



080867
Planning & Development Services
PO Box 490
Gainesville, FL 32602-0490
352-334-5022
352-334-2648 (fax)
www.cityofgainesville.org

TO: Honorable Mayor and City Commission

THRU: Russ Blackburn, City Manager

FROM: Erik A. Bredfeldt, AICP, Planning and Development Services Director
Ralph Hilliard, Planning Manager
Dean Mimms, AICP, Chief of Comprehensive Planning

DATE: February 18, 2009

SUBJECT: City of Alachua Comprehensive Plan Amendment -- Ordinance 09 12,
Market at Schmidt Farms

The Alachua City Commission approved four proposed, large-scale amendments to its Future Land Use Map (FLUM) for transmittal to the Florida Department of Community Affairs (DCA) on January 26, 2009. Of these four amendments, **Ordinance 09 12 – Market at Schmidt Farms**, is of most concern to Gainesville Planning staff due to its scope and its proximity to City limits. The other three are farther from our City limits, and are briefly described in Appendix A. The City of Alachua has requested that DCA review the amendments, and anticipates adoption of the amendments in June 2009.

The major concerns of Gainesville Planning staff regarding Ordinance 09 12 – Market at Schmidt Farms can be summarized as follows: 1) that the potential future development needs to be limited in the adopting ordinance to the reduced amount described on Page 37 of the City of Alachua’s Staff Report; 2) that the traffic analysis is deficient in that it does not include trips from the proposed Wal-Mart at Northwood; and 3) that the transmitted plan amendment documents have not demonstrated that financial feasibility and concurrency requirements will be met at the appropriate time. These and other concerns about this large-scale map amendment are explained below.

Ordinance 09 12 – Market at Schmidt Farms. FLUM amendment from City of Alachua Agriculture (92.23 ac.) and Commercial (39.37 ac.) to Commercial (50.81 ac.), Conservation (37.06 ac.) and Moderate Density Residential (43.73 ac.) on 131.6-acre subject property located at 9900 NW US Highway 441, on the west side of the intersection of US 441 and NW 43rd Street, across US 441 from GRU’s Deerhaven power plant. Parcel Nos. 05936-001-000, 05936-001-001, 05936-006-000, 05936-007-000, and 05945-000-000.

The 131.6-acre subject property is undeveloped land (except for one single-family residence, and structures that are accessory to agricultural use) that according to City of Alachua transmittal documents have been used for grazing cattle. The property fronts NW 43rd Street and US 441 on its east and northeast sides, and is directly across US 441 from GRU's Deerhaven power plant (which has City of Gainesville Public Facilities future land use designation). Turkey Creek runs along the south and southwest sides of the subject property. City of Alachua Commercial future land use is across NW 43rd Street to the east, City of Alachua Moderate Density Residential (0 to 4 dwelling units per acre) future land use is to the north, City of Alachua Agriculture is to the west, and Alachua County Low Density Residential (one to four dwelling units per acre) future land use is to the south. The Turkey Creek Forest, age-restricted, planned residential development is 1,600 feet to the south along NW 43rd Street, within Gainesville's city limits.

The proposed future land use amendment (see Map 2 on page 5 of the attached pages excerpted from the City of Alachua's Staff Report (hereinafter "Alachua Staff Report")) eliminates the currently predominant Agriculture land use (92.23 acres), reconfigures and increases the Commercial land use (by approximately 11.5 acres for a total of 50.81 acres), adds Moderate Density Residential land use (43.73 acres), and adds Conservation land use (37.06 acres). The subject property contains wetland areas, and has Flood Hazard areas (Flood Zone A, 100-year flood zone) and areas in Flood Zone X (500-year flood zone). In addition to previously mentioned Turkey Creek (which is designated an Outstanding Florida Water within San Felasco State Preserve, where the creek enters the Floridan Aquifer in a sinkhole approximately 2.56 miles west of the subject property), a creek is adjacent to part of the northern and western property boundary, and another unnamed creek is within the eastern part of the subject property. All creeks are stream-to-sink creeks, and the subject property is within the high aquifer recharge area on the County's adopted Floridan Aquifer Protection Zones Map. Wetland, creek, and aquifer protection should be addressed by the City of Alachua both in the final ordinance that will adopt the proposed comprehensive plan amendments, and be further addressed by the City of Alachua during the development plan review stage.

This comprehensive plan amendment proposes substantial increases in potential non-residential and residential development on undeveloped land located approximately 7.5 miles from downtown Alachua (distance on US 441 between its intersection at SR 235 and at NW 43rd Street). It is not evident to City staff how this proposed increase in potential future non-residential and residential development at this location does not exemplify urban sprawl as defined by Rule 9J-5.003, Florida Administrative Code. Further the proposed increase in Table 3 (on page 4 of attached Alachua Staff Report) shows that the proposed Commercial land use (50.81 ac.) allows up to 1,106,685 sq. ft. of development for a **net increase of 249, 206 sq. ft.** over the existing (39.37 ac.) Commercial land use's maximum of 857, 479 sq. ft. Table 3 also shows that the proposed (43.73 ac.) Moderate

Density Residential land use allows for a **net increase of 156 dwelling units** over the 18 dwelling units allowed under the existing 92.23 acres of Agriculture land use.

The Staff Report on page 37 states that the applicant intends to develop the site at a maximum of 399,900 sq. ft. of commercial retail, 44,000 sq. ft. of office, and 174 dwelling units. This is considerably less potential future development than is otherwise proposed by this comprehensive plan amendment, and would, as shown in Table 18 (page 38 of attached Staff Report), at 132 percent, fall below the applicable Development of Regional Impact (DRI) threshold of 160 percent for multi-use development. The adopting ordinance for this comprehensive plan amendment must contain policies to limit the amount of potential future development accordingly, or must state the maximum potential on the future land use map. Otherwise, there is no guarantee that future development will be limited to the implied reduced level.

Gainesville staff's review of this proposed comprehensive plan amendment has several additional concerns. The traffic analysis is deficient in that it does not consider the trips associated with the recently submitted development plan for Wal-Mart at Northwood, which is located north of the intersection of US 441 and NW 34th Street. Another concern is the lack of a concurrency acknowledgement agreement which is needed to demonstrate to the Florida Department of Community Affairs that financial feasibility and concurrency requirements will be met at the appropriate time. A copy of the agreement between the City of Gainesville and the Plum Creek Land Company is attached as an example.

Gainesville Planning staff recommends that a copy of this memorandum be provided to the Department of Community Affairs and North Central Florida Regional Planning Council, so that our concerns can be considered in their review of this comprehensive plan amendment package. Copies should also be provided to the City of Alachua, Alachua County Growth Management, and to the Florida Department of Transportation.

Attachments

- City of Alachua Staff Report, January 26, 2009 (pp. 1-7, 18-28, 37-39)
- Concurrency Acknowledgement Agreement between City of Gainesville and Plum Creek Land Company, January 23, 2009.

Memo
City of Alachua Comprehensive Plan Amendment – Ordinance 09 12,
Market at Schmidt Farms
February 18, 2009

APPENDIX A

Ordinance 09 10 – McCall Family LLLP. FLUM amendment to amend the City of Alachua FLUM from Agriculture to Commercial (20 ac.), Conservation (3.8 ac.) and Industrial (86 ac) on 109.8-acre subject property. 13932 NW US Hwy 441, east of Progress Corporate Park. The subject property is located south of US Highway 441 and east of the Progress Corporate Park Development of Regional Impact (DRI), and immediately south of the intersection of US 441 and CR 2054 (Rachel Blvd.). In its approval of the Ordinance, the Alachua City Commission increased the proposed Conservation acreage from 3.8 to 7.5 acres, and decreased the Industrial acreage from 86 to 82.3 acres. Parcel No. 03957-000-000. [Distance from Gainesville city limit at US 441 is approximately 3.73 miles.]

Ordinance 09 11 – 441 Development Group of Alachua County, LLC. FLUM amendment from Alachua County Rural Cluster to City of Alachua Community Commercial (17.65 ac.) and Residential Moderate Density (21.63 ac.) on 39.28 acre subject property. Located south of US 441, north and east of the Turkey Creek Development of Regional Impact, and west of the intersection of Turkey Creek Blvd. and US 441. Parcel No. 05898-000-000. [Distance from Gainesville city limit at US 441 is approximately 0.83 miles. Note: this plan amendment proposes a substantial decrease in potential non-residential development, and an increase in residential development from zero to 84 units.]

Ordinance 09 13 – Megahee Enterprises, LTD., LLLP. FLUM amendment from City of Alachua Agriculture and Commercial to Commercial (90 ac.), Residential Medium Density (36.1 ac.), Residential Moderate Density (174.15 ac.), Conservation (115 ac.), and Recreation (107 ac.) on 523-acre subject property. Located north of US 441 and adjacent to and on east and west side of Interstate 75. Parcel Nos. 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, and 03067-001-000. [Distance from Gainesville city limits is approximately 7.23 miles.]

080867

Prepared without examination of title by:
Nicolle M. Shalley
Assistant City Attorney II
City of Gainesville
P.O. Box 490, Station 46
Gainesville, FL 32602

CONCURRENCY ACKNOWLEDGEMENT AGREEMENT

This **Concurrency Acknowledgement Agreement** (the "Agreement") is entered into on January 26, 2009, by and between the **City of Gainesville**, a municipal corporation existing under the laws of the State of Florida (the "City"), whose address is P.O. Box 490, Station 12, Gainesville, Florida 32602 and **Plum Creek Land Company**, a Delaware corporation (the "Developer"), whose address is 999 Third Avenue, Suite 4300, Seattle, Washington 98104.

WHEREAS, Chapter 163, Florida Statutes, requires that local government comprehensive plans demonstrate "financial feasibility" (as that term is defined in Section 163.3164, Florida Statutes) with respect to the capital improvements necessary to ensure that adopted level of service standards are achieved and maintained;

WHEREAS, in furtherance of the "financial feasibility" requirement and the concurrency requirement set forth in Section 163.3180, Florida Statutes, the City of Gainesville Comprehensive Plan and Land Development Regulations require that no development order shall be issued unless adequate public facilities are available to serve the project, which is the subject of the development order, at the City's adopted level of service standards;

WHEREAS, currently, the City has adopted level of service standards and imposes concurrency requirements in the following areas: traffic mobility/circulation (aka transportation facilities), stormwater management (aka drainage), potable water, waste water (aka sanitary sewer), recreation (including parks), mass transit, solid waste and public schools;

WHEREAS, The Developer is currently seeking a Comprehensive Plan Amendment to change the future land use designation of property located in Gainesville, Florida, generally located north of U.S. 441 and Northwest 74th Place, lying east and west of SR 121 and CR 231 and south of Northwest 121st Avenue, as depicted on the map attached as **Attachment "A"** (the "Property"), as more particularly described in Petition #28LUC-07PB and Ordinance No. 0-07-119;

WHEREAS, in transmittal and adoption of the Comprehensive Plan Amendment Ordinance, the City must demonstrate to the Florida Department of Community Affairs, that financial feasibility and concurrency requirements will be met at the appropriate time;

City of Gainesville—DCA NO. 08-1
Petition No. 28LUC-07 PB
Legislative Matter No. 070447
Eff. Date: 1/26/09

WHEREAS, the Developer is not yet at the development order stage in its City approvals and is therefore, not required at this time to apply for and obtain concurrency certification; but wishes to assure the City that it understands its obligation with respect to meeting concurrency requirements;

NOW, THEREFORE, the Developer understands, agrees and acknowledges the following:

1. The foregoing recitals are true and correct and by reference are incorporated as a material part of this Agreement.
2. Developer has a legal or equitable ownership interest in the Property and has the full power and authority to enter into and perform this Agreement in accordance with its terms without obtaining the consent or approval of any third parties.
3. This Agreement is a valid, binding and enforceable commitment on the Developer, its successors or assigns, and runs with the Property.
4. No concurrency certification has been issued by the City and no capacity is reserved for the Property or any proposed development on the Property.
5. Approval of the Comprehensive Plan Amendment Petition and Ordinance does not constitute approval of development, a development permit or a development order, does not constitute a concurrency certification and does not vest the Property or any proposed development on the Property for concurrency.
6. The City does not guarantee that adequate capacity will exist at the time in the future when the Developer or the Developer's successor applies for concurrency certification.
7. At the time of application for a development order (which includes, without limitation, a Planned Development rezoning, subdivision plat or development plan approval), the Developer shall make application for concurrency certification, in compliance with the City Comprehensive Plan, City Code of Ordinances and state law. If adequate public facilities at adopted level of service standards are not available, the Developer will be required to sign a proportionate fair share agreement or other form of mitigation or capacity enhancement agreement and fund facilities necessary to mitigate the impacts of the development on the City's level of service standards. In the absence of such agreement being approved fulfilling concurrency requirements, the City will not issue a concurrency certification, and such circumstance can result in a delay or denial of a development order for the Property.
8. Upon execution, this Agreement shall be recorded in the public records of Alachua County, Florida.

DEVELOPER HAS READ THIS AGREEMENT AND FULLY UNDERSTANDS IT, AND/OR HAS RECEIVED THE ADVICE OF AN ATTORNEY REGARDING THE LEGAL CONSEQUENCES OF ENTERING INTO THIS AGREEMENT BEFORE SIGNING, AND DOES SO FREELY AND VOLUNTARILY AND FOR THE PURPOSE SET FORTH HEREIN.

080867

WITNESSES:

[Signature]
Print name: CASSIARY F FAGLER
[Signature]
Print name: Daw Derato

PLUM CREEK LAND COMPANY,
a Delaware corporation

By: [Signature]
Todd Powell
Its: Director, Southern Region

STATE OF FLORIDA
COUNTY OF ALACHUA

I, an officer duly authorized in the state and county named above to take acknowledgments, certify that on JANUARY 23, 2009, the foregoing instrument was acknowledged by Todd Powell, as Director, Southern Region of Plum Creek Land Company, for and on behalf of the corporation. He/She personally appeared before me and is: (check one of the below)

personally known to me, or _____ produced the following type of identification: _____



CORALIE H. CHESHIRE
MY COMMISSION # DD 813267
EXPIRES: August 11, 2012
Bonded Thru Budget Notary Services

[Signature]
Notary Public
Print Name: CORALIE H. CHESHIRE
My Commission expires: 1/1/

WITNESSES:

[Signature]
Print name: ONELIA R. LAZZARI
[Signature]
Print name: JASON SIMMONS

CITY OF GAINESVILLE

[Signature]
Erik Bredfeldt
Planning and Development Services Director

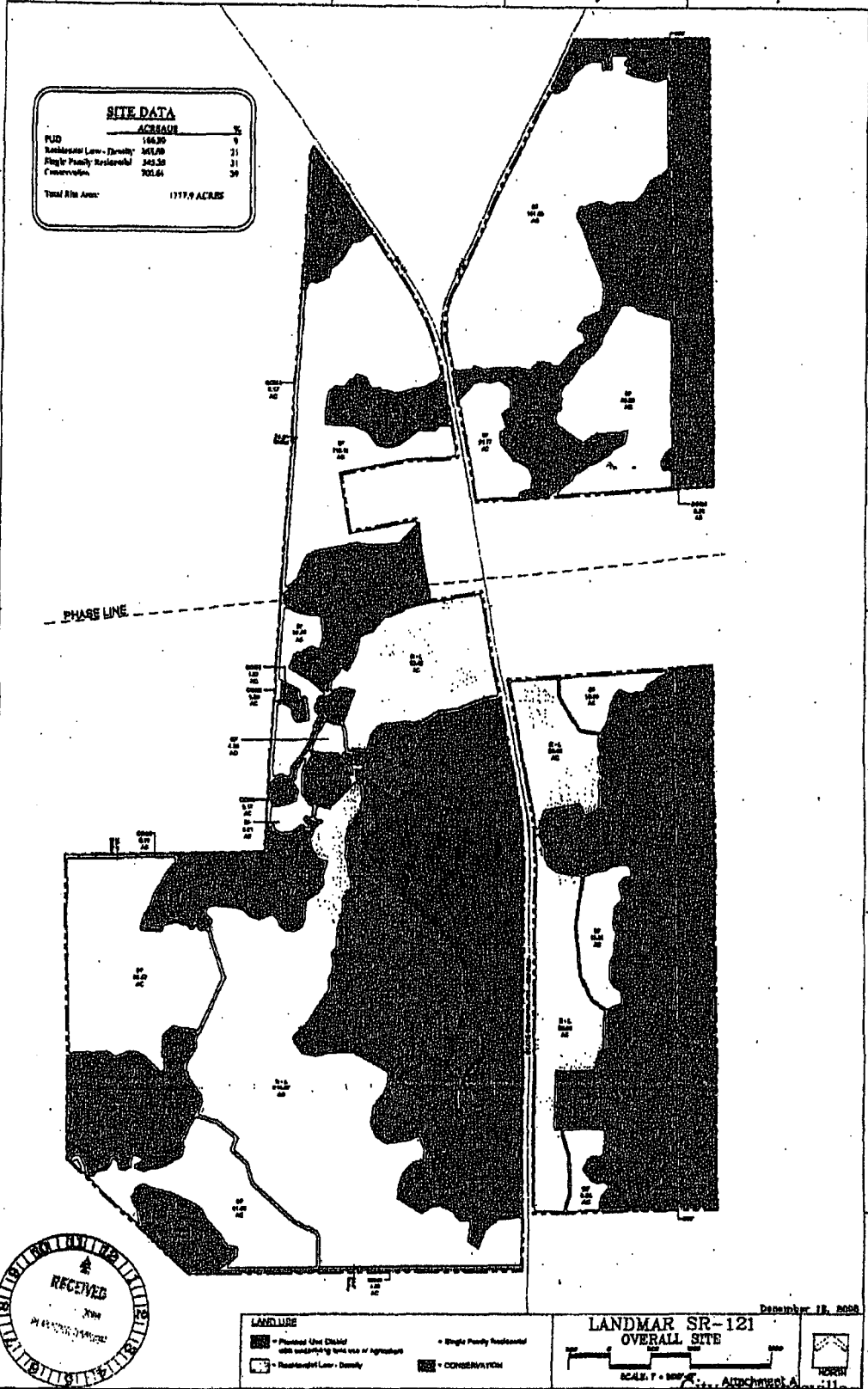
STATE OF FLORIDA
COUNTY OF ALACHUA

I, an officer duly authorized in the state and county named above to take acknowledgments, certify that on January 26, 2009, the foregoing instrument was acknowledged by Erik Bredfeldt, as Planning and Development Services Director of the City of Gainesville for and on behalf of the City. He personally appeared before me and is personally known to me.

[Signature]
Notary Public
Print Name: Kathleen M. Martin
My Commission expires: 5/17/2012



City of Gainesville—DCA NO. 08-1
Petition No. 28LUC-07 PB
Legislative Matter No. 070447
Eff. Date: 1/26/09



DCA NO. 08-1
 Petition No. 28LUC-07 PB
 Legislative Matter No. 070447
 Eff. Date: 1/26/09



**CITY OF ALACHUA
PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF PLANNING & ZONING
STAFF REPORT**

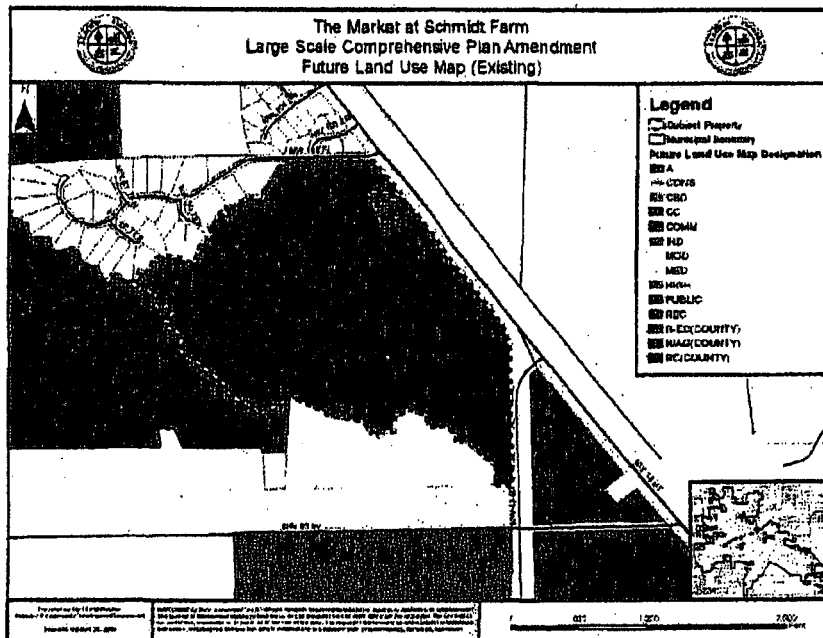
**MARKET AT SCHMIDT FARMS – LARGE SCALE COMPREHENSIVE
PLAN AMENDMENT**

January 26, 2009

I. OVERVIEW

Large Scale Comprehensive Plan Amendment (LSCPA). A request by Causseaux, Hewett, & Walpole, Inc., agent for Mesa-Sand Realty, LLC, Jule L. Schmidt, as co-personal representative and as successor co-trustee, Patricia M. Schmidt Richard, as co-personal representative and as successor co-trustee, Thomas Alan Schmidt, as co-personal representative and as successor co-trustee, Herbert Matilsky and Barbara Matilsky, owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres). The ±131.6 acre subject property for the proposed amendment is located at 9900 NW US Highway 441, Alachua, Florida. Existing FLUM: Agriculture and Commercial; Zoning: Agriculture and Commercial Intensive (CI); Tax Parcel Nos. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000.

Map 1. Future Land Use Map with Subject Property



II. BACKGROUND

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (± 92.23 acres) and Commercial (± 39.37 acres) to Commercial (± 50.81 acres), Conservation (± 37.06 acres), and Moderate Density Residential (± 43.73 acres) on an approximate 131.6 acre subject property. The subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas.

The subject property is located west of the intersection of US Highway 441 and NW 43rd Street. The Deerhaven Power plant is located to the north of the subject property. Located to the east of the subject property is Deerhaven Citgo and NW 43rd Street Storage, among other commercial and office uses. Single family residences are located to the south, west, and north of the subject property.

Best available data and the Environmental Resource Assessment submitted by the applicant indicate that the subject property contains wetland areas and that the subject property is in Flood Zone A (areas determined to be inside of the 100-year floodplain, with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas determined to be outside of the 500-year floodplain). Turkey Creek is located along the western and southern property boundary. An unnamed creek is located north of the subject property and adjacent to a portion of the northern and western property boundary. This unnamed creek flows to and joins with Turkey Creek along the western property boundary. A third creek (also unnamed) runs through a portion of the eastern part of the subject property. This creek also flows to Turkey Creek. One lake is located on the subject property, which, according to the Environmental Resource Assessment submitted by the applicant, is an excavated pond that was dug circa 1979 in an historic forested wetland area. The pond has been degraded due to agricultural activity that has occurred on-site. The subject property does not contain any champion trees, sinkholes, Alachua County Forever Lands, Florida Natural Area Inventory areas, Strategic Ecosystems, or pits and spoil areas.

The *Commercial Future Land-Use Map (FLUM) Designation* is described as follows in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan:

The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses could locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;

7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

The *Moderate Density Residential Future Land Use Map (FLUM) Designation* is described as follows in Policy 1.2.a of the Future Land Use Element of the Comprehensive Plan:

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

The *Conservation Future Land Use Map (FLUM) Designation* is described as follows in Objective 1.7 of the Future Land Use Element of the Comprehensive Plan:

Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

In addition, Policy 1.7.a of the Future Land Use Element of the Comprehensive Plan elaborates upon Objective 1.7, and states:

Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Under the existing FLUM Designations of Agriculture and Commercial, the subject property currently consists of the following maximum development potential:

Table 1. Existing Future Land Use Map Designation Maximum Densities & Intensities

Existing Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	39.37	0.5 FAR	857,479 square feet
Agriculture	92.23	1 DU / 5 Acres	18 dwelling units

Under the proposed FLUM Designations of Commercial, Conservation, and Moderate Density Residential, the subject property would consist of the following maximum development potential:

Table 2. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	50.81	0.5 FAR	1,106,685 square feet
Conservation	37.06	N/A	N/A
Moderate Density Residential	43.73	4 DU / Acre	174 dwelling units

The net increase in maximum permitted densities and intensities is as shown in Table 3 below:

Table 3. Net Increase in Maximum Permitted Densities & Intensities

	Commercial Future Land Use Map Designation	Residential FLUM Designations
Proposed Future Land Use Map Designations	1,106,685 square feet	174 dwelling units
Existing Future Land Use Map Designations	857,479 square feet	18 dwelling units
Net Increase	249,206 square feet	156 dwelling units

1. "Residential" FLUM Designations represent Agriculture and Moderate Density Residential FLUM Designations.

The applicant has also provided a proposed maximum development scenario. This development scenario would limit the development below Development of Regional Impact (DRI) thresholds.

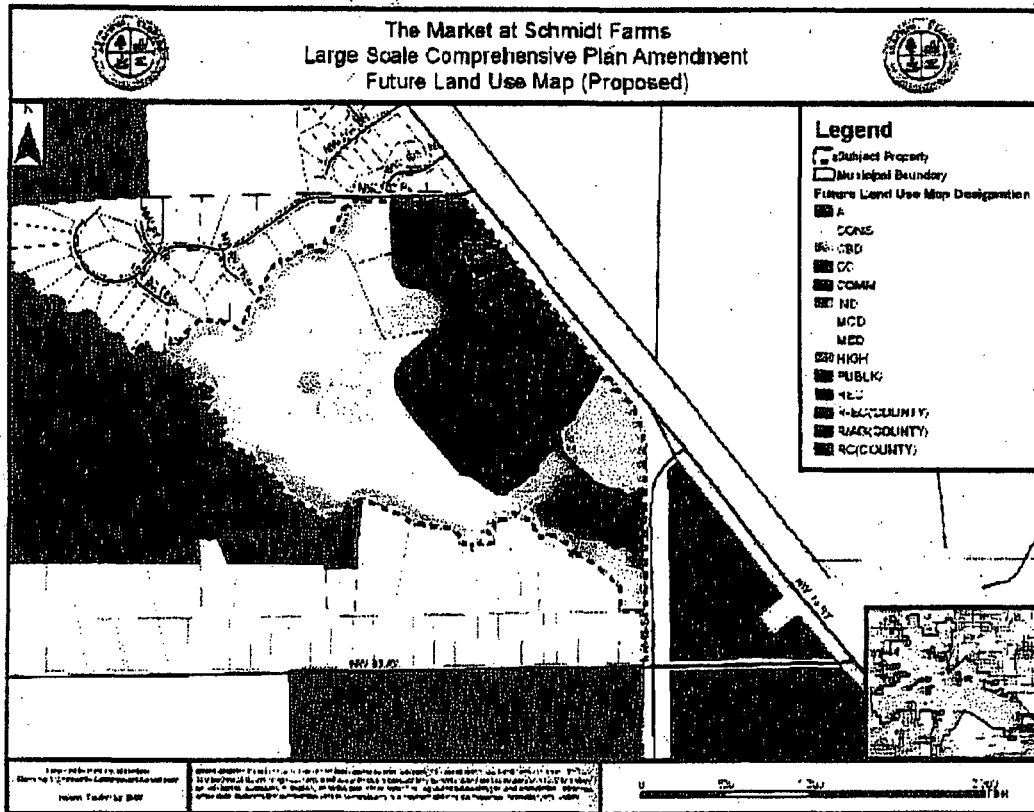
The maximum development potential under the applicant's proposed maximum development scenario is as follows:

Table 4. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Proposed Maximum Density/Intensity
Moderate Density Residential	43.73	174 dwelling units
Commercial	50.81	399,900 square feet (retail)
		44,000 square feet (office)

The existing uses, Future Land Use Map (FLUM) Designations, and Zone Districts of the surrounding area are outlined in Table 5. Map 2 shows the amended Future Land Use Map, if the proposed amendment is approved.

Map 2. Proposed Amendment to the Future Land Use Map



A. Surrounding Uses.

Table 5. Surrounding Land Uses

Direction	Existing Use	Land Use	Zoning
North	Brook Pointe Subdivision, Staghorn Subdivision, Deerhaven Power Plant	Moderate Density Residential; Public Facilities (City of Gainesville Des.)	Residential Single Family - 1 (RSF-1); Planned Unit Development (PUD); Public Services (City of Gainesville Des.)
South	Single Family Residences	Residential Low Density (Alachua Co. Des.)	Residential Single Family Estate (RE-1) (Alachua Co. Des.)
East	Deerhaven Citgo, 43 rd Street Storage, Deerhaven Power Plant	Commercial; Public Facilities (City of Gainesville Des.)	Commercial Intensive (CI); Public Services (City of Gainesville Des.)
West	Morgan Manor Subdivision, Brook Pointe Subdivision	Moderate Density Residential; Agriculture	Residential Single Family - 1 (RSF-1); Agriculture (A)

III. CONCLUSIONS OF LAW: CONSISTENCY WITH THE ALACHUA COMPREHENSIVE PLAN, RULE 9J-5, AND CHAPTER 163, PART II.

A. Suitability/Natural Resources. A Site Suitability Analysis is one of the principal factors when proposing a land use change (Rule 9J-5.006(2)(b)2). At the Future Land Use Map (FLUM) Amendment stage, a detailed, site-specific analysis should also be completed, utilizing desk top data as well as on-site surveys and field notes. Fundamentally, the intent behind a site-specific suitability analysis is to determine whether or not a FLUM Amendment is appropriate for a given property and its environmental features. As such, consideration of these environmental features should be the first step towards making a determination about the appropriateness of a proposed Future Land Use Map Amendment.

Wetland Assessment

According to materials submitted by the applicant, there are wetland areas located on the subject property. As part of the application submittal, the applicant provided an Environmental Resource Assessment (ERA) conducted by Environmental Research Corporation (ERC). The ERA identifies a total of five (5) wetland areas: Schmidt Creek (3.689 acres); Turkey Creek (3.884 acres); Brook Pointe Creek (1.051 acres); Disturbed Depression Wetlands (0.945 acres); and Disturbed Mixed Hardwoods - Shrub Seepage Wetlands (1.062 acres). These wetland areas were determined by flagging and surveying in accordance with methodologies outlined in Chapter 62-340, F.A.C., and were flagged by ERC in November 2007.

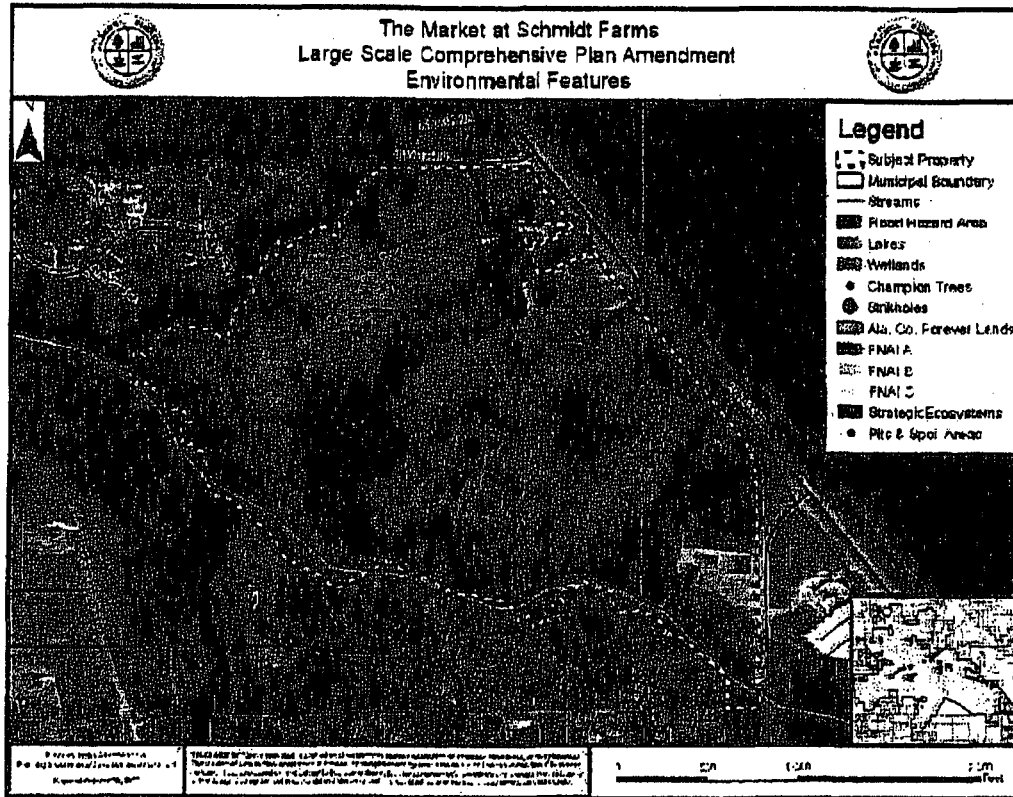
Wetland areas are subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs), including but not

limited to, buffering requirements as provided in Policy 1.10.g of the Conservation and Open Space Element of the Future Land Use Element and the standards established in Section 6.9.5, *Wetlands Standards*, of the LDRs.

Evaluation: Wetland areas located on the subject property have been field verified and marked in accordance with methodologies outlined in Chapter 62-340, F.A.C. In order to mitigate for any potential impacts to wetland areas, the applicant has placed most wetland areas into the Conservation Future Land Use Map (FLUM) Designation. Given the information above, no issues relating to wetlands have been identified with the proposed amendment.

The applicant has adequately addressed the protection of wetland areas at this time, and has incorporated known data into the proposed FLUM amendment. Any development which occurs on-site must comply with the aforementioned protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Map 3. Environmental Features



Strategic Ecosystems

The subject parcel is not located within a Strategic Ecosystem Overlay (areas identified as important ecological corridors).

080867

an analysis of the application's consistency with the City of Alachua Comprehensive Plan in Section V. of this report.

IV. PUBLIC FACILITIES IMPACT

Future Land Use Map (FLUM) Amendments often result in an increased impact on public facilities, as in most cases a FLUM Amendment intensifies a property's development potential. As such, Comprehensive Plan Amendments, like the one proposed here, should be adequately supported by data and analysis which describes the degree to which the amendment is likely to affect the City's public facilities capacity. The public facilities required of such analysis include roads, sanitary sewer, potable water, solid waste, drainage, recreation, and public schools.

An acceptable analysis will compare the demand for public facilities under the proposed FLUM Designation to the adopted level of service (LOS) standard and the maximum development allowed. The applicant has proposed approximately 50.81 acres of Commercial FLUM Designation, approximately 43.73 acres of Moderate Density Residential FLUM Designation, and approximately 37.06 acres of Conservation FLUM Designation. Pursuant to Policy 1.3.d.11 of the Future Land Use Element of the Comprehensive Plan, the maximum Floor Area Ratio (FAR) for the commercial component of the subject property is 0.50; the density for the residential component is 0 - 4 dwelling units per acre. The existing FLUM Designations consist of approximately 39.37 acres of Commercial FLUM Designation and approximately 92.23 acres of Agriculture FLUM Designation. *The public facilities impact analysis presented below assesses the net increase in impacts to public facilities, based upon the net increase in density and intensity.* The net increase in density and intensity for the subject property is determined by subtracting the existing maximum development potential from the proposed maximum development potential. This results in a net increase in commercial floor area of 249,206 square feet and 156 dwelling units.

As part of the submitted application, the applicant was asked to provide a detailed analysis of the site-specific public facilities impacts anticipated from the proposed amendment. This information should be based on the maximum development scenario for the *net increase* of public facilities impacts resulting from the proposed FLUM Designations. It is important to note that the impact analysis may not predict the public facilities impacts of a broader range of uses that could be permitted by the Commercial FLUM Designation (see Section II, Background, of this Staff Report).

The tables below represent the applicant's information with any corrections in green and any additional information in blue.

A. Traffic Impact:

Table 6. Affected Comprehensive Plan Roadway Segments¹

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (61)	US 441 (from NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (63)	US 441 (from SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	D
6 (49)	US 441 (From CR 25A to NW 126 th Ave)	4/D	Principle Arterial	Urban Trans	D
7 (48)	US 441 (from SW 63 rd Ave to CR 25A)	4/D	Principle Arterial	Urban Trans	D
8 (64)	SR 235 (from CR 2054 to US 441)	2/U Bays	Major Collector	Comm	D
9 (65)	SR 235 (from US 441 to ECL of Alachua)	2/U Bays	Major Collector	Comm	D
N/A	CR 2054 (West of CR 235A)	2/U	Major Collector	Urban	D
N/A	CR 2054 (East of CR 235A)	2/U	Major Collector	Urban	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 ¼ 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 than 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 parentheses. 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 7. Proposed Trip Generation for ITE Code 230 (Residential Condominium/Townhome)¹

Land Use	ADT (Enter/Exit)	AM Peak Hr. (Enter/Exit)	PM Peak Hr. (Enter/Exit)
230 – Residential Condominium/Townhome	929 (464/465)	77 (13/64)	86 (58/28)

¹ Source: ITE Trip Generation, 7th Edition.

² Formulas: ADT – Fitted Curve Equation: $\ln(T) = 0.85 \ln(x) + 2.55$ (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 175 dwelling units (17% entering/83% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 8. Proposed Trip Generation for ITE Code 820 (Shopping Center)¹

Land Use	ADT (Enter/Exit)	AM Peak Hr. (Enter/Exit)	PM Peak Hr. (Enter/Exit)
820 – Shopping Center	30,720 (15,360/15,360)	1,154 (704/450)	2,972 (1,426/1,546)

¹ Source: ITE Trip Generation, 7th Edition.

2 Formulas: ADT – Fitted Curve Equation: $\ln(T) = 0.65 \ln(x) + 5.83$ (50% entering/50% exiting); AM Peak Hour – 1.03 trips per 1,000 square feet of gross floor area x 1,120,581 square feet of floor area (61% entering/39% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 9. Total Projected Trip Generation

Land Use	ADT	AM Peak Hour	PM Peak Hour
Residential Condominium/Townhome (ITE Code 230) ¹	929	77	86
Shopping Center (ITE Code 820) ²	30,720	1,154	2,972
Total	31,649	1,231	3,058

1 See Table 7 above.

2 See Table 8 above.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 10. Net Increase in Trip Generation (Proposed Maximum Development Scenario less Existing Maximum Development Scenario)

Development Scenario	ADT	AM Peak Hour	PM Peak Hour
Proposed Maximum Development Scenario ¹	31,649	1,231	3,058
Existing Maximum Development Scenario ²	25,784	897	2,500
Net 'New' Trips	5,865	334	558

1 See Table 9 above.

2 Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 11a. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (61)	US 441 Segment 5 (61)	US 441 Segment 6 (49)	US 441 Segment 7 (48)
Average Daily Trips				
Maximum Service Volume ²	34,200	30,600	34,200	34,200
Existing Traffic ³	19,450	22,000	18,400	18,400
Reserved Trips ⁴	7,366	4,632	4,623	4,587
Available Capacity ⁴	7,384	3,968	11,177	11,213
Net Increase in Daily Trip Generation from Amendment ⁵	506	236	862	2,522
Residual Capacity after Proposed Amendment ⁶	6,878	3,732	10,315	8,691
Traffic System Category	US 441 Segment 3/4 (61)	US 441 Segment 5 (61)	US 441 Segment 6 (49)	US 441 Segment 7 (48)
Peak Hour Trips				
Maximum Service Volume ²	3,290	2,940	3,290	3,290
Existing Traffic ³	1,887	2,123	1,776	1,776
Reserved Trips ⁴	28	158	0	0
Available Capacity ⁴	1,385	659	1,514	1,514
Net Increase in Peak Hour Trip Generation from Amendment ⁵	48	22	40	118
Residual Capacity after Proposed Amendment ⁶	1,337	637	1,474	1,396

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 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

³ FDOT LOS Report 2007.

⁴ Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

⁵ Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

⁶ The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

Table 11b. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 Segment 8 (64)	SR 235 Segment 9 (65)	CR 2054 East Segment ¹	CR 2054 West Segment ¹
Average Daily Trip				
Maximum Service Volume ²	15,500	15,500	13,600	13,600
Existing Traffic ³	9,900	6,367	2,775	1,639
Reserved Trips ⁴	2,559	409	1,066	0
Available Capacity ⁴	3,041	8,724	9,759	11,961
Net Increase in Daily Trip Generation from Amendment ⁵	50	184	16	13
Residual Capacity after Proposed Amendment ⁶	2,991	8,540	9,743	11,948
Traffic System Category	SR 235 Segment 8 (64)	SR 235 Segment 9 (65)	CR 2054 East Segment	CR 2054 West Segment
Peak Hour Trip				
Maximum Service Volume ²	1,490	1,490	1,300	1,300
Existing Traffic ³	955	614		
Reserved Trips ⁴	68	48	12	0
Available Capacity ⁴	467	828		
Net Increase in Peak Hour Trip Generation from Amendment ⁵	4	18	2	2
Residual Capacity after Proposed Amendment ⁶	463	810		

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 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

³ FDOT LOS Report 2007.

⁴ Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

⁵ Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

⁶ The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

⁷ Existing PM Peak Hour Traffic for County Roads is currently unknown. However, as evidenced above, projected Peak Hour Trip Generation impacts along County Roads is negligible.

B. Sanitary Sewer Impact:**Table 12. Net Increase in Projected Sanitary Sewer Impact**

Analysis of Current Conditions		Gallons Per Day
Treatment Plant Current Permitted Capacity ¹		937,000
Less Actual Treatment Plant Flows ¹		454,000
Less Reserved Capacity (Demand from all Recent Development Orders) ²		227,311
Current Available Capacity		255,689
Projected Sanitary Sewer Demand from Project ⁴		76,381
Current Residual Capacity after Proposed Amendment⁵		179,308
Analysis of Spring 2009 Conditions		Gallons Per Day
Anticipated Treatment Plant Added Capacity (Spring 2009) ¹		563,000
Anticipated Treatment Plant Permitted Capacity (Spring 2009) ¹		1,500,000
Less Actual Treatment Plant Flows ¹		454,000
Less Reserved Capacity (Demand from all Recent Development Orders) ²		227,311
Anticipated Available Capacity (Spring 2009)		818,689
Projected Sanitary Sewer Demand from Project ⁴		76,381
Residual Capacity after Proposed Amendment (Spring 2009)⁵		742,308
Analysis of Post Spring 2009 Conditions		Gallons Per Day
Anticipated Treatment Plant Added Capacity (Post Spring 2009) ³		1,500,000
Anticipated Treatment Plant Capacity (Post Spring 2009) ³		3,000,000
Less Actual Treatment Plant Flows ¹		454,000
Less Reserved Capacity (Demand from all Recent Development Orders) ²		227,311
Anticipated Available Capacity (Post Spring 2009)		2,318,689
Projected Sanitary Sewer Demand from Project ⁴		76,381
Residual Capacity after Proposed Amendment (Post Spring 2009)⁵		2,242,308

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: July 11, 2007 Cumulative Impacts Analysis, Cycle 1-2007, LSCPA, CPG Consulting, Inc.; the post Spring 2009 planned expansion that increases treatment capacity from 1.5M GPD to 3M GPD will be constructed as warranted by the appropriate system capacity utilization percentage.

4 Source: Policy 4.1.c of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 250 gallons per day x 156 dwelling units = 39,000 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 76,381 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

C. Potable Water Impact:

Table 13. Net Increase in Projected Potable Water Impact

Analysis of Current Conditions		Gallons Per Day
Current Permitted Capacity ¹		2,300,000
Less Actual Potable Water Flows ¹		1,519,000
Less Reserved Capacity ²		251,951
Current Available Capacity		529,049
Projected Potable Water Demand from Project ⁴		80,281
Residual Capacity after Proposed Amendment⁵		448,768
Analysis of Spring 2009 Conditions		Gallons Per Day
Added Capacity FY CIP Program (2009)		1,900,000
Capacity Post Expansion ¹		4,200,000
Less Actual Potable Water Flows ¹		1,519,000
Less Reserved Capacity ²		251,951
Anticipated Available Capacity (Spring 2009)³		2,429,049
Projected Potable Water Demand from Project ⁴		80,281
Residual Capacity after Proposed Amendment⁵		2,348,768

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director) with updates from approved development orders through November 5, 2008.

4 Source: Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 275 gallons per day x 156 dwelling units = 42,900 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 80,281 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

D. Solid Waste Impact:

Table 14. Net Increase in Projected Solid Waste Impact

System Capacity	
Projected Solid Waste Impact from Project ²	841.9 tons/year
New River Solid Waste Facility Capacity ¹	50 years

1. Source: Policy 2.1.a of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 0.73 tons per capita per year x 2.6 persons x 156 dwelling units = 296.1 tons per year; (12 pounds/1,000 square feet per day x 249,206 square feet) x 365 days per year / 2,000 pounds per ton = 545.8 tons/year).

2. Source: Darrell O'Neal, Executive Director, New River Regional Landfill, December 2005.

E. Recreational Impact:**Table 15. Net Increase in Projected Recreation Impact**

System Category	Acres
Existing City of Alachua Recreation Acreage ¹	123.00
Acreage Required to Serve Existing Population ¹	37.00
Projected Impacts from Recent Development Orders ¹	6.38
Current Available Recreational Capacity	72.62
Projected Recreational Impact from Amendment ²	2.03
Residual Recreational Capacity After Amendment	72.52

1. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

2. Policy 1.2.b of the Recreation Element of the City of Alachua Comprehensive Plan identifies a Level of Service standard of 5 acres / 1,000 persons (Formula: (156 dwelling units x 2.6 persons per dwelling unit) x (5 acres per 1,000 persons)).

F. Public School Impact:**Table 16. Net Increase in Projected Public School Impact**

Impacted School	Permanent Program Capacity 2007-2008 ^{1,2}	Actual COFTE Enrollment 2007-2008 ¹	Potential Enrollment from Recent Dev. Orders ³	Potential Enrollment from Development ³	Residual Capacity after Development
Elementary Schools					
Alachua	525	462	34	12	17
Irby	595	477	33	12	73
Middle School					
Mebane	778	463	65	20	230
High School					
Santa Fe ⁴	1,001	1,230	64	22	-315
Student population from proposed Project²	-	-	-	66	-

1. Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.

2. "Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes. Permanent Program Capacity does not reflect an additional 200 seats at Alachua Elementary and an additional 250 seats at Santa Fe High School included in the SBAC Long Range Program (Five Year Planning Period).

3. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

4. Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools - 0.153 x 156 dwelling units; for middle schools - 0.130 x 156 dwelling units; for high schools - 0.142 x 156 dwelling units).

Table 17. Net Increase in Projected Public School Impact (District Wide)

Impacted School	Permanent Program Capacity 2007-2008	Actual COFPE Enrollment 2007-2008	Potential Enrollment from Recent Dev. Orders	Potential Enrollment from Development	Residual Capacity after Development
Elementary Schools	13,556	11,831	67	24	1,634
Middle Schools	7,644	5,676	65	20	1,883
High Schools	8,917	8,728	64	22	103
Student population from proposed Project ²	-	-	-	66	-

1. Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.

2. "Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes.

3. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

4. Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools - 0.153×156 dwelling units; for middle schools - 0.130×156 dwelling units; for high schools - 0.142×156 dwelling units).

G. Analysis of Impacts Associated with the Proposed Comprehensive Plan Amendment

Traffic Impact

An analysis of the impacts on the transportation system resulting from the proposed Future Land Use Map Designation and the anticipated type of development has been presented by the applicant in a Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. The Land Development Traffic Assessment as well as Staff's analysis have utilized trip generation land use codes identified in *Trip Generation, Seventh Edition*, for a "Residential Condominium/Townhouse" and "Shopping Center." These land use codes predict average daily trip count totals and AM and PM peak hour count totals that reflect potential uses of the subject property.

Currently, direct access to the subject property may be provided by a connection to US Highway 441 and/or NW 43rd Street. US Highway 441 is a roadway that is required to be monitored for concurrency by the City of Alachua Comprehensive Plan. Tables 11a and 11b above indicate that there would be roadway capacity remaining on *all* affected Comprehensive Plan roadway segments to accommodate the *net increase* in potential impact. Therefore, the potential impact resulting from any development of the subject property could exceed the figures identified in Tables 7a and 7b above and in the Land Development Traffic Assessment submitted by the applicant. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Based upon the analysis provided in the Land Development Traffic Assessment submitted by the applicant, Staff's review of this study, and Staff's analysis provided above, adequate information has been provided to determine that no adverse impacts to roadway Level of Service (LOS) would occur as a result of the proposed amendment.

Sanitary Sewer Impact

An analysis of the impacts on the sanitary sewer system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for sanitary sewer facilities should not be degraded to an unacceptable level by this amendment.

Potable Water Impact

An analysis of the impacts on the potable water system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for potable water facilities should not be degraded to an unacceptable level by this amendment.

Solid Waste Impact

The applicant has provided an analysis of the impacts on solid waste resulting from the proposed Future Land Use Map Amendment and the anticipated type of anticipated development. The applicant has indicated that there is approximately 50 years of capacity at the New River Regional Landfill. Information previously obtained by City Staff confirms this capacity estimate, and as such, the adopted Level of Service (LOS) Standard for solid waste facilities should not be degraded to unacceptable level by this amendment.

Stormwater Impact

While a Future Land Use Map Amendment is conceptual in nature, the applicant has acknowledged the need for design considerations for stormwater management facilities as they relate to the subject property and the intended use. If development occurs on the subject property at a later time, an Environmental Resource Permit will be required by the Suwannee River Water Management District prior to any Site Plan and/or Final Plat approval by the City.

Recreational Impact

The applicant has provided an analysis of the impacts to recreation public facilities anticipated from the residential component of the proposed Future Land Use Map (FLUM) Amendment. This analysis has been based upon the maximum density permitted by the Moderate Density Residential FLUM Designation (0 - 4 dwelling units per acre). Based upon the data and analysis provided, Staff's review of such information, and Staff's analysis provided above, the adopted Level of Service (LOS) Standard should not be degraded to an unacceptable level by this amendment.

Public School Impact

The applicant has provided an analysis of the potential impacts to public schools facilities. This analysis is based upon the Alachua County Public Schools Facilities Element Data and Analysis, which is currently in the process of incorporation into the City of Alachua Comprehensive Plan through the adoption of a new element, the Public Schools Facilities Element. The analysis provided by the applicant and Staff's analysis provided above is consistent with the methodology established by the School Board of Alachua County and in the proposed City of Alachua Public Schools Facilities Element.

Upon review of a final development order, the School Board of Alachua County will provide a determination regarding the impact the development will have on public schools facilities and provide a determination regarding whether or not capacity is available to serve the development. In the event the development would adversely affect public school facilities, the School Board of Alachua County will identify methods by which such deficiencies may be addressed.

The analysis provided at this time is acceptable for a preliminary development order, such as a Future Land Use Map (FLUM) Amendment. If the applicant submits an application for a final development order, a formal determination of public school facilities capacity will be provided by the School Board of Alachua County.

V. COMPATIBLE GOALS, OBJECTIVES, & POLICIES FROM THE CITY OF ALACHUA 2015 COMPREHENSIVE PLAN

The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein.

Below is a list of GOPs with which the application is found to be consistent. The GOPs below are provided as a basis for establishing consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below.

*Vision Element**Goal One* Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional

080867

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

Policy 1.12.e The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

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.

VI. DEVELOPMENT OF REGIONAL IMPACT (DRI) RELATED ISSUES

The applicant has indicated that the proposed development is intended to implement the mixed-use strategies encouraged within Chapter 380.0651(3)h., Florida Statutes (F.S.), and thresholds defined in Chapter 28-24, Florida Administrative Code (F.A.C.). Chapter 380.0651(3)h., F.S., allows multi-use development consisting of three or more uses, one of which is residential, to consist of 160% of the combined land use thresholds. The applicant has indicated an intent to develop the site at a maximum of 399,900 square feet of commercial retail, 44,000 square feet of office, and 174 dwelling units. As evidenced in

Table 18 below, this results in a total of 132% of the combined DRI thresholds. As discussed, Chapter 380.0651(3)h., F.S., permits multi-use development to consist of up to 160% of the combined land use thresholds before a DRI threshold is activated.

Table 18. Evaluation of Development of Regional Impact (DRI) Threshold

Land Use	Chapter 28-24, F.A.C. Threshold	Proposed Development Threshold	Percentage of Chapter 28-24, F.A.C. Threshold
Residential	1,000 dwelling units	174 dwelling units	17%
Commercial	400,000 square feet	399,900 square feet	99.9%
Office	300,000 square feet	44,000 square feet	14.7%
Total			132%

VII. LOCAL PLANNING AGENCY (LPA) DECISION

The City of Alachua Planning and Zoning Board, sitting as the Local Planning Agency (LPA), held a public hearing on the proposed amendment on December 16, 2008, and voted 5-0 to recommend to transmit the proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the City Commission with a recommendation of approval, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary, and that the concerns of the citizens in attendance at the Planning and Zoning Board Meeting be made known to the City Commission.

At the Planning and Zoning Board Meeting, approximately nine (9) members of the public commented on the proposed application. Concerns were related to: (1) light pollution; (2) potential location of public facilities through conservation areas; (3) noise abatement; (4) potential for certain retailers and the current economic climate; (5) wildlife and habitat fragmentation; (6) flooding concerns in Brooke Pointe Subdivision and impact additional residential areas may have on flooding problems; (7) preservation of the semi-rural character of the area; (8) setbacks from wetlands; (9) buffering; (10) stormwater management; (11) potential for entrance along NW 102nd Place; (12) landscaping; (13) depth/buffer of land proposed as Conservation FLUM Designation; (14) wetland delineation methodology.

VIII. CONCLUSION

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (± 92.23 acres) and Commercial (± 39.37 acres) to Commercial (± 50.81 acres), Conservation (± 37.06 acres), and Moderate Density Residential (± 43.73 acres) on an approximate 131.6 acre subject property.

The applicant has provided a Market Impact Study indicating that an increase in the proposed Future Land Use Map (FLUM) Designation is justifiable, considering the general growth of the City and estimated growth, in addition to usable, vacant commercial and residential designated land.

The applicant has also provided an Urban Sprawl Analysis, based on the thirteen primary indicators identified in Rule 9J-5 of the Florida Administrative Code. Staff's review of the provided by the applicant as well as Staff's assessment provided above indicates that the proposed amendment does not constitute urban sprawl.

The applicant also provided an Environmental Resource Assessment which addresses environmental features located on the subject property. At this time, this assessment adequately addresses potential impacts to environmental features located on the subject property. In addition, the applicant has proposed to place approximately thirty-seven (37) acres of the subject property in the Conservation FLUM Designation, which further protects the most sensitive environmental features located on-site.

Upon review, the applicant has demonstrated that the public facilities impacts likely to be generated by the net increase resulting from the proposed Large Scale Comprehensive Plan Amendment (LSCPA) should not have any adverse impact to any public facilities. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Because Future Land Use Map (FLUM) Amendments are predominantly conceptual, thus preventing an accurate projection of the true public facility impacts, these land actions are ineligible to receive concurrency reservations. As such, the issuance of a development order is necessary to reserve concurrency. For this project, this would not occur until site plan and/or final plat approval.

IX. RECOMMENDATION

(1) Approve Ordinance 09 12 on First Reading upon making the following motion:

This Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 09 12 upon First Reading, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary.

(2) Authorize Staff to transmit the proposed amendment to the Florida Department of Community Affairs.
