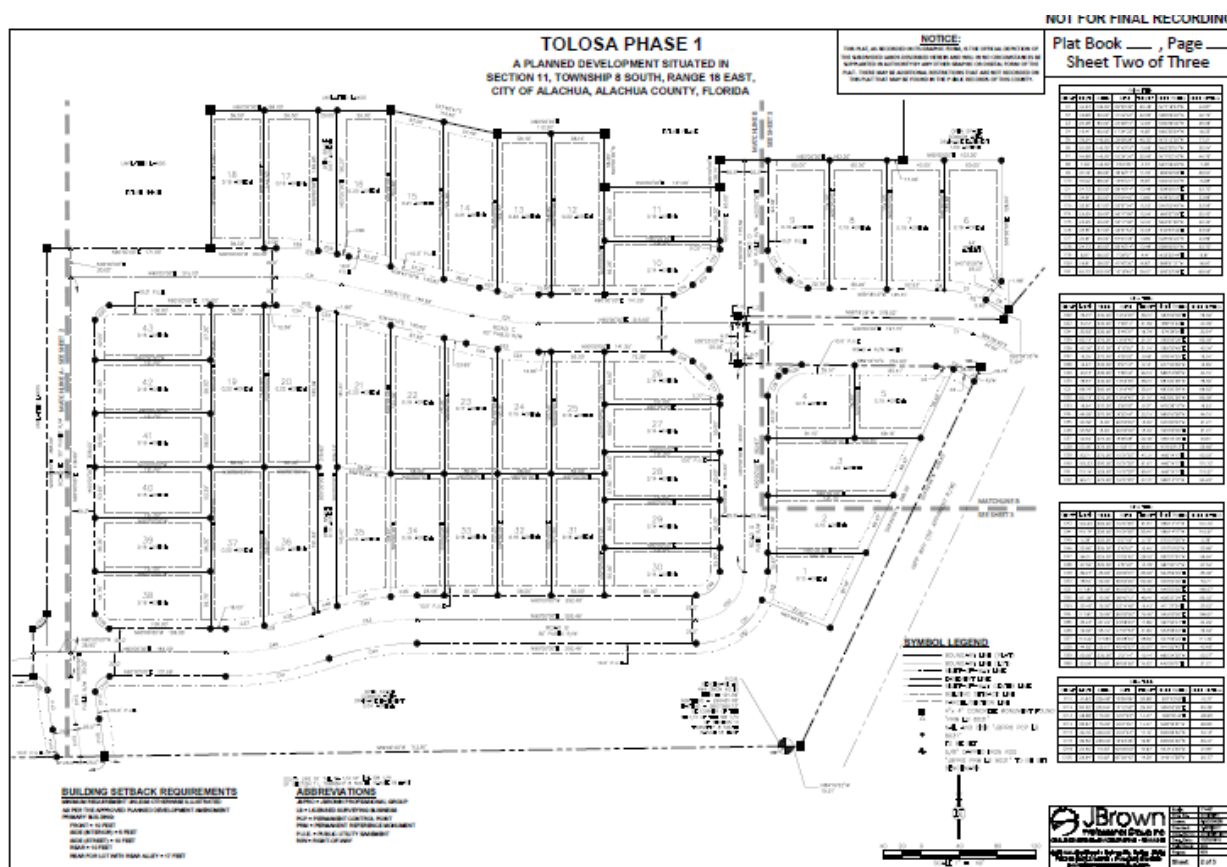


Illustration 1. Overall Site Plan for Tolosa PD-R Phase 1 Subdivision



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.

A Neighborhood Meeting was held on Wednesday, October 23, 2019, at the Alachua Branch Public Library, to educate the owners of nearby land and any other interested members of the public about the application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development were notified of the meeting. In addition, a notice of the meeting was published in a newspaper of general circulation. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by eight (8) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: 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 proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the use proposed, Residential Planned Development, is consistent with the uses allowed under this policy.

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: There are no significant environmental resources that would limit or impact development, other than an ephemeral creek and associated wetland, which is proposed to be protected in accordance with the applicable standards of the City's Land Development Regulations and Comprehensive Plan. The applicant has provided an environmental assessment and listed species survey from Verde Environmental that states that the "land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife".

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

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

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

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed development would not result in a failure of the City's adopted level of service for recreation and park area.

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 has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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 any future development on the subject property will be required to connect to the wastewater system.

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

FACILITY TYPE

Solid Waste Landfill

LEVEL OF SERVICE STANDARD

.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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

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

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

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, and location and

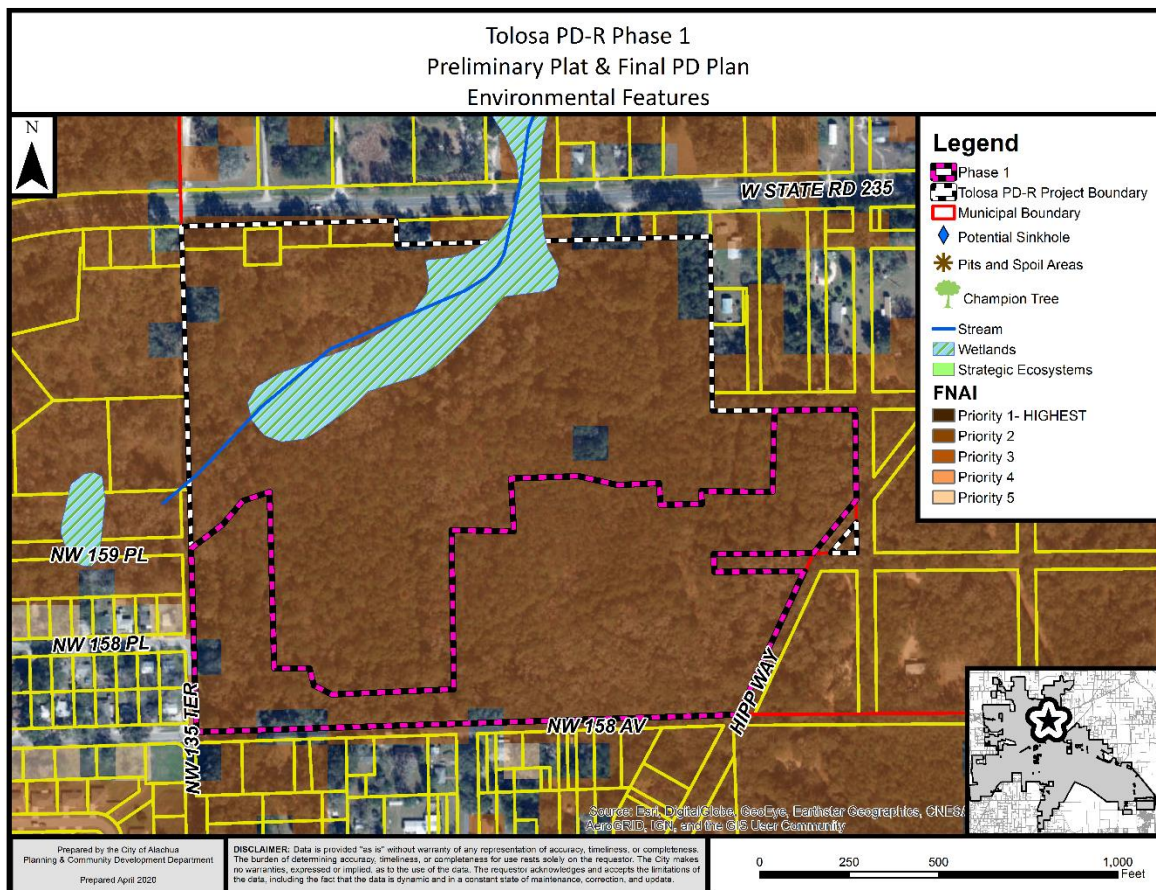
habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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: There are no significant environmental resources that would limit or impact development, other than an ephemeral creek and associated wetland, which is proposed to be protected in accordance with the applicable standards of the City's Land Development Regulations and Comprehensive Plan. The applicant has provided an environmental assessment and listed species survey from Verde Environmental that the "land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife".

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located within Phase 1 of the Tolosa PD-R project. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards. According to the PD Master Plan approved by the PD Ordinance, wetlands exist on the Tolosa project. Appropriate buffering and conditions address the wetlands on the Tolosa property.

Evaluation: Wetlands associated with an ephemeral creek are located on the subject property. Appropriate buffers have been proposed in accordance with the City's Land Development Regulations and Comprehensive Plan, therefore, there are no issues related to wetlands.

Strategic Ecosystems

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

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development other than the wetland and seasonal creek that runs through the Tolosa PD-R property. This wetland and water body has provided adequate buffering.

Evaluation: There are no significant environmental resources that would limit or impact development, other than an ephemeral creek and associated wetland, which is proposed to be protected in accordance with the applicable standards of the City's Land Development Regulations and Comprehensive Plan. The applicant has provided an environmental assessment and listed species survey from Verde Environmental that the "land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife".

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.

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5% slopes	A	Well drained	Not limited	11.8%
Arredondo-Urban land complex, 0 to 5% slopes	A	Well drained	Not limited	0.4%
Fort Meade fine sand, 0 to 5 % slopes	A	Well drained	Not limited	11.3%
Kendrick Sand, 2 to 5 % slopes	B	Well drained	Not Limited	9.0%
Arredondo fine sand, 5 to 8% slopes	A	Well drained	Not limited	24.0%
Lochloosa fine sand, 5 to 8 % slopes	B	Somewhat poorly drained	Not limited	24.9%
Gainesville sand, 0 to 5 % slopes	A	Well drained	Not limited	0.9%
Bivans sand, 8 to 12 % slopes	C/D	Poorly drained	Very limited	17.8%

Evaluation: A majority of the soils found on site (82.2%) do not pose any issues for dwellings without basements. A portion of the site does contain areas that are very limited (17.8%). Appropriate geotechnical investigations will identify any necessary mitigation to address these limitations at time of construction plans. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panel 140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

SECTION 2.4.10(G) (2) (e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G) (2) (e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G) (2) (e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Tolosa PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Savannah Station Phase II PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved in June 2019 by the adoption of Ordinance 19-28. The applicant has submitted the appropriate application type to implement the type of development proposed.

- (2) *Standards.* In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 43 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. 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
9 (109/4109)	SR 235 (US 441 to NCL)	2U	Major Collector	Comm	D
3/4 (106)	US Hwy 441 (from NW 126 th to SR 235)	4D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single Family Detached Dwelling units (43)	Single- Family, Detached ² (ITE Code 230)	406 (203/203)	32 (8/24)	43 (27/16)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT – 9.44 trips per dwelling unit x 43 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 43 dwelling units (25% entering/75% exiting); PM Peak Hour – .99 trips per dwelling unit x 43 dwelling units (63% entering/37% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 (US 441 to NCL) ¹	US Hwy 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	14,400	45,700
Existing Traffic ³	7,537	18,579
Reserved Trips ⁴	150	5,728
Available Capacity ⁴	6,713	21,393
Potential Impact Generated by Proposed Preliminary Plat	284	227
Residual Capacity after Proposed Preliminary Plat⁵	6,429	21,166
PM Peak Hour Traffic Analysis	SR 235 (US 441 to NCL) ¹	US Hwy 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	1,290	4,110
Existing Traffic ³	716	1,765
Reserved Trips ⁴	20	668
Available Capacity ⁴	554	1,677
Potential Impact Generated by Proposed Preliminary Plat	64	24
Residual Capacity after Proposed Preliminary Plat⁵	490	1,653
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua December 2019 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 43 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 43 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at construction plan and Final Plat stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,295,603
Reserved Capacity*	135,738
Potential Potable Water Demand from Proposed Application **	11,825
Residual Capacity	856,834
Percentage of Permitted Design Capacity Utilized	62.74%
Sources: * City of Alachua December 2019 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 11,825 gallons per day. This analysis is based on the maximum development potential of 43 single-family residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City’s utility systems will be reevaluated at construction plan and Final Plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	729,000
Reserved Capacity*	127,855
Projected Potential Wastewater Demand from Proposed Application **	10,750
Residual Capacity	632,395
Percentage of Permitted Design Capacity Utilized	57.84 %
<i>Sources:</i> <i>* City of Alachua December 2019 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 10,750 gallons per day. This analysis is based on the maximum development potential of 43 single-family residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City’s utility systems will be reevaluated at the construction plan and final plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ¹	2.22
Potential Demand Generated by Development ³	0.55
Residual Recreational Capacity After Impacts	81.93
Sources: ¹ City of Alachua July 2019 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.7 persons per dwelling x 43 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	10.60 acres
Acreage Required to Serve Demand Generated by Development ²	0.11 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.71 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.76%
Sources: ¹ Source: City of Alachua December 2019 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.55 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 0.55 acres, and for passive park space by 0.11 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the construction plan and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	40,620.00	7,413.15
Reserved Capacity ²	9,253.03	1,688.68
Projected Solid Waste Demand from Application ³	444.00	81.00
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year) ² City of Alachua July 2019 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.7 persons per dwelling x 43 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2019		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 81 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the construction plan and final plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on April 27, 2020 the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"
TO
TOLOSA PD-R PHASE 1
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other local, state, and federal permits.
2. Prior to submission of a final plat, the applicant shall provide evidence of vacation, or other acceptable transfer, of the Alachua County right-of-way at the entrance to the property at Hipp Way, in a form acceptable to the City.
3. The applicant agrees that Conditions 1-2 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1-2 as stated herein.

EXHIBIT “B”

TO

**TOLOSA PD-R PHASE 1
PRELIMINARY PLAT
STAFF REPORT**

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