

POULOS & BENNETT

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February 6, 2017

RECEIVED

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

FEB 07 2017
Per AK

RE: Alachua West Comprehensive Plan Amendment Application – Response to DRT Comments

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on January 24, 2017.

Miscellaneous

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings.

The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.

Response: All application materials, including the Comprehensive Plan Amendment report and analyses have been updated to reflect a maximum of 143 dwelling units.

2. Ensure all references throughout application materials states the correct proposed zoning designation of the companion rezoning application.

Response: All references to the proposed zoning have been updated to reflect a proposed zoning designation of Planned Development – Residential (PD-R).

Concurrency Impact Analysis

3. Section 2.4.14(H) of the City's LDRs establishes the criteria for determining affected roadway segments. For developments generating more than 1,000 external average daily trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection (whichever is greater).

- a. Segment 5 (US Highway 441, from SR 235 to the North City Limits) is within one-half mile of the development's ingress/egress, and is therefore an affected roadway segment. Please provide an analysis of the project's impacts to Segment 5.

Response: Segment 5 of US 441 has been added to the analysis. It should be noted that the potential impacts illustrated reflect a 100% impact on this segment of US 441, which is inaccurate. While a large majority of the traffic generated by the development will impact this section, the exact potential impact cannot be determined without a Traffic Study, which as discussed with Staff, was not required for this request as the potential density onsite is being reduced by half.

4. Table 5, Solid Waste Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential solid waste generated by existing FLUM and net reduction in potential impacts accordingly.

Response: The table has been revised to reflect the correct population.

5. Table 6, Recreational Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential recreation area needed to serve existing FLUM, available recreation acreage after impacts of existing FLUM, and net reduction in potential impacts accordingly.

Response: The table has been revised to reflect the correct population.

6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in potential impacts/trips.

Response: The word “potential” has been included in all table totals and impact summaries in Section 4 of the CPA Application Package.

Needs Analysis

7. Further analysis of how the application would support increases in housing demand over at least a 10-year planning period should be provided within the Needs Analysis. This may include an analysis of the number of additional housing units needed to serve population increases over at least a 10-year planning period. Such information should specifically consider and respond to Chapter 163.3177(1)(f)3., which states, “The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”

Response: The Needs Analysis has been updated to reflect the population projected for 2025, which is a 10-year planning horizon from the last population update performed in 2015. This projection reflects an increase in population by 5,528 people. Using the reported average population per unit of 2.6 people, this results in a need for an additional 2,216 residential units.

Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

Comprehensive Plan Amendment Application, Section C.: The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

Action Needed to Address Deficiency: Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

Response: A list of all parties involved has been included under section C. Per our discussion, the section related to whether the contract is contingent or absolute may be left blank.

CPA Attachment #7

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

Action Needed to Address Deficiency: In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location: [http://www.cityofalachua.com/images/](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

[Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

Response: Three (3) sets of labels including the Alachua Notification list have been included with this submittal.

CPA Attachment #8: If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

Action Needed to Address Deficiency: (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

Response: The Public School Student Generation form has been updated to reflect the maximum number of units at 143 and a zoning designation of PD-R.

CPA Attachment #9: Legal description with tax parcel number.

The legal descriptions provided for each parcel

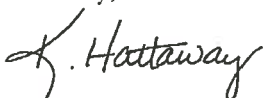
Action Needed to Address Deficiency: The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

Response: A revised legal description for the overall property has been provided with this submittal.

Included in this submittal package are three (3) hard copies of the revised application package, and one copy on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at khattaway@poulosandbennett.com.

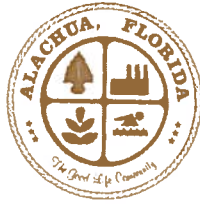
Sincerely,



Kathy Hattaway
Planning Group Leader

Enclosures

c: David McDaniel



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 24, 2017

Also sent by electronic mail to khattaway@poulosandbennett.com

Ms. Kathy Hattaway
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Development Review Team (DRT) Summary for:
Alachua West Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Ms. Hattaway:

On December 27, 2016, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA), which proposes to amend the Future Land Use Map (FLUM) from Medium Density Residential to Moderate Density Residential on a ±35.82 acre property, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006. A letter concerning the application's completeness was issued to you on January 9, 2017.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's 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 Tuesday, February 7, 2017**. A total of three (3) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

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

Please address the following insufficiencies:

Miscellaneous

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings.

The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.

2. Ensure all references throughout application materials states the correct proposed zoning designation of the companion rezoning application.

Concurrency Impact Analysis

3. Section 2.4.14(H) of the City's LDRs establishes the criteria for determining affected roadway segments. For developments generating more than 1,000 external average daily trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection (whichever is greater).
 - a. Segment 5 (US Highway 441, from SR 235 to the North City Limits) is within one-half mile of the development's ingress/egress, and is therefore an affected roadway segment. Please provide an analysis of the project's impacts to Segment 5.
4. Table 5, Solid Waste Impact Calculations:
 - a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential solid waste generated by existing FLUM and net reduction in potential impacts accordingly.
5. Table 6, Recreational Impact Calculations:
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6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in potential impacts/trips.

Needs Analysis

7. Further analysis of how the application would support increases in housing demand over at least a 10-year planning period should be provided within the Needs Analysis. This may include an analysis of the number of additional housing units needed to serve population increases over at least a 10-year planning period. Such information should specifically consider and respond to Chapter 163.3177(1)(f)3., which states, "*The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.*"

Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

Comprehensive Plan Amendment Application, Section C.: The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

Action Needed to Address Deficiency: Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

CPA Attachment #7

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

Action Needed to Address Deficiency: In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location: http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls

CPA Attachment #8: If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

Action Needed to Address Deficiency: (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

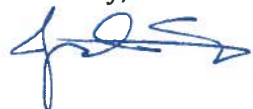
CPA Attachment #9: Legal description with tax parcel number.

The legal descriptions provided for each parcel

Action Needed to Address Deficiency: The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Alachua West

APPLICATION TYPE: Large Scale Comprehensive Plan Amendment (LSCPA), to amend the Future Land Use Map (FLUM) from Medium Density Residential (4 – 8 units/acre) to Moderate Density Residential (0 – 4 units/acre)

APPLICANT/AGENT: Jamie Poulos, Poulos & Bennett, LLC.

PROPERTY OWNER: RI REGI Florida, LLC

DRT MEETING DATE: January 24, 2017

DRT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Medium Density Residential (4 – 8 units/acre)

PROPOSED FLUM DESIGNATION: Moderate Density Residential (0 – 4 units/acre)

CURRENT ZONING: Residential Multiple Family – 8 (RMF-8)

PROPOSED ZONING: Planned Development – Residential (PD-R)

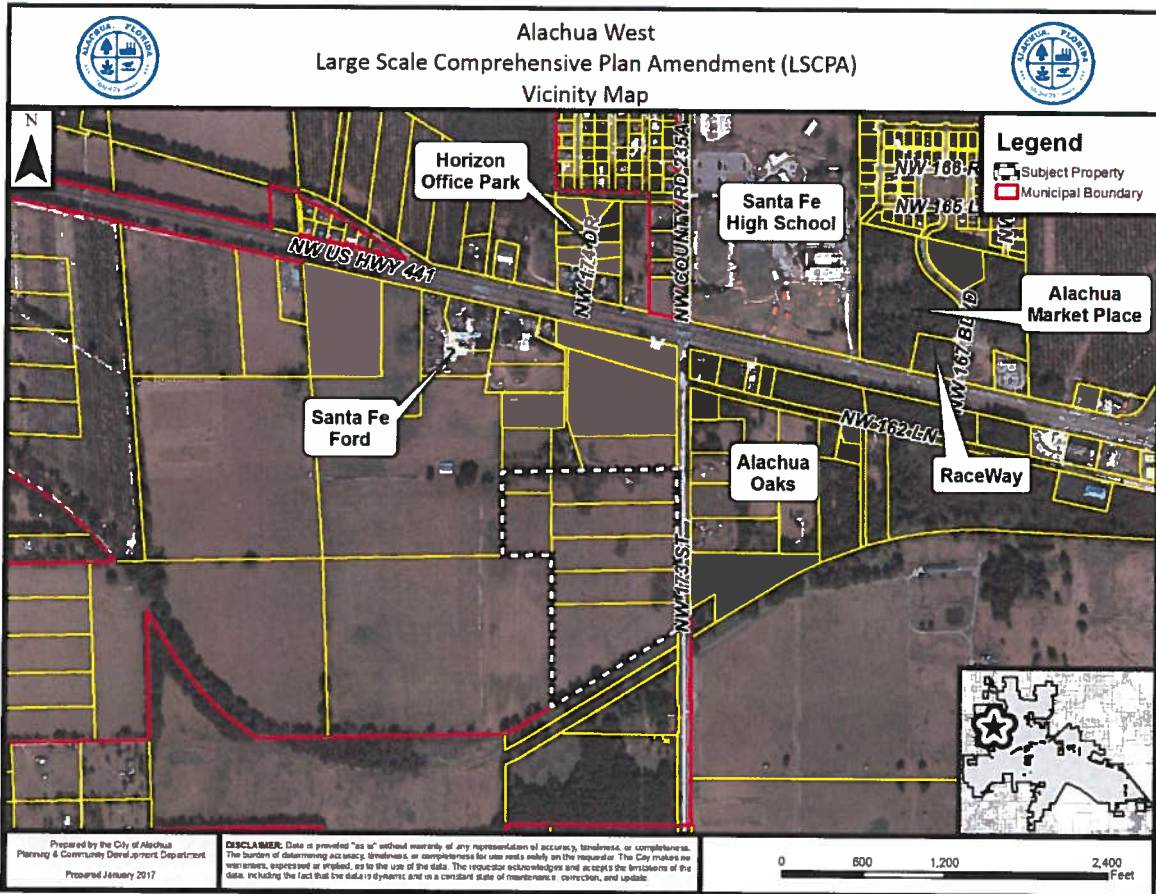
OVERLAY: N/A

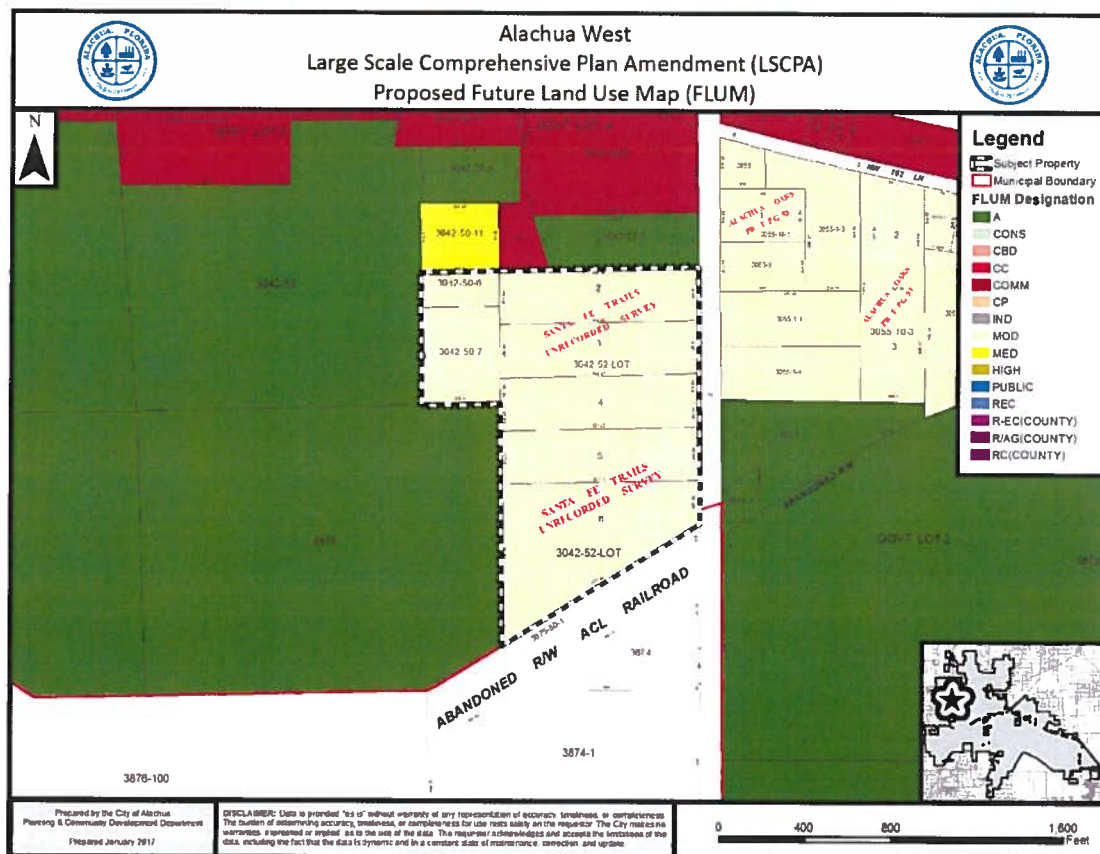
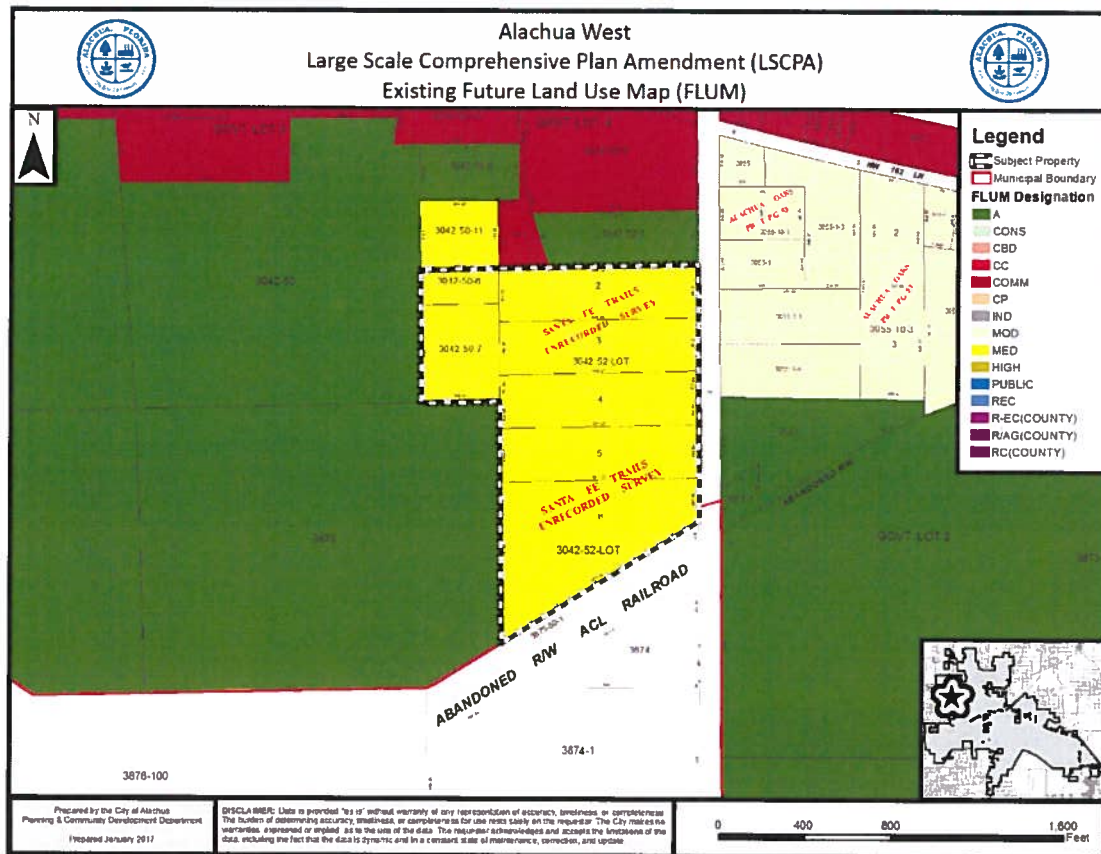
ACREAGE: ±35.82 acres

PARCELS: 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

PROJECT SUMMARY: Large Scale Comprehensive Plan Amendment (LSCPA), to amend the Future Land Use Map (FLUM) from Medium Density Residential (4 – 8 units/acre) to Moderate Density Residential (0 – 4 units/acre).

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 Tuesday, February 7, 2017.**





Deficiencies to be Addressed

Miscellaneous

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings. The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.
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6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in **potential** impacts/trips.

Needs Analysis

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Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

Comprehensive Plan Amendment Application, Section C.: The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

Action Needed to Address Deficiency: Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

CPA Attachment #7

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

Action Needed to Address Deficiency: In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location:

<http://www.cityofalachua.com/images/>

[Departments/Planning Community Dev/Public Notice Mailing List 2016 04 21.xls](#)

CPA Attachment #8: If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

Action Needed to Address Deficiency: (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

CPA Attachment #9: Legal description with tax parcel number.

The legal descriptions provided for each parcel

Action Needed to Address Deficiency: The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

Development Review Team (DRT) Meeting

Project Name: Alachua West (2017) LSCPA

Meeting Date: January 24, 2017 (Staff Meeting)

PLEASE PRINT CLEARLY

Mailing Address

Phone

[illegible]



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: January 11, 2017
To: Development Review Team (DRT) Members
From: Justin Tabor, AICP, Principal Planner
Re: Alachua West (2017)
Large Scale Comprehensive Plan Amendment (LSCPA)

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

Alachua West (2017)
Large Scale Comprehensive Plan Amendment (LSCPA)

Plans are accessible via the X: Drive at: X:\Planning and Community Development\
Planning Division\Development Applications\CPAs - Large Scale\Alachua West LSCPA
(2017)\Submittals\2016_12_27

Please provide written comments concerning the application no later than:

Monday, January 23, 2017

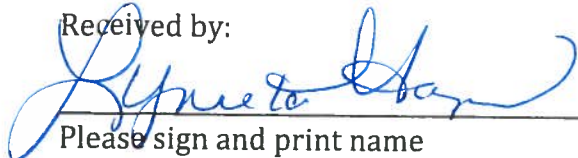
STAFF DRT MEETING:

Tuesday, January 24, 2017, @ 11:00 AM in the Planning Conference Room.

APPLICANT DRT MEETING:

TBD

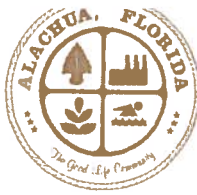
Received by:


Please sign and print name

1/11/2017
Date

On behalf of:

City Manager, Asst. City Manager, City Attorney



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: January 11, 2017
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Plans are accessible via the X: Drive at: X:\Planning and Community Development\
Planning Division\Development Applications\CPAs - Large Scale\Alachua West LSCPA
(2017)\Submittals\2016_12_27

Please provide written comments concerning the application no later than:

Monday, January 23, 2017

STAFF DRT MEETING:

Tuesday, January 24, 2017, @ 11:00 AM in the Planning Conference Room.

APPLICANT DRT MEETING:

TBD

Received by:

Please sign and print name

Date

On behalf of:

Public Services



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 9, 2017

Also sent by electronic mail to khattaway@poulosandbennett.com

Ms. Kathy Hattaway
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Completeness Review of Alachua West Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Ms. Hattaway:

On December 27, 2016, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA), which proposes to amend the Future Land Use Map (FLUM) from Medium Density Residential to Moderate Density Residential on a ±35.82 acre property, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006.

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

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

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

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

Comprehensive Plan Amendment Application, Section C.: The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

Action Needed to Address Deficiency: Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

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CPA Attachment #8: If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

Action Needed to Address Deficiency: (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

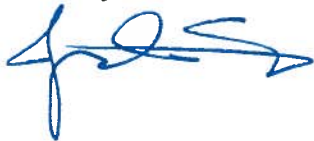
CPA Attachment #9: Legal description with tax parcel number.

The legal descriptions provided for each parcel

Action Needed to Address Deficiency: The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

December 23, 2016

Ms. Kathy Winburn, AICP, Director
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

F
DEC 27 2016
Per KE

RE: Alachua West Comprehensive Plan Amendment Application

Dear Kathy:

On behalf of the property owner RL Regi Florida, LLC, and the developer, David McDaniel, Poulos & Bennett is pleased to submit the enclosed Large-Scale Comprehensive Plan Amendment for the 35.82 acre Alachua West property.

The Comprehensive Plan Amendment request is to change the Future Land Use Map designation of the property from Medium Density Residential to Moderate Density Residential. The property is located on the west side of County Road 235A, approximately 900 feet south of the intersection with US 441.

Included in this submittal package are eight (8) hard copies of the application package, and one copy on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information for the review. I may be reached at the number above, or at khattaway@poulosandbennett.com.

Sincerely,



Kathy Hattaway
Planning Group Leader

Enclosures

c: David McDaniel