
Posted Notices/Submittal Requirements for PZB Hearing

From : Justin Tabor <jtabor@cityofalachua.com>

Thu, Nov 19, 2015 01:59 PM

Subject : Posted Notices/Submittal Requirements for PZB Hearing

To : jjmeehanjr <jjmeehanjr@yahoo.com>

Cc : Kathy Winburn <kwinburn@cityofalachua.com>

Jim,

Thank you for returning my call to discuss the outstanding issues with your application and the next steps to prepare for the Planning & Zoning Board (PZB) Meeting.

The following is a summary of the steps needed to address the outstanding issues:

- You should have received a separate email to Mason at Alachua County E-911. They should be assigning street names and stated they will respond as soon as possible. Street names will need to be placed on the preliminary plat once assigned.
- As we discussed, you need to provide written confirmation from the Alachua County Health Department that the development complies with their provisions for sanitary sewage disposal so that compliance with Section 7.3.7(C) of the City's LDRs is achieved. The Department's response can be received through email.
- A note must be added to the cover sheet stating that no champion, heritage, or regulated trees exist on-site, and therefore a tree location survey in accordance with Section 6.2.1(G) is not required. The revised cover sheet is to be submitted to the City electronically for review prior to printing and delivering plans in advance of the PZB Meeting.

The application submittal requirements may be referenced at the link below. **Please also note that ALL MATERIALS must be provided on a CD so that the materials may be electronically loaded into our agenda software and posted for the public.** Submittal

Requirements: <http://cityofalachua.com/index.php/planning-and-zoning/2-uncategorised/860-application-submittal-presentation-requirements>

If you have any questions, please feel free to contact me.

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.

Street Names: Benton Hills

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Street Names: Benton Hills
To : Burgess Mason <bmason@alachuacounty.us>
Cc : jjmeehanjr <jjmeehanjr@yahoo.com>, Kathy Winburn
<kwinburn@cityofalachua.com>

Thu, Nov 19, 2015 01:17 PM

 1 attachment

Mason,

Thank you for taking the time to discuss the requirements of the City's Land Development Regulations (LDRs) as it pertains to the naming of roads within proposed subdivisions.

The City has received an application for a proposed subdivision, with a project name of Benton Hills. The project is located immediately south of the Meadowglen subdivision, west of CR 235-A, and north-northwest of the Santa Fe Hills subdivision. I have attached a copy of the overall subdivision layout for your reference.

Section 7.3.3(B) states, "Street name signs are signs within a subdivision that identify street names. Street name signs shall be placed, by the subdivider, at all intersections within or abutting the subdivision. The type and location of the street name signs shall be submitted as part of the preliminary plat and shall conform to the Alachua County's street naming and addressing system."

Since the City's LDRs requires the preliminary plat to include street names conforming to the County's naming and addressing system, street names need be assigned and placed on the preliminary plat. Please note that addressing of individual lots is not necessary at this phase in the review process - only assigning street names.

Please accept this email as the City's request to assign street names for this project. If you have any questions or need additional information, please let me know.

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
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Benton Hills 11/16/15 Resubmittal & Public Services Review Comments

From : Justin Tabor <jtabor@cityofalachua.com> Tue, Nov 17, 2015 10:54 AM
Subject : Benton Hills 11/16/15 Resubmittal & Public Services Review Comments  1 attachment
To : jjmeehanjr <jjmeehanjr@yahoo.com>
Cc : Kathy Winburn <kwinburn@cityofalachua.com>

Jim,

Please see the attached memorandum from the Public Services Department concerning your 10/28/15 resubmittal of the Benton Hills Preliminary Plat.

Concerning the materials received yesterday (11/16/15), I have reviewed the materials to verify the comments issued to you in a letter dated 11/19/15 were addressed. The following issues remain to be addressed.

I attempted to contact you by phone earlier today to discuss these issues. Please call me if you'd like to discuss what is needed to address each of these issues. **Please let me know the date by which you plan to submit materials to address these remaining issues.**

Remaining Issues:

- 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 coordinate with the Alachua County E-911 Office to obtain street names for all proposed streets.

How to address the issue: **Street names must be determined, and the preliminary plat revised to denote street names.**

- 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.

How to address the issue: **Furnish written proof from the Alachua County Health Department. This may be accomplished in the form of an email from Health Department staff.**

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

How to address the issue: **Provide a note on the preliminary plat stating no champion, heritage, or regulated trees exist on-site (if none exist.)**

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

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 **Benton_Hills_Prelim_Plat_PS_Comments_2015_11_16.pdf**

22 KB



City of Alachua


TRACI L. CAIN
CITY MANAGER

PUBLIC SERVICES DIRECTOR
MARCUS COLLINS

INTER-OFFICE COMMUNICATION

Date: November 16th, 2015

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Marcus Collins
Public Services Director 

Re: Benton Hills S/D

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

1. Electric

- No additional comments

2. Water

- Given the proposed density, a water system upgrade shall be required in order to meet minimal fire flow requirements. Reference September 16th memorandum from Marcus Collins to Kathy Winburn.

3. Wastewater

- No additional comments

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

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



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 9, 2015

Mr. James Meehan, PE
1221 SW 96th Street
Gainesville, FL 32607

RE: Review of Application and Plans – Dated October 28, 2015
Benton Hills Preliminary Plat

Dear Mr. Meehan:

On October 28, 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 Monday, November 16, 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 address the following insufficiencies:

2. Compliance with Land Development Regulations (LDRs)

- 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 coordinate with the Alachua County E-911 Office to obtain street names for all proposed streets.

Remaining Insufficiency: *The applicant has stated that drawings have been provided to the County for review. Street names must be determined, and the preliminary plat revised to denote street names, before the item may be scheduled for a public hearing before the PZB.*

- 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.

Remaining Insufficiency: The applicant has stated that the development shall connect to central sewer and the Health Department should have no involvement. While it is understood the development shall connect to City wastewater facilities, Section 7.3.7(C) applies to all subdivisions (including those connecting to wastewater facilities), and requires the applicant to furnish written proof from the Alachua County Health Department. This may be accomplished in the form of an email from Health Department staff.

3. Miscellaneous/General Issues

- c. Label all public utilities easements and their width within all phases (see redlined plans.)

Remaining Insufficiency: PUEs along lot frontages in Phase II are not labelled/dimensioned. Revise accordingly.

- g. There are inconsistencies in the data (lot square footage/acreage) between the plans prepared by James Meehan, P.E., and the plans prepared by GeoLine Surveying, Inc. for the following lots: 1-8, 10, 23-25, 28-31, 33-40, 53-56, and 62-67. Verify data presented on the plans is consistent and accurate (see redlined plans, lots highlighted in orange.)

Remaining Insufficiency: Discrepancies in the square footage remain for the following lots: 30, 31, 34, 35, and 37. Revise accordingly.

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

- b. The applicant must address the comments provided by Robert Walpole, PE, of Causseaux, Hewett, & Walpole, Inc., provided in a memorandum dated August 6, 2015.

Remaining Insufficiency: (1) Include tax parcels, section, township, and range, and the property's Future Land Use Map Designation and zoning on the cover sheet (CHW Comment 1.)

- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated September 16, 2015.

NOTE: The revised application materials dated October 28, 2015, have been forwarded to the Public Services Department for review and verification that the deficiencies noted within the above-referenced memorandum have been sufficiently addressed. Any comments received from the Public Services Department shall be provided to you.

7. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated May 7, 2015, which are as follows:
- f. Vicinity map - **indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots.** The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- p. Inscription stating "NOT FOR FINAL RECORDING".

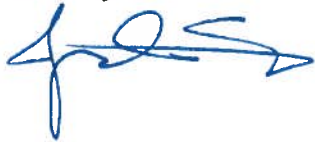
Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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,

A handwritten signature in blue ink, appearing to read 'Justin Tabor', 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

RE: Revised PS Gen Form - Benton Hills Preliminary Plat

From : Gene Boles, FAICP <gboles@ufl.edu>

Wed, Sep 23, 2015 11:45 AM

Subject : RE: Revised PS Gen Form - Benton Hills Preliminary Plat

To : Vicki McGrath <Vicki.McGrath@sbac.edu>, Justin Tabor <jtabor@cityofalachua.org>

Justin – I need a clarification. The concurrency review would be appropriate if the developer is proceeding with the final platting of all 210 lots. The preliminary concurrency approval is only valid for one year while detailed construction plans are being prepared. Once construction plans and final plat has been approved, the reservation is then valid for three years or until the final plat is recorded whichever comes first.

As long as the preliminary plat is consistent with your zoning, no review is needed at this stage.

Please clarify the status as per the above.

Thanks

Gene Boles, FAICP
University of Florida
941 350 3989

From: Vicki McGrath [mailto:Vicki.McGrath@sbac.edu]

Sent: Tuesday, September 22, 2015 9:10 AM

To: Gene Boles, FAICP <gboles@ufl.edu>; Justin Tabor <jtabor@cityofalachua.org>

Subject: Fwd: Revised PS Gen Form - Benton Hills Preliminary Plat

Justin,

I am forwarding your email to Gene Boles as he needs to be included in all reviews. He is the School Board's consultant and records all developments for the annual report. As soon as he reviews your request I will send you the School Board's Certification. I apologize for the tardiness in response - I did not realize Gene had not been included in your request.

Best Regards - Vicki

----- Forwarded message -----

From: **Justin Tabor** <jtabor@cityofalachua.org>

Date: Wed, Sep 9, 2015 at 7:09 AM

Subject: Revised PS Gen Form - Benton Hills Preliminary Plat

To: Vicki McGrath <vicki.mcgrath@sbac.edu>

Cc: Kathy Winburn <kwinburn@cityofalachua.com>, Adam Hall <ad_hall@cityofalachua.org>

Vicki,

The City is currently reviewing the preliminary plat for Benton Hills. On June 22, SBAC issued a capacity determination for Phase I, which consists of 75 lots. The applicant wishes to proceed with approval of a preliminary plat for the entire development, which consists of a total of 210 lots (the 75 lots previously considered are included within this total figure.)

Accordingly, the Public Schools Student Generation Form has been revised for the development for review by SBAC. Please see the attached form for certification.

Thank you.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

[386.418.6100 x 107](tel:386.418.6100) | fax: [386.418.6130](tel: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.

--

Vicki McGrath

Director of Community Planning

352 955-7400 x1423



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 21, 2015

Mr. James Meehan, PE
1221 SW 96th Street
Gainesville, FL 32607

RE: Review of Application and Plans – Dated September 3, 2015
Benton Hills Preliminary Plat

Dear Mr. Meehan:

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, October 8, 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 address the following insufficiencies:

2. Compliance with Land Development Regulations (LDRs)

- 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 coordinate with the Alachua County E-911 Office to obtain street names for all proposed streets.

Remaining Insufficiency: The applicant has stated that drawings have been provided to the County for review. Street names must be determined, and the preliminary plat revised to denote street names, before the item may be scheduled for a public hearing before the PZB.

- 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.

Remaining Insufficiency: The applicant has stated that the development shall connect to central sewer and the Health Department should have no involvement. While it is understood the development shall connect to City wastewater facilities, Section 7.3.7(C) applies to all subdivisions (including those connecting to wastewater facilities), and requires the applicant to furnish written proof from the Alachua County Health Department. This may be accomplished in the form of an email from Health Department staff.

3. Miscellaneous/General Issues

- c. Label all public utilities easements and their width within all phases (see redlined plans.)

Remaining Insufficiency: PUEs along lot frontages in Phase II are not labelled/dimensioned. Revise accordingly.

- g. There are inconsistencies in the data (lot square footage/acreage) between the plans prepared by James Meehan, P.E., and the plans prepared by GeoLine Surveying, Inc. for the following lots: 1-8, 10, 23-25, 28-31, 33-40, 53-56, and 62-67. Verify data presented on the plans is consistent and accurate (see redlined plans, lots highlighted in orange.)

Remaining Insufficiency: Discrepancies in the square footage remain for the following lots: 29, 33, 36, 37, 38. Revise accordingly.

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

- b. The applicant must address the comments provided by Robert Walpole, PE, of Causseaux, Hewett, & Walpole, Inc., provided in a memorandum dated August 6, 2015.

Remaining Insufficiency: (1) Include tax parcels, section, township, and range, and the property's Future Land Use Map Designation and zoning on the cover sheet (CHW Comment 1); (2) Identify and depict T-shaped turnaround on all sheets depicting a stub road(s) (CHW Comment 5.)

- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated September 16, 2015.

Remaining Insufficiency: The applicant must address the comments provided by the Public Services Department in the referenced memorandum.

7. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated May 7, 2015, which are as follows:
 - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- p. Inscription stating "NOT FOR FINAL RECORDING".

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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

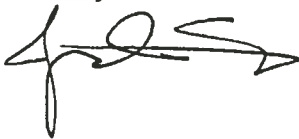
Neighborhood Meeting Materials, including:

- ii. 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 must provide a copy of the mailing labels or a list of those who received written notice with each resubmittal to provide a complete record of neighborhood meeting materials.

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 September 16, 2015

cc: Kathy Winburn, AICP, Planning & Community Development Director (without attachments)
Adam Hall, AICP, Planner
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PUBLIC SERVICES DIRECTOR
MARCUS COLLINS

INTER-OFFICE COMMUNICATION

Date: September 16th, 2015

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

From: **Marcus Collins**
Public Services Director

Re: Benton Hills S/D

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

1. Electric

- No additional comments.

2. Water

- The site plan does not provide enough detail to review the tank option that is shown to meet water quality standards or fire protection for the sub division. Please contact the Public Services Department to discuss. (386-418-6140)
- Hydrant spacing a minimum distance of 500'.
- We require a modeled verification that development will not cause violations of F.A.C. 62.555.

3. Wastewater

- Force main valves every 1,000 ft is required.
- Tracer wire on the force main is required and stubbed up every 1,000 ft.
- All gravity lines must maintain a minimal slope of 0.40 %.
- Show gravity main pipe linear feet, size, and slope on drawings.
- Some manholes are not numbered.
- GRU standards for lift station design and air relief valves.
- Force main under US HWY 441 may require jack and bore.
- All permits required by contractor.
- Provide gravity main plans to lift station from phase I.
- Provide force main plan from lift station to City of Alachua connection.
- US HWY 441 manhole must have a composite lid and cover.
- US HWY 441 manhole must be lined with HDPE or equal.

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

cc: Adam Hall, Planner

Roland Davis, Engineer

Harry Dillard, Engineer Technician



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 12, 2015

Mr. James Meehan, PE
1221 SW 96th Street
Gainesville, FL 32607

RE: Development Review Team (DRT) #2 Summary for Benton Hills – Preliminary Plat

Dear Mr. Meehan:

The application referenced above was reviewed at our August 12, 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 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.

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

1. Utility Service Issues

- 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 identified a minimum needed fire flow of 1,500 gpm to meet ISO standards, however the available fire flow at the hydrant closest to the project site is 703 gpm @ 20 PSI. In discussion between the applicant, Public Services Department, and Alachua County Fire/Rescue, the preferred method to achieve minimum fire flow shall be the construction of a minimum 300,000 gallon storage tank north of Santa Fe High School (on the School Board's property.) This is subject to the City acquiring property and conducting water modeling which demonstrates the feasibility of this method. Alternatives to this method are (1) to provide a privately-maintained tank within the development or (2) to provide a fire sprinkler system within each home. The applicant must determine how minimum fire flows shall be achieved. Reference the memorandum from Marcus Collins, Public Services Director, dated July 29, 2015.
- b. The applicant has identified three (3) potential connection points to the City's wastewater system. The Public Services Department has determined the required connection point shall be "Option 3" as shown on the applicant's 7/21/2015 plans. Revise plans accordingly. Reference the memorandum from Marcus Collins, Public Services Director, dated July 29, 2015.
- c. The area where the proposed lift station shall be located must be identified as on each plan sheet where the area is shown. In addition, a 30' public utility easement must be provided and identified for the area where the proposed force main running from the proposed lift station to CR 235A shall be located. (1) Identify the location of the area of the proposed lift station on all plan sheets depicting the area, and (2) identify the location of a 30' public utility easement over the proposed force main running from

the proposed lift station to CR 235A. Reference the memorandum from Marcus Collins, Public Services Director, dated July 29, 2015.

2. Compliance with Land Development Regulations (LDRs)

- a. The applicant has identified that a 50 foot by 100 foot island shall be constructed surrounding a sinkhole located at Retention Area 2. The applicant is hereby notified that an updated geotechnical report shall be required as part of the construction plans for any phase draining to Retention Area 2 to address consistency and compliance with the relevant provisions of the City's Comprehensive Plan and Land Development Regulations.
- b. Remove statement on Sheet No. 2, Overall Drainage Areas and Offsite Sewer, pertaining to backfilling of sinkholes. As previously noted during the June 18, 2015, Development Review Team (DRT) Meeting, such practices do not comply with the provisions of Section 6.9.6(C) (see redlined plans.)
- 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 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.

3. Miscellaneous/General Issues

- a. Redlined plans shall be provided by email. Redlined plans summarize the revisions to the plans requested herein. Revise plans accordingly.
- b. Label the length of all lot lines, including front, side and rear lot lines. When lot lines include line(s) and/or curve(s), provide the length of all line(s) and/or curve(s) (see redlined plans.)
- c. Label all public utilities easements and their width within all phases (see redlined plans.)
- d. Label the width of all roadways (see redlined plans.)
- e. Provide legal description for the entire property to be subdivided (including all of Phases I and II.)
- f. The legal description of the proposed 50' wide ingress, egress, and public utility easement depicted on Sheet 6 of the Geoline Surveying, Inc., plans must provide for ingress and egress to the proposed drainage and retention area. In addition, the applicant must make provisions for the installation of stormwater infrastructure connecting from Phase I to the drainage and retention area. Identify the location of legal access and the location for stormwater infrastructure connecting from the ingress, egress, and public utility easement and the drainage and retention area.
- g. There are inconsistencies in the data (lot square footage/acreage) between the plans prepared by James Meehan, P.E., and the plans prepared by GeoLine Surveying, Inc. for the following lots: 1-8, 10, 23-25, 28-31, 33-40, 53-56, and 62-67. Verify data presented on the plans is consistent and accurate (see redlined plans, lots highlighted in orange.)

- h. The length of the south property line of Lot 192 appears have an incorrect measurement. Verify the south property line length of Lot 192.
- i. Sheet No. 6 (Utility Plan): Label as "Benton Hills, Phase I" (see redlined plans.)

4. Concurrency Impact Analysis

- a. The Public Schools Student Generation Form must be revised to reflect the total number of units within all phases (210 single-family units.)

Recreational Facilities

- b. Proposed recreational areas within the development will be private and not available to the public, and therefore cannot be used to meet concurrency requirements. Remove all references to the project's recreational areas from the Concurrency Impact Analysis, as it appears these would be new public recreational facilities enhancing public facilities.

5. Comprehensive Plan Consistency Analysis

- a. Reference the completeness review comments below for comments related to the Comprehensive Plan Consistency Analysis.

6. 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 Robert Walpole, PE, of Causseaux, Hewett, & Walpole, Inc., provided in a memorandum dated August 6, 2015.
- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated July 29, 2015.

7. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated May 7, 2015, which are as follows:
 - f. Vicinity map - **indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots.** The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- p. Inscription stating "NOT FOR FINAL RECORDING".

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a Comprehensive Plan Consistency Analysis which reviews each Objective and Policy contained within the Housing Element of the City's Comprehensive Plan. Please note that it is not necessary to provide an analysis of the applicability of each Objective and Policy, and that the Comprehensive Plan Consistency Analysis needs only to consider those Goals, Objectives, and Policies which are relevant to the application.

The Comprehensive Plan Consistency Analysis submitted by the applicant does not provide a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs identified within the Analysis. **Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.**

For further clarification, please reference the sample Comprehensive Plan Consistency Analysis provided as an attachment to Staff's letter dated January 6, 2015.

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

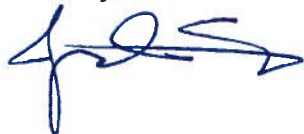
- ii. Copy of written notice (letter) sent to all property owners within 400 feet, and **mailing labels or list of those who received written notice**

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

- a. ****This should be included with and attached to all other Neighborhood Meeting materials.****

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

Attachments: Letter from Robert Walpole, PE, CHW, Inc., dated August 6, 2015
Memorandum from Marcus Collins, Public Services Director, dated July 29, 2015

cc: Kathy Winburn, AICP, Planning & Community Development Director (without attachments)
Adam Hall, AICP, Planner
Project File

August 6, 2015

Justin Tabor, AICP
Principal Planner
City of Alachua
via email

RE : Engineering Review of Benton Hills Preliminary Plat Phase I & II Resubmittal

Dear Justin:

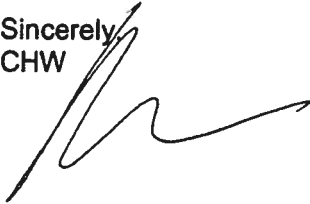
Pursuant to your request on July 28, 2015, CHW has reviewed the Benton Hills Preliminary Plat Phase I and II resubmittal. The review was limited to engineering aspects of the project as they relate or are required to meet Federal, State, or local rules, regulations or ordinances.

1. Update the cover sheet to indicate this is a Preliminary Plat for Phase I and II. Also include the tax parcels, section, township, and range, and the property Land Use and Zoning.
2. Prior to Preliminary Plat approval, the applicant shall agree with Public Services on the selected sewer option, memorialize it in the plans and remove the options from Sheet 2.
3. SIII Asphalt is no longer a FDOT standard. Remove the SIII references and replace with Super Pave. In addition, the cross section should reflect all utility allocations and street trees.
4. Update Sheet 2 water note to reflect how the applicant is going to achieve minimum fire flows per ISO Chapter 7. The minimum fire flow for a 20 ft. side to site setback is 1,000 GPM.
5. Stub roads shall have a T or L turnaround per 7.2.5 (D)(1)(a).
6. Easements are required per 7.2.3 (B)(3) through the blocks especially near lots 133-143 and 117-125.
7. Applicant shall provide evidence that the area set aside for stormwater for each phase is sufficient in size to accommodate the final design. Preliminary engineering calculations are recommended, however it is up to the EOR to provide sufficient assurances.

8. The utility layouts are conceptual in nature and will be reviewed at the time of construction plan review. The proposed force main route is not ideal for Operation and Maintenance and if it is to remain should include stabilized access.
9. The Phase I ch 177 FS plat was not reviewed with this submittal.

We appreciate the opportunity to conduct this Engineering review. Please contact me directly if you or the applicant has any questions regarding the above comments/requirements.

Sincerely,
CHW

A handwritten signature in black ink, appearing to be 'RW', written over the typed name 'Robert J. Walpole'.

Robert J. Walpole, PE
President

L:\2015\15-0249\Engineering\150806 Plan Review\LTR 150806 Benton Hills Preliminary Plat Review City of Alachua.docx



City of Alachua


TRACI L. CAIN
CITY MANAGER

PUBLIC SERVICES DIRECTOR
MARCUS COLLINS

INTER-OFFICE COMMUNICATION

Date: July 29th, 2015

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

From: **Marcus Collins**
Public Services Director 

Re: Benton Hills S/D

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

1. Electric

- CoA Electric will not be providing electric service to the subdivision; Clay Electric Territory.
- CoA Electric will provide electric service to the Lift Station if located within CoA Electric Service Territory.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) COA electric facilities.
- Submit load profile for all electric services.
- Estimated costs for Electric System up-grade shall be invoice to the Owner.

2. Water

- Water Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA water facilities.
- Water Distribution extensions shall be the responsibility of the Owner/Developer.
- Water shall be taped at the 8" water main located on 235A.
- Public Services estimates a minimum 300,000 gallon tank would be required north of Santa Fe High School (on the School Board's property) to serve the development to achieve minimum fire flow protection. This would be subject to the CoA acquiring property and conducting water modeling study to demonstrate feasibility.
- An alternative to this would be to provide a privately-maintained tank within the development or each individual home to have its own fire sprinkler system.

3. Wastewater

- Wastewater Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA wastewater facilities.
- The applicant shall provide drawings that indicate appropriate 30' PUE (Public Utility Easements) for wastewater force mains.
- Wastewater Collection and Force Main extensions shall be the responsibility of the Owner/Developer.
- The applicant shall relocate the Lift Station shown on the drawings to one of the proposed lots.
- The applicant shall show the Force Main location in the dedicated right of way.
- The applicant shall show the point of connection to the existing wastewater system on US HWY 441.
- The applicant shall show crossings on CR235A and US HWY 441.
- Wastewater force main to be tied in at the intersection on the south side of US 441 and 235A with appropriate manholes provided by Owner/Developer. (option #3 on developers plans submitted on 7/23/15).

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

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Benton Hills

APPLICATION TYPE: Preliminary Plat

APPLICANT/AGENT: James M. Meehan, PE

PROPERTY OWNER: Golden Pond Farms Inc. & Florida Timber Co.

DRT MEETING DATE: August 12, 2015

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Moderate Density Residential

ZONING: Residential Single Family – 4 (RSF-4)

OVERLAY: N/A

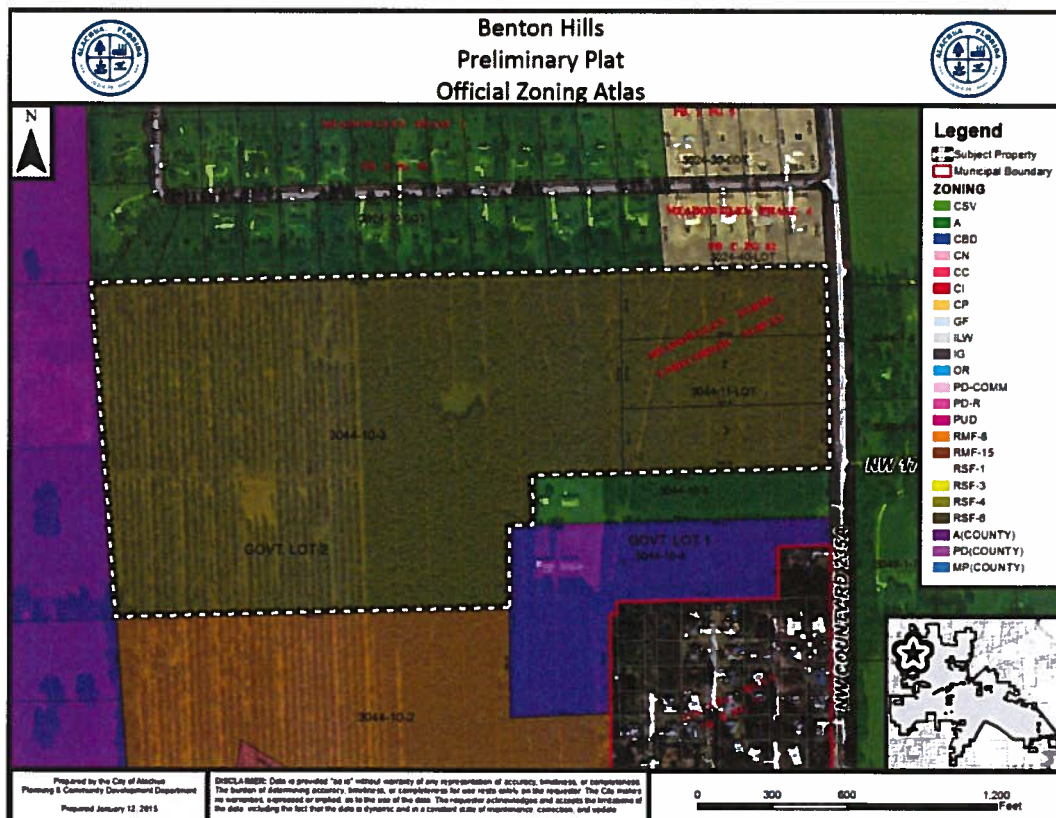
DEVELOPMENT AREA ACREAGE: ±73.80 acres

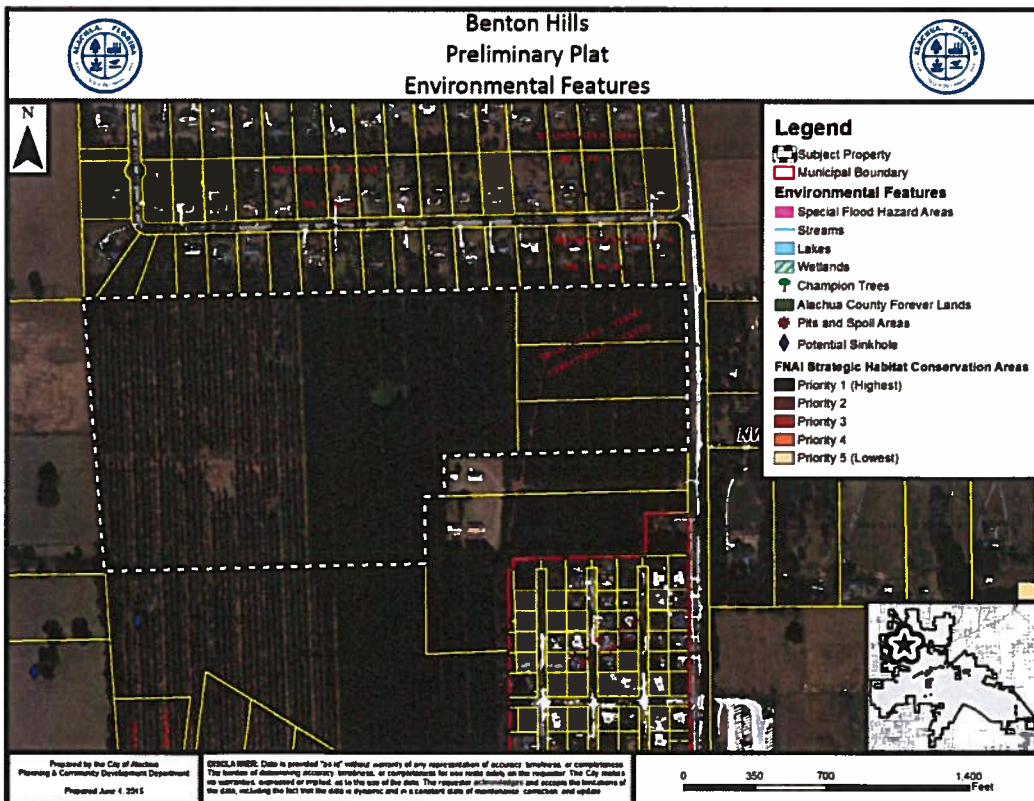
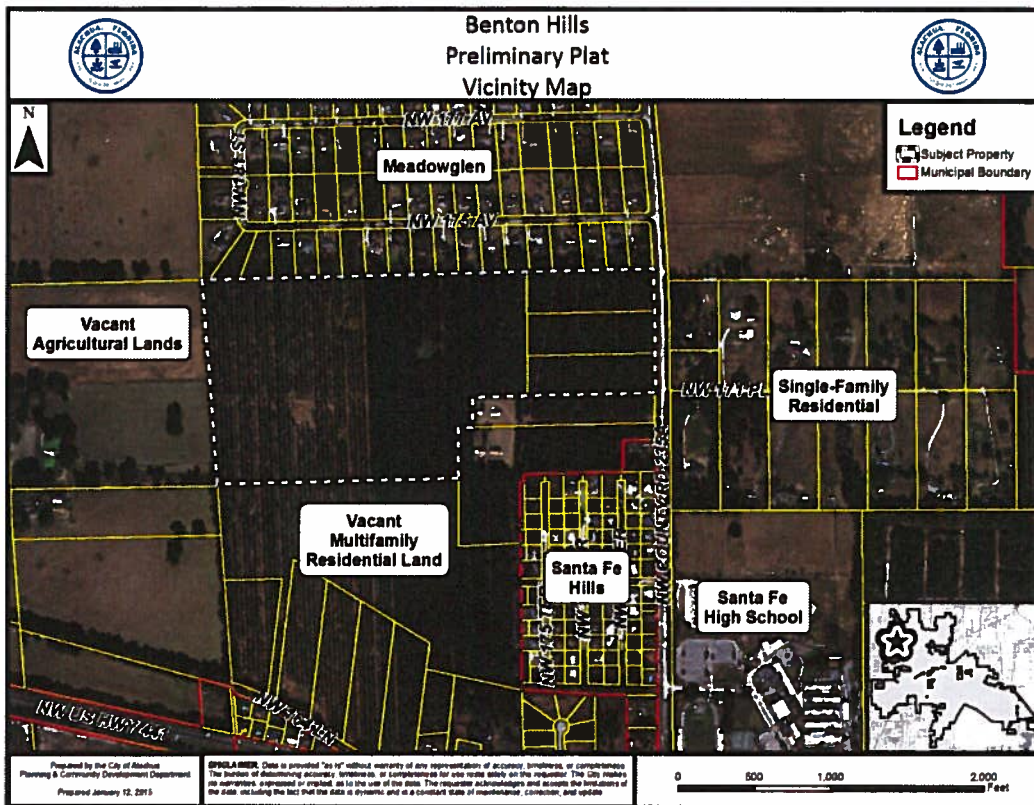
PARCEL: Tax Parcel Nos. 03044-011-001, 0344-011-002; 03044-011-003; 03044-010-003

PROJECT LOCATION: Approximately 2,800 feet north of the intersection of NW US Highway 441 and CR 235A and west of CR 235 A, south of the Meadowglen subdivision

PROJECT SUMMARY: A request for a Preliminary Plat for the subdivision of a ±73.80 acre tract into a total of 210 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 Thursday, September 3, 2015.





Deficiencies to be Addressed

1. Utility Service Issues

- 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 identified a minimum needed fire flow of 1,500 gpm to meet ISO standards, however the available fire flow at the hydrant closest to the project site is 703 gpm @ 20 PSI. In discussion between the applicant, Public Services Department, and Alachua County Fire/Rescue, the preferred method to achieve minimum fire flow shall be the construction of a minimum 300,000 gallon storage tank north of Santa Fe High School (on the School Board's property.) This is subject to the City acquiring property and conducting water modeling which demonstrates the feasibility of this method. Alternatives to this method are (1) to provide a privately-maintained tank within the development or (2) to provide a fire sprinkler system within each home. The applicant must determine how minimum fire flows shall be achieved. Reference the memorandum from Marcus Collins, Public Services Director, dated July 29, 2015.
- b. The applicant has identified three (3) potential connection points to the City's wastewater system. The Public Services Department has determined the required connection point shall be "Option 3" as shown on the applicant's 7/21/2015 plans. Revise plans accordingly. Reference the memorandum from Marcus Collins, Public Services Director, dated July 29, 2015.
- c. The area where the proposed lift station shall be located must be identified as on each plan sheet where the area is shown. In addition, a 30' public utility easement must be provided and identified for the area where the proposed force main running from the proposed lift station to CR 235A shall be located. (1) Identify the location of the area of the proposed lift station on all plan sheets depicting the area, and (2) identify the location of a 30' public utility easement over the proposed force main running from the proposed lift station to CR 235A. Reference the memorandum from Marcus Collins, Public Services Director, dated July 29, 2015.

2. Compliance with Land Development Regulations (LDRs)

- a. The applicant has identified that a 50 foot by 100 foot island shall be constructed surrounding a sinkhole located at Retention Area 2. The applicant is hereby notified that an updated geotechnical report shall be required as part of the construction plans for any phase draining to Retention Area 2 to address consistency and compliance with the relevant provisions of the City's Comprehensive Plan and Land Development Regulations.
- b. Remove statement on Sheet No. 2, Overall Drainage Areas and Offsite Sewer, pertaining to backfilling of sinkholes. As previously noted during the June 18, 2015, Development Review Team (DRT) Meeting, such practices do not comply with the provisions of Section 6.9.6(C) (see redlined plans.)
- 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 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.

3. Miscellaneous/General Issues

- a. Redlined plans shall be provided by email. Redlined plans summarize the revisions to the plans requested herein. Revise plans accordingly.
- b. Label the length of all lot lines, including front, side and rear lot lines. When lot lines include line(s) and/or curve(s), provide the length of all line(s) and/or curve(s) (see redlined plans.)
- c. Label all public utilities easements and their width within all phases (see redlined plans.)
- d. Label the width of all roadways (see redlined plans.)
- e. Provide legal description for the entire property to be subdivided (including all of Phases I and II.)
- f. The legal description of the proposed 50' wide ingress, egress, and public utility easement depicted on Sheet 6 of the Geoline Surveying, Inc., plans must provide for ingress and egress to the proposed drainage and retention area. In addition, the applicant must make provisions for the installation of stormwater infrastructure connecting from Phase I to the drainage and retention area. Identify the location of legal access and the location for stormwater infrastructure connecting from the ingress, egress, and public utility easement and the drainage and retention area.
- g. There are inconsistencies in the data (lot square footage/acreage) between the plans prepared by James Meehan, P.E., and the plans prepared by GeoLine Surveying, Inc. for the following lots: 1-8, 10, 23-25, 28-31, 33-40, 53-56, and 62-67. Verify data presented on the plans is consistent and accurate (see redlined plans, lots highlighted in orange.)
- h. The length of the south property line of Lot 192 appears have an incorrect measurement. Verify the south property line length of Lot 192.
- i. Sheet No. 6 (Utility Plan): Label as "Benton Hills, Phase I" (see redlined plans.)

4. Concurrency Impact Analysis

- a. The Public Schools Student Generation Form must be revised to reflect the total number of units within all phases (210 single-family units.)

Recreational Facilities

- b. Proposed recreational areas within the development will be private and not available to the public, and therefore cannot be used to meet concurrency requirements. Remove all references to the project's recreational areas from the Concurrency Impact Analysis, as it appears these would be new public recreational facilities enhancing public facilities.

5. ***Comprehensive Plan Consistency Analysis***

- a. Reference the completeness review comments below for comments related to the Comprehensive Plan Consistency Analysis.

6. ***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 Robert Walpole, PE, of Causseaux, Hewett, & Walpole, Inc., provided in a memorandum dated August 6, 2015.
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7. ***Completeness Review Comments***

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated May 7, 2015, which are as follows:
 - f. Vicinity map - **indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots.** The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- p. Inscription stating "NOT FOR FINAL RECORDING".

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a Comprehensive Plan Consistency Analysis which reviews each Objective and Policy contained within the Housing Element of the City's Comprehensive Plan. Please note that it is not necessary to provide an analysis of the applicability of each Objective and Policy, and that the Comprehensive Plan Consistency Analysis needs only to consider those Goals, Objectives, and Policies which are relevant to the application.

The Comprehensive Plan Consistency Analysis submitted by the applicant does not provide a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs identified within the Analysis. **Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.**

For further clarification, please reference the sample Comprehensive Plan Consistency Analysis provided as an attachment to Staff's letter dated January 6, 2015.

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- ii. 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 copy of the mailing labels or a list of those who received written notice.

****This should be included with and attached to all other Neighborhood Meeting materials.****

**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
SEPTEMBER 3, 2015.**

August 6, 2015

Justin Tabor, AICP
Principal Planner
City of Alachua
via email

RE : Engineering Review of Benton Hills Preliminary Plat Phase I & II Resubmittal

Dear Justin:

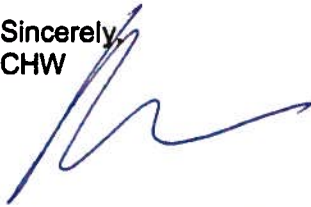
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1. Update the cover sheet to indicate this is a Preliminary Plat for Phase I and II. Also include the tax parcels, section, township, and range, and the property Land Use and Zoning.
2. Prior to Preliminary Plat approval, the applicant shall agree with Public Services on the selected sewer option, memorialize it in the plans and remove the options from Sheet 2.
3. SIII Asphalt is no longer a FDOT standard. Remove the SIII references and replace with Super Pave. In addition, the cross section should reflect all utility allocations and street trees.
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9. The Phase I ch 177 FS plat was not reviewed with this submittal.

We appreciate the opportunity to conduct this Engineering review. Please contact me directly if you or the applicant has any questions regarding the above comments/requirements.

Sincerely,
CHW

A handwritten signature in blue ink, appearing to read 'RW', is written over the typed name 'Robert J. Walpole'.

Robert J. Walpole, PE
President

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City of Alachua


TRACI L. CAIN
CITY MANAGER

PUBLIC SERVICES DIRECTOR
MARCUS COLLINS

INTER-OFFICE COMMUNICATION

Date: July 29th, 2015

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

From: **Marcus Collins**
Public Services Director 

Re: Benton Hills S/D

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

1. Electric

- CoA Electric will not be providing electric service to the subdivision; Clay Electric Territory.
- CoA Electric will provide electric service to the Lift Station if located within CoA Electric Service Territory.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) COA electric facilities.
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- An alternative to this would be to provide a privately-maintained tank within the development or each individual home to have its own fire sprinkler system.

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Benton Hills Preliminary Plat

Meeting Date: August 12, 2015 (DRT#2)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Benton Hills

APPLICATION TYPE: Preliminary Plat

APPLICANT/AGENT: James M. Meehan, PE

PROPERTY OWNER: Golden Pond Farms Inc. & Florida Timber Co.

DRT MEETING DATE: August 10, 2015

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

ZONING: Residential Single Family – 4 (RSF-4)

OVERLAY: N/A

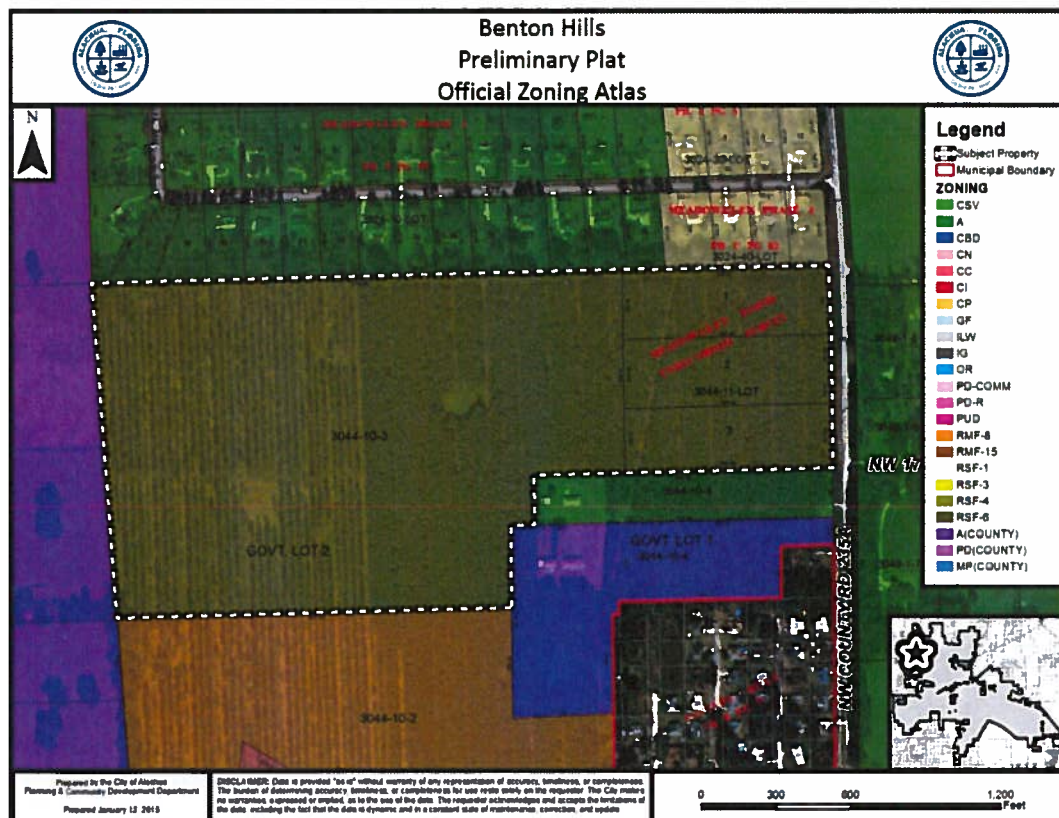
DEVELOPMENT AREA ACREAGE: ±73.80 acres

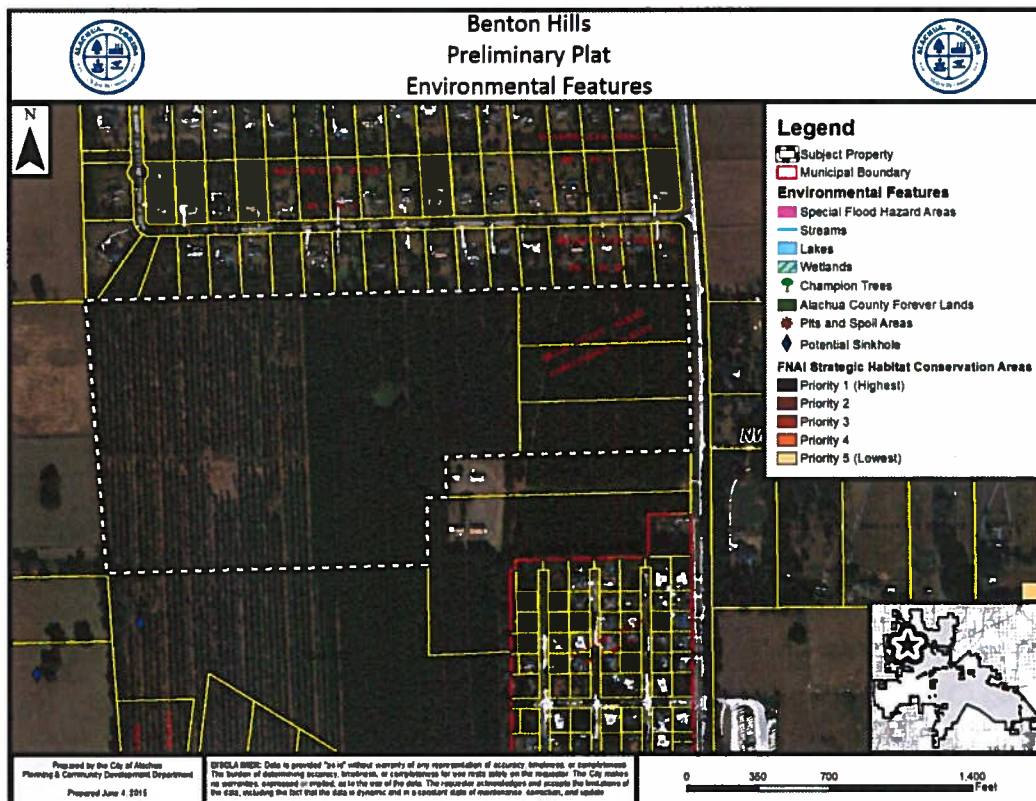
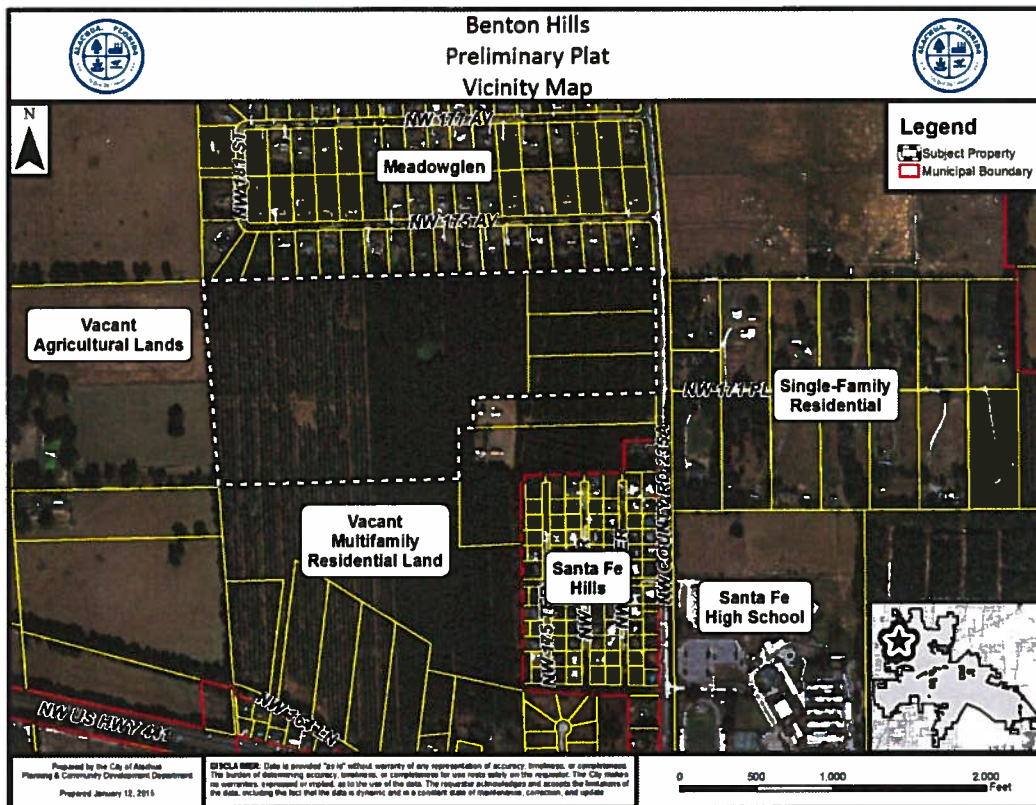
PARCEL: Tax Parcel Nos. 03044-011-001, 0344-011-002; 03044-011-003; 03044-010-003

PROJECT LOCATION: Approximately 2,800 feet north of the intersection of NW US Highway 441 and CR 235A and west of CR 235 A, south of the Meadowglen subdivision

PROJECT SUMMARY: A request for a Preliminary Plat for the subdivision of a ±73.80 acre tract into a total of 210 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 Thursday, September 3, 2015.







City of Alachua


TRACI L. CAIN
CITY MANAGER

PUBLIC SERVICES DIRECTOR
MARCUS COLLINS

INTER-OFFICE COMMUNICATION

Date: July 29th, 2015

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

From: **Marcus Collins**
Public Services Director 

Re: Benton Hills S/D

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- An alternative to this would be to provide a privately-maintained tank within the development or each individual home to have its own fire sprinkler system.

Benton Hills - Secondary Access

From : Justin Tabor <jtabor@cityofalachua.com>

Tue, Jul 28, 2015 05:40 PM

Subject : Benton Hills - Secondary Access

To : bgreen <bgreen@alachuacounty.us>

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

Brian,

I'm following up to our conversation earlier today regarding the secondary access to Benton Hills. The applicant's agent responded as follows: "The addition of the cul-de-sac in the northeast corner of the site provide the secondary access required by the Fire Marshall. A culvert and stabilized surface shall be added to CR 235A during the construction drawings."

It appears that the applicant has sufficiently addressed secondary access at this stage in the process. At the next phase - Construction Plans - the applicant will be required to provide design drawings depicting pavement location, curbing, access from CR 235A, etc. The Construction Plans phase would be the point at which we fully address those concerns.

If you'd like to discuss further, please feel free to contact me.

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.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: July 28, 2015
To: Development Review Team (DRT) Members
From: **Principal Planner Justin Tabor**
Re: Benton Hills Subdivision Application

Development Review Team (DRT) Meetings are scheduled to discuss the following project:

Benton Hills Subdivision Application

Please provide written comments concerning the application no later than:

Thursday, August 6, 2015

****Note – written comments are due 1 business day before Staff DRT Meeting.****

STAFF DRT MEETING:

Monday, August 10, 2015 @ 10:00 am in the George F. Duke Conference Room.

APPLICANT DRT MEETING:

Wednesday, August 12, 2015 @ 10:00 am in the George F. Duke Conference Room.

Benton Hills Preliminary Plat

From : Justin Tabor <jtabor@cityofalachua.com>

Mon, Jul 20, 2015 09:29 AM

Subject : Benton Hills Preliminary Plat**To :** jjmeehanjr <jjmeehanjr@yahoo.com>**Cc :** Kathy Winburn <ka_winburn@cityofalachua.org>

Mr. Meehan,

I am contacting you to follow up on our conversation from earlier this month concerning your July 1 resubmittal of the Benton Hills Preliminary Plat. Following our conversation, it is my understanding that your client wishes to proceed with a preliminary plat that includes all phases of Benton Hills (not just Phase I.) As we discussed, this will necessitate revisions to the plan sets to provide a sufficient level of detail for areas within Phase II (i.e., lot dimensions (width, depth), roadway widths, easement locations, etc.)

These revisions must be made before we can conduct a review of the revised plans. In addition, revisions to application materials, such as the Concurrency Impact Analysis and Public Schools Student Generation Form, are needed to reflect all phases of the development.

At this time, I am waiting for your response to the issues we have discussed. Please advise if you will be resubmitting revised plans/documentation to include Phase II within this preliminary plat application, or if you intend to proceed only with Phase I at this time.

Thank you.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

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City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): JAMES MEEHAN Title: Engineer/Agent

Company (if applicable): _____

Mailing address: 1221 SW 96TH ST

City: Gainesville

State: FL

ZIP: 32607

Telephone: 352-215-2548

FAX: 352-332-0431

e-mail: JMEEHANJR@YAHOO.COM

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): MR ERIC PARKER

Mailing Address: P.O. Box 357193

City: Gainesville

State: FL

ZIP: 32653

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Benton Hills

2. Address of Subject Property: CR 235A @ 03441

3. Parcel ID Number(s): 03044-011-001, 03044-011-002, 03044-011-003, 03044-010-003

4. Section 9 Township 8 Range 18 Grant _____ Acreage: Phase 1-26.3 ac

5. Existing Use of Property: Timber Farm

6. Future Land Use Map Designation: Single Family

7. Zoning Designation: R3F(1)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 75

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☒ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

Elementary: Alachua ES

Middle: MEBANC

High: Santa Fe

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised April 30, 2014

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	<u>75</u>	units	x	<u>.751</u>	Elementary School Multiplier*	<u>11.4</u>	Student Stations**
Middle School	<u>75</u>	units	x	<u>.080</u>	Middle School Multiplier*	<u>6</u>	Student Stations**
High School	<u>75</u>	units	x	<u>.112</u>	High School Multiplier*	<u>8.4</u>	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

James Meehan
 Signature of Applicant

 Signature of Co-applicant

JAMES MEEHAN
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of April, 2015 by James

Meehan, Jr., who is/are personally known to me or who has/have produced FL DL
 as identification.

NOTARY SEAL



Patricia Meehan
 Signature of Notary Public, State of Florida

Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

CERTIFICATION

PROJECT NAME : Benton Hills Preliminary Plat

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☒ **Approved** based upon the following findings

Elementary **SCSA** Alachua

Capacity Required: 12

☒ Capacity Available

Available Capacity 244

☐ Capacity Available in 3 yrs

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

Middle **SCSA** Mebane

Capacity Required: 6

☒ Capacity Available

Available Capacity 390

☐ Capacity Available in 3 yrs

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

High **SCSA** Santa Fe

Capacity Required: 8

☒ Capacity Available

Available Capacity 279

☐ Capacity Available in 3 yrs

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity


☐ **Denied** for reasons stated:

☐ **Local Government Certification**

Approved by

Date

☒ **School Board Staff Certification**

 6/19/15
Shane Andrew, Executive Director of Facilities
School Board of Alachua County
352 955 7400 x 1401

Date 6/19/2015



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 18, 2015

Mr. James Meehan, PE
1221 SW 96th Street
Gainesville, FL 32607

RE: Development Review Team (DRT) Summary for Benton Hills – Preliminary Plat

Dear Mr. Meehan:

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.

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

1. The applicant has identified that the Benton Hills subdivision will consist of the subdivision of a ± 74.00 acre tract into a total of 214 lots. The applicant has not provided a level of detail necessary to demonstrate compliance with relevant provisions of the City's LDRs for future phases of the development beyond Phase I. If the applicant intends to include future phases of Benton Hills within this Preliminary Plat, sufficient detail must be provided for future phases to demonstrate compliance with applicable LDR provisions, including but not limited to:
 - a. Lot dimensions (i.e., width, depth);
 - b. Minimum yard/setbacks;
 - c. General utility locations (water, wastewater, electric);
 - d. Roadway widths;
 - e. Easement locations.

This would also necessitate revisions to other documents, including but not limited to:

- a. Concurrency Impact Analysis;
 - b. Public Schools Student Generation Form.
2. Utility Service Issues
 - 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 identified a minimum needed fire flow of 1,500 gpm to meet ISO standards, however the available fire flow at the hydrant closest to the project site is 703 gpm @ 20 PSI. The applicant must demonstrate how the minimum needed fire flow required for the development shall be provided.
 - b. The applicant must identify on the plan set the location and point of connection to existing wastewater facilities.

- c. The applicant must identify the location and point of connection to existing water facilities.
- d. Sheet No. 2 denotes stormwater basin in the northwest corner of the overall project site which is intended to receive stormwater runoff from Phase I. The area is also intended and to serve as a site for a lift station. This area, and the land which will provide for stormwater/wastewater utility infrastructure between lots in Phase I and the area, must be included within the phasing line for Phase I. This will require revisions to the plans and application documentation, including but not limited to: Legal Description.
- e. The applicant proposes a lift station in the northwest corner of the overall project site. The lift station, however, is located behind lots within future phases of the development. Identify the means of legal access, such as a PUE, to the proposed lift station.

3. Compliance with Land Development Regulations (LDRs)

- a. Section 6.9.6 establishes standards which apply to development within areas designated as high natural groundwater aquifer recharge areas as identified on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge (HARC) Map. Section 6.9.6(C)(1) states, "[s]tormwater management practices shall not include sinkholes for stormwater disposal where recharge is in to potable water aquifers." The applicant has provided a report entitled "Summary Report of a Geotechnical Site Exploration, Bonaventure Subdivision Site," prepared by GES Engineering and Consulting, Inc., and dated January 28, 2008, which identifies a sinkhole within the area of Retention Area 2, and calls for the feature to be backfilled. The applicant must address compliance with Section 6.9.6(C)(1), and must locate retention areas where stormwater management facilities will not discharge directly to any sinkhole(s.)
- b. Section 7.2.5(I)(2) states, "a new intersection along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than 125 feet shall not be permitted..." NW 171st Place is located east of CR 235A, immediately to the east of the subject property's southeast corner. The proposed roadway configuration does not provide a minimum 125 foot centerline offset between the development's proposed connection to CR 235A and NW 171st Place. The applicant must demonstrate compliance with Section 7.2.5(I)(2.) In addition, the proposed widening/storage lane on CR 235A presents conflicts between the proposed left turn storage lane and westbound traffic on NW 171st Place turning left onto southbound CR 235A. An alternative ingress/egress to the development which would provide for compliance with Section 7.2.5(I)(2) may be to locate the development's ingress/egress between Lot 5 and Lots 6 and 7. This alternative would also addresses other insufficiencies described herein.
- c. Lots 6 and 7 are afforded access to the street through a narrow portion of each lot which is 36.74 feet in length. Article 10 of the City's LDRs defines a 'flag lot' as, "a lot which abuts or gains access to a street through a narrow portion which does not meet the minimum frontage or lot width requirements for the zone district where it is located." Flag lots are prohibited by the City's LDRs. Revise access to Lots 6 and 7 which meets the lot layout specifications of the City's LDRs.
- d. Table 5.1-2 establishes a minimum lot width of 50 feet. The following lots have a minimum lot width less than 50 feet: Lots 6, 7, 8. Revise accordingly.
- e. Table 5.1-2 establishes a minimum lot area of 7,500 feet. Lots 39, 53, 183, 184, and 204 do not meet the minimum lot area. Revise accordingly.
- f. The application to SRWMD for an Environmental Resource Permit states the City of Alachua shall be the operation and maintenance entity. The City does not accept

maintenance of stormwater management facilities which serve only a single development. Plans/documentation must reflect the stormwater management system shall be maintained by the developer in accordance with the provisions of Section 6.9.3(E)(2)(e) or by another entity defined within Section 6.9.3(E)(2).

- g. Label all common/open space areas, recreation areas, and stormwater management areas on all plan sheets, as applicable.
- h. Identify minimum wearing widths of roadways in accordance with Section 7.3.1(B)(1)(c)(ii) (minimum width is 24 feet.)
- i. In accordance with Section 7.3.2, sidewalks are required (all proposed streets are Type B streets.) Provide sidewalks as required by Section 7.3.2.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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. There is a conflict between the setbacks noted on Sheet No. 1 and the setbacks depicted and noted on Sheet Nos. 4 – 8, specifically, Sheet No. 1 denotes a rear setback of 20 feet, and Sheet Nos. 4 – 8 denote rear setbacks of 15 feet; Sheet No. 1 denotes a street side setback of 20 feet, and Sheet Nos. 4 – 8 denote street side setbacks of 15 feet. Correct discrepancies.
- b. Identify the minimum setback requirements on all sheets depicting lot sizes.
- c. Discussion with Alachua County Fire/Rescue has noted that a stabilized secondary ingress/egress must be provided for the development. In previous discussions, the applicant's agent has indicated this would be provided through a stabilized connection between Lot 5 and Lots 6 and 7. Identify and provide for a secondary emergency ingress/egress to the development. Secondary emergency ingress/egress must provide sufficient width for emergency vehicle access on a stabilized surface located within a right-of-way or a common area with an ingress/egress easement.

5. Draft Covenants, Conditions, & Restrictions

- a. The "Whereas" clause on page 1 of the draft Declaration of Covenants, Conditions, & Restrictions denotes lots 1 – 215 of Benton Hills, as per the plat. Since the Covenants, Conditions, and Restrictions shall only apply to Phase I until future phases are developed, this should be reconsidered.

- b. Section 6.9.3(E)(3) requires that when a development is to be constructed in phases and subsequent phases will use the same stormwater management systems as the initial phase, the operation/maintenance entity (in this instance, the Homeowner's Association) shall have the ability to accept responsibility for the operation and maintenance of the stormwater management systems of future phases of the project. Article VII, General Provisions, Section 4., of the draft Declaration of Covenants, Conditions, & Restrictions provides such framework, but needs to be revised to reflect the location (Section/Township/Range) of the development.
- c. Section 7.7.2(A) requires the declaration of covenants to include a requirement that the homeowner's association be established before homes are sold. Revise the draft Declaration of Covenants, Conditions, & Restrictions accordingly.
- d. 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. Revise the draft Declaration of Covenants, Conditions, & Restrictions accordingly.

6. **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.

Transportation Facilities

- b. The applicant has utilized ITE Trip Generation, 7th Edition. The current version is 9th Edition. Use data from most current data source.
- c. Reference ITE Land Use Code – Code 210.
- d. Per ITE Trip Generation, 9th Edition, AADT trip generation rate is 9.52 trips per day. Revise accordingly.
- e. Per ITE Trip Generation, 9th Edition, PM Peak Hour trip generation rate is 1.01. Revise accordingly.
- f. Correct number of new AADT is 714 trips. Revise accordingly
- g. Correct number of new PM Peak Hour Trips is 77. Revise accordingly.
- h. Correct number of reserved AADT on CR 235A North is 107 trips. Revise accordingly.
- i. Correct number of Peak Hour trips on CR 235A North is 10 trips. Revise accordingly.
- j. Available Capacity on CR 235A North is as follows: AADT: 12,884 trips; Peak Hour: 1,153 trips. Revise accordingly.
- k. Revise proposed project trips in roadway segment analysis to reflect numbers provided above.
- l. Correct total number of trips with Benton Hills is as follows: AADT: 2,410 trips; Peak Hour: 238 trips. Revise accordingly.
- m. Available capacity with proposed development is as follows: AADT: 12,170 trips; Peak Hour 1,076 trips. Revise accordingly.

Wastewater Facilities

- n. Policy 1.1.d of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for wastewater facilities for residential uses. The level of service standard is 250 gallons per day per equivalent residential unit. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to wastewater public facilities, as summarized as follows: Benton Hills Phase 1 Project Impacts – 250 GPD x 75 lots = 18,750 GPD.
- o. For concurrency purposes, please only use gallons per day (GPD), and do not use 1 million gallons per day (MGD.)

- p. 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: Existing Plant Capacity: 1,500,000 GPD; Existing Plant Flow: 627,000 GPD; Reserved Capacity: 70,905 GPD; Available Capacity: 802,095 GPD; Benton Hills Phase 1 Project Impacts: 18,750 GPD; Remaining Capacity: 783,345 GPD.

Water Facilities

- q. Policy 4.1.b of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for water facilities for residential uses. The level of service standard is 275 gallons per day per equivalent residential unit. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to water public facilities, as summarized as follows: Benton Hills Phase 1 Project Impacts - 275 GPD x 75 lots = 20,625 GPD.
- r. For concurrency purposes, please only use gallons per day (GPD), and do not use 1 million gallons per day (MGD.)
- s. 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: Permitted Capacity: 2,300,000 GPD; Existing Plant Flow: 1,131,000 GPD; Reserved Capacity: 109,355 GPD; Available Capacity: 1,059,645 GPD; Benton Hills Phase 1 Project Impacts: 20,625 GPD; Remaining Capacity: 1,039,020 GPD.

Recreational Facilities

- t. Policy 1.2.b of the Comprehensive Plan Recreation Element establishes the level of service for recreational public facilities. The minimum level of service is 5 acres of park space for every 1,000 persons. The US Census Bureau estimates the number of persons per household in the City is 2.37 persons. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to recreational public facilities, as summarized as follows: Existing Recreation Acreage: 88.6 acres; Acreage Required to Serve Existing Population: 47.4 acres; Reserved Capacity: 0.45 acres; Available Acreage: 40.76 acres; Acreage Required to Serve Benton Hills: 0.89 (2.37 persons per household x 75 house x (5 acres/1,000 persons)); Remaining Capacity: 39.87 acres.
- u. Proposed recreational areas within the development will be private and not available to the public, and therefore cannot be used to meet concurrency requirements. Remove all references to the project's recreational areas from the Concurrency Impact Analysis and provide the analysis as stated above.

Solid Waste Facilities

- v. Policy 2.1.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for solid waste facilities. The level of service standard is 0.73 tons per capita per year. The US Census Bureau estimates the number of persons per household in the City is 2.37 persons. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to solid waste public facilities, as summarized as follows: Existing Demand: 37,916 lbs/day - 6,920 tons/year; Reserved Capacity: 4,339.5 lbs/day - 791.96 tons/year; Benton Hills Phase I Solid Waste Generation: 711 lbs/day - 129.75 tons/year (0.73 tons per capita per year x 2.37 persons per household x 75 houses)

- w. See redlined Concurrency Impact Analysis for a summary of the issues described above (attached.)

7. Comprehensive Plan Consistency Analysis

- a. Reference the completeness review comments below for comments related to the Comprehensive Plan Consistency Analysis.

8. 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 Thomas R. Bon, PSM, of Causseaux, Hewett, & Walpole, Inc., provided in a memorandum dated June 11, 2015.
- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated June 15, 2015.

9. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated May 7, 2015, which are as follows:

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- e. Date of boundary survey, north arrow, graphic scale, **date of plat drawing**, and space for revision dates.

Action Needed to Address Deficiency: Preliminary Plat sheets do not provide the date of the plat drawing. Provide the date of plat drawing on all plan sheets, and ensure the date is consistent with all other sheets.

- f. Vicinity map - **indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots.** The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- o. Surface drainage and direction of flow and method of disposition and retention indicated.

Action Needed to Address Deficiency: Phase 1 as depicted on the plan sets does not include any areas within Phase 1 for drainage retention. Identify retention areas for Phase 1 and include such areas within the phasing line for Phase 1.

- p. Inscription stating “NOT FOR FINAL RECORDING”.

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a Comprehensive Plan Consistency Analysis which reviews each Objective and Policy contained within the Housing Element of the City's Comprehensive Plan. Please note that it is not necessary to provide an analysis of the applicability of each Objective and Policy, and that the Comprehensive Plan Consistency Analysis needs only to consider those Goals, Objectives, and Policies which are relevant to the application.

The Comprehensive Plan Consistency Analysis submitted by the applicant does not provide a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs identified within the Analysis. **Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.**

For further clarification, please reference the sample Comprehensive Plan Consistency Analysis provided as an attachment to Staff's letter dated January 6, 2015.

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- ii. 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 copy of the mailing labels or a list of those who received written notice.

Subdivision Application – Preliminary Plat Attachment #12

If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant has not provided a copy of an access management permit from Alachua County Public Works for the proposed connection to CR 235A. The applicant has provided a copy of an email from Alachua County Public Works staff dated April 1, 2015, which indicates that the plans submitted to Public Works staff were incomplete and required fees must be submitted. Therefore, it appears that the applicant has not made application to Alachua County Public Works for an access management permit. At a minimum, the applicant

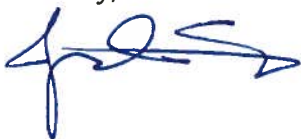
must provide at this time a copy of an application to Alachua County Public Works for the proposed connection to CR 235A.

10. Miscellaneous/General Issues

- a. Given the extensive deficiencies and the scope of the comments provided herein, an additional Development Review Team (DRT) meeting will be required.

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 extending to the right.

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Thomas R. Bon, PSM, CHW, Inc., dated June 11, 2015
Memorandum from Marcus Collins, Public Services Director, dated June 15, 2015
Comments from Brian Green, Alachua County Fire/Rescue, dated June 15, 2015
Redlined Concurrency Impact Analysis
May 2015 Development Monitoring Report

cc: Kathy Winburn, AICP, Planning & Community Development Director (without attachments)
Project File

MEMORANDUM

To: Justin Tabor – City of Alachua Planning & Community Development Department 15-####
From: Thomas R. Bon, PSM 6547
Date: June 11, 2015
RE: Benton Hills, Phase 1 – Plat Review

I have reviewed the preliminary plat of Benton Hills, Phase 1, for consistency with the provisions of Chapter 177, Part I, Florida Statutes and have noted the following items for your consideration:

GENERAL ITEMS

- Per Ch 177.091(10) - For all sheets, "City of Alachua" needs to be in the heading after the Section, Township and Range
- Per Ch 177.091(3) – Sheets 2-5 need to contain "match lines" to show where the sheets match or adjoin
- Per Ch 177.041(2) – A current title opinion or certification is required for plat submittal (*This has been discussed with David Short)
- Per Ch 177.091(15) - For Sheets 2-5, street names and right of way widths need to be added once issued by City of Alachua
- For Sheets 2-5, All "common area" and "drainage easements" need to be identified and labeled
- Per Ch 177.041(2) - A current title opinion letter or certification is required for all plat submittals
- Per Ch 177.091(16) – The AT&T easement shown on the plat needs to be annotated on Sheets 3-5 and tied into the plat of Benton Hills, Phase 1 to be sufficiently plotted out.
- Per Ch 177.091(29) – "SF" needs to be added to the legend on Sheets 2-5 (Square Feet)
- Per Ch 177.091(29) – The legend on Sheets 3-5 need to be updated to include the symbol for the "set 4" X 4" concrete monument with Geoline Surveying LB 7082 disc"
- Per Ch 177.901(7) - The appropriate boundary corners should be designated as P.R.M.'s and "P.R.M." added to the legend on Sheets 2-5
- Per Ch 177.907(8) – The appropriate points should be designated as P.C.P.'s and "P.C.P." added to the legend on Sheets 2-5.
- In the legend on Sheets 3-5, the symbols for the "set nail and disk" and the "iron pin found" closely resemble each other. Recommend updating one or the other for clarity.

SHEET 1

- The legal description for the overall boundary does not close. (*This was error was discussed with David Short and corrected.)
- There should be a north arrow on the Vicinity and Location maps for clarity.
- The assumed bearing stated in Surveyor's Note #1 does not match the bearing for that line as shown on the plat. (See sheet 2 of 5 of Benton Hills, Phase 1)
- Change name on the CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER to: **Thomas R. Bon, P.S.M. 6547**
- In the Lot Curve Table, for Lot 23, should be labeled as curve A
- See GENERAL ITEMS above for additional comments

SHEET 2

- Per Ch 177.091(14) – All information called for in the metes and bounds legal description should be labeled on the plat. (example: when the legal has a call going to a lot corner, that lot corner should be labeled and noted on the plat. Or when a call runs along a certain line, that line must be noted on the plat.)
- "Point of Beginning" should be removed from the concrete monument west of the NW corner of the plat
- Label the adjoiner west of subdivision
- "Railroad" should be one word at the Point of Commencement description
- See GENERAL ITEMS above for additional comments

SHEET 3

- Show bearing along north line of northerly lots on plat.
- Should north line of the northerly lots be parallel with the north line of the overall boundary? The northerly lot lines have the same bearing as the stated assumed bearing base for the north line of the overall boundary. However, the north line of the overall boundary does not read the same bearing as stated in Surveyor's Note #1 as the assumed bearing base.
- Lot 8 has a misclosure of approximately 2.68'. (A lot closure report is requested to verify all lot closures and lot geometry.)
- Bearings need to be shown for the south line of Lots 67-69 and the north line of Lots 61 and 62.
- Label centerline dimension from centerline intersection beside CL7 to the PC to the southeast
- See GENERAL ITEMS above for additional comments

SHEET 4

- The 15' B.S.L. annotation for the south line of Lot 18 is hidden by company title block
- Information at NW portion of plat is covered by plat name and information
- See GENERAL ITEMS above for additional comments for this sheet

SHEET 5

- Bearing needs to be listed on south line of Lots 37-31
- Label centerline dimension from centerline intersection beside CL7 to the PC to the southeast
- This sheet has multiple match lines to depict, both with the other sheets and in relation to portions of this sheet itself.
- See GENERAL ITEMS above for additional comments

Note: The legal description shown on the Boundary Survey provided with the plat of Benton Hills, Phase 1 is the same overall description as shown on the plat of Benton Hills, Phase 1 and does not close. After correspondence with David Short, these descriptions have been corrected and now close.



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: Benton Hills S/D

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

1. Electric

- CoA Electric will not be providing electric service to the subdivision; Clay Electric Territory.
- CoA Electric will provide electric service to the Lift Station if located within CoA Electric Service Territory.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA electric facilities.
- Submit load profile for all electric services.
- Estimated costs for Electric System up-grade shall be invoice to the Owner.

2. Water

- Water Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA water facilities.
- Water Distribution extensions shall be the responsibility of the Owner/Developer.

3. Wastewater

- Wastewater Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA wastewater facilities.
- Wastewater Collection and Force Main extensions shall be the responsibility of the Owner/Developer.
- The applicant shall relocate the Lift Station shown on the drawings to one of the proposed lots.
- The applicant shall show the Force Main location in the dedicated right of way.

- The applicant shall show the point of connection to the existing wastewater system on US HWY 441.
- The applicant shall show crossings on CR235A and US HWY 441.

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

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

Zimbra

ju_tabor@cityofalachua.org

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

From : Brian Green <bgreen@AlachuaCounty.US>

Mon, Jun 15, 2015 05:15 PM

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>, Michelle
Lightsey <mi_lightsey@cityofalachua.org>

Justin,

I have reviewed the plans for Benton Hills. The fire flow data does not show adequate water at this time. The minimum fire flow shall be provided prior to vertical construction.

The roadway extending from the south of the proposed subdivision leading to Old State Road 25 shall be stabilized and accessible prior to vertical construction

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

RECEIVED

JUN 04 2015

Per Amr

James J. Meehan P.E.
1221 SW 96th Street
Gainesville, FL 32607
(352) 215-2548, FAX (352) 332-0431
jjmeehanjr@yahoo.com

BENTON HILLS CONCURRENCY DETERMINATION
(WATER, WASTEWATER, AND ROADWAY)

Revised 6/4/15

Roadway -

Within ½ mile of the entrance to Benton Hills S/D are no other roadway segments other than CR 235A - North

75 lots proposed for Phase 1 of Benton Hills:

AADT - 9.6 trips/day x 75 lots = 720 new trips/day (ITE Manual 7th ed.)

PM peak hr adj. - 1.04 trips/hr x 75 lots = 76 trips/hr (ITE Manual 7th ed.)

Roadway Segment CR 235A - North

	Level of service 'D'	exist. traffic	Reserved trips	available capacity	proposed addition	total w/ Benton Hills	available after
AADT	14,580	1,589	0107	12,991	1,220 714	2,809 2,410	11,774 12,176
Peak Hr	1,314	151	010	1,163	1,153 76 77	227 238	1,087 1,076

Wastewater -

Benton Hills Phase 1 ~~350~~ GPD/lot x 75 lots = .026 MGD 18,750 GPD

Permitted capacity 5.1 MGD

Existing plant capacity ~~1.23~~ MGD 1,500,000 GPD

Exist plant flow ~~.595~~ MGD 627,000 GPD

Reserved capacity ~~.82~~ MGD 70,905 GPD

Available capacity ~~.552~~ MGD 802,095 GPD

Benton Hills Phase 1 ~~.026~~ MGD 18,750 GPD

Remaining Capacity ~~.526~~ MGD 783,345 GPD

The proposed lift station shall be sized for the flow from Benton Hills and the surrounding area which will eventually flow to the lift station. The lift station shall pump into the dead end gravity sewer in US 441 in front of Santa Fe High School. The lift station and force main shall be sized in such a way to not overload the gravity sewer into which it is discharging.

Water -

75 lots @ ²⁷⁵ 350 GPD = ~~.026 MGD~~ ^{20,625} GPD

Permitted Capacity	2.3 MGD ^{2,300,000 GPD}
Existing Plant Flow	1.14 MGD ^{1,131,000 GPD}
Reserved Capacity	1.08 MGD ^{1,071,355 GPD}
Available Capacity	1.051 MGD ^{1,059,645 GPD}
Benton Hills Phase 1	.026 MGD ^{20,625 GPD}
Remaining Capacity	1.025 MGD ^{1,039,020 GPD}

Recreational impacts -

Benton Hills subdivision proposes to add over 13 acres of interconnected jogging trails and passive green areas. With possible developed recreation to be added later. Phase 1 is to have 4 acres of passive recreational spaces with jogging trails and possible children's play areas (swings etc.).

At present the City of Alachua has 18 acres of excess improved passive parks. Benton Hills will add to this excess.

Private park
space does not
count

Solid Waste -

Existing demand - ^{37,716} 37,290 lbs/day - ^{6,930} 6,789 tons/year ⁴
Reserves capacity - ^{5,284} 5,284 lbs/day - ⁹⁶⁴ 964 tons/year ^{4,339.50 / 791.96}
Benton Hills Phase 1 Solid waste generated - ^{4.4} 4.4 lbs/person/day x ^{3.5} 3.5
persons/house x 365 days / 2000 x 75 lots = ²¹⁰ 210 tons/year ^{2.37} 2.37 tons/year ^{711 lbs/day}
The New River Solid waste facility has a 50 yr capacity and Benton Hills does not exceed the adopted LOS in the comprehensive plan ^{129.75 tons/yr}

School capacity -

Elementary school capacity - for 2015-2016 = 283 students

Equiv. single family = 1,781

Additional students from Benton Hills Phase 1 - 12 student stations < 283

75 single family homes < 1,781

Middle school capacity - for 2015-2016 = 446 students

Equiv. single family = 5,572

Additional students from Benton Hills Phase 1 - 6 student stations < 446

75 single family homes < 5,572

High school capacity - for 2015-2016 = 674 students

Equiv. single family = 6,016

Additional students from Benton Hills Phase1 - 9 student stations

75 single family homes < 6,016

Benton Hills does not exceed the capacity from any school, elementary, middle or high school.

Table 1. Final Development Orders with Valid Concurrency Reservations

Current Through: 2015 Annual Concurrency Status Report

Project	Final Development Order Granted (see below)	Project Status (see below)	CO Issued?	Water (GPD)	Sewer (GPD)	Traffic (AADT)* (see below)	Solid Waste (lbs/day) (see below)	Drainage (see below)	Parks (acres) (see below)
All Projects				109,355	70,905	(see below)	4,333.5	(see below)	0.45
Alachua Partners SP	September 11, 2007	Extension granted through May 15, 2016	Not Issued	12,150	150	327 (3/4)	32	OK	No impact
CR 237/US 441 Comm. Retail SP	June 11, 2013	Certificate of Occupancy Issued	Issued	910	910	521 (6); 521 (7)	106.2	OK	No impact
Baywood Phase 1C Final Plat	August 12, 2013	Final Plat Recorded	N/A	10,450	9,500	273 (3/4); 364 (5); 36 (8); 36 (9)	357.2	OK	0.45
Nanotechnology SP	September 23, 2013	Building Permit Issued	Not Issued	70,000	44,500	332 (CR 2054 E)	1,980	OK	No impact
Raceway SP	October 8, 2013	Certificate of Occupancy Issued	Issued	423	423	223 (3/4); 1,462 (5); 371 (6); 223 (7); 149 (8); 74 (9); 30 (CR 235A N); 119 (CR 2054 S)	34	OK	No impact
Upland Industrial Park, Lot 3 SP	August 12, 2014	No Action	Not Issued	1,840	1,840	70 (3/4)	220.82	OK	No impact
Upland Industrial Park, Lot 6 SP	September 9, 2014	No Action	Not Issued	1,000	1,000	38 (3/4)	120	OK	No impact
Alachua Market Place SP	November 18, 2014	Building Permit Issued	Not Issued	4,295	4,295	77 (1); 613 (2); 2,261 (5); 77 (CR 235A N); 486 (CR 235A S)	672	OK	No impact
Earth Dollar/AutoZone SP	November 18, 2014	No Action	Not Issued	1,912	1,912	181 (3/4); 903 (5); 271 (6); 271 (9)	304.28	OK	No impact
Alachua Research Park SP	December 9, 2014	No Action	Not Issued	6,373	6,373	239 (3/4); 86 (CR 2054 E)	510	OK	No impact

Source: City of Alachua Final Development Orders (Project Staff Reports)

*City Comp Plan Segments and other roads shown in parentheses (see Tables 6a and 6b for aggregate impacts by segment)

This table does not automatically update all other tables. Figures for traffic must be updated manually on separate sheets as new DOs are created.

Table 2. Traffic Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AAOT/Peak Hour	Comp Plan MSV ^{***}	Existing Traffic ^{**}	Reserved Trips	Available Capacity ^{**}	Percentage of Capacity Utilized
Interstates							
I-75 (7, 1)	From NCL of Alachua to US 441	AAOT Peak Hour	85,600 7,710	35,505 3,728	771 71	50,018 3,975	41.57% 48.44%
I-75 (6, 2)	From US 441 to SCL of Alachua	AAOT Peak Hour	85,600 7,710	56,000 5,980	613 55	28,987 1,775	66.14% 76.98%
State Roads							
U.S. Hwy 441 (16, 3/4)	From NW 128th to SR 235	AAOT Peak Hour	35,500 3,200	17,495 1,682	1,371 123	16,634 1,415	53.14% 55.78%
U.S. Hwy 441 (13 & 14 & 15, 5)	From SR 235 to NCL of Alachua	AAOT Peak Hour	35,500 3,200	23,000 2,185	4,990 455	7,510 560	78.85% 82.50%
U.S. Hwy 441 (16, 6)	From CR 25A to NW 128th Ave	AAOT Peak Hour	35,500 3,200	17,495 1,682	892 82	17,113 1,458	51.79% 54.50%
U.S. Hwy 441 (17, 7)	From MPO Boundary to CR 25A	AAOT Peak Hour	35,500 3,200	19,200 1,728	744 70	15,556 1,402	56.18% 58.19%
SR 235 (136, 8)	From 235/241 Intersection to US 441	AAOT Peak Hour	13,300 1,200	9,495 902	458 43	3,349 295	74.82% 78.75%
SR 235 (137 & 138, 9)	From US 441 to NCL of Alachua	AAOT Peak Hour	13,300 1,200	6,653 632	381 37	6,266 531	52.85% 55.75%
County Facilities							
CR 2054 West	West of SR 235	AAOT Peak Hour	14,580 1,314	4,326 411	0 0	10,254 903	29.67% 31.28%
CR 2054 East	East of SR 235	AAOT Peak Hour	14,580 1,314	2,042 194	418 63	12,120 1,057	16.87% 19.56%
CR 235A South	South of US 441	AAOT Peak Hour	14,580 1,314	4,642 441	617 55	9,321 818	38.07% 37.75%
CR 235A North	North of US 441	AAOT Peak Hour	14,580 1,314	1,589 151	107 10	12,884 1,153	11.84% 12.25%
CR 235	SCL to CR 241	AAOT Peak Hour	14,580 1,314	4,200 399	0 0	10,380 915	28.81% 30.37%
CR 241	SCL to CR 235	AAOT Peak Hour	14,580 1,314	6,632 630	0 0	7,948 684	45.48% 47.95%

* Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District Two (published August 2014.)

** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservations.)

*** County Facility AAOT counts provided by Alachua County Public Works, April 2013 (count estimate of existing traffic in 2010). Existing Peak Hour has been calculated using a Standard K value of 0.095.

**** AAOT: 2013 QLOS Handbook, Table 2, Generalized Annual Average Daily Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas; Table 5, Generalized Peak Hour Two Way Volumes for Florida's Transitioning and Areas Over 5,000 Not in Urbanized Areas.

***** Reserved Trips are automatically updated with data input from Table 7.

Table 4. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ²	70,905
Residual Capacity	802,095
Percentage of Permitted Design Capacity Utilized	46.53%

Sources:

1. City of Alachua Public Services Department, March 2015
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 5a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	47.40
Reserved Capacity ³	0.45
Available Recreation Acreage	40.76

1. Table 5c. Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2014; Policy

1.2.b, Recreation Element

Formula: 9,479 persons / (5 acres / 1,000 persons)

3. Table 1

Tan cell is automatically updated from Table 1 data

Table 5b. Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	9.57
Existing Improved Passive Park Space Provided ²	27.73
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity ³	34.51%

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts

2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor

3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 5c. Recreational Facilities

Facility Name	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Downtown Theater Park	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
Kingsland Pocket Park	0.65
San Felasco Conservation Corridor	31.23
Total	88.60

Table 6. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	37,916.00	6,919.67
Reserved Capacity ²	4,339.50	791.96
New River Solid Waste Facility Capacity ³	50 years	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element

Formula: 9,479 persons x 0.73 tons per year

2. Table 1

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2015

Tan cell is automatically updated from Table 1 data

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Benton Hills

APPLICATION TYPE: Preliminary Plat

APPLICANT/AGENT: James M. Meehan, PE

PROPERTY OWNER: Golden Pond Farms Inc.

DRT MEETING DATE: June 18, 2015

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Moderate Density Residential

ZONING: Residential Single Family – 4 (RSF-4)

OVERLAY: N/A

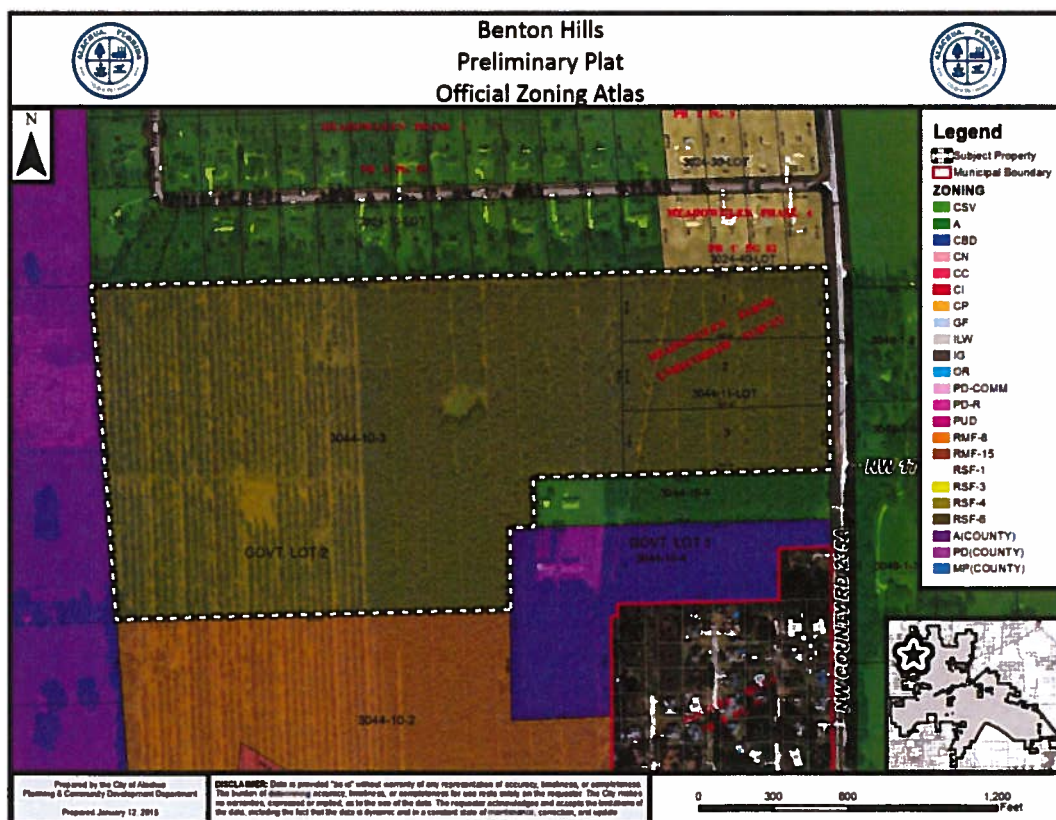
DEVELOPMENT AREA ACREAGE: ±26.23 acres

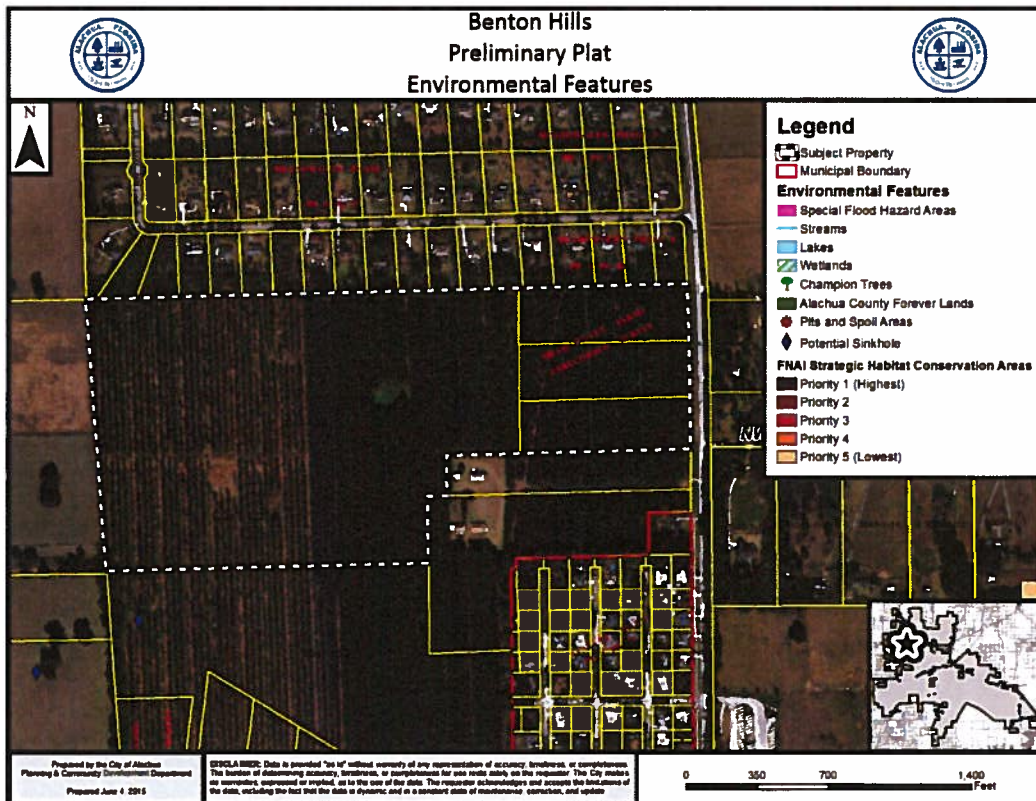
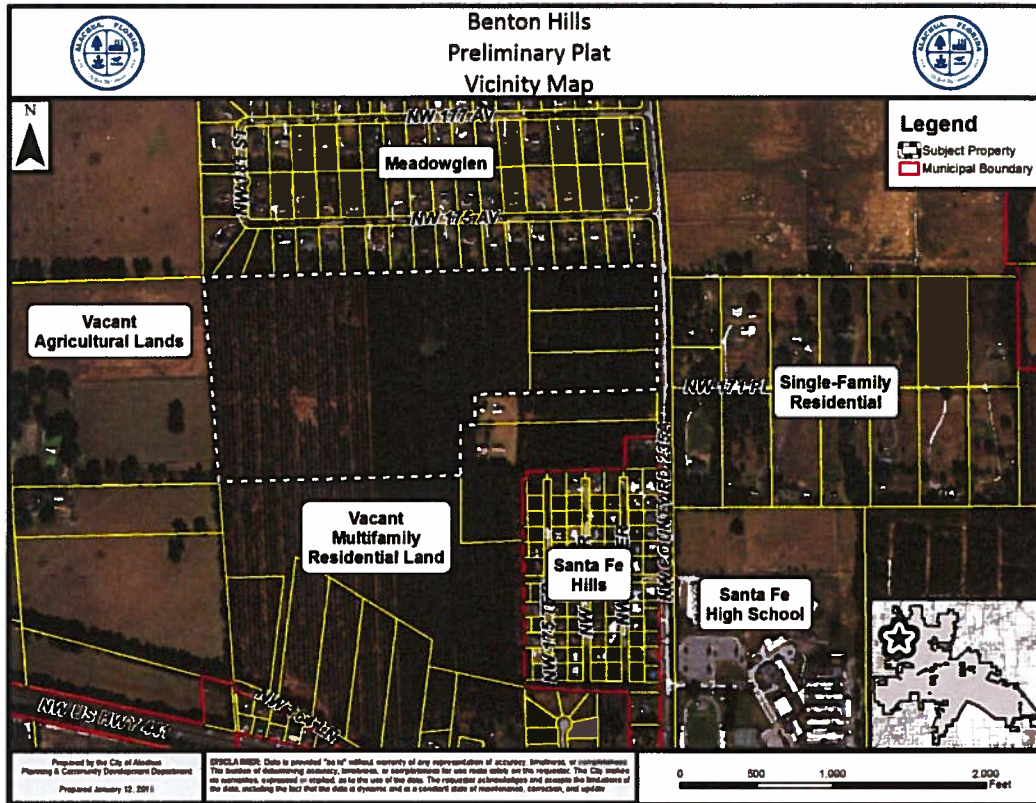
PARCEL: Tax Parcel Nos. 03044-011-001, 0344-011-002, 03044-011-003, and a portion of 03044-010-003

PROJECT LOCATION: Approximately 2,800 feet north of the intersection of NW US Highway 441 and CR 235A and west of CR 235 A, south of the Meadowglen subdivision

PROJECT SUMMARY: A request for a Preliminary Plat for the subdivision of a ±26.23 acre tract into a total of 75 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. The applicant has identified that the Benton Hills subdivision will consist of the subdivision of a ± 74.00 acre tract into a total of 214 lots. The applicant has not provided a level of detail necessary to demonstrate compliance with relevant provisions of the City's LDRs for future phases of the development beyond Phase I. If the applicant intends to include future phases of Benton Hills within this Preliminary Plat, sufficient detail must be provided for future phases to demonstrate compliance with applicable LDR provisions, including but not limited to:
 - a. Lot dimensions (i.e., width, depth);
 - b. Minimum yard/setbacks;
 - c. General utility locations (water, wastewater, electric);
 - d. Roadway widths;
 - e. Easement locations.

This would also necessitate revisions to other documents, including but not limited to:

- a. Concurrency Impact Analysis;
- b. Public Schools Student Generation Form.

2. Utility Service Issues

- 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 identified a minimum needed fire flow of 1,500 gpm to meet ISO standards, however the available fire flow at the hydrant closest to the project site is 703 gpm @ 20 PSI. The applicant must demonstrate how the minimum needed fire flow required for the development shall be provided.
- b. The applicant must identify on the plan set the location and point of connection to existing wastewater facilities.
- c. The applicant must identify the location and point of connection to existing water facilities.
- d. Sheet No. 2 denotes stormwater basin in the northwest corner of the overall project site which is intended to receive stormwater runoff from Phase I. The area is also intended and to serve as a site for a lift station. This area, and the land which will provide for stormwater/wastewater utility infrastructure between lots in Phase I and the area, must be included within the phasing line for Phase I. This will require revisions to the plans and application documentation, including but not limited to: Legal Description.
- e. The applicant proposes a lift station in the northwest corner of the overall project site. The lift station, however, is located behind lots within future phases of the development. Identify the means of legal access, such as a PUE, to the proposed lift station.

3. Compliance with Land Development Regulations (LDRs)

- a. Section 6.9.6 establishes standards which apply to development within areas designated as high natural groundwater aquifer recharge areas as identified on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge (HARC) Map. Section 6.9.6(C)(1) states, "[s]tormwater management practices shall not include sinkholes for stormwater disposal where recharge

is in to potable water aquifers.” The applicant has provided a report entitled “Summary Report of a Geotechnical Site Exploration, Bonaventure Subdivision Site,” prepared by GES Engineering and Consulting, Inc., and dated January 28, 2008, which identifies a sinkhole within the area of Retention Area 2, and calls for the feature to be backfilled. The applicant must address compliance with Section 6.9.6(C)(1), and must locate retention areas where stormwater management facilities will not discharge directly to any sinkhole(s.)

- b. Section 7.2.5(I)(2) states, “a new intersection along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than 125 feet shall not be permitted...” NW 171st Place is located east of CR 235A, immediately to the east of the subject property’s southeast corner. The proposed roadway configuration does not provide a minimum 125 foot centerline offset between the development’s proposed connection to CR 235A and NW 171st Place. The applicant must demonstrate compliance with Section 7.2.5(I)(2.) In addition, the proposed widening/storage lane on CR 235A presents conflicts between the proposed left turn storage lane and westbound traffic on NW 171st Place turning left onto southbound CR 235A. An alternative ingress/egress to the development which would provide for compliance with Section 7.2.5(I)(2) may be to locate the development’s ingress/egress between Lot 5 and Lots 6 and 7. This alternative would also addresses other insufficiencies described herein.
- c. Lots 6 and 7 are afforded access to the street through a narrow portion of each lot which is 36.74 feet in length. Article 10 of the City’s LDRs defines a ‘flag lot’ as, “a lot which abuts or gains access to a street through a narrow portion which does not meet the minimum frontage or lot width requirements for the zone district where it is located.” Flag lots are prohibited by the City’s LDRs. Revise access to Lots 6 and 7 which meets the lot layout specifications of the City’s LDRs.
- d. Table 5.1-2 establishes a minimum lot width of 50 feet. The following lots have a minimum lot width less than 50 feet: Lots 6, 7, 8. Revise accordingly.
- e. Table 5.1-2 establishes a minimum lot area of 7,500 feet. Lots 39, 53, 183, 184, and 204 do not meet the minimum lot area. Revise accordingly.
- f. The application to SRWMD for an Environmental Resource Permit states the City of Alachua shall be the operation and maintenance entity. The City does not accept maintenance of stormwater management facilities which serve only a single development. Plans/documentation must reflect the stormwater management system shall be maintained by the developer in accordance with the provisions of Section 6.9.3(E)(2)(e) or by another entity defined within Section 6.9.3(E)(2).
- g. Label all common/open space areas, recreation areas, and stormwater management areas on all plan sheets, as applicable.
- h. Identify minimum wearing widths of roadways in accordance with Section 7.3.1(B)(1)(c)(ii) (minimum width is 24 feet.)
- i. In accordance with Section 7.3.2, sidewalks are required (all proposed streets are Type B streets.) Provide sidewalks as required by Section 7.3.2.
- j. 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.

- k. 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.
- l. 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.
- m. 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.
- n. 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. There is a conflict between the setbacks noted on Sheet No. 1 and the setbacks depicted and noted on Sheet Nos. 4 – 8, specifically, Sheet No. 1 denotes a rear setback of 20 feet, and Sheet Nos. 4 – 8 denote rear setbacks of 15 feet; Sheet No. 1 denotes a street side setback of 20 feet, and Sheet Nos. 4 – 8 denote street side setbacks of 15 feet. Correct discrepancies.
- b. Identify the minimum setback requirements on all sheets depicting lot sizes.
- c. Discussion with Alachua County Fire/Rescue has noted that a stabilized secondary ingress/egress must be provided for the development. In previous discussions, the applicant's agent has indicated this would be provided through a stabilized connection between Lot 5 and Lots 6 and 7. Identify and provide for a secondary emergency ingress/egress to the development. Secondary emergency ingress/egress must provide sufficient width for emergency vehicle access on a stabilized surface located within a right-of-way or a common area with an ingress/egress easement.

5. Draft Covenants, Conditions, & Restrictions

- a. The "Whereas" clause on page 1 of the draft Declaration of Covenants, Conditions, & Restrictions denotes lots 1 – 215 of Benton Hills, as per the plat. Since the Covenants, Conditions, and Restrictions shall only apply to Phase I until future phases are developed, this should be reconsidered.
- b. Section 6.9.3(E)(3) requires that when a development is to be constructed in phases and subsequent phases will use the same stormwater management systems as the initial phase, the operation/maintenance entity (in this instance, the Homeowner's Association) shall have the ability to accept responsibility for the operation and maintenance of the stormwater

management systems of future phases of the project. Article VII, General Provisions, Section 4., of the draft Declaration of Covenants, Conditions, & Restrictions provides such framework, but needs to be revised to reflect the location (Section/Township/Range) of the development.

- c. Section 7.7.2(A) requires the declaration of covenants to include a requirement that the homeowner's association be established before homes are sold. Revise the draft Declaration of Covenants, Conditions, & Restrictions accordingly.
- d. 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. Revise the draft Declaration of Covenants, Conditions, & Restrictions accordingly.

6. 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.

Transportation Facilities

- b. The applicant has utilized ITE Trip Generation, 7th Edition. The current version is 9th Edition. Use data from most current data source.
- c. Reference ITE Land Use Code – Code 210.
- d. Per ITE Trip Generation, 9th Edition, AADT trip generation rate is 9.52 trips per day. Revise accordingly.
- e. Per ITE Trip Generation, 9th Edition, PM Peak Hour trip generation rate is 1.01. Revise accordingly.
- f. Correct number of new AADT is 714 trips. Revise accordingly
- g. Correct number of new PM Peak Hour Trips is 77. Revise accordingly.
- h. Correct number of reserved AADT on CR 235A North is 107 trips. Revise accordingly.
- i. Correct number of Peak Hour trips on CR 235A North is 10 trips. Revise accordingly.
- j. Available Capacity on CR 235A North is as follows: AADT: 12,884 trips; Peak Hour: 1,153 trips. Revise accordingly.
- k. Revise proposed project trips in roadway segment analysis to reflect numbers provided above.
- l. Correct total number of trips with Benton Hills is as follows: AADT: 2,410 trips; Peak Hour: 238 trips. Revise accordingly.
- m. Available capacity with proposed development is as follows: AADT: 12,170 trips; Peak Hour 1,076 trips. Revise accordingly.

Wastewater Facilities

- n. Policy 1.1.d of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for wastewater facilities for residential uses. The level of service standard is 250 gallons per day per equivalent residential unit. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to wastewater public

facilities, as summarized as follows: Benton Hills Phase 1 Project Impacts – 250 GPD x 75 lots = 18,750 GPD.

- o. For concurrency purposes, please only use gallons per day (GPD), and do not use 1 million gallons per day (MGD.)
- p. 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: Existing Plant Capacity: 1,500,000 GPD; Existing Plant Flow: 627,000 GPD; Reserved Capacity: 70,905 GPD; Available Capacity: 802,095 GPD; Benton Hills Phase 1 Project Impacts: 18,750 GPD; Remaining Capacity: 783,345 GPD.

Water Facilities

- q. Policy 4.1.b of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for water facilities for residential uses. The level of service standard is 275 gallons per day per equivalent residential unit. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to water public facilities, as summarized as follows: Benton Hills Phase 1 Project Impacts – 275 GPD x 75 lots = 20,625 GPD.
- r. For concurrency purposes, please only use gallons per day (GPD), and do not use 1 million gallons per day (MGD.)
- s. 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: Permitted Capacity: 2,300,000 GPD; Existing Plant Flow: 1,131,000 GPD; Reserved Capacity: 109,355 GPD; Available Capacity: 1,059,645 GPD; Benton Hills Phase 1 Project Impacts: 20,625 GPD; Remaining Capacity: 1,039,020 GPD.

Recreational Facilities

- t. Policy 1.2.b of the Comprehensive Plan Recreation Element establishes the level of service for recreational public facilities. The minimum level of service is 5 acres of park space for every 1,000 persons. The US Census Bureau estimates the number of persons per household in the City is 2.37 persons. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to recreational public facilities, as summarized as follows: Existing Recreation Acreage: 88.6 acres; Acreage Required to Serve Existing Population: 47.4 acres; Reserved Capacity: 0.45 acres; Available Acreage: 40.76 acres; Acreage Required to Serve Benton Hills: 0.89 (2.37 persons per household x 75 house x (5 acres/1,000 persons)); Remaining Capacity: 39.87 acres.
- u. Proposed recreational areas within the development will be private and not available to the public, and therefore cannot be used to meet concurrency requirements. Remove all references to the project's recreational areas from the Concurrency Impact Analysis and provide the analysis as stated above.

Solid Waste Facilities

- v. Policy 2.1.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for solid waste facilities. The level of service standard is 0.73 tons per capita per year. The US Census Bureau estimates the number of persons per household in the City is 2.37 persons. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to solid waste public facilities, as summarized as follows: Existing Demand: 37,916 lbs/day – 6,920 tons/year; Reserved Capacity: 4,339.5 lbs/day – 791.96 tons/year; Benton Hills Phase I Solid Waste Generation: 711 lbs/day – 129.75 tons/year (0.73 tons per capita per year x 2.37 persons per household x 75 houses)
- w. See redlined Concurrency Impact Analysis for a summary of the issues described above (attached.)

7. Comprehensive Plan Consistency Analysis

- a. Reference the completeness review comments below for comments related to the Comprehensive Plan Consistency Analysis.

8. 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 Thomas R. Bon, PSM, of Causseaux, Hewett, & Walpole, Inc., provided in a memorandum dated June 11, 2015.
- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated June 15, 2015.

9. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated May 7, 2015, which are as follows:

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- e. Date of boundary survey, north arrow, graphic scale, **date of plat drawing**, and space for revision dates.

Action Needed to Address Deficiency: Preliminary Plat sheets do not provide the date of the plat drawing. Provide the date of plat drawing on all plan sheets, and ensure the date is consistent with all other sheets.

- f. Vicinity map - **indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots.** The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- o. Surface drainage and direction of flow and method of disposition and retention indicated.

Action Needed to Address Deficiency: Phase 1 as depicted on the plan sets does not include any areas within Phase 1 for drainage retention. Identify retention areas for Phase 1 and include such areas within the phasing line for Phase 1.

- p. Inscription stating "NOT FOR FINAL RECORDING".

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a Comprehensive Plan Consistency Analysis which reviews each Objective and Policy contained within the Housing Element of the City's Comprehensive Plan. Please note that it is not necessary to provide an analysis of the applicability of each Objective and Policy, and that the Comprehensive Plan Consistency Analysis needs only to consider those Goals, Objectives, and Policies which are relevant to the application.

The Comprehensive Plan Consistency Analysis submitted by the applicant does not provide a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs identified within the Analysis. **Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.**

For further clarification, please reference the sample Comprehensive Plan Consistency Analysis provided as an attachment to Staff's letter dated January 6, 2015.

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- ii. 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 copy of the mailing labels or a list of those who received written notice.

Subdivision Application – Preliminary Plat Attachment #12

If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant has not provided a copy of an access management permit from Alachua County Public Works for the proposed connection to CR 235A. The applicant has provided a copy of an email from Alachua County Public Works staff dated April 1, 2015, which indicates that the plans submitted to Public Works staff were incomplete and required fees must be submitted. Therefore, it appears that the applicant has not made application to Alachua County Public Works for an access management permit. At a minimum, the applicant must provide at this time a copy of an application to Alachua County Public Works for the proposed connection to CR 235A.

10. Miscellaneous/General Issues

- a. Given the extensive deficiencies and the scope of the comments provided herein, an additional Development Review Team (DRT) meeting will be required.

**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

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: Benton Hills S/D

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

1. Electric

- CoA Electric will not be providing electric service to the subdivision; Clay Electric Territory.
- CoA Electric will provide electric service to the Lift Station if located within CoA Electric Service Territory.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA electric facilities.
- Submit load profile for all electric services.
- Estimated costs for Electric System up-grade shall be invoice to the Owner.

2. Water

- Water Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA water facilities.
- Water Distribution extensions shall be the responsibility of the Owner/Developer.

3. Wastewater

- Wastewater Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA wastewater facilities.
- Wastewater Collection and Force Main extensions shall be the responsibility of the Owner/Developer.
- The applicant shall relocate the Lift Station shown on the drawings to one of the proposed lots.
- The applicant shall show the Force Main location in the dedicated right of way.

- The applicant shall show the point of connection to the existing wastewater system on US HWY 441.
- The applicant shall show crossings on CR235A and US HWY 441.

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

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

MEMORANDUM

To: Justin Tabor – City of Alachua Planning & Community Development Department 15-####
From: Thomas R. Bon, PSM 6547
Date: June 11, 2015
RE: Benton Hills, Phase 1 – Plat Review

I have reviewed the preliminary plat of Benton Hills, Phase 1, for consistency with the provisions of Chapter 177, Part I, Florida Statutes and have noted the following items for your consideration:

GENERAL ITEMS

- Per Ch 177.091(10) - For all sheets, "City of Alachua" needs to be in the heading after the Section, Township and Range
- Per Ch 177.091(3) – Sheets 2-5 need to contain "match lines" to show where the sheets match or adjoin
- Per Ch 177.041(2) – A current title opinion or certification is required for plat submittal (*This has been discussed with David Short)
- Per Ch 177.091(15) - For Sheets 2-5, street names and right of way widths need to be added once issued by City of Alachua
- For Sheets 2-5, All "common area" and "drainage easements" need to be identified and labeled
- Per Ch 177.041(2) - A current title opinion letter or certification is required for all plat submittals
- Per Ch 177.091(16) – The AT&T easement shown on the plat needs to be annotated on Sheets 3-5 and tied into the plat of Benton Hills, Phase 1 to be sufficiently plotted out.
- Per Ch 177.091(29) – "SF" needs to be added to the legend on Sheets 2-5 (Square Feet)
- Per Ch 177.091(29) – The legend on Sheets 3-5 need to be updated to include the symbol for the "set 4" X 4" concrete monument with Geoline Surveying LB 7082 disc"
- Per Ch 177.901(7) - The appropriate boundary corners should be designated as P.R.M.'s and "P.R.M." added to the legend on Sheets 2-5
- Per Ch 177.907(8) – The appropriate points should be designated as P.C.P.'s and "P.C.P." added to the legend on Sheets 2-5.
- In the legend on Sheets 3-5, the symbols for the "set nail and disk" and the "iron pin found" closely resemble each other. Recommend updating one or the other for clarity.

SHEET 1

- The legal description for the overall boundary does not close. (*This was error was discussed with David Short and corrected.)
- There should be a north arrow on the Vicinity and Location maps for clarity.
- The assumed bearing stated in Surveyor's Note #1 does not match the bearing for that line as shown on the plat. (See sheet 2 of 5 of Benton Hills, Phase 1)
- Change name on the CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER to: **Thomas R. Bon, P.S.M. 6547**
- In the Lot Curve Table, for Lot 23, should be labeled as curve A
- See GENERAL ITEMS above for additional comments

SHEET 2

- Per Ch 177.091(14) – All information called for in the metes and bounds legal description should be labeled on the plat. (example: when the legal has a call going to a lot corner, that lot corner should be labeled and noted on the plat. Or when a call runs along a certain line, that line must be noted on the plat.)
- "Point of Beginning" should be removed from the concrete monument west of the NW corner of the plat
- Label the adjoiner west of subdivision
- "Railroad" should be one word at the Point of Commencement description
- See GENERAL ITEMS above for additional comments

SHEET 3

- Show bearing along north line of northerly lots on plat.
- Should north line of the northerly lots be parallel with the north line of the overall boundary? The northerly lot lines have the same bearing as the stated assumed bearing base for the north line of the overall boundary. However, the north line of the overall boundary does not read the same bearing as stated in Surveyor's Note #1 as the assumed bearing base.
- Lot 8 has a misclosure of approximately 2.68'. (A lot closure report is requested to verify all lot closures and lot geometry.)
- Bearings need to be shown for the south line of Lots 67-69 and the north line of Lots 61 and 62.
- Label centerline dimension from centerline intersection beside CL7 to the PC to the southeast
- See GENERAL ITEMS above for additional comments

SHEET 4

- The 15' B.S.L. annotation for the south line of Lot 18 is hidden by company title block
- Information at NW portion of plat is covered by plat name and information
- See GENERAL ITEMS above for additional comments for this sheet

SHEET 5

- Bearing needs to be listed on south line of Lots 37-31
- Label centerline dimension from centerline intersection beside CL7 to the PC to the southeast
- This sheet has multiple match lines to depict, both with the other sheets and in relation to portions of this sheet itself.
- See GENERAL ITEMS above for additional comments

Note: The legal description shown on the Boundary Survey provided with the plat of Benton Hills, Phase 1 is the same overall description as shown on the plat of Benton Hills, Phase 1 and does not close. After correspondence with David Short, these descriptions have been corrected and now close.

Zimbra

ju_tabor@cityofalachua.org

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

From : Brian Green <bgreen@AlachuaCounty.US>

Mon, Jun 15, 2015 05:15 PM

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>, Michelle
Lightsey <mi_lightsey@cityofalachua.org>

Justin,

I have reviewed the plans for Benton Hills. The fire flow data does not show adequate water at this time. The minimum fire flow shall be provided prior to vertical construction.
The roadway extending from the south of the proposed subdivision leading to Old State Road 25 shall be stabilized and accessible prior to vertical construction

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

RECEIVED

JUN 04 2015

Per Amr

James J. Meehan P.E.
1221 SW 96th Street
Gainesville, FL 32607
(352) 215-2548, FAX (352) 332-0431
jjmeehanjr@yahoo.com

BENTON HILLS CONCURRENCY DETERMINATION
(WATER, WASTEWATER, AND ROADWAY)

Revised 6/4/15

Roadway -

Within ½ mile of the entrance to Benton Hills S/D are no other roadway segments other than CR 235A - North

75 lots proposed for Phase 1 of Benton Hills:

AADT - 9.6 trips/day x 75 lots = 720 new trips/day (ITE Manual 7th ed.)

PM peak hr adj. - 1.01 trips/hr x 75 lots = 76 trips/hr (ITE Manual 7th ed.)

Roadway Segment CR 235A - North

	Level of service 'D'	exist. traffic	Reserved trips	available capacity	proposed addition	total w/ Benton Hills	available after
AADT	14,580	1,589	0107	12,991	720	2,809	11,774
Peak Hr	1,314	151	010	1,163	76	227	1,087

Wastewater -

Benton Hills Phase 1 - 350 GPD/lot x 75 lots = .026 MGD 18,750 GPD

Permitted capacity 5.1 MGD

Existing plant capacity ~~1.23 MGD~~ 1,500,000 GPD

Exist plant flow ~~.595 MGD~~ 627,000 GPD

Reserved capacity ~~.82 MGD~~ 70,705 GPD

Available capacity ~~.552 MGD~~ 803,095 GPD

Benton Hills Phase 1 ~~.026 MGD~~ 18,750 GPD

Remaining Capacity ~~.526 MGD~~ 783,345 GPD

The proposed lift station shall be sized for the flow from Benton Hills and the surrounding area which will eventually flow to the lift station. The lift station shall pump into the dead end gravity sewer in US 441 in front of Santa Fe High School. The lift station and force main shall be sized in such a way to not overload the gravity sewer into which it is discharging.

Water -

75 lots @ ²⁷⁵ 350 GPD = ~~.026 MGD~~ ^{20,625 GPD}

Permitted Capacity	2.3 MGD ^{2,300,000 GPD}
Existing Plant Flow	1.14 MGD ^{1,131,000 GPD}
Reserved Capacity	.108 MGD ^{107,355 GPD}
Available Capacity	1.051 MGD ^{1,057,645 GPD}
Benton Hills Phase 1	.026 MGD ^{20,625 GPD}
Remaining Capacity	1.025 MGD ^{1,037,020 GPD}

Recreational impacts -

Benton Hills subdivision proposes to add over 13 acres of interconnected jogging trails and passive green areas. With possible developed recreation to be added later. Phase 1 is to have 4 acres of passive recreational spaces with jogging trails and possible children's play areas (swings etc.).

At present the City of Alachua has 18 acres of excess improved passive parks. Benton Hills will add to this excess.

Private park
space does not
count

Solid Waste -

Existing demand - ^{37,916} 37,290 lbs/day - ^{6,920} 6,789 tons/year ⁴

Reserves capacity - ^{5,284} 5,284 lbs/day - ⁹⁶⁴ 964 tons/year ^{4,339.56 / 791.96}

Benton Hills Phase 1 Solid waste generated - ^{4.4} 4.4 lbs/person/day x ^{3.5} 3.5 persons/house x 365 days / 2000 x 75 lots = ²¹⁰ 210 tons/year ^{< 964 tons}

The New River Solid waste facility has a 50 yr capacity and Benton Hills does not exceed the adopted LOS in the comprehensive plan ^{2.37 711 lbs/day 129.76 tons/yr}

School capacity -

Elementary school capacity - for 2015-2016 = 283 students

Equiv. single family = 1,781

Additional students from Benton Hills Phase 1 - 12 student stations < 283

75 single family homes < 1,781

Middle school capacity - for 2015-2016 = 446 students

Equiv. single family = 5,572

Additional students from Benton Hills Phase 1 - 6 student stations < 446

75 single family homes < 5,572

High school capacity - for 2015-2016 = 674 students

Equiv. single family = 6,016

Additional students from Benton Hills Phase1 - 9 student stations

75 single family homes < 6,016

Benton Hills does not exceed the capacity from any school, elementary, middle or high school.

Table 1. Final Development Orders with Valid Concurrence Reservations

Current Through: 2015 Annual Concurrence Status Report

Project	Final Development Order Granted (see below)	Project Status (see below)	CO Issued?	Water (GPD)	Sewer (GPD)	Traffic (AADT)* (see below)	Solid Waste (lbs/day) 4399.5	Drainage (see below)	Parks (acres) 0.45
All Projects				109,355	70,905				
Alachua Partners SP	September 11, 2007	Extension granted through May 15, 2016	Not Issued	12,150	150	327 (3/4)	32	OK	No impact
CR 237/US 441 Comm. Retail SP	June 11, 2013	Certificate of Occupancy Issued	Issued	910	910	521 (6); 521 (7)	109.2	OK	No impact
Baywood Phase 1C Final Plat	August 12, 2013	Final Plat Recorded	N/A	10,450	9,500	273 (3/4); 384 (5); 38 (6); 38 (9)	357.2	OK	0.45
Nanotherapeutics SP	September 23, 2013	Building Permit Issued	Not Issued	70,000	44,500	332 (CR 2054 E)	1,980	OK	No impact
Recreway SP	October 6, 2013	Certificate of Occupancy Issued	Issued	423	423	223 (3/4); 1,462 (5); 371 (6); 223 (7); 149 (8); 74 (9); 30 (CR 235A N); 119 (CR 235A S)	34	OK	No impact
Upland Industrial Park, Lot 3 SP	August 12, 2014	No Action	Not Issued	1,840	1,840	70 (3/4)	220.82	OK	No impact
Upland Industrial Park, Lot 6 SP	September 9, 2014	No Action	Not Issued	1,000	1,000	38 (3/4)	120	OK	No impact
Alachua Market Place SP	November 18, 2014	Building Permit Issued	Not Issued	4,295	4,295	77 (1); 613 (2); 2,261 (5); 77 (CR 235A N); 488 (CR 235A S)	672	OK	No impact
Family Dollar/AutoZone SP	November 18, 2014	No Action	Not Issued	1,912	1,912	181 (3/4); 803 (5); 271 (6); 271 (9)	304.28	OK	No impact
Alachua Research Park SP	December 9, 2014	No Action	Not Issued	6,375	6,375	259 (3/4); 86 (CR 2054 E)	510	OK	No impact

Source: City of Alachua Final Development Orders (Project Staff Reports)

*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

This table does not automatically update all other tables. Figures for traffic must be updated manually on separate sheets as new DOs are granted.

Table 2. Traffic Impacts

Roadway Segment (FDOT Segment #, CCA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV**	Existing Traffic**	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstates							
I-75 (7, 1)	From NCL of Alachua to US 441	AADT Peak Hour	65,600 7,710	35,505 3,728	77 7	50,018 3,975	41.57% 48.44%
I-75 (6, 2)	From US 441 to SCL of Alachua	AADT Peak Hour	65,600 7,710	56,000 5,880	613 55	28,987 1,775	66.14% 76.96%
State Roads							
U.S. Hwy 441 (16, 3/4)	From NW 128th to SR 235	AADT Peak Hour	35,500 3,200	17,495 1,862	1,371 123	16,834 1,415	53.14% 55.78%
U.S. Hwy 441 (13 & 14 & 15, 5)	From SR 235 to NCL of Alachua	AADT Peak Hour	35,500 3,200	23,000 2,185	4,990 455	7,510 560	78.85% 82.50%
U.S. Hwy 441 (16, 6)	From CR 25A to NW 128th Ave	AADT Peak Hour	35,500 3,200	17,495 1,862	892 82	17,113 1,458	51.79% 54.50%
U.S. Hwy 441 (17, 7)	From MPO Boundary to CR 25A	AADT Peak Hour	35,500 3,200	19,200 1,728	744 70	15,556 1,402	58.18% 58.18%
SR 235 (136, 8)	From 235/241 Intersection to US 441	AADT Peak Hour	13,300 1,200	9,495 802	456 43	3,349 255	74.82% 78.75%
SR 235 (137 & 138, 9)	From US 441 to NCL of Alachua	AADT Peak Hour	13,300 1,200	6,853 632	381 37	8,266 531	52.88% 55.75%
County Facilities							
CR 2054 West	West of SR 235	AADT Peak Hour	14,580 1,314	4,326 411	0 0	10,254 903	29.67% 31.26%
CR 2054 East	East of SR 235	AADT Peak Hour	14,580 1,314	2,042 194	418 83	12,120 1,057	16.87% 19.56%
CR 235A South	South of US 441	AADT Peak Hour	14,580 1,314	4,642 441	617 55	9,321 818	38.07% 37.75%
CR 235A North	North of US 441	AADT Peak Hour	14,580 1,314	1,589 151	107 10	12,884 1,153	11.64% 12.25%
CR 235	SCL to CR 241	AADT Peak Hour	14,580 1,314	4,200 399	0 0	10,380 915	28.81% 30.37%
CR 241	SCL to CR 235	AADT Peak Hour	14,580 1,314	6,632 630	0 0	7,948 684	45.48% 47.85%

* Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District Two (published August 2014.)

** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservations)

** County Facility AADT counts provided by Alachua County Public Works, April 2013 (count estimate of existing traffic in 2010). Existing Peak Hour has been calculated using a Standard K value of 0.095.

** AADT: 2013 OLOS Handbook, Table 2, Generalized Annual Average Daily Volumes for Florida's Transferring Areas and Areas Over 5,000 Not in Urbanized Areas; Peak Hour: 2013 OLOS Handbook, Table 5, Generalized Peak Hour Two-Way Volumes for Florida's Transferring and Areas Over 5,000 Not in Urbanized Areas.)

Reserved Trips are automatically updated with data input from Table 7.

Table 3. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,131,000
Reserved Capacity ²	109,355
Residual Capacity	1,059,645
Percentage of Permitted Design Capacity Utilized	53.93%

Sources:

1. City of Alachua Public Services Department, March 2015

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 4. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ²	70,905
Residual Capacity	802,095
Percentage of Permitted Design Capacity Utilized	46.53%

*Sources:**1. City of Alachua Public Services Department, March 2015**2. Table 1***Tan cell is automatically updated from Table 1 data; reserved flows are subject to change**

Table 5a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	47.40
Reserved Capacity ³	0.45
Available Recreation Acreage	40.76

1. Table 5c. Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2014; Policy

1.2.b, Recreation Element

Formula: 9,479 persons / (5 acres / 1,000 persons)

3. Table 1

Tan cell is automatically updated from Table 1 data

Table 5b. Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	9.57
Existing Improved Passive Park Space Provided ²	27.73
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity ³	34.51%

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts

2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor

3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 5c. Recreational Facilities

Facility Name	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Downtown Theater Park	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
Kingsland Pocket Park	0.65
San Felasco Conservation Corridor	31.23
Total	88.60

Table 6. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	37,916.00	6,919.67
Reserved Capacity ²	4,339.50	791.96
New River Solid Waste Facility Capacity ³	50 years	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element

Formula: 9,479 persons x 0.73 tons per year

2. Table 1

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2015

Tan cell is automatically updated from Table 1 data

Student Generation Multipliers

	Elementary	Middle	High
Single Family	0.159	0.080	0.112
Multi Family	0.042	0.016	0.019

Source: Alachua County Public Schools

Projected Available Capacity by High School CSA

	2014 - 2015	2016 - 2017	2018 - 2019	2023- 2024
Santa Fe High Concurrency Service Area				
Available Capacity	279	398	411	254
Adjacent Capacity	1,428	2,052	2,117	1,231

Projected Available Capacity by Middle School CSA

	2014 - 2015	2016 - 2017	2018 - 2019	2023- 2024
Mebane Middle Concurrency Service Area				
Available Capacity	390	396	367	329
Adjacent Capacity	597	637	455	288

Projected Available Capacity by Elementary School CSA

	2014 - 2015	2016 - 2017	2018 - 2019	2023- 2024
Alachua Elementary Concurrency Service Area				
Available Capacity	244	192	174	163
Adjacent Capacity	909	688	695	607

Development Review Team (DRT) Meeting

Project Name: Benton Hills Pelin Plot (A)

Meeting Date: 6-18-15

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Benton Hills

APPLICATION TYPE: Preliminary Plat

APPLICANT/AGENT: James M. Meehan, PE

PROPERTY OWNER: Golden Pond Farms Inc.

DRT MEETING DATE: June 16, 2015

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

ZONING: Residential Single Family – 4 (RSF-4)

OVERLAY: N/A

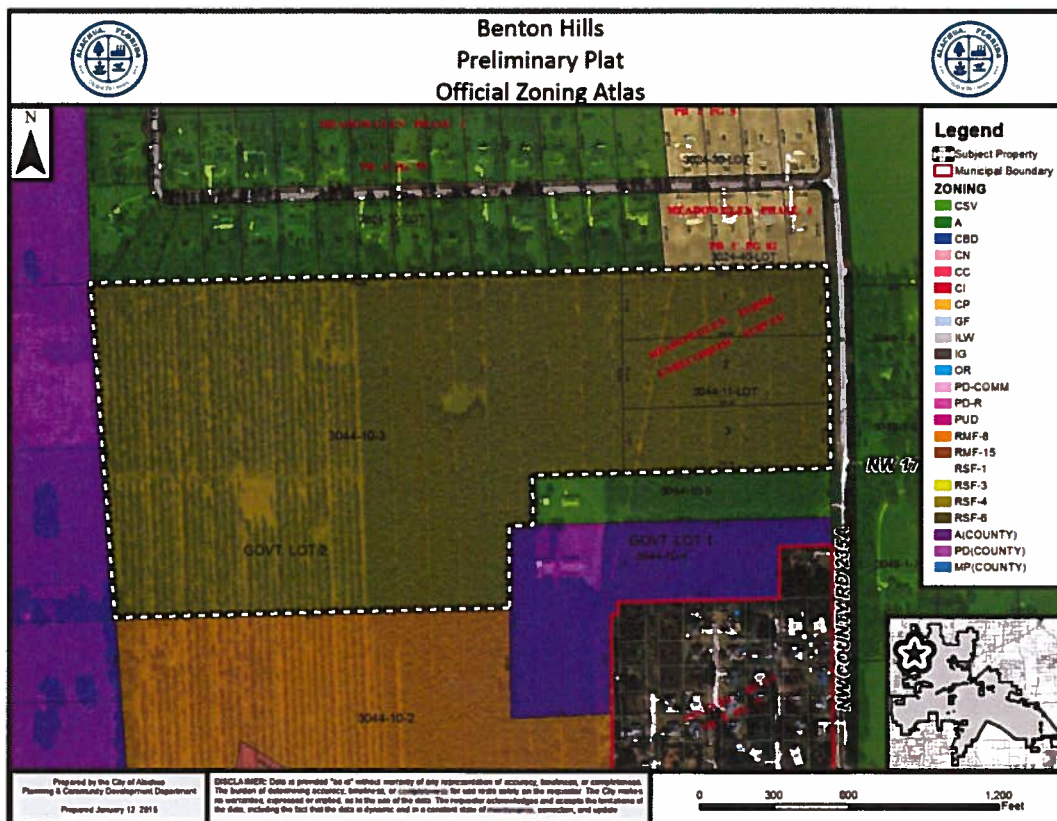
DEVELOPMENT AREA ACREAGE: ±26.23 acres

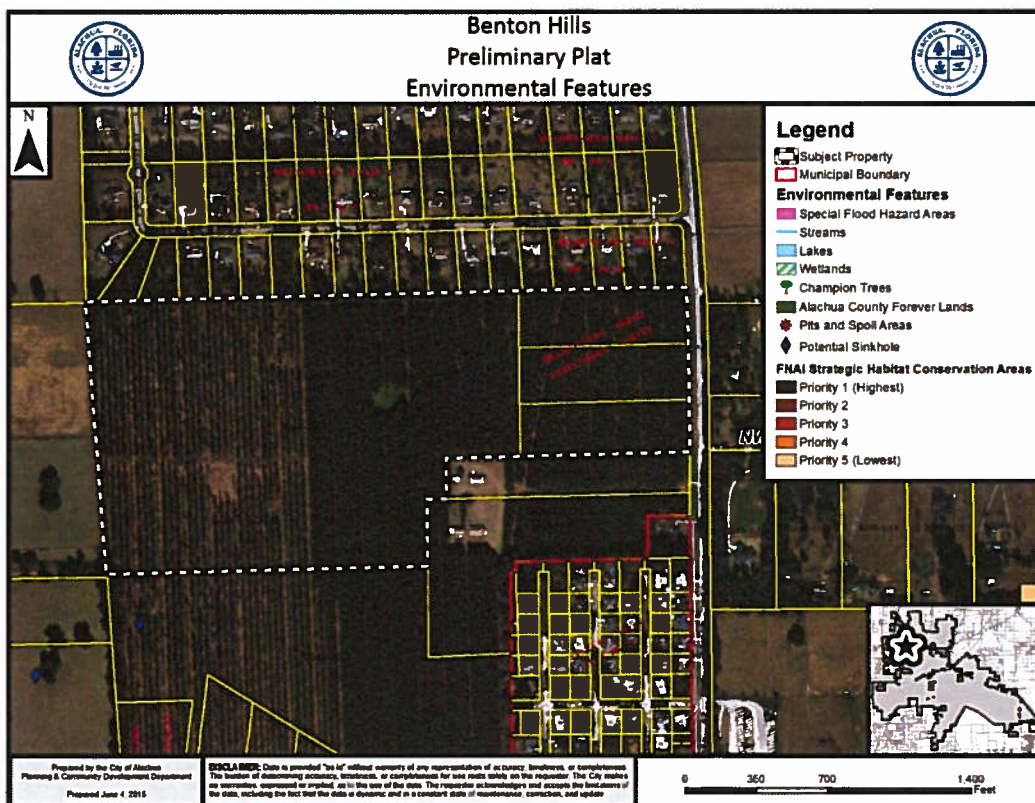
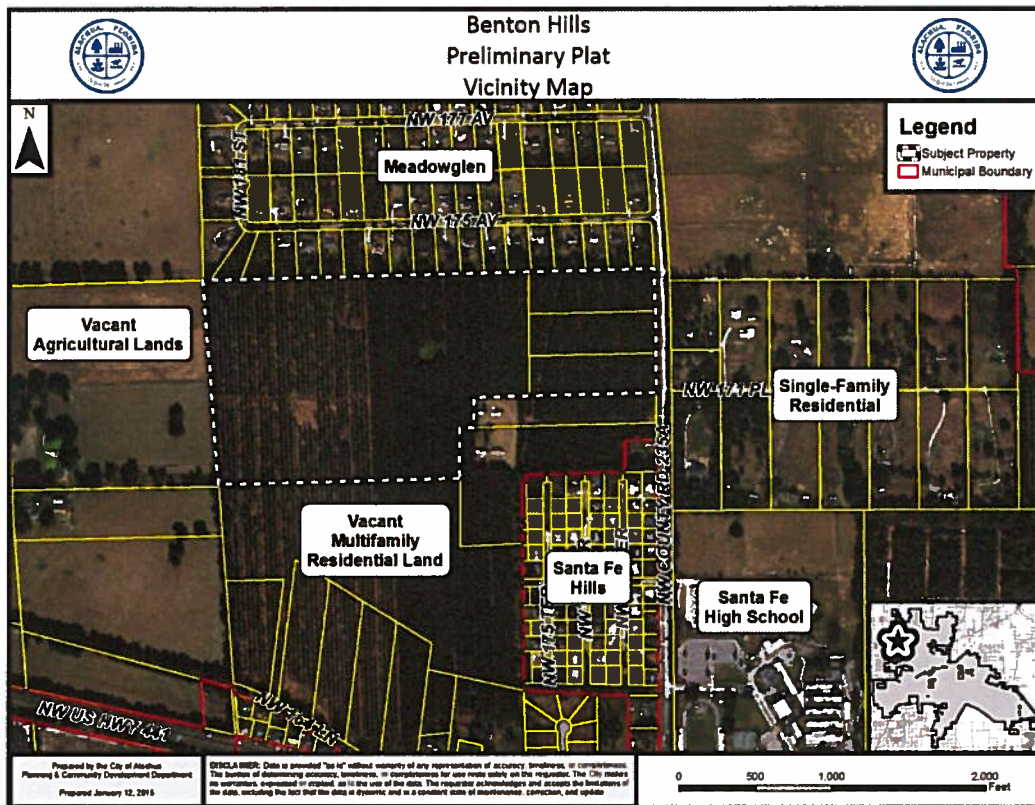
PARCEL: Tax Parcel Nos. 03044-011-001, 0344-011-002, 03044-011-003, and a portion of 03044-010-003

PROJECT LOCATION: Approximately 2,800 feet north of the intersection of NW US Highway 441 and CR 235A and west of CR 235 A, south of the Meadowglen subdivision

PROJECT SUMMARY: A request for a Preliminary Plat for the subdivision of a ±26.23 acre tract into a total of 75 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. The applicant has identified that the Benton Hills subdivision will consist of the subdivision of a ± 74.00 acre tract into a total of 214 lots. The applicant has not provided a level of detail necessary to demonstrate compliance with relevant provisions of the City's LDRs for future phases of the development beyond Phase I. If the applicant intends to include future phases of Benton Hills within this Preliminary Plat, sufficient detail must be provided for future phases to demonstrate compliance with applicable LDR provisions, including but not limited to:
 - a. Lot dimensions (i.e., width, depth);
 - b. Minimum yard/setbacks;
 - c. General utility locations (water, wastewater, electric);
 - d. Roadway widths;
 - e. Easement locations.

This would also necessitate revisions to other documents, including but not limited to:

- a. Concurrency Impact Analysis;
- b. Public Schools Student Generation Form.

2. Utility Service Issues

- 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 identified a minimum needed fire flow of 1,500 gpm to meet ISO standards, however the available fire flow at the hydrant closest to the project site is 703 gpm @ 20 PSI. The applicant must demonstrate how the minimum needed fire flow required for the development shall be provided.
- b. The applicant must identify on the plan set the location and point of connection to existing wastewater facilities.
- c. The applicant must identify the location and point of connection to existing water facilities.
- d. Sheet No. 2 denotes stormwater basin in the northwest corner of the overall project site which is intended to receive stormwater runoff from Phase I. The area is also intended and to serve as a site for a lift station. This area, and the land which will provide for stormwater/wastewater utility infrastructure between lots in Phase I and the area, must be included within the phasing line for Phase I. This will require revisions to the plans and application documentation, including but not limited to: Legal Description.
- e. The applicant proposes a lift station in the northwest corner of the overall project site. The lift station, however, is located behind lots within future phases of the development. Identify the means of legal access, such as a PUE, to the proposed lift station.

3. Compliance with Land Development Regulations (LDRs)

- a. The applicant must consider the proposed development's compliance with Section 6.9, specifically as it relates to the location of Retention Area 2.
- b. Section 7.2.5(1)(2) states, "a new intersection along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than

125 feet shall not be permitted..." NW 171st Place is located east of CR 235A, immediately to the east of the subject property's southeast corner. The proposed roadway configuration does not provide a minimum 125 foot centerline offset between the development's proposed connection to CR 235A and NW 171st Place. The applicant must demonstrate compliance with Section 7.2.5(I)(2.) In addition, the proposed widening/storage lane on CR 235A presents conflicts between the proposed left turn storage lane and westbound traffic on NW 171st Place turning left onto southbound CR 235A. An alternative ingress/egress to the development which would provide for compliance with Section 7.2.5(I)(2) may be to locate the development's ingress/egress between Lot 5 and Lots 6 and 7. This alternative would also addresses other insufficiencies described herein.

- c. Lots 6 and 7 are afforded access to the street through a narrow portion of each lot which is 36.74 feet in length. Article 10 of the City's LDRs defines a 'flag lot' as, "a lot which abuts or gains access to a street through a narrow portion which does not meet the minimum frontage or lot width requirements for the zone district where it is located." Flag lots are prohibited by the City's LDRs. Revise access to Lots 6 and 7 which meets the lot layout specifications of the City's LDRs.
- d. Table 5.1-2 establishes a minimum lot width of 50 feet. The following lots have a minimum lot width less than 50 feet: Lots 6, 7, 8. Revise accordingly.
- e. Table 5.1-2 establishes a minimum lot area of 7,500 feet. Lots 39, 53, 183, 184, and 204 do not meet the minimum lot area. Revise accordingly.
- f. The application to SRWMD for an Environmental Resource Permit states the City of Alachua shall be the operation and maintenance entity. The City does not accept maintenance of stormwater management facilities which serve only a single development. Plans/documentation must reflect the stormwater management system shall be maintained by the developer in accordance with the provisions of Section 6.9.3(E)(2)(e) or by another entity defined within Section 6.9.3(E)(2).
- g. Label all common/open space areas, recreation areas, and stormwater management areas on all plan sheets, as applicable.
- h. Identify minimum wearing widths of roadways in accordance with Section 7.3.1(B)(1)(c)(ii) (minimum width is 24 feet.)
- i. In accordance with Section 7.3.2, sidewalks are required (all proposed streets are Type B streets.) Provide sidewalks as required by Section 7.3.2.
- j. 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.
- k. 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.

- l. 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.
- m. 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.
- n. 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. There is a conflict between the setbacks noted on Sheet No. 1 and the setbacks depicted and noted on Sheet Nos. 4 – 8, specifically, Sheet No. 1 denotes a rear setback of 20 feet, and Sheet Nos. 4 – 8 denote rear setbacks of 15 feet; Sheet No. 1 denotes a street side setback of 20 feet, and Sheet Nos. 4 – 8 denote street side setbacks of 15 feet. Correct discrepancies.
- b. Identify the minimum setback requirements on all sheets depicting lot sizes.
- c. Discussion with Alachua County Fire/Rescue has noted that a stabilized secondary ingress/egress must be provided for the development. In previous discussions, the applicant's agent has indicated this would be provided through a stabilized connection between Lot 5 and Lots 6 and 7. Identify and provide for a secondary emergency ingress/egress to the development. Secondary emergency ingress/egress must provide sufficient width for emergency vehicle access on a stabilized surface located within a right-of-way or a common area with an ingress/egress easement.

5. Draft Covenants, Conditions, & Restrictions

- a. The "Whereas" clause on page 1 of the draft Declaration of Covenants, Conditions, & Restrictions denotes lots 1 – 215 of Benton Hills, as per the plat. Since the Covenants, Conditions, and Restrictions shall only apply to Phase I until future phases are developed, this should be reconsidered.
- b. Section 6.9.3(E)(3) requires that when a development is to be constructed in phases and subsequent phases will use the same stormwater management systems as the initial phase, the operation/maintenance entity (in this instance, the Homeowner's Association) shall have the ability to accept responsibility for the operation and maintenance of the stormwater management systems of future phases of the project. Article VII, General Provisions, Section 4., of the draft Declaration of Covenants, Conditions, & Restrictions provides such framework, but needs to be revised to reflect the location (Section/Township/Range) of the development.
- c. Section 7.7.2(A) requires the declaration of covenants to include a requirement that the homeowner's association be established before homes are sold. Revise the draft Declaration of Covenants, Conditions, & Restrictions accordingly.
- d. 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. Revise the draft Declaration of Covenants, Conditions, & Restrictions accordingly.

6. 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.

Transportation Facilities

- b. The applicant has utilized ITE Trip Generation, 7th Edition. The current version is 9th Edition. Use data from most current data source.
- c. Reference ITE Land Use Code – Code 210.
- d. Per ITE Trip Generation, 9th Edition, AADT trip generation rate is 9.52 trips per day. Revise accordingly.
- e. Per ITE Trip Generation, 9th Edition, PM Peak Hour trip generation rate is 1.01. Revise accordingly.
- f. Correct number of new AADT is 714 trips. Revise accordingly
- g. Correct number of new PM Peak Hour Trips is 77. Revise accordingly.
- h. Correct number of reserved AADT on CR 235A North is 107 trips. Revise accordingly.
- i. Correct number of Peak Hour trips on CR 235A North is 10 trips. Revise accordingly.
- j. Available Capacity on CR 235A North is as follows: AADT: 12,884 trips; Peak Hour: 1,153 trips. Revise accordingly.
- k. Revise proposed project trips in roadway segment analysis to reflect numbers provided above.
- l. Correct total number of trips with Benton Hills is as follows: AADT: 2,410 trips; Peak Hour: 238 trips. Revise accordingly.
- m. Available capacity with proposed development is as follows: AADT: 12,170 trips; Peak Hour 1,076 trips. Revise accordingly.

Wastewater Facilities

- n. Policy 1.1.d of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for wastewater facilities for residential uses. The level of service standard is 250 gallons per day per equivalent residential unit. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to wastewater public facilities, as summarized as follows: Benton Hills Phase 1 Project Impacts – 250 GPD x 75 lots = 18,750 GPD.
- o. For concurrency purposes, please only use gallons per day (GPD), and do not use 1 million gallons per day (MGD.)
- p. 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: Existing Plant Capacity: 1,500,000 GPD; Existing Plant Flow: 627,000 GPD; Reserved Capacity: 70,905 GPD; Available Capacity: 802,095 GPD; Benton Hills Phase 1 Project Impacts: 18,750 GPD; Remaining Capacity: 783,345 GPD.

Water Facilities

- q. Policy 4.1.b of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for water facilities for residential uses. The level of service standard is 275 gallons per day per equivalent residential unit. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to water public facilities, as summarized as follows: Benton Hills Phase 1 Project Impacts – 275 GPD x 75 lots = 20,625 GPD.
- r. For concurrency purposes, please only use gallons per day (GPD), and do not use 1 million gallons per day (MGD.)
- s. 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: Permitted Capacity: 2,300,000 GPD; Existing Plant Flow: 1,131,000 GPD; Reserved Capacity: 109,355 GPD; Available Capacity: 1,059,645 GPD; Benton Hills Phase 1 Project Impacts: 20,625 GPD; Remaining Capacity: 1,039,020 GPD.

Recreational Facilities

- t. Policy 1.2.b of the Comprehensive Plan Recreation Element establishes the level of service for recreational public facilities. The minimum level of service is 5 acres of park space for every 1,000 persons. The US Census Bureau estimates the number of persons per household in the City is 2.37 persons. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to recreational public facilities, as summarized as follows: Existing Recreation Acreage: 88.6 acres; Acreage Required to Serve Existing Population: 47.4 acres; Reserved Capacity: 0.45 acres; Available Acreage: 40.76 acres; Acreage Required to Serve Benton Hills: 0.89 (2.37 persons per household x 75 house x (5 acres/1,000 persons)); Remaining Capacity: 39.87 acres.
- u. Proposed recreational areas within the development will be private and not available to the public, and therefore cannot be used to meet concurrency requirements. Remove all references to the project's recreational areas from the Concurrency Impact Analysis and provide the analysis as stated above.

Solid Waste Facilities

- v. Policy 2.1.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element establishes the level of service standard for solid waste facilities. The level of service standard is 0.73 tons per capita per year. The US Census Bureau estimates the number of persons per household in the City is 2.37 persons. Using the preceding information, and the data provided in the May 2015 Development Monitoring Report, the applicant must revise the Concurrency Impact Analysis to consider the development's impacts to solid waste public facilities, as summarized as

follows: Existing Demand: 37,916 lbs/day – 6,920 tons/year; Reserved Capacity: 4,339.5 lbs/day – 791.96 tons/year; Benton Hills Phase I Solid Waste Generation: 711 lbs/day – 129.75 tons/year (0.73 tons per capita per year x 2.37 persons per household x 75 houses)

- w. See redlined Concurrency Impact Analysis for a summary of the issues described above (attached.)

7. Comprehensive Plan Consistency Analysis

- a. Reference the completeness review comments below for comments related to the Comprehensive Plan Consistency Analysis.

8. 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 Thomas R. Bon, PSM, of Causseaux, Hewett, & Walpole, Inc., provided in a memorandum dated June 11, 2015.
- c. The applicant must comply with all comments provided by the Public Services Department in a memorandum dated June 15, 2015.

9. Completeness Review Comments

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated May 7, 2015, which are as follows:

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- e. Date of boundary survey, north arrow, graphic scale, **date of plat drawing**, and space for revision dates.

Action Needed to Address Deficiency: Preliminary Plat sheets do not provide the date of the plat drawing. Provide the date of plat drawing on all plan sheets, and ensure the date is consistent with all other sheets.

- f. Vicinity map - **indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots.** The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- o. Surface drainage and direction of flow and method of disposition and retention indicated.

Action Needed to Address Deficiency: Phase 1 as depicted on the plan sets does not include any areas within Phase 1 for drainage retention. Identify retention areas for Phase 1 and include such areas within the phasing line for Phase 1.

- p. Inscription stating "NOT FOR FINAL RECORDING".

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a Comprehensive Plan Consistency Analysis which reviews each Objective and Policy contained within the Housing Element of the City's Comprehensive Plan. Please note that it is not necessary to provide an analysis of the applicability of each Objective and Policy, and that the Comprehensive Plan Consistency Analysis needs only to consider those Goals, Objectives, and Policies which are relevant to the application.

The Comprehensive Plan Consistency Analysis submitted by the applicant does not provide a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs identified within the Analysis. **Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.**

For further clarification, please reference the sample Comprehensive Plan Consistency Analysis provided as an attachment to Staff's letter dated January 6, 2015.

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- ii. 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 copy of the mailing labels or a list of those who received written notice.

Subdivision Application – Preliminary Plat Attachment #12

If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant has not provided a copy of an access management permit from Alachua County Public Works for the proposed connection to CR 235A. The applicant has provided a copy of an email from Alachua County Public Works staff dated April 1, 2015, which indicates that the plans submitted to Public Works staff were incomplete and required fees must be submitted. Therefore, it appears that the applicant has not made application to Alachua County Public Works for an access management permit. At a minimum, the applicant must provide at this time a copy of an application to Alachua County Public Works for the proposed connection to CR 235A.

10. *Miscellaneous/General Issues*

- a. Given the extensive deficiencies and the scope of the comments provided herein, an additional Development Review Team (DRT) meeting will be required.

**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

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: Benton Hills S/D

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

1. Electric

- CoA Electric will not be providing electric service to the subdivision; Clay Electric Territory.
- CoA Electric will provide electric service to the Lift Station if located within CoA Electric Service Territory.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA electric facilities.
- Submit load profile for all electric services.
- Estimated costs for Electric System up-grade shall be invoice to the Owner.

2. Water

- Water Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA water facilities.
- Water Distribution extensions shall be the responsibility of the Owner/Developer.

3. Wastewater

- Wastewater Capital Facilities Charges and other miscellaneous fees pending upon final review of the approved construction drawings.
- The applicant shall provide drawings that indicate appropriate PUE (Public Utility Easement) CoA wastewater facilities.
- Wastewater Collection and Force Main extensions shall be the responsibility of the Owner/Developer.
- The applicant shall relocate the Lift Station shown on the drawings to one of the proposed lots.
- The applicant shall show the Force Main location in the dedicated right of way.

- The applicant shall show the point of connection to the existing wastewater system on US HWY 441.
- The applicant shall show crossings on CR235A and US HWY 441.

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

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

MEMORANDUM

To: Justin Tabor – City of Alachua Planning & Community Development Department 15-####
From: Thomas R. Bon, PSM 6547
Date: June 11, 2015
RE: Benton Hills, Phase 1 – Plat Review

I have reviewed the preliminary plat of Benton Hills, Phase 1, for consistency with the provisions of Chapter 177, Part I, Florida Statutes and have noted the following items for your consideration:

GENERAL ITEMS

- Per Ch 177.091(10) - For all sheets, "City of Alachua" needs to be in the heading after the Section, Township and Range
- Per Ch 177.091(3) – Sheets 2-5 need to contain "match lines" to show where the sheets match or adjoin
- Per Ch 177.041(2) – A current title opinion or certification is required for plat submittal (*This has been discussed with David Short)
- Per Ch 177.091(15) - For Sheets 2-5, street names and right of way widths need to be added once issued by City of Alachua
- For Sheets 2-5, All "common area" and "drainage easements" need to be identified and labeled
- Per Ch 177.041(2) - A current title opinion letter or certification is required for all plat submittals
- Per Ch 177.091(16) – The AT&T easement shown on the plat needs to be annotated on Sheets 3-5 and tied into the plat of Benton Hills, Phase 1 to be sufficiently plotted out.
- Per Ch 177.091(29) – "SF" needs to be added to the legend on Sheets 2-5 (Square Feet)
- Per Ch 177.091(29) – The legend on Sheets 3-5 need to be updated to include the symbol for the "set 4" X 4" concrete monument with Geoline Surveying LB 7082 disc"
- Per Ch 177.901(7) - The appropriate boundary corners should be designated as P.R.M.'s and "P.R.M." added to the legend on Sheets 2-5
- Per Ch 177.907(8) – The appropriate points should be designated as P.C.P.'s and "P.C.P." added to the legend on Sheets 2-5.
- In the legend on Sheets 3-5, the symbols for the "set nail and disk" and the "iron pin found" closely resemble each other. Recommend updating one or the other for clarity.

SHEET 1

- The legal description for the overall boundary does not close. (*This was error was discussed with David Short and corrected.)
- There should be a north arrow on the Vicinity and Location maps for clarity.
- The assumed bearing stated in Surveyor's Note #1 does not match the bearing for that line as shown on the plat. (See sheet 2 of 5 of Benton Hills, Phase 1)
- Change name on the CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER to: **Thomas R. Bon, P.S.M. 6547**
- In the Lot Curve Table, for Lot 23, should be labeled as curve A
- See GENERAL ITEMS above for additional comments

SHEET 2

- Per Ch 177.091(14) – All information called for in the metes and bounds legal description should be labeled on the plat. (example: when the legal has a call going to a lot corner, that lot corner should be labeled and noted on the plat. Or when a call runs along a certain line, that line must be noted on the plat.)
- "Point of Beginning" should be removed from the concrete monument west of the NW corner of the plat
- Label the adjoiner west of subdivision
- "Railroad" should be one word at the Point of Commencement description
- See GENERAL ITEMS above for additional comments

SHEET 3

- Show bearing along north line of northerly lots on plat.
- Should north line of the northerly lots be parallel with the north line of the overall boundary? The northerly lot lines have the same bearing as the stated assumed bearing base for the north line of the overall boundary. However, the north line of the overall boundary does not read the same bearing as stated in Surveyor's Note #1 as the assumed bearing base.
- Lot 8 has a misclosure of approximately 2.68'. (A lot closure report is requested to verify all lot closures and lot geometry.)
- Bearings need to be shown for the south line of Lots 67-69 and the north line of Lots 61 and 62.
- Label centerline dimension from centerline intersection beside CL7 to the PC to the southeast
- See GENERAL ITEMS above for additional comments

SHEET 4

- The 15' B.S.L. annotation for the south line of Lot 18 is hidden by company title block
- Information at NW portion of plat is covered by plat name and information
- See GENERAL ITEMS above for additional comments for this sheet

SHEET 5

- Bearing needs to be listed on south line of Lots 37-31
- Label centerline dimension from centerline intersection beside CL7 to the PC to the southeast
- This sheet has multiple match lines to depict, both with the other sheets and in relation to portions of this sheet itself.
- See GENERAL ITEMS above for additional comments

Note: The legal description shown on the Boundary Survey provided with the plat of Benton Hills, Phase 1 is the same overall description as shown on the plat of Benton Hills, Phase 1 and does not close. After correspondence with David Short, these descriptions have been corrected and now close.

RECEIVED

JUN 04 2015

Per Amr

James J. Meehan P.E.
1221 SW 96th Street
Gainesville, FL 32607
(352) 215-2548, FAX (352) 332-0431
jjmeehanjr@yahoo.com

BENTON HILLS CONCURRENCY DETERMINATION
(WATER, WASTEWATER, AND ROADWAY)

Revised 6/4/15

Roadway -

Within ½ mile of the entrance to Benton Hills S/D are no other roadway segments other than CR 235A - North

75 lots proposed for Phase 1 of Benton Hills:

AADT - 9.6 trips/day x 75 lots = 720 new trips/day (ITE Manual 7th ed.)

PM peak hr adj. - 1.01 trips/hr x 75 lots = 76 trips/hr (ITE Manual 7th ed.)

Roadway Segment CR 235A - North

	Level of service 'D'	exist. traffic	Reserved trips	available capacity	proposed addition	total w/ Benton Hills	available after
AADT	14,580	1,589	0107	12,991	714	2,809	11,774
Peak Hr	1,314	151	010	1,163	76	227	1,087

Wastewater -

Benton Hills Phase 1 ~~350~~ GPD/lot x 75 lots = .026 MGD 18,750 GPD

Permitted capacity 5.1 MGD

Existing plant capacity ~~1.23~~ MGD 1,500,000 GPD

Exist plant flow ~~.595~~ MGD 627,000 GPD

Reserved capacity ~~.82~~ MGD 70,905 GPD

Available capacity ~~.552~~ MGD 803,095 GPD

Benton Hills Phase 1 ~~.026~~ MGD 18,750 GPD

Remaining Capacity ~~.526~~ MGD 783,345 GPD

The proposed lift station shall be sized for the flow from Benton Hills and the surrounding area which will eventually flow to the lift station. The lift station shall pump into the dead end gravity sewer in US 441 in front of Santa Fe High School. The lift station and force main shall be sized in such a way to not overload the gravity sewer into which it is discharging.

Water -

75 lots @ ²⁷⁵ 350 GPD = .026 MGD ~~20,625 GPD~~

Permitted Capacity	2.3 MGD 2,300,000 GPD
Existing Plant Flow	1.14 MGD 1,131,000 GPD
Reserved Capacity	.108 MGD 109,355 GPD
Available Capacity	1.051 MGD 1,059,645 GPD
Benton Hills Phase 1	.026 MGD 20,625 GPD
Remaining Capacity	1.025 MGD 1,039,020 GPD

Recreational impacts -

Benton Hills subdivision proposes to add over 13 acres of interconnected jogging trails and passive green areas. With possible developed recreation to be added later. Phase 1 is to have 4 acres of passive recreational spaces with jogging trails and possible children's play areas (swings etc.).

At present the City of Alachua has 18 acres of excess improved passive parks. Benton Hills will add to this excess.

Private park
- space does not
count

Solid Waste -

Existing demand - ^{37,716} 37,290 lbs/day - ^{6,930} 6,789 tons/year ⁴
Reserves capacity - ~~5,284 lbs/day~~ - ~~964 tons/year~~ ^{4,339.56 / 791.96}
Benton Hills Phase 1 Solid waste generated - ^{2.37} 4.4 lbs/person/day x 3.5 ^{711 lbs/day}
persons/house x 365 days / 2000 x 75 lots = ^{129.76 tons/yr} 210 tons/year < 964 tons
The New River Solid waste facility has a 50 yr capacity and Benton Hills does not exceed the adopted LOS in the comprehensive plan

School capacity -

Elementary school capacity - for 2015-2016 = 283 students

Equiv. single family = 1,781

Additional students from Benton Hills Phase 1 - 12 student stations < 283

75 single family homes < 1,781

Middle school capacity - for 2015-2016 = 446 students

Equiv. single family = 5,572

Additional students from Benton Hills Phase 1 - 6 student stations < 446

Zimbra

ju_tabor@cityofalachua.org

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

From : Brian Green <bgreen@AlachuaCounty.US>

Mon, Jun 15, 2015 05:15 PM

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>, Michelle
Lightsey <mi_lightsey@cityofalachua.org>

Justin,

I have reviewed the plans for Benton Hills. The fire flow data does not show adequate water at this time. The minimum fire flow shall be provided prior to vertical construction.

The roadway extending from the south of the proposed subdivision leading to Old State Road 25 shall be stabilized and accessible prior to vertical construction

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: Benton Hills Pavilion/Heritage Oaks Pavilion (Staff)

Meeting Date: 6-16-15

PLEASE PRINT CLEARLY

[illegible]



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: June 4, 2015
To: Development Review Team (DRT) Members
From: Principal Planner Justin Planner
Re: Benton Hills

Development Review Team (DRT) Meetings are scheduled to discuss the following project:

Benton Hills

Please provide written comments concerning the application no later than:

Monday, June 15, 2015

****Note – written comments are due 1 business day before Staff DRT Meeting. ****


STAFF DRT MEETING:

Tuesday, June 16, 2015 @ 10:00 am in the Planning Conference Room.

APPLICANT DRT MEETING:

Thursday, June 18, 2015 @ 2:30 pm in the Planning Conference Room.

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

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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

Re: Follow Up - Completeness Review - Benton Hills Preliminary Plat

From : Justin Tabor
<jtabor@cityofalachua.com>

Thu, May 28, 2015 01:17 PM

Subject : Re: Follow Up - Completeness Review
- Benton Hills Preliminary Plat

To : jjmeehanjr
<jjmeehanjr@yahoo.com>

Cc : kwinburn
<kwinburn@cityofalachua.com>

Mr. Meehan,

We have received one additional copy of the preliminary plat drawing, three copies of the application and associated attachments, and 13 copies of the draft covenants and restrictions for Benton Hills.

I did not, however, receive a revised Concurrency Impact Analysis. As we discussed on the phone on or around May 18, the revised Concurrency Impact Analysis must be submitted before we can schedule a Development Review Team (DRT) Meeting for this project. Please refer to my letter dated May 7, 2015, for the specific issues which exist with the Concurrency Impact Analysis which must be revised.

If you have any questions or would like to discuss the outstanding issue related to the Concurrency Impact Analysis, please feel free to contact me.

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

James J. Meehan P.E.
1221 SW 96th Street
Gainesville, FL 32607
(352) 215-2548, FAX (352) 332-0431
jjmeehanjr@yahoo.com
May 27, 2015


City of Alachua Planning Dept.

Re: Benton Hills

Dear sir:

Attached please find one additional set of drawings, 3 sets of additional information as requested, and 13 sets of draft homeowners documents with a disk.

James Meehan

RECEIVED
5-28-2015
APR 30 2015
Per 

Follow Up - Completeness Review - Benton Hills Preliminary Plat

From : Justin Tabor <jtabor@cityofalachua.com> Thu, May 28, 2015 07:44 AM
Subject : Follow Up - Completeness Review - Benton Hills Preliminary Plat 1 attachment
To : jjmeehanjr@yahoo.com
Cc : Kathy Winburn <kwinburn@cityofalachua.com>

Mr. Meehan,

I am contacting you to follow up to our letter dated May 7, 2015, concerning the completeness review of the Benton Hills Preliminary Plat. As we discussed on the phone on or around May 18, there are certain deficiencies which must be addressed before the City can schedule a Development Review Team (DRT) Meeting for the project. These deficiencies are also noted accordingly in the May 7, 2015 letter (attached.)

As a reminder, Section 2.2.6(B) of the City's LDRs requires an applicant to respond to completeness deficiencies within 45 calendar days. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the application shall be considered withdrawn.

If you have any questions or would like to discuss the completeness review comments further, please feel free to contact me.

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

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City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 7, 2015

Mr. James Meehan, PE
1221 SW 96th Street
Gainesville, FL 32607

RE: Completeness Review of Benton Hills – Preliminary Plat

Dear Mr. Meehan:

On April 30, 2015, the City of Alachua received your application for a Preliminary Plat for Benton Hills, which proposes the subdivision of a ±74.14 acre tract (Tax Parcel Nos. 03044-010-003, 03044-011-001, 03044-011-002, and 03044-011-003) into a total of 214 lots, with Phase I consisting of a total of 75 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 City cannot move forward with the review of this application until certain deficiencies described below are sufficiently addressed. A Development Review Team (DRT) Meeting will not be scheduled until the applicant has provided sufficient documentation to address these deficiencies and the application is determined to be complete.

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.

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

Submittal Requirements

Action Needed to Address Deficiency: The applicant has submitted 10 copies of the application and associated attachments and 12 copies of the preliminary plat drawing. In accordance with the Planning & Community Development Department's application submittal requirements, a total of 13 copies of all application materials (including plans) must be submitted at the time of initial application submittal.

Action Needed to Address Deficiency: The applicant must provide an additional 3 copies of the application and associated attachments and 1 copy of the preliminary plat drawing.

The applicant must provide an additional three copies of the application and associated attachments and 1 copy of the preliminary plat drawing before the City may distribute materials for review to Development Review Team (DRT) Members. Therefore, the applicant must address this deficiency before a DRT Meeting may be scheduled.

Prior to delivering future resubmittals to the City, please reference the quick-reference submittal guide posted on the City's web site at: <http://cityofalachua.com/index.php/planning-and-zoning/2-uncategorised/860-application-submittal-presentation-requirements>.

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- e. Date of boundary survey, north arrow, graphic scale, **date of plat drawing**, and space for revision dates.

Action Needed to Address Deficiency: Preliminary Plat sheets do not provide the date of the plat drawing. Provide the date of plat drawing on all plan sheets, and ensure the date is consistent with all other sheets.

- f. Vicinity map - **indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots.** The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map does not indicate the location of the site and all abutting properties, section lines, and quarter section lines, the total acreage of the subdivision, or the total number of lots. The vicinity map must clearly depict the required information, and must be revised to provide the information described herein.

- o. Surface drainage and direction of flow and method of disposition and retention indicated.

Action Needed to Address Deficiency: Phase 1 as depicted on the plan sets does not include any areas within Phase 1 for drainage retention. Identify retention areas for Phase 1 and include such areas within the phasing line for Phase 1.

- p. Inscription stating “NOT FOR FINAL RECORDING”.

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #2

Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

Action Needed to Address Deficiency: The applicant has submitted a document to address the project's concurrency impacts, however, the document is severely deficient (Comprehensive Plan roadway segments are not identified, existing public facility impacts are inconsistent with the current City Development Monitoring Report, the document does not consider reserved capacities, sources are not cited, etc.)

Based upon a cursory review, Staff will be unable to conduct a thorough review of the Concurrency Impact Analysis submitted by the applicant. The applicant must prepare and submit for review a Concurrency Impact Analysis which analyzes the project's impact on potable water, sanitary sewer, solid waste, recreation, stormwater, and public schools, using data provided in the latest version of the City's Development Monitoring Report, dated December 2014 (provided to the applicant as an attachment to Staff's letter dated January 6, 2015.)

The applicant must address this deficiency before a DRT Meeting may be scheduled.

For further clarification of the minimum information which must be provided in the project's Concurrency Impact Analysis, please reference the sample Concurrency Impact Analysis provided as an attachment to Staff's letter dated January 6, 2015.

Subdivision Application – Preliminary Plat Attachment #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a Comprehensive Plan Consistency Analysis which reviews each Objective and Policy contained within the Housing Element of the City's Comprehensive Plan. Please note that it is not necessary to provide an analysis of the applicability of each Objective and Policy, and that the Comprehensive Plan Consistency Analysis needs only to consider those Goals, Objectives, and Policies which are relevant to the application.

The Comprehensive Plan Consistency Analysis submitted by the applicant does not provide a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs identified within the Analysis. Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.

For further clarification, please reference the sample Comprehensive Plan Consistency Analysis provided as an attachment to Staff's letter dated January 6, 2015.

Subdivision Application – Preliminary Plat Attachment #4

Existing and/or proposed covenants and restrictions.

Action Needed to Address Deficiency: The applicant states that a homeowner's association shall be created, however, has not provided a draft copy of proposed covenants and restrictions. The applicant must provide a draft of the proposed covenants and restrictions.

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- ii. 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 copy of the mailing labels or a list of those who received written notice.

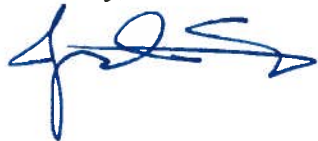
Subdivision Application – Preliminary Plat Attachment #12

If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant has not provided a copy of an access management permit from Alachua County Public Works for the proposed connection to CR 235A. The applicant has provided a copy of an email from Alachua County Public Works staff dated April 1, 2015, which indicates that the plans submitted to Public Works staff were incomplete and required fees must be submitted. Therefore, it appears that the applicant has not made application to Alachua County Public Works for an access management permit. At a minimum, the applicant must provide at this time a copy of an application to Alachua County Public Works for the proposed connection to CR 235A.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

Re: Benton Hills Preliminary Plat - Completeness Review

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Re: Benton Hills Preliminary Plat - Completeness Review
To : jjmeehanjr@yahoo.com
Cc : Kathy Winburn <kwinburn@cityofalachua.com>

Tue, Feb 17, 2015 08:03 AM

 1 attachment

Mr. Meehan,

I am contacting you to provide a courtesy reminder that Section 2.2.6(B) of the City's LDRs requires an applicant to respond to completeness deficiencies within 45 calendar days. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the application shall be considered withdrawn.

The written completeness review deficiencies (attached) for the Benton Hills Preliminary Plat were issued to you in a letter dated January 6, 2015. The 45th calendar day from this date is Friday, February 20. The City must receive your response to the completeness deficiencies identified in our January 6 letter by this date. Please note City Hall's hours of operation (below.)

If you have any questions, please feel free to contact me.

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

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: jjmeehanjr@yahoo.com
Cc: "Kathy Winburn" <kwinburn@cityofalachua.com>
Sent: Tuesday, January 6, 2015 12:57:54 PM
Subject: Benton Hills Preliminary Plat - Completeness Review

Mr. Meehan,

Please find attached a letter concerning the Completeness Review for the Benton Hills Preliminary

Plat application.

Please contact me should you have any questions.

Thank you.

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

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Benton_Hills_Prelim_Plat_Completeness_Review_Letter_2015_01_06_COMPLETE.pdf

2 MB



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2015

Mr. James Meehan, PE
1221 SW 96th Street
Gainesville, FL 32607

RE: Completeness Review of Benton Hills – Preliminary Plat

Dear Mr. Meehan:

On January 5, 2015, the City of Alachua received your application for a Preliminary Plat for Benton Hills, which proposes the subdivision of a ±74.14 acre tract (Tax Parcel Nos. 03044-010-003, 03044-011-001, 03044-011-002, and 03044-011-003) into a total of 214 lots, with Phase I consisting of a total of 75 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 application as submitted is severely incomplete. The City cannot move forward with the review of the application until all of the deficiencies described below are sufficiently addressed. A Development Review Team (DRT) Meeting will not be scheduled until the application is determined to be complete.

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.

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

Submittal Requirements

Action Needed to Address Deficiency: The applicant must provide one (1) compact disc (CD) with a PDF copy of all application materials, including the application, required attachments, and preliminary plat (plans.) **Please note that a CD with a PDF copy of all application materials must be submitted with each submittal (current and future submittals/resubmittals.)**

Action Needed to Address Deficiency: All hard copy submittals should be bound by a binder clip ONLY (NO staples, bindings, books, etc.) **For future resubmittals, bind hard copy materials ONLY with a binder clip.**

Prior to delivering future resubmittals to the City, please reference the quick-reference submittal guide posted on the City's web site at:

<http://cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/504-application-and-supporting-document-submittal-requirements>

Agent Authorization

Action Needed to Address Deficiency: The applicant has provided a letter from Eric Parker authorizing James Meehan, PE, to act as the agent for the project, however, the letter provided is insufficient to meet the City's requirements for agent authorization. At a minimum, such letter must be notarized. Alternatively, the applicant may complete the Authorized Agent Affidavit. This document is available on the City's web site at:

http://cityofalachua.com/images/stories/documents/pz_documents/Authorized Agent Affidavit 2014 09 30.pdf

Provide acceptable agent authorization to act on behalf of the property owner.

Subdivision Application – Preliminary Plat Attachment #1

Miscellaneous Comments:

1. Subsection 2.4.10(G)(2) of the City's LDRs states, "A subdivision preliminary plat establishes the general layout and design for the subdivision. ***Upon the approval of a subdivision preliminary plat***, detailed plans for street construction, utility line installations, and similar approvals ***shall be prepared and approved for construction plans***." The plans submitted include conceptual utility plans which generally depict water and wastewater utility infrastructure. Utility infrastructure must be reviewed and approved through the construction plan review process. The applicant must obtain approval of the preliminary plat before the City shall begin review of construction plans. In accordance with Subsection 2.4.10(G)(2), the applicant must remove utility infrastructure drawings from the preliminary plat and provide such drawings with the construction plans, which shall be submitted following the approval of the preliminary plat (however, points of connection to existing utilities should be identified on the preliminary plat.)
2. A total of ten plan sets were submitted. Two differing versions of the plan set were submitted. The applicant must submit complete and consistent plan sets for review. Prepare plan sets which are consistent with all others and resubmit to the City. **The materials and plan sets cannot be distributed for review by Development Review Team (DRT) members until consistent plan sets are submitted by the applicant.**
3. The plans submitted are severely deficient and do not meet many of the technical requirements of Chapter 177, Florida Statutes. The preliminary plat must be prepared in compliance with the provisions of Chapter 177, Florida Statutes. **Before the City may begin review of the application, the applicant must submit a preliminary plat document which conforms to the provisions of Chapter 177, Florida Statutes.**

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- e. Date of boundary survey, **north arrow**, graphic scale, **date of plat drawing**, and space for revision dates.

Action Needed to Address Deficiency: (1) Not all plan sheets provide a north arrow. Provide north arrows on all plan sheets. (2) Not all plan sheets provide the date of the plat drawing. In addition, where a date has been provided, the date of the plat drawing varies on plan sheets. Provide the date of plat drawing on all plan sheets, and ensure the date is consistent with all other sheets.

- f. Vicinity map - indicating general location of the site and **all abutting streets** and properties, section lines and quarter section lines, etc., **total acreage of the subdivision** and **total number of lots**. The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map (location map) does not legibly depict all abutting streets (CR 235A), identify the total acreage of the subdivision, or the total number of lots. The vicinity map (location map) must clearly depict the required information, and must be revised to provide the information described herein.

- g. Legal description of the property to be subdivided.

Action Needed to Address Deficiency: Two surveys were provided with the plans: one depicting a ±143.72 acre subject parcel (dated July 23, 2005), and a second depicting the same subject parcel but describing the area of the subject parcel by each zoning district which exists upon the parcel (dated July 9, 2012.) While the latter provides a legal description of the area of the subject parcel zoned RSF-4 which appears to be the property to be subdivided, neither survey provides a legal description which is clearly labeled as the property to be subdivided. The applicant must provide on the preliminary plat a legal description of the property to be subdivided. Also note, the preliminary plat must contain only one survey depicting the lands to be subdivided.

- h. **Names of owners of adjoining land with their approximate acreage** or, if developed, names of abutting subdivisions.

Action Needed to Address Deficiency: Not all plan sets identify the names of owners of adjoining land and their approximate acreage. The applicant must revise the plans accordingly.

- k. Zoning district boundaries on abutting properties.

Action Needed to Address Deficiency: The zoning district boundaries are not shown for all adjacent properties. The applicant must revise the plans accordingly.

- m. Minimum building setback lines as required by the Land Development Regulations.

Action Needed to Address Deficiency: Minimum building setback lines are not shown for each lot. Provide on the preliminary plat the minimum building setback lines for each lot in accordance with the minimum setbacks required by the LDRs.

- o. Surface drainage and direction of flow and method of disposition and retention indicated.

Action Needed to Address Deficiency: Phase 1 as depicted on the plan sets does not include any areas for drainage retention. Identify retention areas for Phase 1 and include such areas within the phasing line for Phase 1.

- p. Inscription stating "NOT FOR FINAL RECORDING".

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #2

Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

Action Needed to Address Deficiency: A Concurrency Impact Analysis showing the project's impact on public facilities has not been submitted. The applicant must prepare and submit for review a Concurrency Impact Analysis which analyzes the project's impact on potable water, sanitary sewer, solid waste, recreation, stormwater, and public schools, using data provided in the latest version of the City's Development Monitoring Report, dated December 2014 (attached.) In addition, a sample Concurrency Impact Analysis has been provided.

Subdivision Application – Preliminary Plat Attachment #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a document which reviews the project's consistency with Objectives 1.1 and 2.1 of the Comprehensive Plan Housing Element. This is not a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs. Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.

Subdivision Application – Preliminary Plat Attachment #4

Existing and/or proposed covenants and restrictions.

Action Needed to Address Deficiency: The applicant has not stated whether any covenants and restrictions are proposed for the subdivision. The application must identify whether covenants and restrictions are proposed. If proposed, provide a draft of the proposed covenants and restrictions. If not proposed, notate the application accordingly.

Subdivision Application – Preliminary Plat Attachment #5

Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: The applicant has not provided two (2) sets of mailing labels for all persons/organizations registered to receive public notice. The applicant must prepare and submit two (2) sets of mailing labels for all persons/organizations registered to receive public

notice. The list of all persons/organizations registered to receive public notice is available for download on the City's web site at:

<http://cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- ii. 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 copy of the written notice sent for the neighborhood meeting, and has not provided a list of those who received written notice. The applicant must provide provided a copy of the written notice sent for the neighborhood meeting and the 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: The applicant has submitted the Alachua County Growth Management Department's Public School Student Generation Calculation Form. The applicant must complete and submit the City of Alachua's Public School Student Generation Form, which is available on the City's web site at:

<http://cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

Subdivision Application – Preliminary Plat Attachment #12

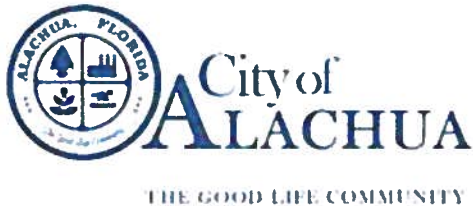
If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant has not provided a copy of an access management permit from Alachua County Public Works for the proposed connection to CR 235A. At a minimum, the applicant must provide at this time a copy of an application to Alachua County Public Works for the proposed connection to CR 235A.

Subdivision Application – Preliminary Plat Attachment #14

Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

Action Needed to Address Deficiency: The applicant has submitted Check #1832 in the amount of \$2,600.00. In accordance with Resolution 13-01, the fee for Major Subdivision review is \$3,600.00. The application fee is therefore deficient by \$1,000.00. The applicant must remit full payment before the City may further review the application.



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____

Parcel ID Number(s): _____

Acreage: _____

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: _____

Company (if applicable): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

D. REQUESTED ACTION:

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL

Signature of Notary Public, State of _____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

 Signature of Applicant

 Signature of Co-applicant

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____
 as identification.

NOTARY SEAL

 Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved based upon the following findings:**

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied for reasons stated:** _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

 Vicki McGrath, Director, Community Planning
 School Board of Alachua County
 352-955-7400 x 1423

Date: _____

Current Through: December 9, 2014 Planning & Zoning Board Meeting

Source: City of Anchorage Final Development Orders (Project Staff Reports)

*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

*Fig. 1000 does not automatically compare to other models. Figures for policy must be summed, primarily on grounds shown on map. See the appendix.

Table 2. Traffic Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV**	Existing Traffic**	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate			Min LOS B/C/D				
I-75 (7, 1)	From NCL of Alachua to US 441	AADT	85,800	35,505	657	49,436	42.25%
		Peak Hour	7,710	3,728	55	3,927	49.07%
I-75 (8, 2)	From US 441 to SCL of Alachua	AADT	85,800	56,000	1,193	28,407	66.81%
		Peak Hour	7,710	5,880	103	1,727	77.60%
State Routes			Min LOS B/C/D				
U.S. Hwy 441 (16, 3/4)	From NW 128th to SR 235	AADT	35,500	17,495	1,331	16,674	53.03%
		Peak Hour	3,200	1,662	166	1,370	57.19%
U.S. Hwy 441 (13 & 14 & 15, 5)	From SR 235 to NCL of Alachua	AADT	35,500	23,000	6,085	5,635	84.13%
		Peak Hour	3,200	2,165	610	406	87.34%
U.S. Hwy 441 (16, 6)	From CR 25A to NW 128th Ave	AADT	35,500	17,495	892	17,113	51.79%
		Peak Hour	3,200	1,662	82	1,456	54.50%
U.S. Hwy 441 (17, 7)	From MPO Boundary to CR 25A	AADT	35,500	19,200	1,376	14,924	57.56%
		Peak Hour	3,200	1,729	131	1,341	58.09%
SR 235 (136, 8)	From 235/241 Intersection to US 441	AADT	13,300	9,495	456	3,349	74.82%
		Peak Hour	1,200	902	43	255	78.75%
SR 235 (137 & 138, 9)	From US 441 to NCL of Alachua	AADT	13,300	6,653	381	6,269	52.68%
		Peak Hour	1,200	632	37	531	55.75%
County Facilities			Min LOS B/C/D				
CR 2054 West	West of SR 235	AADT	14,580	4,326	38	10,216	29.63%
		Peak Hour	1,314	411	4	899	31.58%
CR 2054 East	East of SR 235	AADT	14,580	2,042	418	12,120	16.61%
		Peak Hour	1,314	194	63	1,057	19.56%
CR 235A South	South of US 441	AADT	14,580	4,642	617	9,321	36.07%
		Peak Hour	1,314	441	55	816	37.75%
CR 235A North	North of US 441	AADT	14,580	1,569	0	12,991	10.90%
		Peak Hour	1,314	151	0	1,183	11.46%
CR 235	SCL to CR 241	AADT	14,580	4,200	0	10,380	28.81%
		Peak Hour	1,314	399	0	915	30.37%
CR 241	SCL to CR 235	AADT	14,580	6,632	0	7,948	45.48%
		Peak Hour	1,314	630	0	684	47.95%

* Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District Two (published August 2014)

** Formula: Comp Plan MSV = (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservations)

*** County Facility AADT counts provided by Alachua County Public Works, April 2013 (count estimate of existing traffic in 2010). Existing Peak Hour has been calculated using a Standard K value of 0.095

**** AADT: 2013 QLOS Handbook, Table 2, Generalized Annual Average Daily Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas; Peak Hour: 2013 QLOS Handbook, Table 5, Generalized Peak Hour Trips

Way Volumes for Florida's Transitioning and Areas Over 5,000 Not in Urbanized Areas)

Reserved Trips are automatically updated with data input from Table 7.

Table 3. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,140,000
Reserved Capacity ²	108,775
Residual Capacity	1,051,225
Percentage of Permitted Design Capacity Utilized	54.29%

Sources:

1. City of Alachua Public Services Department, April 2014
2. Table 1

Tan cell is automatically updated from Table 1 data, reserved flows are subject to change

Table 4. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,230,000
Less Actual Treatment Plant Flows ¹	595,000
Reserved Capacity ²	82,325
Residual Capacity	552,675
Percentage of Permitted Design Capacity Utilized	55.07%

Sources:

1. City of Alachua Public Services Department, April 2014

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 5a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	46.50
Reserved Capacity ³	0.50
Available Recreation Acreage	41.60

1. Table 5c. Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, January 15, 2014; Policy 1.2.b, Recreation Element

Formula: 9,300 persons / (5 acres / 1,000 persons)

3. Table 1

Tan cell is automatically updated from Table 1 data

Table 5b. Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	9.40
Existing Improved Passive Park Space Provided ²	27.73
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity ³	33.90%

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts

2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor

3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 5c. Recreational Facilities

Facility Name	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Downtown Theater Park	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
Kingsland Pocket Park	0.65
San Felasco Conservation Corridor	31.23
Total	88.60

Table 6. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	37,200.00	6,789.00
Reserved Capacity ²	5,284.50	964.42
New River Solid Waste Facility Capacity ³	50 years	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, January 15, 2014; Policy 2.1.a, CFNGAR Element

Formula: 9,300 persons x 0.73 tons per year

2. Table 1

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, April 2013

Tan cell is automatically updated from Table 1 data

**SBAC 2013-2014 ELEMENTARY CAPACITY ENROLLMENT
CITY OF ALACHUA ELEMENTARY**

Alachua Elementary Concurrency Service Area

Alachua Elementary

Irby Elementary

AQ Jones, Lanier & Prairie View prorated

Jurisdictions

City of Alachua, Town of LaCrosse, Alachua County

ALACHUA ELEMENTARY CSA

	SGM	2013-2014	2015-2016	2017-2018
AVAILABLE CAPACITY		304	283	255
EQUIVALENT SINGLE FAMILY	0.159	1,912	1,781	1,607
EQUIVALENT MULTI FAMILY	0.042	7,239	6,744	6,083
ADJACENT CSAs				
HIGH SPRINGS CSA		76	63	45
NEWBERRY CSA		50	38	22
WEST URBAN CSA		247	180	91
NORTHWEST GAINESVILLE CSA		230	174	100
EAST GAINESVILLE CSA		601	556	495
TOTAL ADJACENCY		1,204	1,011	753
EQUIVALENT SINGLE FAMILY	0.159	7,571	6,357	4,738
EQUIVALENT MULTI FAMILY	0.042	28,663	24,066	17,937

**SBAC 2013-2014 MIDDLE CAPACITY ENROLLMENT
CITY OF ALACHUA MIDDLE**

Mebane Middle Concurrency Service Area

Mebane Middle School

AQ Jones, Horizon & Lanier prorated

Jurisdictions

City of Alachua, Alachua County

MEBANE MIDDLE CSA

	SGM	2013-2014	2015-2016	2017-2018
AVAILABLE CAPACITY		408	446	443
EQUIVALENT SINGLE FAMILY	0.08	5,095	5,572	5,533
EQUIVALENT MULTI FAMILY	0.016	25,477	27,858	27,664
ADJACENT CSAs				
OAK VIEW MIDDLE CSA		100	166	160
HIGH SPRINGS MIDDLE CSA		97	127	125
FORT CLARKE MIDDLE CSA		78	160	153
BISHOP MIDDLE CSA		396	465	459
TOTAL ADJACENCY		671	918	898
EQUIVALENT SINGLE FAMILY	0.08	8,391	11,472	11,221
EQUIVALENT MULTI FAMILY	0.016	41,956	57,362	56,103

**SBAC 2013-2014 HIGH CAPACITY ENROLLMENT
CITY OF ALACHUA HIGH**

Santa Fe High Concurrency Service Area

Santa Fe High

AQ Jones, Lanier, Horizon and Lofton prorated

Jurisdictions

City of Alachua, City of High Springs, Town of LaCrosse, Alachua County

SANTA FE HIGH CSA

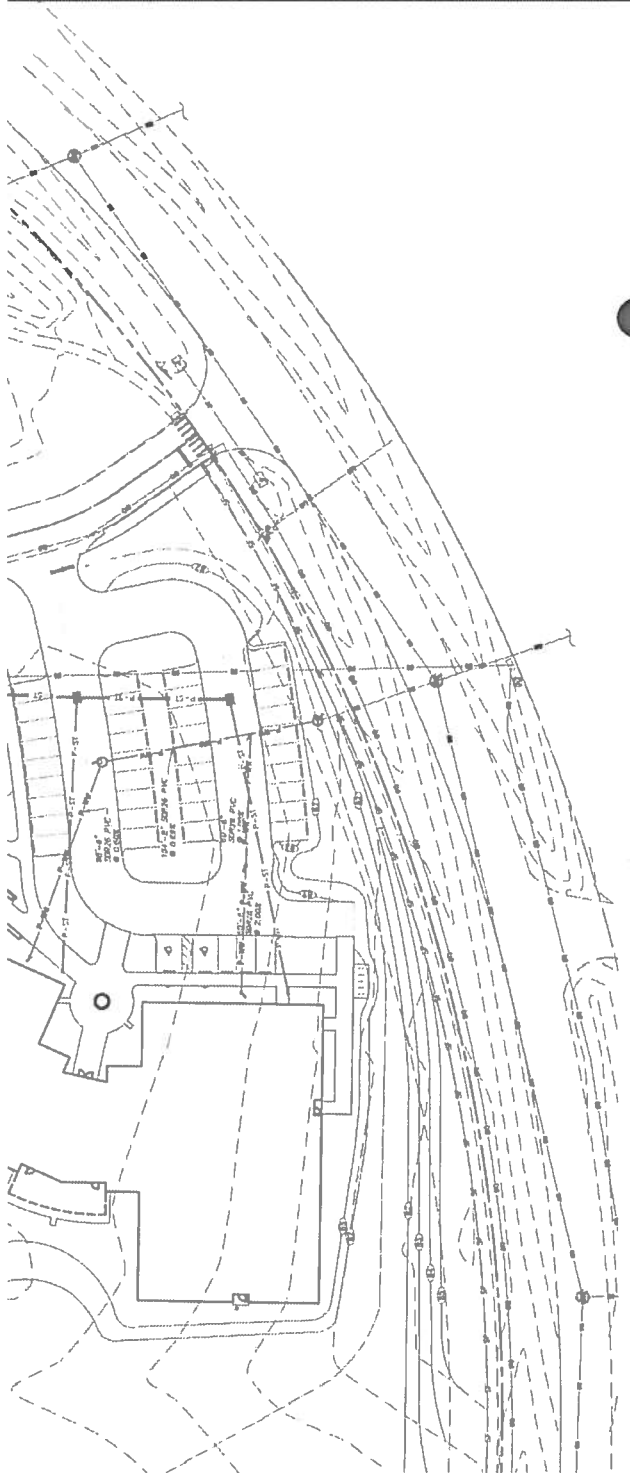
	SGM	2013-2014	2015-2016	2017-2018
AVAILABLE CAPACITY		568	674	720
EQUIVALENT SINGLE FAMILY	0.112	5,075	6,016	6,431
EQUIVALENT MULTI FAMILY	0.016	35,525	42,112	45,020
ADJACENT CSAs				
NEWBERRY HIGH CSA		159	221	248
BUCHHOLZ HIGH CSA		344	563	659
EASTSIDE HIGH CSA		892	1,032	1,093
GAINESVILLE HIGH CSA		280	479	567
TOTAL ADJACENCY		1,675	2,294	2,567
EQUIVALENT SINGLE FAMILY	0.112	14,959	20,482	22,921
EQUIVALENT MULTI FAMILY	0.016	104,712	143,376	160,444



GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM



Upland Industrial Park, Lot 6 – Site Plan Application Concurrency Impact Analysis Report July 31, 2014

Prepared for:
The City of Alachua

Prepared on behalf of:
BNW Holdings, LLC

Prepared by:
Causseaux, Hewett, & Walpole, Inc.

PN# 14-0033
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Concurrency_140731.docx

This Concurrency Impact Analysis is submitted in accordance with the City of Alachua Site Plan application requirements outlined in Land Development Regulations (LDR) Section Sec. 2.4.14. This analysis will calculate impacts to the City's roads, potable water facilities, sanitary sewer facilities, and solid waste facilities. A Grading and Drainage Plan is included as part of the development plan set. The site will convey stormwater to a master planned, off-site stormwater management facility (SMF). This SMF was permitted to handle stormwater for the entire industrial park and is consistent with the City's adopted LOS and SRWMD requirements. The proposed non-residential use will not impact the City's parks and recreation facilities.

The Upland Industrial Park, Lot 6 (Alachua County tax parcel #05964-002-006) site plan is for a 10,000 structure on the 1.18-acre site located within an existing platted industrial park along US 441. The site has Industrial Future Land Use (FLU) and Light & Warehouse Industrial (ILW) zoning designations. The proposed use, light manufacturing is consistent with the City of Alachua LDR Table 4.1-1. Table of Allowed Uses.

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use ¹ (ITE)	Area (1,000 sf)	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Manufacturing (ITE 140)	10	3.82	38.2	0.79	7.9	0.75	7.5
Total	10	3.82	38.2	0.79	7.9	0.75	7.5

1. Source: *ITE Trip Generation 9th Edition*

Table 2: Comprehensive Plan Roadway Segments¹

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4	US 441 (from NW 126 th Ave to SR 235)	4/D	State-Maintained Arterial	Urban	D

1. Impacted roadway segments identified on Figure 1. Projected Vehicle Trip Distribution

Table 3: Projected Impacts on Roadway Segments

Traffic System Category	US 441 (NW 126 th Ave to SR 235)		
	AADT / PM Peak		
Maximum Service Volume ¹	35,500	/	3,200
Existing Traffic ¹	16,739	/	1762
Reserved Trips ¹	1110	/	93
Available Capacity	17,651	/	1,345
Projected Trip Generation ²	38.2	/	7.5
Residual Capacity with Application Approval	17,613	/	1,338

1. Source: City of Alachua April 2014 Development Monitoring Report.

2. The Projected Distribution percentage for this roadway segment is estimated to be 100%.

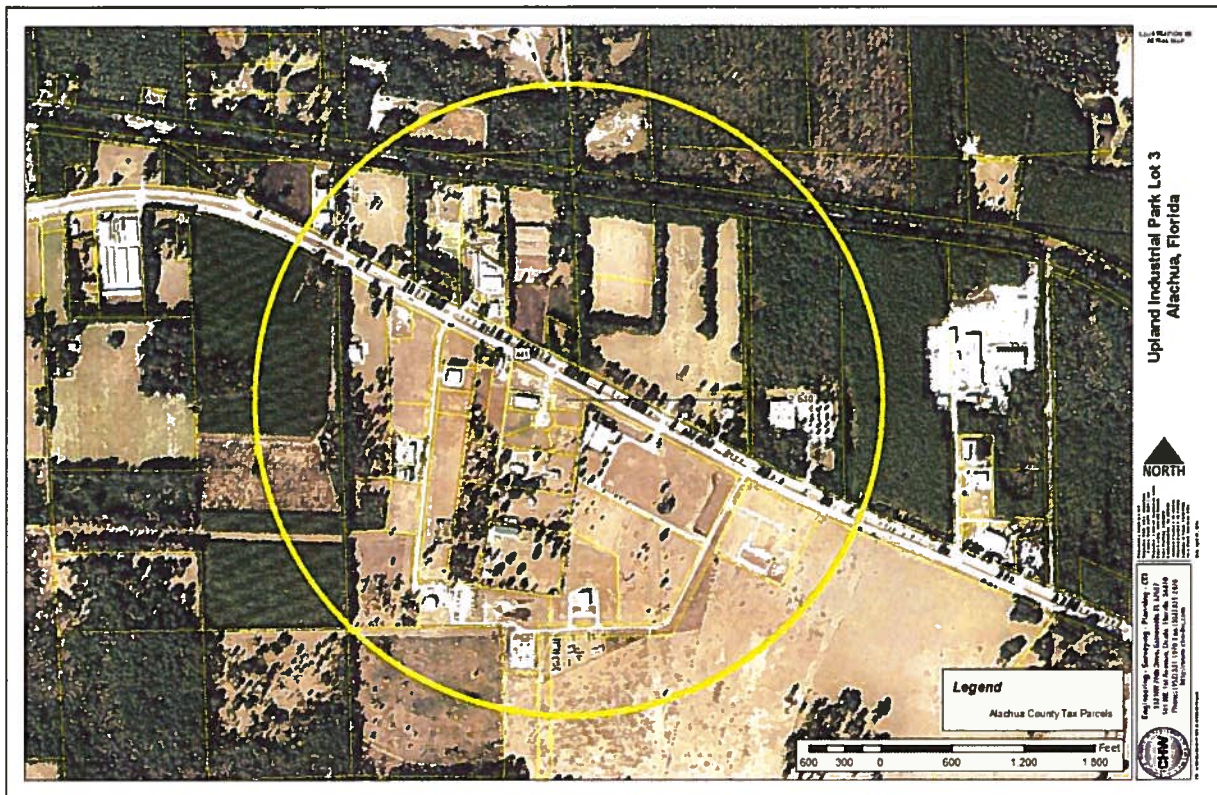


Figure 1: Projected Vehicle Trip Distribution

As shown in Table 1, the proposed site will generate approximately 38.2 new Average Annual Daily Trips (AADT). Consistent with LDR Sec. 2.4.14(H)(2), a ½-mile radius was used to determine the roadway segments included in this analysis. As shown on Figure 1, there is only one (1) affected comprehensive plan roadway segment, US 441 (from NW 126th Ave to SR 235).

100% of the project traffic was assigned to this roadway segment to demonstrate the project's minimal impact. This section of US 441 currently has an available capacity of 17,651 AADT. The estimated 38.2 new AADT resulting from the proposed site plan **will not** exceed this roadway's capacity to operate at the designated Level of Service (LOS) D. Therefore, the proposed site plan **will not** negatively impact the City's transportation facilities and designated LOS.

PUBLIC FACILITIES IMPACT ANALYSIS**Table 4: Projected Potable Water Impact**

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,140,000
Reserved Capacity ¹	105,503
Residual Capacity ¹	1,054,497
Percentage of Permitted Design Capacity Utilized ¹	54.15%
Projected Potable Water Demand from Proposed Project ² [10,000 ft x 0.1 gallons]	1,000
Residual Capacity after Proposed Project	1,053,497

1. Source: City of Alachua April 2014 Development Monitoring Report.

2. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Conclusion

Quality: The proposed site plan will comply with all applicable potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: As calculated in Table 4, the City's potable water system has the permitted capacity to meet the demands for the proposed facility. The impacts from the proposed site plan will not cause the City's potable water system to operate at a level below the adopted LOS in the comprehensive plan.

System Capacity: As calculated in Table 4, the percentage of the City's potable water system that is being utilized will not exceed 85%. With the calculated impacts from the proposed site plan, the design capacity that will be utilized is only 54.15%.

Table 5: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,230,000
Less Actual Treatment Plant Flows ¹	595,000
Reserved Capacity ¹	67,053
Residual Capacity ¹	567,947
Percentage of Permitted Design Capacity Utilized ¹	53.83%
Projected Sanitary Sewer Demand from Proposed Project ² [10,000 ft x 0.1 gallons]	1,000
Residual Capacity After Proposed Project	566,947

1. Source: City of Alachua April 2014 Development Monitoring Report.

2. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Conclusion

Quality: The proposed site plan will comply with all applicable sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: As calculated in Table 5, the City's sanitary sewer system has the permitted capacity to meet the demands for the proposed facility. The impacts from the proposed site plan will not cause the City's potable water system to operate at a level below the adopted LOS in the comprehensive plan.

System Capacity: As calculated in Table 5, the percentage of the City's potable water system that is being utilized will not exceed 85%. With the calculated impacts from the proposed site plan, the design capacity that will be utilized is only 53.83%.

Table 6: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	37,200.00	6,789.00
Reserved Capacity ¹	3,489.40	636.82
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project ² (12 lbs. / 1,000 ft ² / day) x 10,000 ft ² x 365 / 2000]		21.9

1. Source: City of Alachua April 2014 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Conclusion

As shown in Table 6, the New River Solid Waste Facility has a 50-year capacity. The estimated impacts from the proposed site plan application will not cause the City's solid waste system to operate at a level below the adopted LOS in the comprehensive plan.

Stormwater

As stated in the introduction to this analysis, a Grading and Drainage Plan is included as part of the development plan set. The site will convey stormwater to a master planned, off-site stormwater management facility (SMF). This SMF was permitted to handle stormwater for the entire industrial park and is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

**GAINESVILLE:**

132 NW 76th Dr., Gainesville, FL 32607
P (352) 331-1976 / F (352) 331-2476

OCALA:

101 NE 1st Ave., Ocala, FL 34470
P (352) 414-4621

WWW.CHW-INC.COM



Upland Industrial Park, Lot 6 – Site Plan Application

Comprehensive Plan
Consistency Analysis
September 2, 2014

Prepared for:
The City of Alachua

Prepared on behalf of:
BNW Holdings, LLC

Prepared by:
Causseaux, Hewett, & Walpole, Inc.

PN# 14-0033

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This Comprehensive Plan Consistency Analysis is submitted in accordance with the City of Alachua Site Plan application requirements outlined in Land Development Regulations (LDR) Section 2.4.9. The development and uses documented in the site plan comply with the goals, objectives, and policies of the Comprehensive Plan. Applicable Comprehensive Plan goals, objectives, and policies are written in plain text while the application consistency statements are written in **bold text**.

The Upland Industrial Park, Lot 6 (Alachua County tax parcel #05964-002-006) site plan is for a structure on the 1.18-acre site located within an existing platted industrial park along US 441. The site has Industrial Future Land Use (FLU) and Light & Warehouse Industrial (ILW) zoning designations. The proposed use, light manufacturing is consistent with the City of Alachua LDR Table 4.1-1. Table of Allowed Uses.

Vision 2020

GOAL 1: 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 City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Response: The Upland Industrial Park, Lot 6 site plan promotes economic development within the City of Alachua and is consistent with the goals, objectives, and policies within the City's Vision 2020 element. The site encourages business development within an existing industrial park along the US 441 corridor. The intended development is a 10,000 square foot (sf) building that may be occupied by a single corporation, technology incubator, local business, or start-up company.

Future Land Use Element

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Response: The Lot 6 site is located within the currently platted Upland Industrial Park. Proposed use within Lot 6, light manufacturing, is consistent with the Light & Warehouse Industrial (ILW) zoning district's allowed uses as prescribed in the City of Alachua LDR Table 4.1-1. Table of Allowed Uses.

Policy 1.5.a: Industrial:

Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

Response: The proposed building is 10,000 sf of light manufacturing space. The building's square footage is well below the permitted 300,000 sf maximum. The building's 19.5% area coverage is also below the 40% maximum.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Response: While consistent with the manufacturing standards provided in Policy 1.5a, the proposed tenant may also conduct a limited amount of retail sales and services consistent with the approved list of uses within the ILW zoning district in Table 4.1-1.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Response: The Upland Industrial Park has an internal access road with three lots on either side. The access road will continue to provide vehicular and non-vehicular access into the Lot 6 site, as well as other sites within the industrial park. Sidewalks will be provided throughout the site to link the building, parking areas, and open space.

2. Buffering from adjacent existing/potential uses;

Response: Per the Upland Industrial Park plat (Plat Book 28, Page 61) a 5'-wide Type-A. Basic buffer is located along the site's eastern boundary per LDR Section 6.2.2(D)(3)(b).

Adjacent parcels share the site's Industrial FLU and Light & Warehouse Industrial (ILW) zoning designations. No additional buffers are required for adjacent uses.

3. Open space provisions and balance of proportion between gross floor area and site size;

Response: Approximately 38.4% of the site will be pervious area / open space. This far exceeds the 10% open space requirement in FLUE Policy 2.5.1 of the City's Comprehensive Plan. The proposed ±10,000 sf facility is located on a ±1.18-acre site, which is equal to a 0.2 FAR. This is well below the 0.75 FAR allowed for industrial sites less than 5 acres but greater than 1 acre.

4. Adequacy of pervious surface area in terms of drainage requirements;

Response: The site's proposed building is below the maximum area coverage. Upland Industrial Park has a master planned stormwater management facility located off-site along US 441.

5. Placement of signage;

Response: Minimal signage will be placed at the lot's entrance to identify the facility. Signage will be consistent with LDR Sec. 6.5.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

Response: Adjacent property to the north and east is also within the Industrial FLU category and ILW zoning district, therefore site lighting will not have a negative impact between the similar uses. Lighting will be consistent with the LDR Sec. 6.5.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

Response: As shown on the site plan, one (1) access point is provided. The driveway splits where parking is located to the north, addressing the building's front, and service/delivery vehicles operate to the south and east. This will eliminate points of conflict between truck traffic and automobiles and/or pedestrians. An internal sidewalk system has been designed to provide access to the building from the parking area. This sidewalk system will also greatly reduce points of conflict between automobile traffic and pedestrians.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

Response: A landscape plan is included as part of the site plan set. As shown on the landscape plan, ±38.4% of the site has been landscaped, which includes both perimeter and interior landscaping.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

Response: There are no delineated wetlands or FEMA floodplain on site that will constrain development. The site is clear of trees and vegetation. The site consists of one (1) soil type, Arredondo Fine Sand, 5-8 % slopes, which is a Hydro Group A soil that will not propose any limitation on development.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Response: No performance based zoning requirements are necessary for this site to attain an acceptable design.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Response: The proposed ±10,000 sf facility is located on a ±1.18-acre site, which is equal to a 0.2 FAR. This is well below the 0.75 FAR allowed for industrial sites less than 5 acres but greater than 1 acre.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Response: A landscape plan is included as part of the site plan set. As shown on the landscape plan, ±38.4% of the site has been landscaped, which includes both perimeter and interior landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that

are based on the compatibility of the adjacent uses and the desired result of the buffer.

Response: Per the Upland Industrial Park plat (Plat Book 28, Page 61) a 5'-wide Type-A. Basic buffer is located along the site's eastern boundary per LDR Section 6.2.2(D)(3)(b). Adjacent parcels share the site's Industrial FLU and Light & Warehouse Industrial (ILW) zoning designations. No additional buffers are required for adjacent uses.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements

Response: As shown on the site plan, 38.4% of the ±1.18-acre site is pervious area / open space.

Objective 4.1 Infill development:

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Response: The proposed site plan will be infill development on vacant industrial lot within the platted Upland Industrial Park. Building the facility on vacant land intended for this exact type of use will prevent the conversion of non-industrial land elsewhere in the City or just beyond the City limits. This facility will help maintain economic vitality in the City of Alachua by creating new jobs and increasing the City's tax base.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The project site generally slopes north-south from 116-122 feet. The total elevation change is about 6 feet across 170 feet for an estimated 3.5% slope. The site has no trees or vegetation.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

Response: The proposed project site does not include any FEMA 100 year floodplain.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The proposed project site does not include any delineated wetlands.

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

Policy 5.2.1: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Response: A Concurrency Impact Analysis report is included as part of this site plan application package which demonstrates that the proposed site plan meets the adopted LOS for roadways, potable water, sanitary sewer, and solid waste. A Grading and Drainage Plan is included as part of the site plan set. The site will convey stormwater to a master planned, off-site stormwater management facility. This SMF was permitted to handle stormwater for the entire industrial park and is consistent with the City's adopted LOS and SRWMD requirements. The non-residential development will not impact the City's recreational facilities.

GOAL 9: Water and Wastewater Service:
The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within Commercial and Industrial Land Uses within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Response: The proposed site will connect to the City of Alachua's centralized potable water and sanitary sewer systems.

Transportation Element**Objective 1.1: Level of Service**

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Response: As calculated in the Concurrency Impact Analysis report, the proposed site will only generate approximately 38.2 new annual average daily trips (AADT) and will not cause the impacted segment of US 441 to operate below the adopted LOS D.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive parking areas.

Response: The proposed site plan includes 19 parking spaces for the 10,000 sf facility. The City's LDR requires a minimum of 1 space per 1,000 sf for light manufacturing uses, and a maximum of 125% of the required minimum number of spaces. The proposed 19 spaces meet the City's permitted maximum.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Response: A minimum of one (1) handicapped parking space will be provided on the site plan.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

Response: The proposed site plan will comply with all applicable sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.

Response: As calculated in the Concurrency Impact Analysis report, the City's sanitary sewer system has the permitted capacity to meet the demands for the proposed facility. The impacts from the proposed site plan will not cause the City's potable water system to operate at a level below the adopted LOS in the comprehensive plan.

c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved

capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Response: As calculated in the Concurrency Impact Analysis report, the percentage of the City's potable water system that is being utilized will not exceed 85%. With the calculated impacts from the proposed site plan, the design capacity that will be utilized is only 53.83%.

Objective 1.2:

Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Response: The proposed site plan will connect to the City of Alachua's centralized sanitary sewer system. The City of Alachua Public Services Department issued an "Ability to Serve" letter stating they could adequately provide utility services to meet the facility's demand.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Response: As shown in the Concurrency Impact Analysis report, the New River Solid Waste Facility has a 50-year capacity. The estimated impacts from the proposed site plan application will not cause the City's solid waste system to operate at a level below the adopted LOS in the comprehensive plan.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

3. The LOS standard for water quality treatment shall be treatment for the “first one inch” of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Response: A Grading and Drainage Plan is included as part of the development plan set. The site will convey stormwater to a master planned, off-site stormwater management facility. This facility was permitted to handle stormwater for the entire industrial park and is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Response: Stormwater management facilities will not be provided on the ±1.18-acre site. Instead, the site's drainage will be conveyed to the master stormwater management facility located approximately 80 feet to the west designed and permitted to handle the drainage for the entire industrial park.

Objective 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Response: The proposed site will connect to the City of Alachua's centralized potable water system. The City of Alachua Public Services Department issued an “Ability to Serve” letter stating they could adequately provide utility services to meet the facility's demand.

Conservation and Open Space Element

OBJECTIVE 1.10: Wetlands

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

Response: There are no identified wetlands on the proposed project site.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

Response: The site plan is a perfect example of economic growth consistent with the City of Alachua's unique business climate. This site plan represents an implementation of the City's existing platted industrial lands and will provide opportunity for new or expanding area businesses, creating new jobs and adding to the City's tax base.

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City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: January 6, 2015

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP *JT*
Principal Planner

RE: Completeness Review of Benton Hills – Preliminary Plat

I have reviewed the aforementioned application for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the information required by the Subdivision Application and the Planning Department's submission policies.

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

Submittal Requirements

Action Needed to Address Deficiency: The applicant must provide one (1) compact disc (CD) with a PDF copy of all application materials, including the application, required attachments, and preliminary plat (plans.) Please note that a CD with a PDF copy of all application materials must be submitted with each submittal (current and future submittals/resubmittals.)

Action Needed to Address Deficiency: All hard copy submittals should be bound by a binder clip ONLY (NO staples, bindings, books, etc.) For future resubmittals, bind hard copy materials ONLY with a binder clip.

Prior to delivering future resubmittals to the City, please reference the quick-reference submittal guide posted on the City's web site at:
<http://cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/504-application-and-supporting-document-submittal-requirements>

Agent Authorization

Action Needed to Address Deficiency: The applicant has provided a letter from Eric Parker authorizing James Meehan, PE, to act as the agent for the project, however, the letter provided is insufficient to meet the City's requirements for agent authorization. At a minimum, such letter must be notarized. Alternatively, the applicant may complete the Authorized Agent Affidavit. This document is available on the City's web site at:

http://cityofalachua.com/images/stories/documents/pz_documents/Authorized Agent Affidavit 2014 09 30.pdf

Provide acceptable agent authorization to act on behalf of the property owner.

Subdivision Application – Preliminary Plat Attachment #1

Miscellaneous Comments:

1. Subsection 2.4.10(G)(2) of the City's LDRs states, "A subdivision preliminary plat establishes the general layout and design for the subdivision. ***Upon the approval of a subdivision preliminary plat***, detailed plans for street construction, utility line installations, and similar approvals ***shall be prepared and approved for construction plans.***" The plans submitted include conceptual utility plans which generally depict water and wastewater utility infrastructure. Utility infrastructure must be reviewed and approved through the construction plan review process. The applicant must obtain approval of the preliminary plat before the City shall begin review of construction plans. In accordance with Subsection 2.4.10(G)(2), the applicant must remove utility infrastructure drawings from the preliminary plat and provide such drawings with the construction plans, which shall be submitted following the approval of the preliminary plat (however, points of connection to existing utilities should be identified on the preliminary plat.)
2. A total of ten plan sets were submitted. Two differing versions of the plan set were submitted. The applicant must submit complete and consistent plan sets for review. Prepare plan sets which are consistent with all others and resubmit to the City. **The materials and plan sets cannot be distributed for review by Development Review Team (DRT) members until consistent plan sets are submitted by the applicant.**
3. The plans submitted are severely deficient and do not meet many of the technical requirements of Chapter 177, Florida Statutes. The preliminary plat must be prepared in compliance with the provisions of Chapter 177, Florida Statutes. **Before the City may begin review of the application, the applicant must submit a preliminary plat document which conforms to the provisions of Chapter 177, Florida Statutes.**

Subdivision Application – Preliminary Plat Attachment #1

Plans, to include but not limited to:

- e. Date of boundary survey, **north arrow**, graphic scale, **date of plat drawing**, and space for revision dates.

Action Needed to Address Deficiency: (1) Not all plan sheets provide a north arrow. Provide north arrows on all plan sheets. (2) Not all plan sheets provide the date of the plat drawing. In addition, where a date has been provided, the date of the plat drawing varies

on plan sheets. Provide the date of plat drawing on all plan sheets, and ensure the date is consistent with all other sheets.

- f. Vicinity map - indicating general location of the site and **all abutting streets** and properties, section lines and quarter section lines, etc., **total acreage of the subdivision** and **total number of lots**. The vicinity map shall be **drawn to show clearly the information required**, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

Action Needed to Address Deficiency: The vicinity map (location map) does not legibly depict all abutting streets (CR 235A), identify the total acreage of the subdivision, or the total number of lots. The vicinity map (location map) must clearly depict the required information, and must be revised to provide the information described herein.

- g. Legal description of the property to be subdivided.

Action Needed to Address Deficiency: Two surveys were provided with the plans: one depicting a ±143.72 acre subject parcel (dated July 23, 2005), and a second depicting the same subject parcel but describing the area of the subject parcel by each zoning district which exists upon the parcel (dated July 9, 2012.) While the latter provides a legal description of the area of the subject parcel zoned RSF-4 which appears to be the property to be subdivided, neither survey provides a legal description which is clearly labeled as the property to be subdivided. The applicant must provide on the preliminary plat a legal description of the property to be subdivided. Also note, the preliminary plat must contain only one survey depicting the lands to be subdivided.

- h. **Names of owners of adjoining land with their approximate acreage** or, if developed, names of abutting subdivisions.

Action Needed to Address Deficiency: Not all plan sets identify the names of owners of adjoining land and their approximate acreage. The applicant must revise the plans accordingly.

- k. Zoning district boundaries on abutting properties.

Action Needed to Address Deficiency: The zoning district boundaries are not shown for all adjacent properties. The applicant must revise the plans accordingly.

- m. Minimum building setback lines as required by the Land Development Regulations.

Action Needed to Address Deficiency: Minimum building setback lines are not shown for each lot. Provide on the preliminary plat the minimum building setback lines for each lot in accordance with the minimum setbacks required by the LDRs.

- o. Surface drainage and direction of flow and method of disposition and retention indicated.

Action Needed to Address Deficiency: Phase 1 as depicted on the plan sets does not include any areas for drainage retention. Identify retention areas for Phase 1 and include such areas within the phasing line for Phase 1.

- p. Inscription stating "NOT FOR FINAL RECORDING".

Action Needed to Address Deficiency: All plan sheets do not provide the required inscription. Revise the plans accordingly.

- 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 #2

Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

Action Needed to Address Deficiency: A Concurrency Impact Analysis showing the project's impact on public facilities has not been submitted. The applicant must prepare and submit for review a Concurrency Impact Analysis which analyzes the project's impact on potable water, sanitary sewer, solid waste, recreation, stormwater, and public schools, using data provided in the latest version of the City's Development Monitoring Report, dated December 2014 (attached.) In addition, a sample Concurrency Impact Analysis has been provided.

Subdivision Application – Preliminary Plat Attachment #3

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The applicant has provided a document which reviews the project's consistency with Objectives 1.1 and 2.1 of the Comprehensive Plan Housing Element. This is not a complete analysis of the application's consistency with the Comprehensive Plan. The applicant must prepare and submit a thorough analysis of the application's consistency with the City of Alachua Comprehensive Plan, which describes in detail how the application complies with the identified GOPs. Minimally, GOPs supporting the application are located in the following Elements: Vision; Future Land Use; Transportation; Housing; Community Facilities & Natural Groundwater Aquifer Recharge; Conservation & Open Space; Recreation, and Public School Facilities.

Subdivision Application – Preliminary Plat Attachment #4

Existing and/or proposed covenants and restrictions.

Action Needed to Address Deficiency: The applicant has not stated whether any covenants and restrictions are proposed for the subdivision. The application must identify whether covenants and restrictions are proposed. If proposed, provide a draft of the proposed covenants and restrictions. If not proposed, notate the application accordingly.

Subdivision Application – Preliminary Plat Attachment #5

Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: The applicant has not provided two (2) sets of mailing labels for all persons/organizations registered to receive public notice. The applicant must prepare and submit two (2) sets of mailing labels for all persons/organizations registered to receive public notice. The list of all persons/organizations registered to receive public notice is available for download on the City's web site at:

<http://cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

Subdivision Application – Preliminary Plat Attachment #6

Neighborhood Meeting Materials, including:

- ii. 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 copy of the written notice sent for the neighborhood meeting, and has not provided a list of those who received written notice. The applicant must provide provided a copy of the written notice sent for the neighborhood meeting and the 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: The applicant has submitted the Alachua County Growth Management Department's Public School Student Generation Calculation Form. The applicant must complete and submit the City of Alachua's Public School Student Generation Form, which is available on the City's web site at:

<http://cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

Subdivision Application – Preliminary Plat Attachment #12

If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Action Needed to Address Deficiency: The applicant has not provided a copy of an access management permit from Alachua County Public Works for the proposed connection to CR 235A. At a minimum, the applicant must provide at this time a copy of an application to Alachua County Public Works for the proposed connection to CR 235A.

Subdivision Application – Preliminary Plat Attachment #14

Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

Action Needed to Address Deficiency: The applicant has submitted Check #1832 in the amount of \$2,600.00. In accordance with Resolution 13-01, the fee for Major Subdivision review is \$3,600.00. The application fee is therefore deficient by \$1,000.00. The applicant must remit full payment before the City may further review the application.

Given the severity of the application's deficiencies, further review of the application cannot be completed until the applicant has resolved all of the deficiencies identified above. The applicant must prepare and submit materials which completely address all of the above described deficiencies before the City can conduct a review the application and before a Development Review Team (DRT) Meeting will be scheduled.

c: Brandon Stubbs, Planner
Project File

2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# H78557

Entity Name: GOLDEN POND FARMS INC.

Current Principal Place of Business:

6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Current Mailing Address:

PO BOX 357133
GAINESVILLE, FL 32635

FEI Number: 59-2592190

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PARKER, ERIC
6119 NW 47TH PLACE
GAINESVILLE, FL 32653 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title VTD
Name PARKER, JOY
Address 6119 NW 47TH PLACE
City-State-Zip: GAINESVILLE FL 32653

Title PSD
Name PARKER, ERIC J
Address 6119 NW 47TH PLACE
City-State-Zip: GAINESVILLE FL 32653

Title DIRECTOR
Name PARKER, JEREMY M
Address 6119 NW 47TH PLACE
City-State-Zip: GAINESVILLE FL 32653

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ERIC J PARKER

PRESIDENT

02/24/2014

Electronic Signature of Signing Officer/Director Detail

Date

2015 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# J76342

Entity Name: FLORIDA TIMBER CO.

Current Principal Place of Business:

6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Current Mailing Address:

PO BOX 357133
GAINESVILLE, FL 32635 US

FEI Number: 65-0201021

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PARKER, ERIC J
6119 NW 47TH PLACE
GAINESVILLE, FL 32653 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PST
Name PARKER, ERIC
Address 6119 NW 47TH PLACE
City-State-Zip: GAINESVILLE FL 32653

Title VD
Name PARKER, JOY
Address 6119 NW 47TH PLACE
City-State-Zip: GAINESVILLE FL 32653

Title DIRECTOR
Name PARKER, JEREMY M
Address 6119 NW 47TH PLACE
City-State-Zip: GAINESVILLE FL 32653

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ERIC J. PARKER

PRESIDENT

03/25/2015

Electronic Signature of Signing Officer/Director Detail

Date

AFFIDAVIT FOR POSTED LAND USE SIGN

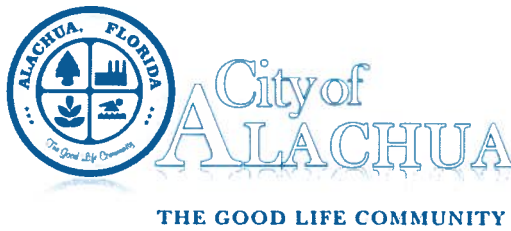
I James Meelhan, POSTED THE LAND USE
(Name)
SIGN ON 11/23/15 FOR THE Preliminary Plat of Benton Hills
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

James Meelhan
(Signature)

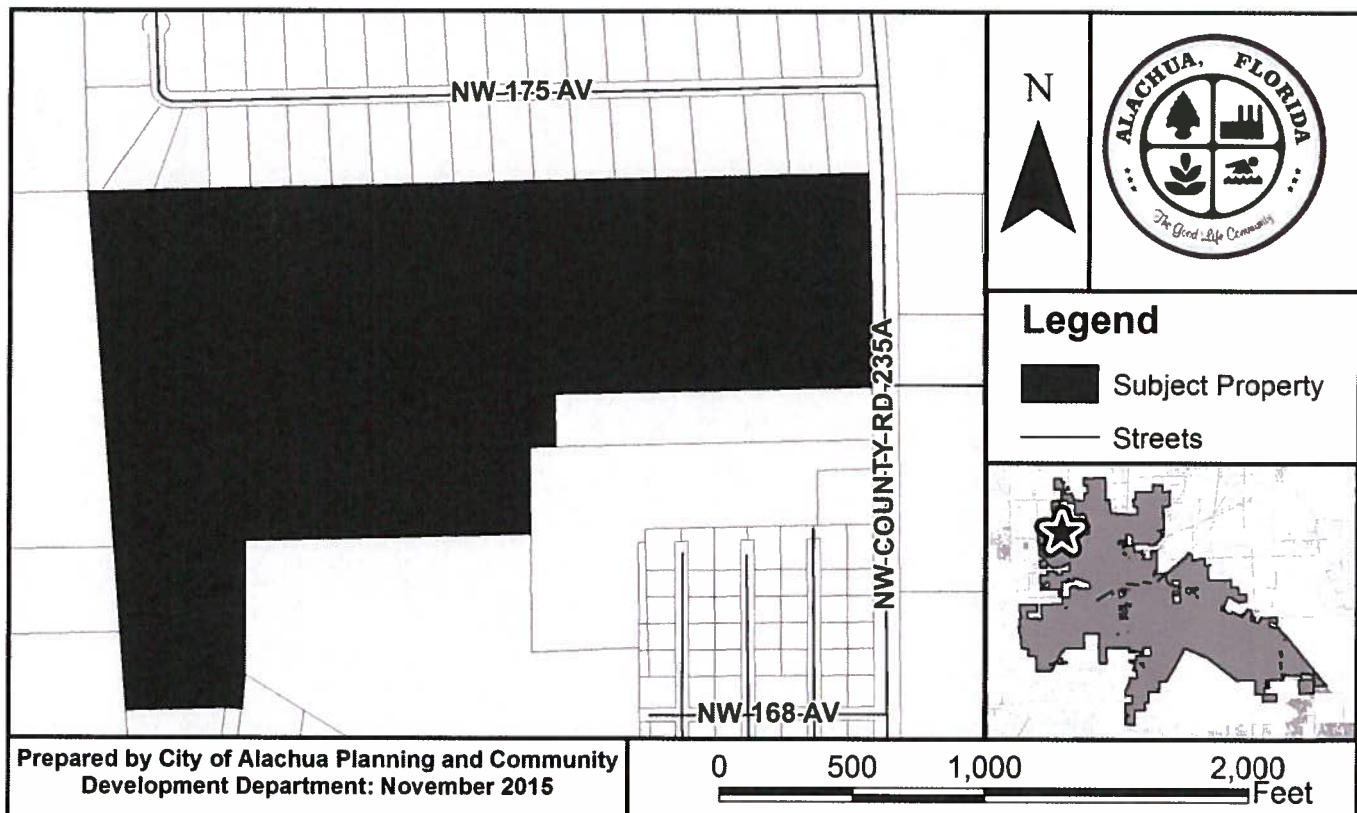
3
(Number of signs)



Mailed 11-19-15 amj

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 December 8, 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 James J. Meehan, P.E., applicant and agent, for Golden Pond Farms Inc. and Florida Timber Co, property owners, for consideration of the preliminary plat of Benton Hills, which proposes the subdivision of the subject property into a total of 210 lots. The \pm 81.14 acre property subject to the proposed subdivision is located immediately south of the Meadowglen subdivision, east of NW County Road 235A (also known as NW 173rd Street), and north-northwest of the Santa Fe Hills subdivision, consisting of Tax Parcel Nos. 03044-010-002, 03044-010-003, 03044-011-001, 03044-011-002, and 03044-011-003. FLUM: Moderate Density Residential and Medium Density Residential; Zoning: Residential Single Family – 4 (RSF-4) and Residential Multiple Family – 8 (RMF – 8.)



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

03024-010-030
PATTON JERRY D
17499 NW 175TH AVE
ALACHUA FL 32615

03044-010-005
SMYDER CHARLES R SR TRUSTEE
PO BOX 852
ALACHUA FL 32616-0852

03024-010-029
DAVIS LINDA L
17541 NW 175TH AVE
ALACHUA FL 32615-4763

03021-000-000
BURNS REVA M
16702 NW 171ST PL
ALACHUA FL 32615-4862

03049-001-008
BURNS JOHN A
16583 NW 178TH AVE
ALACHUA FL 32615-2711

03044-010-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE FL 32635-7133

03024-010-026
BOUKARI BEN H
17665 NW 175TH AVE
ALACHUA FL 32615

03024-010-025
OSBORNE JIMMIE LEE JR
17709 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-020
ROBERTS & ROBERTS TRUSTEES
17917 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-016
LOFTHOUSE CARLA RAE
17502 NW 181ST ST
ALACHUA FL 32615

03024-030-006
SANFORD DOUGLAS THOMAS
17500 NW 175TH AVE
ALACHUA FL 32615

03024-010-007
BLALOCK & RINGESEN
17750 NW 175TH AVE
ALACHUA FL 32615

03049-001-007
DAY TIMOTHY IAN
17205 NW 171ST PL
ALACHUA FL 32615-4865

03024-030-010
MILLER ANDREA E
17302 NW 175TH AVE
ALACHUA FL 32615

03024-040-002
PAGANO & PAGANO CO-TRUSTEES
17357 NW 175TH AVE
ALACHUA FL 32615

03024-030-007
DEL VALLE & ESCUDERO W/H
17452 NW 175TH AVE
Alachua FL 32615

03024-010-004
BUCHANAN THOMAS E
17626 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-008
GONZALEZ & RIOS H/W
14388 NW 161ST AVE
ALACHUA FL 32615

03024-010-010
MURPHY GERARD
17876 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-012
EXLEY & WARRINGTON
17958 NW 175TH AVE
ALACHUA FL 32615

03044-011-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03044-011-002
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03048-001-000
THOMAS LEN M
PO BOX 163
ALACHUA FL 32616-0163

03045-000-000
MONAGHAN & SCHENCK TRUSTEES
2910 LASSITER MANOR DR
MARIETTA GA 30062

03044-010-004
SMYDER THOMAS L
PO BOX 1067
HIGH SPRINGS FL 32655-1067

03049-001-009
CHERRY JACK M
PO BOX 2048
ALACHUA FL 32616-2048

03024-010-017
KUNKEL HARRY R
14416 NW 148TH PL
ALACHUA FL 32616

03024-010-013
CARMICHAEL LAMAR
17579 NW 181ST ST
ALACHUA FL 32615

03024-010-024
ELICATI STEVEN A
17749 NW 175TH AVE
ALACHUA FL 32615

03024-010-023
ENFINGER MARK JAMES
17793 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-022
MORRIS ALBERT C
17875 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-003
ASCENCIOS & HARRIS
17582 NW 175TH AVE
ALACHUA FL 32615

03024-010-011
LOWNEY DAVID
17918 NW 175TH AVE
ALACHUA FL 32615-5191

03024-030-008
ROBERTSON GORDON W
17400 NW 175TH AVE
ALACHUA FL 32615

03044-011-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03044-010-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE FL 32635

03047-001-003
JEFFORDS LILLIE BELLE LIFE ESTATE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03048-002-000
JEFFORDS LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03024-010-021
MORRIS JESSIE M
17875 NW 175TH AVE
ALACHUA FL 32615

03024-030-009
FANNIN & TRAUTZ
17352 NW 175TH AVE
ALACHUA FL 32615

03024-000-000
JEFFORDS LILLIE BELLE TRUSTEE
2910 LASSITER MANOR DR
MARIETTA GA 30062

03024-010-002
INGO FRANK G SR
17542 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-005
MACHIN ARIEL F
17666 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-006
GRAY DEVLYN D
17710 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-009
FORT GUERIAN
17818 NW 175TH AVE
ALACHUA FL 32615-4763

03024-010-014
CIFUENTES GUILLERMO
17598 NW 181ST ST
ALACHUA FL 32615

03024-010-018
RICH C H
13704 55TH RD N
ROYAL PALM BEACH FL 33411-8354

03024-010-019
POWELL JEFFERY BRENT JR
2768 SEMINOLE DR
MARIANNA FL 32446-5178

03024-010-027
COLDICOTT BRIAN T
17625 NW 175TH AVE
ALACHUA FL 32615

03024-010-028
NIPPER & NIPPER
17581 NW 175TH AVE
ALACHUA FL 32615

03024-040-003
ELLIS & ELLIS
17413 NW 175TH AVE
ALACHUA FL 32615

03024-040-004
CULP JAMES BRYSON
17459 NW 175TH AVE
ALACHUA FL 32615

03024-040-001
KUSKY & KUSKY
17315 NW 175TH AVE
ALACHUA FL 32615

0

*Mailed - 11/19/15
am*

Antoinette Endelicato
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
Box 115050
Gainesville, FL 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, FL 32641

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

Jeannette Hinsdale
Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

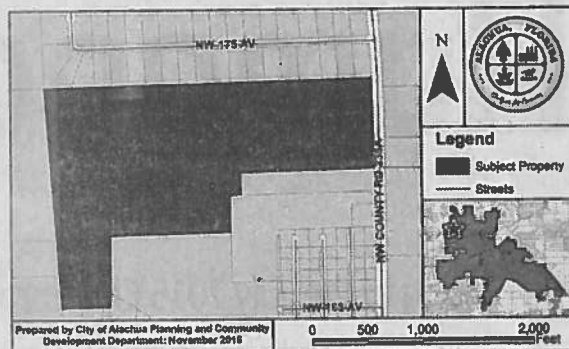
Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615



City of ALACHUA

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(Published: Alachua County Today - November 26, 2015)