



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 9, 2015

Daniel Young, PE, LEED AP
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review of Revised Application & Plans – Dated September 3, 2015
Heritage Oaks Phase II Preliminary Plat

Dear Mr. Young:

On September 3, 2015, the City of Alachua Planning & Community Development Department received your revised application and plans for the project referenced above. The Planning & Community Development Department has reviewed the revised application and plans, and finds that the following insufficiencies must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.)

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, September 17, 2015**. Revised materials may be provided electronically by this date.

Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of the application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.*

Please address the following insufficiencies:

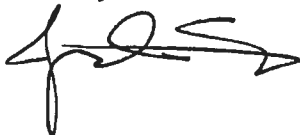
2. Compliance with Ordinance 15-05 (PD Ordinance), PD Agreement, & PD Master Plan
- d. Sheet PP-1: Provide a note which requires the removal and destruction of all Category I and II exotic plant species, in accordance with Section 3, #5, Ordinance 15-05. Provide draft covenants and restrictions which provide for long-term implementation of an exotic plants management plan, in accordance with Section 3, #6, Ordinance 15-05.

Remaining Insufficiency: *The applicant has provided a draft amendment to the covenants and restrictions which contains the following language: "As per Section 3, #6, Ordinance 15-05, all Category I and II exotic plant species shall be removed from the site and properly disposed of at the time of all construction of the development (prior to the City accepting public infrastructure.)" The referenced provision of Ordinance 15-05 requires the long-term implementation of an exotic plants management plan. The draft language contained within the draft amendment to the covenants and restrictions does*

not accomplish this objective. Language similar to that as provided on Sheet PP-1, Note #3, may, however, address the requirement of Ordinance 15-05. Note #3, Sheet PP-1, states the following: "Regular site monitoring shall be required to ensure no Category I and/or Category II exotic plant species establish/re-establish on site."

If you have any questions regarding the information above, please contact me via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

A handwritten signature in black ink, appearing to read 'JTabor', with a stylized flourish extending to the right.

Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 17, 2015

Daniel Young, PE, LEED AP
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Sent by electronic mail to daniely@chw-inc.com

RE: Review of Revised Application Materials – Submitted via e-mail on September 16, 2015
Heritage Oaks Phase II Preliminary Plat

Dear Mr. Young:

We received the revised application materials for the above referenced project, which consist of revised draft covenants and restrictions for Heritage Oaks Phase II. The documentation has been submitted to address staff's letter dated September 9, 2015. The insufficiencies described within the referenced letter, as well as the insufficiencies discussed at our June 18, 2015, Development Review Team (DRT) Meeting, have been sufficiently addressed. The application may therefore move forward to the Planning and Zoning Board for their consideration.

Please provide 13 *double-sided, three-hole punched sets* of the application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The next Planning and Zoning Board Meeting will be held on **October 13, 2015, at 6:30 PM**.

If you have any questions regarding the information above, please contact me via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)
Monique Heathcock, PE, LEED AP, CHW, Inc. (by electronic mail)
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 17, 2015

Daniel Young, PE, LEED AP
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review of Revised Application & Plans – Dated August 6, 2015
Heritage Oaks Phase II Preliminary Plat

Dear Mr. Young:

On August 6, 2015, the City of Alachua Planning & Community Development Department received your revised application and plans for the project referenced above. The Planning & Community Development Department has reviewed the revised application and plans, and finds that the following insufficiencies must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.)

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, September 3, 2015**. A total of eight (8) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide *13 double-sided, three-hole punched sets of the application package, 13 sets of plans, and a CD containing a PDF of all application materials no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.*

Please address the following insufficiencies:

2. *Compliance with Ordinance 15-05 (PD Ordinance), PD Agreement, & PD Master Plan*

- b. Sheet PP-1: Identify the square footage of each lot to demonstrate compliance with the minimum lot area as provided in Section 3, #1, Ordinance 15-05.

Remaining Insufficiency: The plans submitted on August 6, 2015, note an area of 14,877 square feet for Lot 38. Section 3, #1, Ordinance 15-05 requires a minimum lot area of 15,000 square feet for Development Area A-3. Revise accordingly.

- c. Sheet PP-1: Provide a note which specifies that fencing will be installed on Lots 6, 16, 26, 38, and 39 prior to the issuance of a Certificate of Occupancy ("CO") for any building permit issued for the referenced lots, in accordance with Section 3, #4, Ordinance 15-05.

Remaining Insufficiency: Section 3, #4, Ordinance 15-05 requires fencing along the northern boundary of Phase II ("Buffer Area") to be a minimum of 6 feet in height and consistent with Section 6.3 of the City's LDRs. Revise the note provided on Sheet PP-1 to reflect the minimum height requirement as provided in Ordinance 15-05 and to state that fencing shall be consistent with Section 6.3 of the City's LDRs. Please ensure language on the preliminary plat is consistent with Section 3, #4, Ordinance 15-05.

- d. Sheet PP-1: Provide a note which requires the removal and destruction of all Category I and II exotic plant species, in accordance with Section 3, #5, Ordinance 15-05. Provide draft covenants and restrictions which provide for long-term implementation of an exotic plants management plan, in accordance with Section 3, #6, Ordinance 15-05.

Remaining Insufficiency: (1) The applicant provided the following Note 2 on Sheet PP-1: "As per Section 3, #5, Ordinance 15-05, all Category I and II exotic plant species shall be removed from the site and properly disposed of prior to the issuance of the certificate of occupancy." A certificate of occupancy is not issued for the development. In order to comply with the provisions of Section 3, #5, Ordinance 15-05, all Category I and II exotic plant species must be removed at the time of construction of the development (prior to the City accepting public infrastructure.) Revise Note 2 on Sheet PP-1 accordingly. (2) The applicant provided a draft amendment to the covenants and restrictions on August 13, 2015, but the draft amendment does not include language providing for long-term implementation of an exotic plants management plan. Revise the draft amendment to the covenants and restrictions to provide for a long-term implementation of an exotic plants management plan in accordance with Section 3, #6, Ordinance 15-05

- e. The applicant must provide a landscaping and buffering plan which meets the requirements of Section 6.2.2, Landscaping Standards, of the City's LDRs, in accordance with Section 3, #16, Ordinance 15-05.

Remaining Insufficiency: Sheet LS-1 notes the required mitigation for heritage trees is 352 inches, and also notes a preservation credit of 192 credits (although no credits are allocated toward required mitigation.) The applicant must address how required mitigation for the removal of heritage trees is being met. Please also note that mitigation shall only be required for trees proposed for removal in areas affected by the construction-related activity associated with the proposed subdivision (i.e., roads, utility infrastructure areas, stormwater management facilities, etc.) Mitigation is not required for trees not proposed for removal as part of the proposed subdivision.

- f. The applicant must provide an open space plan which meets the requirements of Section 6.7, Open Space Standards, of the City's LDRs, in accordance with Section 3, #17, Ordinance 15-05. (NOTE: The open space plan may be incorporated into the landscaping and buffering plan to provide a single drawing that addresses compliance with both requirements.)

Remaining Insufficiency: The areas which are being credited towards meeting the open space requirements provided in Section 6.7 of the City's LDRs, must be identified. This may be accomplished by hatching the areas on a plan sheet (such as Sheet LS-1.) Open space areas include the stormwater management facility and buffers. All areas used to calculate open space must be consistent with Section 6.7.3(B) of the City's LDRs.

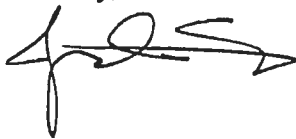
Miscellaneous Comments Based Upon Review of Revised (10-15-2014) Plans:

- Section 5.2.1(A)(5) defines the calculation method of "lot width," and states "...the width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required width. The width of Lot 37 at the road right-of-way does not comply with t The minimum lot width, as established by Ordinance 15-05, is 80 feet, therefore, the minimum width of Lot 37 at the foremost points in the front must be at least 60 percent of 80 feet (48 feet.) Revise accordingly.
- For consistency between plan sheets, please title Sheets LS-1 and LS-2 as "Preliminary Plat Review" as opposed to "Site Plan Review."

Please note that additional comments may be provided by other Development Review Team (DRT) Members who received a copy of your plans for review. Any comments provided shall be forwarded to your attention upon receipt.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 18, 2015

Daniel Young, PE, LEED AP
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Development Review Team (DRT) Summary for Heritage Oaks Phase II – Preliminary Plat

Dear Mr. Young:

The application referenced above was reviewed at our June 18, 2015, Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Wednesday, July 1, 2015**. A total of eight (8) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

1. Utility Service Issues

- a. The applicant has not addressed how the minimum needed fire flow shall be provided to the development. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The applicant must provide documentation to demonstrate compliance with the provisions of Section 7.3.9, including Section 7.3.9(C), which requires the distribution system to be designed to comply with ISO standards.
- b. There is an existing water line located in the northwest corner of the property which shall require relocation to align with proposed lot lines (between Lots 39 and 40.) Revise plans to call for the demolition and replacement of existing water line as necessary, and provide a PUE over the water line where said line is located outside of public rights-of-way. Section 7.3.11(A)(2) requires a minimum 15 foot PUE – confirm minimum acceptable width with Public Services Department.
- c. Water lines are depicted under sidewalks. Water lines cannot be located under paved surfaces, where practical. If water lines must be inset to proposed lots, provide for and identify PUEs.

2. Compliance with Ordinance 15-05 (PD Ordinance), PD Agreement, & PD Master Plan

- a. The PD Master Plan identifies Development Area D – Buffers – along the majority of the project's northern property line. In accordance with the approved PD Master Plan, Development Area D may only consist of natural vegetation, landscaping, and fencing. Lots 6, 16, 26, 38, and 39 encroach within Development Area D. Residential uses are not identified as permitted uses in Development Area D. In accordance with the approved PD Master Plan, revise the Preliminary Plat to provide for a 15 foot buffer that is separate from proposed lots.
- b. Sheet PP-1: Identify the square footage of each lot to demonstrate compliance with the minimum lot area as provided in Section 3, #1, Ordinance 15-05.
- c. Sheet PP-1: Provide a note which specifies that fencing will be installed on Lots 6, 16, 26, 38, and 39 prior to the issuance of a Certificate of Occupancy ("CO") for any building permit issued for the referenced lots, in accordance with Section 3, #4, Ordinance 15-05.
- d. Sheet PP-1: Provide a note which requires the removal and destruction of all Category I and II exotic plant species, in accordance with Section 3, #5, Ordinance 15-05. Provide draft covenants and restrictions which provide for long-term implementation of an exotic plants management plan, in accordance with Section 3, #6, Ordinance 15-05.
- e. The applicant must provide a landscaping and buffering plan which meets the requirements of Section 6.2.2, Landscaping Standards, of the City's LDRs, in accordance with Section 3, #16, Ordinance 15-05.
- f. The applicant must provide an open space plan which meets the requirements of Section 6.7, Open Space Standards, of the City's LDRs, in accordance with Section 3, #17, Ordinance 15-05. (NOTE: The open space plan may be incorporated into the landscaping and buffering plan to provide a single drawing that addresses compliance with both requirements.)

3. Compliance with Land Development Regulations (LDRs)

- a. Section 7.3.9(C) requires that the distribution system for the development to be designed to comply with the ISO standards for the development. The applicant has not demonstrated compliance with the ISO standards for the development. Provide documentation demonstrating compliance.
- b. Identify minimum wearing surface for roadways. Section 7.3.1(B)(1)(c)(ii) requires a minimum wearing surface of 24 feet. (NOTE: The minimum width may be reduced by 2 feet on each side when a sidewalk with a minimum width of 8 feet is provided on both sides of the street.)
- c. Section 7.3.3(A) requires all road and street signs to be designed to meet USDOT Uniform Traffic Control Device Standards and to be shown on the Preliminary Plat. Show all street signs required in accordance with the referenced section.
- d. Section 7.3.3(B) requires street name signs to be placed by the subdivider at all intersections within or abutting the subdivision. The type and location of street name signs is required by the referenced section to be submitted as part of the Preliminary Plat and to conform to Alachua County's street naming and addressing system. The location and design of street name signs must be provided as part of the Preliminary Plat. The applicant must obtain coordinate with the Alachua County E-911 Office to obtain street names for all proposed streets.
- e. Section 7.3.7(C) requires the applicant to furnish written proof from the Alachua County Health Department demonstrating compliance with the provisions for sanitary sewage disposal for the entire subdivision prior to the approval of the Preliminary Plat. Provide such written proof from the Alachua County Health Department.

- f. Section 7.7.2(C) requires the declaration of covenants to include a statement which discloses that the City provides no liability insurance for any common areas or recreational facilities. The applicant must address compliance with Section 7.7.2(C.)
- g. The Preliminary Plat must provide for corner markers and control points, in accordance with Section 7.3.13 and Chapter 177, Florida Statutes.

4. Miscellaneous/General Issues

- a. Correct zoning of all lands within Heritage Oaks Phases I and II is PD-R. Revise throughout the Preliminary Plat as necessary.
- b. For consistency throughout the plan documents and with the PD Ordinance and PD Agreement, revise all alphanumeric references from "Phase 2" to use Roman numerals ("Phase II.")
- c. Sheet C0.00: Label plans as "FINAL PD PLAN AND PRELIMINARY PLAT FOR..."
- d. Sheet C0.00: Revise the location map to depict only Phase II as the project site (remove bold line around Phase I.)
- e. Sheet PP-1: Illustrated building setback lines are inconsistent with the minimum required setbacks established by Ordinance 15-05 (Front - 15'; Side - 7.5'; Rear - 15'.) Revise accordingly.
- f. Sheet PP-1: Identify the length of the northern property lines of Lots 6 and 16.
- g. Sheet PP-1: Provide curve data for all lot lines.

5. Concurrency Impact Analysis

- a. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report.
- b. Revise all references within the Concurrency Impact Analysis from "Heritage Oaks PD-R" to "Heritage Oaks Phase II."

Transportation Facilities

- c. Identify trip distribution for each road segment.
- d. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
Available Capacity:
 - i. I-75 Segment 1: AADT: 50,018 trips; Peak Hour: 3,975 trips.
 - ii. I-75 Segment 2: AADT: 29,987 trips; Peak Hour: 1,775 trips.
 - iii. US 441 Segment 5: AADT: 7,510 trips; Peak Hour: 560 trips.
 - iv. CR 235A North: AADT: 12,884 trips; Peak Hour: 1,153 trips.
- e. Revise Residual Capacities for each road segment to reflect corrections above:
 - i. I-75 Segment 1: AADT: 49,909 trips; Peak Hour: 3,963 trips.
 - ii. I-75 Segment 2: AADT: 28,854 trips; Peak Hour: 1,761 trips.
 - iii. US 441 Segment 5: AADT: 7,091 trips; Peak Hour: 515 trips.
 - iv. CR 235A North: AADT: 12,809 trips; Peak Hour: 1,145 trips.

Water Facilities

- f. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
 - i. Actual Potable Water Flow: 1,131,000 GPD;
 - ii. Reserved Capacity: 109,355 GPD;
 - iii. Residual Capacity: 1,059,645 GPD;
 - iv. Remaining Capacity: 1,047,545 GPD.

Wastewater Facilities

- g. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
- i. Current Permitted Capacity: 1,500,000 GPD;
 - ii. Actual Treatment Plant Flow: 627,000 GPD;
 - iii. Reserved Capacity: 70,905 GPD;
 - iv. Residual Capacity: 802,095 GPD;
 - v. Remaining Capacity: 791,095 GPD.

Solid Waste Facilities

- h. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
- i. Existing Demand: 6,290 tons/year;
 - ii. Reserved Capacity: 791.96 tons/year.

Recreational Facilities

- i. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
- i. Acreage Required to Serve Existing Population: 47.40 acres;
 - ii. Reserved Capacity: 0.45 acres;
 - iii. Available Recreation Acreage: 40.76 acres.

Public School Facilities

- j. The Concurrency Impact Analysis states, "The Heritage Oaks PD-R is served by Alachua County public schools and currently zoned for Alachua Elementary, Mebane Middle School, and Santa Fe High School. The School Board of Alachua County assesses concurrency on a district-wide basis." School concurrency is assessed on both a district-wide and a School-Concurrency Service Area basis. Therefore, this note must be revised as follows: "Schools. The Heritage Oaks PD-R Heritage Oaks Phase II is served by Alachua County public schools and currently zoned for Alachua Elementary, Mebane Middle School, and Santa Fe High School is in the Alachua Elementary School Concurrency Service Area (SCSA), Mebane Middle SCSA, and Santa Fe High SCSA. For school capacity planning. The the School Board of Alachua County assesses concurrency on a district-wide basis in terms of its impact on the system as a whole and on the applicable SCSAs."

6. Comprehensive Plan Consistency Analysis

- a. There are numerous errors in the Comprehensive Plan Consistency Analysis. It appears that the applicant has utilized an out-of-date draft of the Comprehensive Plan Consistency Analysis submitted with the recently approved PD-R rezoning application.
- i. Verify all statements within the Comprehensive Plan Consistency Analysis are accurate (the correct number of units within Phase II are referenced, public facility impacts are correct, etc.);
 - ii. Revise all references within the Comprehensive Plan Consistency Analysis from "Heritage Oaks PD-R" to "Heritage Oaks Phase II."

7. Fire Marshal/Public Services/Outside Engineering Review Comments

- a. The applicant must comply with all comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue.
- b. The applicant must address the comments provided by Sergio Reyes, PE, of eda engineers - surveyors - planners, inc., provided in a letter dated June 15, 2015.
- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated June 15, 2015.

8. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated June 2, 2015, which are as follows:

Subdivision Application - Preliminary Plat Attachment #1

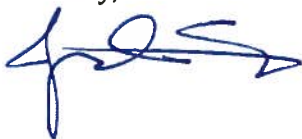
Plans, to include but not limited to:

- q. Tree location survey in conformance with LDR Article 6.2.1(G).

Action Needed to Address Deficiency: The applicant has not provided a tree location survey in accordance with Section 6.2.1(G) of the LDRs. In accordance with Section 6.2.1(G)(2)(b), if no champion, heritage, or regulated trees exist on site the Preliminary Plat shall be noted accordingly and a tree location survey shall not be required. The applicant must provide materials to demonstrate compliance with Section 6.2.1(G) of the LDRs.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Marcus Collins, Public Services Director, dated June 15, 2015
Letter from Sergio Reyes, P.E., EDA, dated June 15, 2015
Comments from Brian Green, Alachua County Fire/Rescue, dated June 17, 2015

cc: Marian B. Rush, Esq., City Attorney (by electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director (without attachments)
David Theriaque, Esq., Theriaque & Spain (by electronic mail)
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PUBLIC SERVICES DIRECTOR
MARCUS COLLINS

INTER-OFFICE COMMUNICATION

Date: June 15th, 2015

To: **Kathy Winburn, AICP**
Planning & Community Development Director

From: **Marcus Collins**
Public Services Director

Re: Heritage Oaks-Phase II

Public Services have reviewed the development and offer the following comments:

1. Electric

- CoA Electric requires all primary feeders to be looped within the subdivision; no radial feeders allowed.
- Submit load profile for all electric services, including transformers sizes and locations.
- Estimated costs for Electric System up-grade shall be invoice to the Owner/Developer.
- Payment for all electric system up-grades due when invoiced; work scheduled thereafter.
- Transformer delivery schedule is 8-12 weeks for the date of the purchase order.

2. Water

- Water Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- Water Distribution extensions shall be the responsibility of the Owner/Developer.
- The applicant shall insure the water mains are looped from one cul-de-sac road to the other.
- The applicant shall show the existing 8" water main that is located on the northwest side of the development that connects to CR235A.
- The applicant shall provide easements through lots 39 and 40 and relocation of the water main if necessary.

3. Wastewater

- Wastewater Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- Wastewater Collection and Force Main extensions shall be the responsibility of the Owner/Developer.

4. Easements

- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) for CoA Electric, Water and Wastewater facilities.
- Contact Compliance and Risk Manager for CoA standard easement documents for execution by the Owner. (386-418-6116)

Please advise if you have any questions or require additional information. Thank You.

cc: Justin Tabor, Planner
Roland Davis, Engineer
Harry Dillard, Technician



engineers • surveyors • planners, inc.

June 15, 2015

City of Alachua
Attn: Justin Tabor
PO Box 9
Alachua, FL 32616-0009

Re: Review of the Preliminary Plat of Heritage Oaks Phase II

Dear Mr. Tabor:

I have reviewed the Preliminary Plat of Heritage Oaks Phase II, submitted to the City of Alachua on May 27, 2015 and have the following comments:

1. There is no indication of land to be reserved or dedicated for public or common uses.
 - a) Are the street right-of-ways to be dedicated to the public?
 - b) Are there proposed private or public utility easements?
 - c) Are the drainage retention areas and drainage easements to be dedicated to the public or remain private?
2. The proposed method of electric service is not indicated.
3. The preliminary plat is not required to be consistent with the provisions of Chapter 177, Part I, Florida Statutes.

I do not believe the plat is at that stage to where it could be reviewed for compliance with Chapter 177, Part I, Florida Statutes.

Sincerely,

A handwritten signature in blue ink that reads "Sergio Reyes". The signature is written in a cursive style with a horizontal line underneath.

Sergio Reyes, P. E.

Zimbra

ju_tabor@cityofalachua.org

RE: Benton Hills & Heritage Oaks Phase II - DRT Comments

From : Brian Green <bgreen@AlachuaCounty.US>

Wed, Jun 17, 2015 09:49 AM

Subject : RE: Benton Hills & Heritage Oaks Phase II - DRT
Comments

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : kwinburn <kwinburn@cityofalachua.com>,
William P. Whitelock
<wwhitelock@cityofalachua.org>

Justin,

I have reviewed the plans for Heritage Oaks and a fire flow test was not provided. The test is needed showing the minimum ISO required flow and how it is achieved.

Brian Green

Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Heritage Cakes Phase II Polim Photo

Meeting Date: 6-18-15

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Heritage Oaks Phase II

APPLICATION TYPE: Preliminary Plat

APPLICANT/AGENT: Daniel Young, PE, LEED AP, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: Duration Builders, Inc.

DRT MEETING DATE: June 18, 2015

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Moderate Density Residential

ZONING: Planned Development – Residential (PD-R)

OVERLAY: N/A

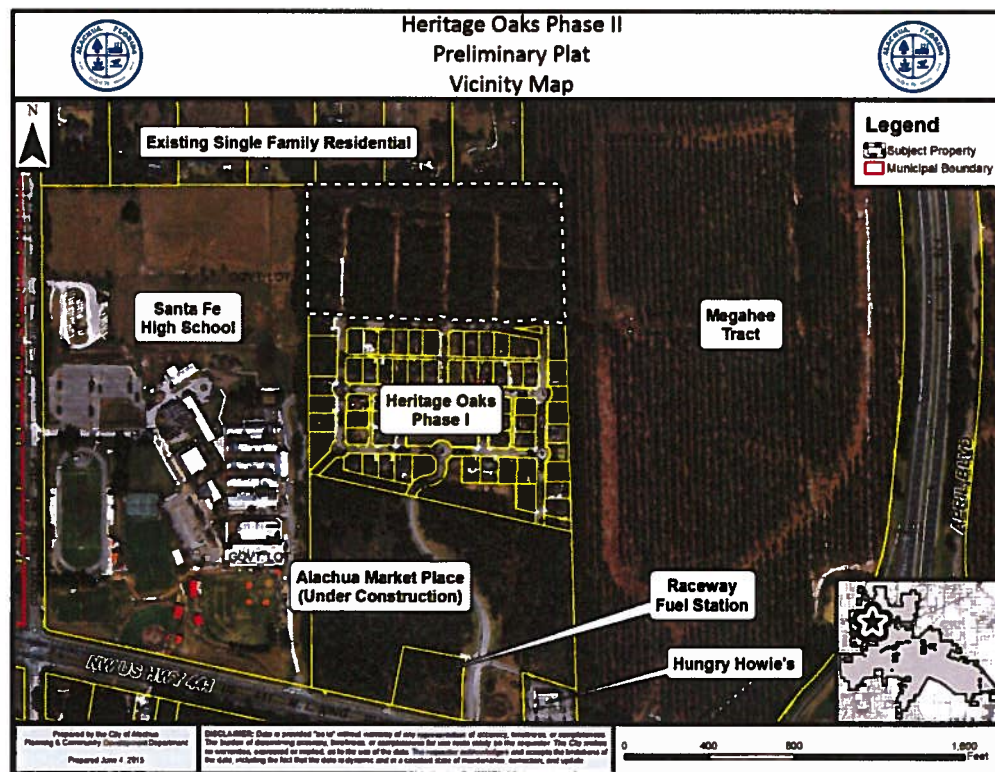
ACREAGE: ±17.25 acres

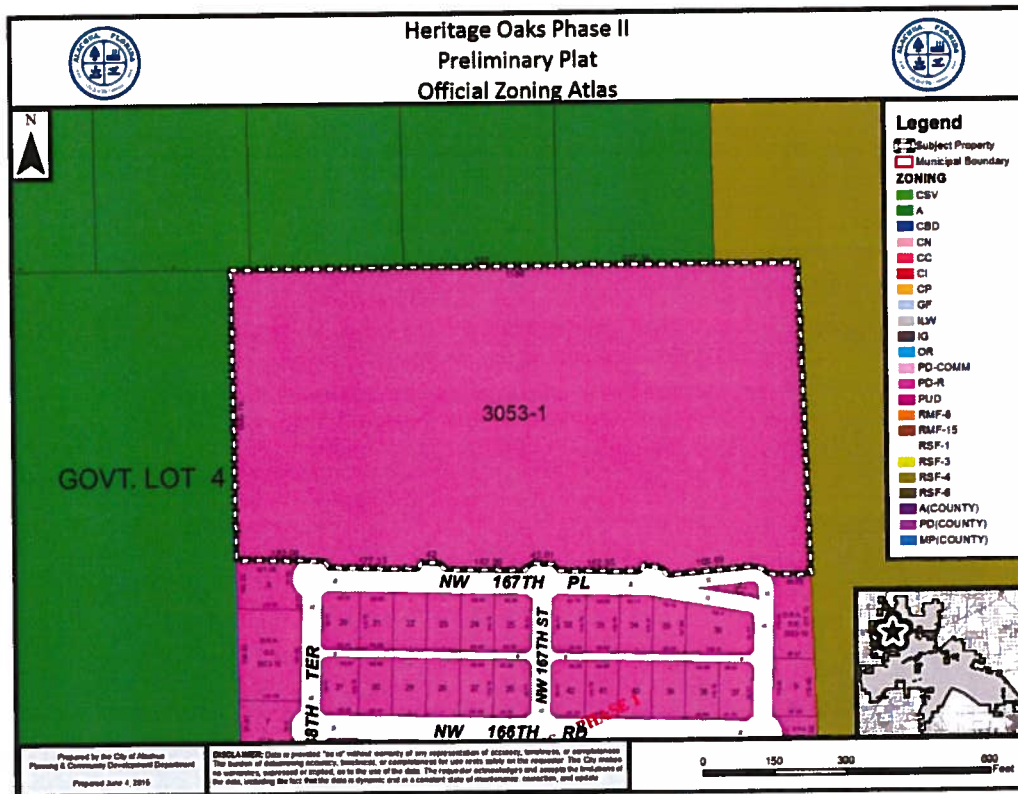
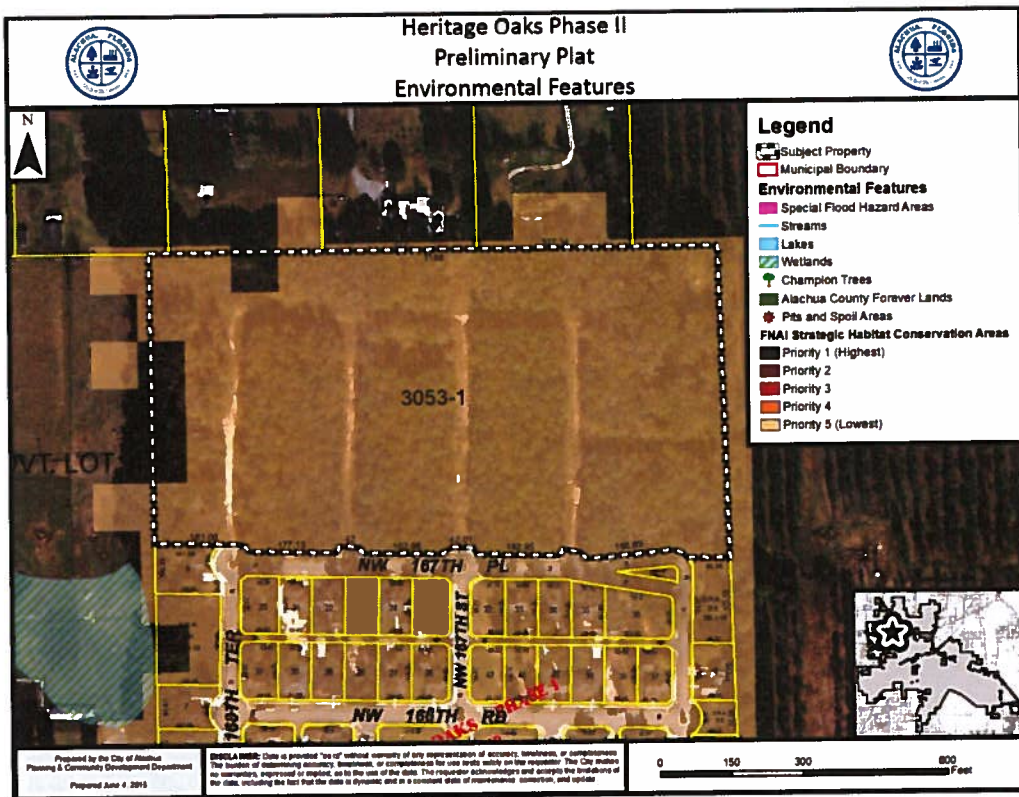
PARCEL: Tax Parcel No. 03053-001-000

PROJECT LOCATION: North of Alachua Market Place (under construction) & Heritage Oaks Phase I; East of Santa Fe High School

PROJECT SUMMARY: A request for a Preliminary Plat for the subdivision of a ±17.25 acre tract into a total of 44 lots

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM on Wednesday, July 1, 2015.**





Deficiencies to be Addressed

1. Utility Service Issues

- a. The applicant has not addressed how the minimum needed fire flow shall be provided to the development. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The applicant must provide documentation to demonstrate compliance with the provisions of Section 7.3.9, including Section 7.3.9(C), which requires the distribution system to be designed to comply with ISO standards.
- b. There is an existing water line located in the northwest corner of the property which shall require relocation to align with proposed lot lines (between Lots 39 and 40.) Revise plans to call for the demolition and replacement of existing water line as necessary, and provide a PUE over the water line where said line is located outside of public rights-of-way. Section 7.3.11(A)(2) requires a minimum 15 foot PUE – confirm minimum acceptable width with Public Services Department.
- c. Water lines are depicted under sidewalks. Water lines cannot be located under paved surfaces, where practical. If water lines must be inset to proposed lots, provide for and identify PUEs.

2. Compliance with Ordinance 15-05 (PD Ordinance), PD Agreement, & PD Master Plan

- a. The PD Master Plan identifies Development Area D – Buffers – along the majority of the project's northern property line. In accordance with the approved PD Master Plan, Development Area D may only consist of natural vegetation, landscaping, and fencing. Lots 6, 16, 26, 38, and 39 encroach within Development Area D. Residential uses are not identified as permitted uses in Development Area D. In accordance with the approved PD Master Plan, revise the Preliminary Plat to provide for a 15 foot buffer that is separate from proposed lots.
- b. Sheet PP-1: Identify the square footage of each lot to demonstrate compliance with the minimum lot area as provided in Section 3, #1, Ordinance 15-05.
- c. Sheet PP-1: Provide a note which specifies that fencing will be installed on Lots 6, 16, 26, 38, and 39 prior to the issuance of a Certificate of Occupancy ("CO") for any building permit issued for the referenced lots, in accordance with Section 3, #4, Ordinance 15-05.
- d. Sheet PP-1: Provide a note which requires the removal and destruction of all Category I and II exotic plant species, in accordance with Section 3, #5, Ordinance 15-05. Provide draft covenants and restrictions which provide for long-term implementation of an exotic plants management plan, in accordance with Section 3, #6, Ordinance 15-05.
- e. The applicant must provide a landscaping and buffering plan which meets the requirements of Section 6.2.2, Landscaping Standards, of the City's LDRs, in accordance with Section 3, #16, Ordinance 15-05.
- f. The applicant must provide an open space plan which meets the requirements of Section 6.7, Open Space Standards, of the City's LDRs, in accordance with Section 3, #17, Ordinance 15-05. (NOTE: The open space plan may be

incorporated into the landscaping and buffering plan to provide a single drawing that addresses compliance with both requirements.)

3. Compliance with Land Development Regulations (LDRs)

- a. Section 7.3.9(C) requires that the distribution system for the development to be designed to comply with the ISO standards for the development. The applicant has not demonstrated compliance with the ISO standards for the development. Provide documentation demonstrating compliance.
- b. Identify minimum wearing surface for roadways. Section 7.3.1(B)(1)(c)(ii) requires a minimum wearing surface of 24 feet. (NOTE: The minimum width may be reduced by 2 feet on each side when a sidewalk with a minimum width of 8 feet is provided on both sides of the street.)
- c. Section 7.3.3(A) requires all road and street signs to be designed to meet USDOT Uniform Traffic Control Device Standards and to be shown on the Preliminary Plat. Show all street signs required in accordance with the referenced section.
- d. Section 7.3.3(B) requires street name signs to be placed by the subdivider at all intersections within or abutting the subdivision. The type and location of street name signs is required by the referenced section to be submitted as part of the Preliminary Plat and to conform to Alachua County's street naming and addressing system. The location and design of street name signs must be provided as part of the Preliminary Plat. The applicant must obtain coordinate with the Alachua County E-911 Office to obtain street names for all proposed streets.
- e. Section 7.3.7(C) requires the applicant to furnish written proof from the Alachua County Health Department demonstrating compliance with the provisions for sanitary sewage disposal for the entire subdivision prior to the approval of the Preliminary Plat. Provide such written proof from the Alachua County Health Department.
- f. Section 7.7.2(C) requires the declaration of covenants to include a statement which discloses that the City provides no liability insurance for any common areas or recreational facilities. The applicant must address compliance with Section 7.7.2(C.)
- g. The Preliminary Plat must provide for corner markers and control points, in accordance with Section 7.3.13 and Chapter 177, Florida Statutes.

4. Miscellaneous/General Issues

- a. Correct zoning of all lands within Heritage Oaks Phases I and II is PD-R. Revise throughout the Preliminary Plat as necessary.
- b. For consistency throughout the plan documents and with the PD Ordinance and PD Agreement, revise all alphanumeric references from "Phase 2" to use Roman numerals ("Phase II.")
- c. Sheet C0.00: Label plans as "FINAL PD PLAN AND PRELIMINARY PLAT FOR..."
- d. Sheet C0.00: Revise the location map to depict only Phase II as the project site (remove bold line around Phase I.)
- e. Sheet PP-1: Illustrated building setback lines are inconsistent with the minimum required setbacks established by Ordinance 15-05 (Front - 15'; Side - 7.5'; Rear - 15'.) Revise accordingly.

- f. Sheet PP-1: Identify the length of the northern property lines of Lots 6 and 16.
- g. Sheet PP-1: Provide curve data for all lot lines.

5. **Concurrency Impact Analysis**

- a. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report.
- b. Revise all references within the Concurrency Impact Analysis from "Heritage Oaks PD-R" to "Heritage Oaks Phase II."

Transportation Facilities

- c. Identify trip distribution for each road segment.
- d. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:

Available Capacity:

- i. I-75 Segment 1: AADT: 50,018 trips; Peak Hour: 3,975 trips.
- ii. I-75 Segment 2: AADT: 29,987 trips; Peak Hour: 1,775 trips.
- iii. US 441 Segment 5: AADT: 7,510 trips; Peak Hour: 560 trips.
- iv. CR 235A North: AADT: 12,884 trips; Peak Hour: 1,153 trips.
- e. Revise Residual Capacities for each road segment to reflect corrections above:
 - i. I-75 Segment 1: AADT: 49,909 trips; Peak Hour: 3,963 trips.
 - ii. I-75 Segment 2: AADT: 28,854 trips; Peak Hour: 1,761 trips.
 - iii. US 441 Segment 5: AADT: 7,091 trips; Peak Hour: 515 trips.
 - iv. CR 235A North: AADT: 12,809 trips; Peak Hour: 1,145 trips.

Water Facilities

- f. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
 - i. Actual Potable Water Flow: 1,131,000 GPD;
 - ii. Reserved Capacity: 109,355 GPD;
 - iii. Residual Capacity: 1,059,645 GPD;
 - iv. Remaining Capacity: 1,047,545 GPD.

Wastewater Facilities

- g. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
 - i. Current Permitted Capacity: 1,500,000 GPD;
 - ii. Actual Treatment Plant Flow: 627,000 GPD;
 - iii. Reserved Capacity: 70,905 GPD;
 - iv. Residual Capacity: 802,095 GPD;
 - v. Remaining Capacity: 791,095 GPD.

Solid Waste Facilities

- h. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
 - i. Existing Demand: 6,290 tons/year;
 - ii. Reserved Capacity: 791.96 tons/year.

Recreational Facilities

- i. The applicant must revise the Concurrency Impact Analysis to use the most recent data as provided in the May 2015 Development Monitoring Report, as summarized as follows:
 - i. Acreage Required to Serve Existing Population: 47.40 acres;
 - ii. Reserved Capacity: 0.45 acres;
 - iii. Available Recreation Acreage: 40.76 acres.

Public School Facilities

- j. The Concurrency Impact Analysis states, "The Heritage Oaks PD-R is served by Alachua County public schools and currently zoned for Alachua Elementary, Mebane Middle School, and Santa Fe High School. The School Board of Alachua County assesses concurrency on a district-wide basis." School concurrency is assessed on both a district-wide and a School-Concurrency Service Area basis. Therefore, this note must be revised as follows: "Schools. ~~The Heritage Oaks PD-R~~ Heritage Oaks Phase II is served by Alachua County public schools and ~~currently zoned for Alachua Elementary, Mebane Middle School, and Santa Fe High School~~ is in the Alachua Elementary School Concurrency Service Area (SCSA), Mebane Middle SCSA, and Santa Fe High SCSA. For school capacity planning, The the School Board of Alachua County assesses concurrency on a district-wide basis in terms of its impact on the system as a whole and on the applicable SCSAs."

6. *Comprehensive Plan Consistency Analysis*

- a. There are numerous errors in the Comprehensive Plan Consistency Analysis. It appears that the applicant has utilized an out-of-date draft of the Comprehensive Plan Consistency Analysis submitted with the recently approved PD-R rezoning application.
 - i. Verify all statements within the Comprehensive Plan Consistency Analysis are accurate (the correct number of units within Phase II are referenced, public facility impacts are correct, etc.);
 - ii. Revise all references within the Comprehensive Plan Consistency Analysis from "Heritage Oaks PD-R" to "Heritage Oaks Phase II."

7. *Fire Marshal/Public Services/Outside Engineering Review Comments*

- a. The applicant must comply with all comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue.
- b. The applicant must address the comments provided by Sergio Reyes, PE, of eda engineers – surveyors - planners, inc., provided in a letter dated June 15, 2015.

- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated June 15, 2015.

8. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated June 2, 2015, which are as follows:

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- q. Tree location survey in conformance with LDR Article 6.2.1(G).

Action Needed to Address Deficiency: The applicant has not provided a tree location survey in accordance with Section 6.2.1(G) of the LDRs. In accordance with Section 6.2.1(G)(2)(b), if no champion, heritage, or regulated trees exist on site the Preliminary Plat shall be noted accordingly and a tree location survey shall not be required. The applicant must provide materials to demonstrate compliance with Section 6.2.1(G) of the LDRs.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR
BEFORE 4:00 PM ON THE RESUBMISSION DATE OF JULY 1, 2015.**



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 3, 2015

VIA HAND DELIVERY

Sergio Reyes, P.E.
eda engineers-surveyors-planners, inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Heritage Oaks Phase II Preliminary Plat

The City of Alachua Planning & Community Development Department requests your firm conduct a review of the attached subdivision plat for consistency with the applicable provisions of Chapter 177, Part I, Florida Statutes.

Please provide comments by **4:00 PM on Monday, June 15, 2015**, so that your comments may be incorporated into the City's review of this application.


If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File

Concurrency Reviews: Heritage Oaks Phase II, Benton Hills

From : Justin Tabor <jtabor@cityofalachua.com> Wed, Jun 03, 2015 12:55 PM
Subject : Concurrency Reviews: Heritage Oaks Phase II, Benton Hills  2 attachments
To : Vicki McGrath <vicki.mcgrath@sbac.edu>
Cc : Kathy Winburn <kwinburn@cityofalachua.com>, Gene Boles, FAICP <gboles@ufl.edu>

Vicki,

The City has received two new applications for Preliminary Plats. The projects are described as follows:

1. Heritage Oaks Phase II: an application for the subdivision of a ±17.20 acre tract (Tax Parcel No. 03053-001-000) into a total of 44 lots; and,
2. Benton Hills: an application for the subdivision of ±26.23 acre tract (Tax Parcel Nos. 03044-011-001, 03044-011-002, 03044-011-003, and a portion of 03044-010-003) into a total of 75 lots.

Please note that the form for the Heritage Oaks Phase II project indicates that the applicable review type is a rezoning. The correct review type is in fact a preliminary plat (it has been requested that the form be revised to indicate the correct review type.)

It is my understanding that, since these projects constitute a preliminary development order, a capacity determination must be rendered by SBAC.

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

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail

address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

INFO 150415 Heritage Oaks Phase 2 Public School Student Generation

 **Form.pdf**

906 KB

 **Benton_Hills_Prelim_Plat_PS_Gen_Form_2015_04_30.pdf**

380 KB



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 2, 2015

Daniel Young, PE, LEED AP
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Completeness Review of Application for:
Heritage Oaks Phase II
Preliminary Plat

Dear Mr. Young:

On May 28, 2015, the City of Alachua received your application for a Preliminary Plat for Heritage Oaks Phase II, which proposes the subdivision of a ± 17.20 acre tract (Tax Parcel No. 03053-001-000) into a total of 44 lots.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to provide a complete application.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

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

General Comments

- There are numerous errors in the project information on the Subdivision Application (Section A) and on the Public School Student Generation Form (Section B.) Errors include the address of the subject property (none assigned – vacant parcel), Tax Parcel Number(s) (03053-001-000 ONLY), acreage (± 17.20 acres), and zoning (PD-R), and existing use of property (vacant.) In addition, the incorrect review type is selected on the Public School Student Generation Form (application identified as a Rezoning instead of a Preliminary

Plat.) The applicant must correct the errors on each application and resubmit corrected applications.

- It appears that the applicant contends it has met the requirement to hold a Neighborhood Meeting for this preliminary plat application by discussing the project in concept at the Neighborhood Meeting held for the Heritage Oaks PD-R rezoning application. For future applications, please discuss such plans with City Staff prior to advertising and holding the Neighborhood Meeting so that any potential issues/concerns may be identified.

Authorized Agent Affidavit

Issue: The applicant has not provided authorization from the property owner, Britton Jones, President, Duration Builders, Inc., to act on its behalf.

Action Needed to Address Deficiency: Provide authorization from the property owner, Britton Jones, President, Duration Builders, Inc., to act on its behalf.

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- q. Tree location survey in conformance with LDR Article 6.2.1(G).

Action Needed to Address Deficiency: The applicant has not provided a tree location survey in accordance with Section 6.2.1(G) of the LDRs. In accordance with Section 6.2.1(G)(2)(b), if no champion, heritage, or regulated trees exist on site the preliminary plat shall be noted accordingly and a tree location survey shall not be required. The applicant must provide materials to demonstrate compliance with Section 6.2.1(G) of the LDRs.

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- i. Copy of written notice (letter) sent to all property owners within 400 feet, and **mailing labels or list of those who received written notice**

Action Needed to Address Deficiency: The applicant has not provided a list of those who received written notice. The applicant must provide a list of those who received written notice.

Subdivision Application – Preliminary Plat Attachment #7

City of Alachua Public School Student Generation Form

Action Needed to Address Deficiency: See comments above under General Comments pertaining to the Public Student Generation Form.

Subdivision Application – Preliminary Plat Attachment #10

Proof of Payment of Taxes.

Action Needed to Address Deficiency: Property tax records submitted with the application are outdated (dated January 27, 2015), and reflect that property taxes are due on the subject property. Submit revised documentation indicating taxes for Tax Year 2014 are paid.

Subdivision Application – Preliminary Plat Attachment #11

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: Provide documentation which evidences that the applicant has made application for an Environmental Resource Permit from the Suwannee River Water Management District for the project.

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

Sincerely,

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

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Marian B. Rush, City Attorney (by electronic mail)
David Theriaque, Theriaque & Spain (by electronic mail)
Project File

DURATION BUILDERS, INC.
527 TURKEY CREEK
ALACHUA, FL 32615
(386) 462-0511



24/7 Online Check Fraud
Protection & Alerts

www.heritagebank.com
64-7111-2612

5/13/2015

PAY TO THE
ORDER OF City of Alachua

\$ **3,600.00

Three Thousand Six Hundred and 00/100*****

DOLLARS

City of Alachua
PO Box 9
Alachua, FL 32616-0009

MEMO

Preliminary Plat Construction Documents - Heritage

Burton
AUTHORIZED SIGNATURE

⑈007083⑈ ⑆26127115⑆ 020000201⑈

7083

Security features. Details on back.



RECEIPT		DATE <u>6/1/15</u>	No. <u>328410</u>
RECEIVED FROM <u>Duration Builders Inc</u>		\$ <u>3000.00</u>	
<u>"PZPLT" Plats</u>		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR <u>Preliminary Plat Construction Heritage Oak</u>			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT <u>#7083</u>		<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY <u>[Signature]</u>

7083

DURATION BUILDERS, INC.

527 TURKEY CREEK
ALACHUA, FL 32615
(386) 462-0511



64-7111-2612



5/13/2015

PAY TO THE
ORDER OF

City of Alachua

\$ **3,600.00

Three Thousand Six Hundred and 00/100 *****

DOLLARS

City of Alachua
PO Box 9
Alachua, FL 32616-0009

[Signature]
AUTHORIZED SIGNATURE

MEMO

Preliminary Plat Construction Documents - Heritage

⑈007083⑈ ⑈261271115⑈

020000204⑈

06/01/15 CITY OF ALACHUA
1:53 PM pa_philm

DURATION BUILDER INC

RECEIPT NO:AAA095930	AMOUNT
FMSD DURATION BUILDER INC	3,600.00
PZPLT	

PAYMENT RECEIVED	AMOUNT
CR 7083	3,600.00
TOTAL	3,600.00

PAID
JUN 01 2015
CITY OF ALACHUA
A

AFFIDAVIT FOR POSTED LAND USE SIGN

I Stephen Mitchell, POSTED THE LAND USE
SIGN ON 9-24-2015 FOR THE Heritage Oaks Preliminary Plat
(Name) (Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Stephen Mitchell
(Signature)

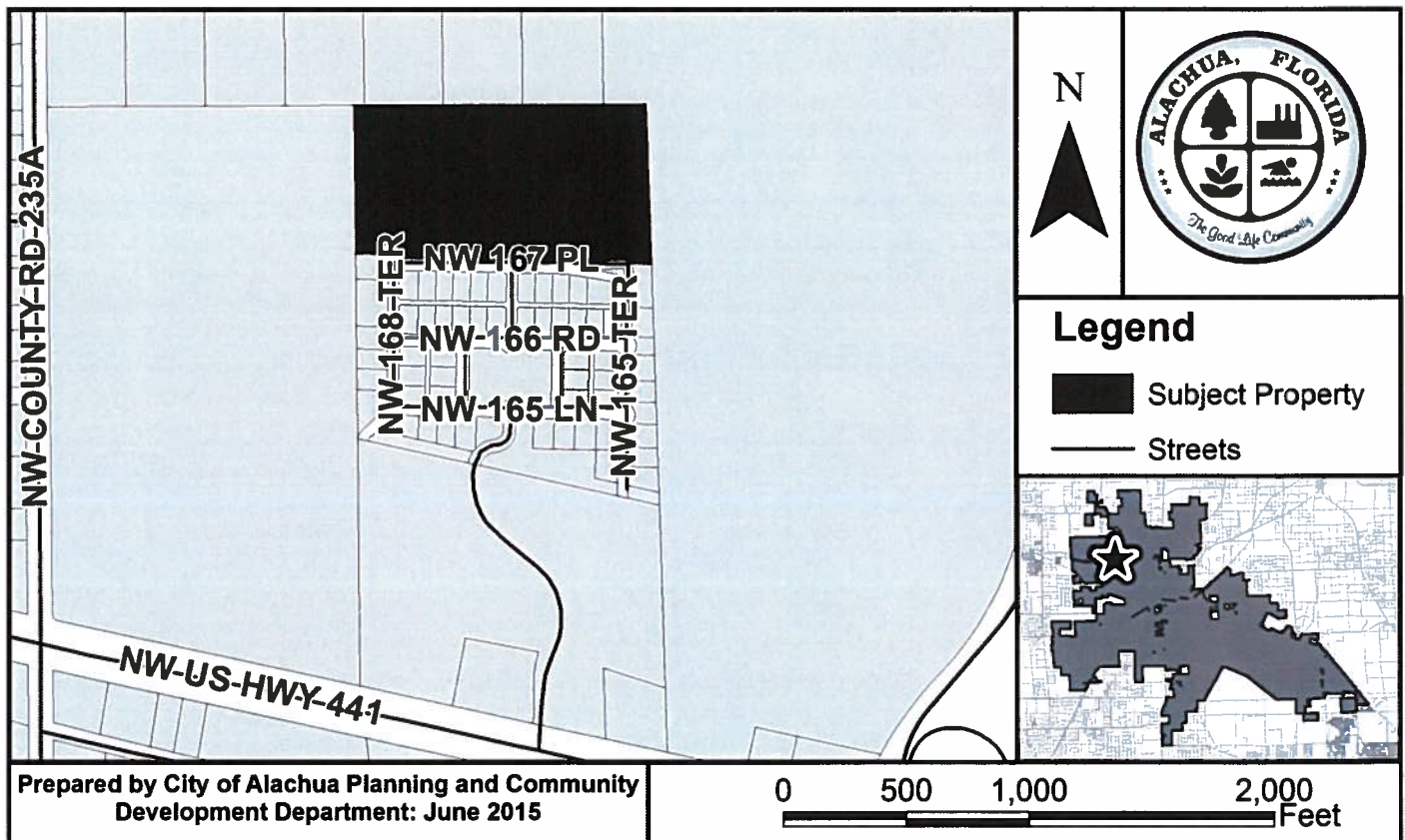
3
(Number of signs)



Mailed: 9/28/15
amx

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on October 13, 2015, at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, PE, LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for Duration Builders, Inc., property owner, for consideration of the preliminary plat of Heritage Oaks Phase II, which proposes the subdivision of the subject property into a total of 44 lots. The ± 17.25 acre property subject to the proposed subdivision is located immediately north of Heritage Oaks Phase I, as recorded in Official Records of Alachua County, Plat Book 24, Pages 79 through 82, and east of Santa Fe High School, consisting of Tax Parcel No. 03053-001-000. FLUM: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R.)



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03053-010-015
CHARLES E MITCHELL
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-016
DIANE S CARTER
16527 NW 165TH LN
ALACHUA, FL 32615

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-018
CHARLES E WALLACE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-019
TERRANCE M MANDARINO
16651 NW 165TH LN
ALACHUA, FL 32615

03053-010-020
HOLLER & KELSO
16885 NW 167TH PL
Alachua, FL 32615

03053-010-021
AUSTIN MCNICHOLS
16855 NW 167TH PL
Alachua, FL 32615

03053-010-022
BILL E WEBB
16825 NW 167TH PL
ALACHUA, FL 32615

03053-010-023
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-024
FAIRCLOTH & FLOYD
PO BOX 433
ALACHUA, FL 32616

03053-010-025
MILDRED O SCHLICHT
11871 SURFBIRD CIR
JACKSONVILLE, FL 32256

03053-010-026
ROYCE W CHESSER
16704 NW 166TH RD
ALACHUA, FL 32615

03053-010-027
JOE DRURY
16744 NW 166TH RD
ALACHUA, FL 32615

03053-010-034
WILLIAM S RICHARD
16623 NW 167TH PL
ALACHUA, FL 32615

03053-010-035

03053-010-036
INC BLUE4.COM INFORMATION
SERVICES
16539 NW 167TH PL
ALACHUA, FL 32615-8906

03053-010-037
FLOYD & RUTTENBER
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-038
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-039
LANCE BRINER
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-040
GERALD A CORE
16622 NW 166TH RD
Alachua, FL 32615

03053-010-041
KARA BOLTON HOMES INC
1816 NW 89TH DR
GAINESVILLE, FL 32606

03053-010-042
KARA BOLTON HOMES INC
1816 NW 89TH DR
GAINESVILLE, FL 32606

03053-010-043
KINCAID & WUENSTEL JR
16643 NW 168TH TER
ALACHUA, FL 32615

03053-010-044
RALPH G GEPHART
16623 NW 168TH TER
ALACHUA, FL 32615

03053-010-045
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-046
BOLANOS & MCKERCHER W/H
16642 NW 167TH DR
ALACHUA, FL 32615

03053-010-047
BRANHAM & SANDHOLDT H/W
16622 NW 167TH DR
ALACHUA, FL 32615-6497

03053-010-048
JOSEPH LAMUTH
602 PEPPERWOOD DR
BREA, CA 92821

03053-010-049
MEADOWS & MEADOWS
16649 NW 166TH DR
ALACHUA, FL 32615-4996

03053-010-050

03053-010-028
DURATION BUILDERS INC ✓
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-029
BOUWENS & DOLLARD ✓
16820 NW 66TH RD
Alachua, FL 32615

03053-010-030
JASON NUNN ✓
16850 NW 166TH RD
ALACHUA, FL 32615

03053-010-031
WILLIAM M JR ROBERTSON ✓
16880 NW 166TH RD
ALACHUA, FL 32615

03053-010-032
ADAM & MAHMOOD ✓
16683 NW 167TH PL
Alachua, FL 32615

03053-010-033
VICKIE LUE DYAL ✓
16653 NW 167TH PL
ALACHUA, FL 32615

03049-000-000
MEGAHEE ENTERPRISES LTD.,LLLP ✓
2632 NW 43RD ST # 2138
GAINESVILLE, FL 32606

03049-001-001 ✓
R O BRIDGES
PO BOX 1028
ALACHUA, FL 32616-1028

03049-001-002 ✓
GIACOMO CAIOZZO
16615 NW 171ST PL
ALACHUA, FL 32615

03049-001-011 ✓
VICKY ANN KENNA
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03049-001-012 ✓
R E ROGERS
PO BOX 1188
ALACHUA, FL 32616-1188

03049-001-014 ✓
CRAIG & CRAIG & CRAIG TRUSTEES
17007 NW 171ST PL
ALACHUA, FL 32615

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SCHOOL BD OF ALACHUA CTY ✓
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GAINESVILLE, FL 32601

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ALACHUA, FL 32615

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INC ✓
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JOHN J STEVENS
16775 NW 165TH LANE
ALACHUA, FL 32615

03053-010-002 ✓
RICHARD D II DOLBEC
16813 NW 165TH LANE
Alachua, FL 32615

03053-010-003 ✓
THOMAS H GRIEVE
16843 NW 165TH LN
ALACHUA, FL 32615

03053-010-004 ✓
TODD B BROOKS
16873 NW 165TH LN
ALACHUA, FL 32615

03053-010-005 ✓
RAYSA A LEIVA
5989 SW 112TH WAY
COOPER CITY, FL 33330-4558

03053-010-006 ✓
KYLE A STANDISH
16648 NW 168TH TER
ALACHUA, FL 32615

03053-010-007 ✓
TOYA L ROBINSON
16678 NW 168TH TER
ALACHUA, FL 32615

03053-010-008 ✓
DAVID LEE TAYLOR
16702 NW 168TH TER
ALACHUA, FL 32615

03053-010-009 ✓
RAMON J JOSEJO
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-010-010 ✓
ROBERTO ROMERO
25700 SW 153RD CT
HOMESTEAD, FL 33032-6200

03053-010-011 ✓
RICHARD STONE
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-012 ✓
DAVID B FROMHOLT
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-013 ✓
MICHAEL JELMBERG
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-014 ✓
NATHANIEL M III FORD
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-051
AARON A HARRIS
16609 NW 166TH DR
ALACHUA, FL 32615

03053-010-052
KARA BOLTON HOMES INC
1816 NW 89TH DR
GAINESVILLE, FL 32606

03053-010-053
RICHARD E JR DAVIS
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-054
RICHARD B SCHULTZ
1171 APPIAN WAY
SANTA ANA, CA 92705

Antoinette Endicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Bill Atwater
6017 NW 115th Place
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Tingue
333 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615