

# POULOS & BENNETT

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May 25, 2017

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

RECEIVED

MAY 25 2017

Per \_\_\_\_\_

RECEIVED

RE: Alachua West RD-R Rezoning Application – Planning & Zoning Board materials MAY 30 2017

Per AK

Dear Justin:

Enclosed, please find thirteen (13) sets of the revised PD-R Master Plan, including six (6) full-sized sets and seven (7) 11x17" sets, as well as thirteen (13) sets of the revised application, agent authorization and transfer of ownership for the subject property. A copy of all documents has been included on a CD-ROM, as required in advance of the June 13, 2017 Planning & Zoning Board meeting.

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](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures:

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**Re: Alachua West - Response to Phasing plan comments**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Re: Alachua West - Response to Phasing plan comments  
**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc :** 16-110 Alachua Property <16-110@poulosandbennett.com>

Thu, May 25, 2017 08:19 AM

 1 attachment

Lucie,

I heard from the fire inspector in reference to the proposed emergency access for Phase 1, and its removal upon construction of the emergency access connecting to Phase 2. He has accepted the proposed emergency accesses as presented.

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:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "16-110 Alachua Property" <16-110@poulosandbennett.com>  
**Sent:** Wednesday, May 24, 2017 4:20:16 PM  
**Subject:** RE: Alachua West - Response to Phasing plan comments

Good afternoon Justin,

Attached is the revised phasing plan, which corrects the lot numbering and offers a temporary emergency access for phase 1. This intends to make use of the existing access point and will be eliminated once phase 2 is constructed, as the infrastructure will be in place to connect the existing emergency access with both phases. Please let me know if this is acceptable and we will have the sets finalized and printed for delivery to you on Tuesday.

**Lucie Ghioto, AICP**  
**POULOS & BENNETT**  
2602 E. Livingston St.  
Orlando, FL 32803  
Office: 407.487.2594

Cell: 407.739.8472  
Fax: 407.289.5280  
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**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]  
**Sent:** Monday, May 22, 2017 11:01 AM  
**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**Cc:** 16-110 Alachua Property <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Subject:** Re: Alachua West - Response to Phasing plan comments

Lucie,

I have only one comment concerning the revised PD Master Plan. The notes under "Phasing" to the right of the drawing state 35 lots for Phase 3 (instead of 40 lots).

I also heard from the Fire Inspector concerning the secondary access for Phase 1. A stabilized surface with a minimum 20' clear width will be required for Phase 1. This needs to be reflected on the PD Master Plan in advance of the public hearings.

Please note that public notices begin this week; therefore, the PD Master Plan must be revised and resubmitted to reflect this comment (and the comment on the phasing notes) **by Wednesday, May 24**. Submitting electronically will be acceptable.

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  
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**Sent:** Thursday, May 18, 2017 3:54:43 PM  
**Subject:** Alachua West - Response to Phasing plan comments

Good afternoon Justin,

Attached please find a response to comments with an updated phasing plan for your review. Should the County fire reviewer not approve the use of the divided entry as alternative emergency access for phase one, we will pursue an additional emergency access to serve this phase. Please don't hesitate to contact me with any questions. Thanks!

**Lucie Ghioto, AICP**

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**RE: Alachua West - Response to Phasing plan comments**

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**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Alachua West - Response to Phasing plan comments  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** William P. Whitelock <wwhitelock@cityofalachua.org>

Wed, May 24, 2017 05:44 PM

 1 attachment

Justin,

The proposed access under the circumstance of this layout is not the best, but I do not see anything better. I consider this to be acceptable.

*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](mailto:BGREEN@ALACHUACOUNTY.US)*

---

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Wednesday, May 24, 2017 4:42 PM  
**To:** Brian Green  
**Cc:** William P. Whitelock  
**Subject:** Fwd: Alachua West - Response to Phasing plan comments

Brian,

Please see the revised PD Master Plan for Alachua West. The applicant is proposing to provide an emergency access for Phase 1 in the northeast corner of the property. Upon construction of Phase 2, this emergency access would be removed and an emergency access serving Phases 1 and 2 would be provided in the southeast corner.

Please review and comment or provide your agreement with the proposed emergency access points.

Thanks.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
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**Lucie Ghioto, AICP**

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**Lucie Ghioto, AICP**  
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RECEIVED

MAY 22 2017

for 

May 17, 2017

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

RE: Alachua West PD-R Rezoning – Transfer of Ownership for property

Dear Justin:

Per your request, please find the following items enclosed related to the transfer of the subject property to M3 Alachua, LLC:

- Recorded copy of the Special Warranty Deed, transferring the subject property from RL Regi Florida, LLC to M3 Alachua, LLC. (5/15/17)
- Updated Agent Authorization for M3 Alachua, LLC, authorizing Poulos & Bennett, LLC to process the PD-R rezoning request.
- Updated rezoning application with new ownership information

A copy of these documents has also been provided on a CD-ROM for your use.

Please let me know if you have any questions regarding this information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures:



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**RE: Alachua West**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>

Mon, May 22, 2017 10:44 AM

**Subject :** RE: Alachua West 3 attachments**To :** Justin Tabor <jtabor@cityofalachua.org>**Cc :** William P. Whitelock <wwhitelock@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>

Justin,

I have reviewed this plan and find that the secondary access for this proposed development is shown in phase 2. A stabilizes surface 20 feet clear width is required on first phase.

*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](mailto:BGREEN@ALACHUACOUNTY.US)*

---

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]**Sent:** Wednesday, May 17, 2017 3:45 PM**To:** Brian Green**Cc:** William P. Whitelock; Kathy Winburn**Subject:** Fwd: Alachua West

Brian,

The City is currently reviewing a PD rezoning application for a project known as Alachua West PD-R, located west of CR 235A (NW 173rd Street), approximately 1,000 feet south of the intersection of US 441/CR 235A.

From my recollection, you were in attendance at the Pre-Application Conference for the project and advised the applicant that a secondary emergency ingress/egress connection to CR 235A would be required. The applicant recently proposed to divide the development into 3 phases, with the secondary ingress/egress provided as part of Phase 3 (however the applicant has indicated they could connect to the cul-de-sac in the SW corner of Phase 2).

The following comment was issued by Planning to the applicant upon review of the Phasing Plan: "Stabilized emergency access in southeast corner of property does not provide connection to Phases 1 or 2. Please address."

The applicant has since inquired if the paved primary access may be sufficient to provide emergency access for Phase 1, as it is divided (12 feet separate each travel lane). I have advised the applicant this needed to be discussed with you.

Attached is the PD Master Plan, showing the proposed phasing schedule. A cross section of the entry road is below. Please let me know your thoughts. Thanks.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

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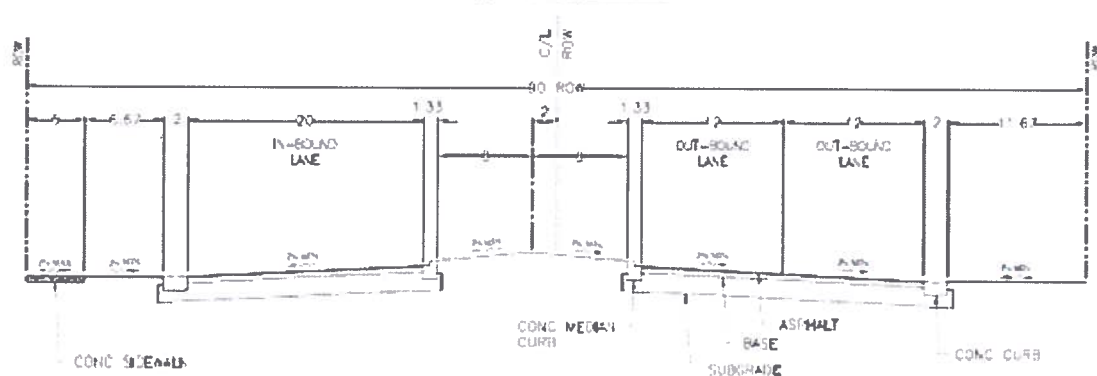
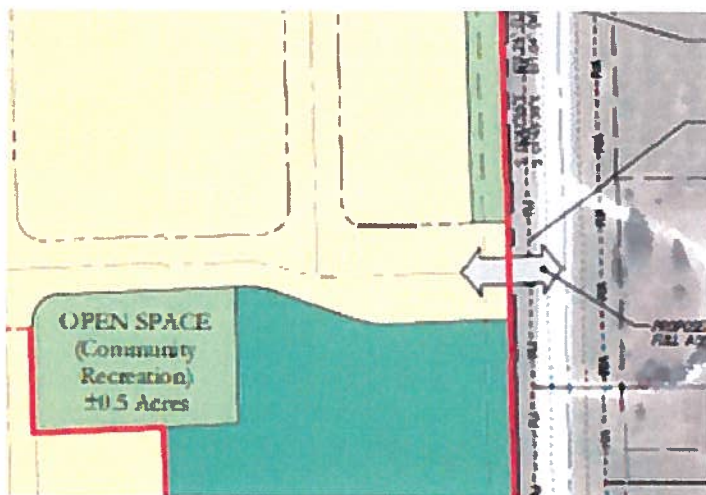
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**Cc:** "16-110 Alachua Property" <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Sent:** Wednesday, May 17, 2017 3:04:44 PM  
**Subject:** Alachua West

Good afternoon Justin,

As discussed, please find attached an updated agent authorization and application for rezoning, indicating the new property owner, M3 Alachua, LLC. I have also attached a recorded copy of the special warrant deed for the transfer of the property.

Also, in speaking with our project engineer, he wonders if the divided access can effectively serve as two access points for the purposes of emergency access to phase one. The median will divide the two lanes until they diverge into the north and south legs of the northern loop, as illustrated below. Is this something you would recommend I discuss with the County fire reviewer directly? If need be we can find an alternative as using the proposed stabilized access location at the far south to connect to the far northern end of the site would pose a logistical issue. Thank you for your help!



TYPICAL ENTRANCE ROAD SECTION (90' ROW)

Lucie Ghioto, AICP

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**RE: Alachua West**

---

**From :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Subject :** RE: Alachua West  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Wed, May 17, 2017 03:40 PM

 3 attachments

Thank you very much Justin.

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

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**To:** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc:** 16-110 Alachua Property <16-110@poulosandbennett.com>  
**Subject:** Re: Alachua West

Lucie,

Thank you for providing the updated application, agent authorization, and deed. I will forward this message on to Brian Green at Alachua County Fire Rescue, who serves as the fire inspector for the City, and request his review/comment concerning your proposal for access for Phase I.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
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Alachua, Florida 32616  
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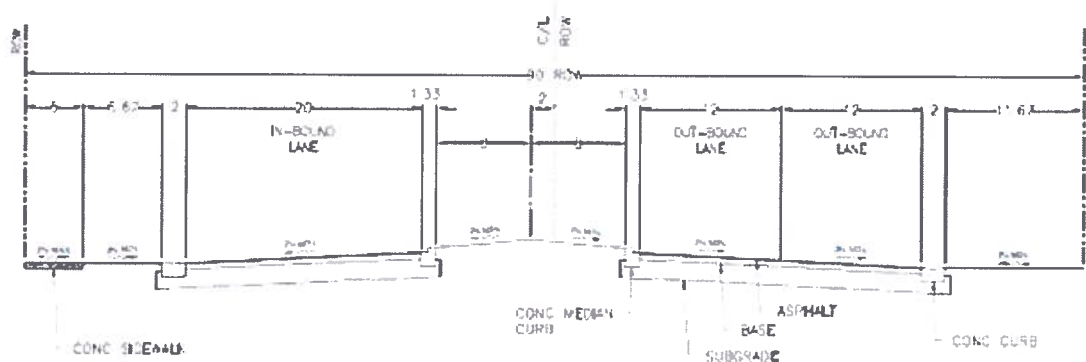
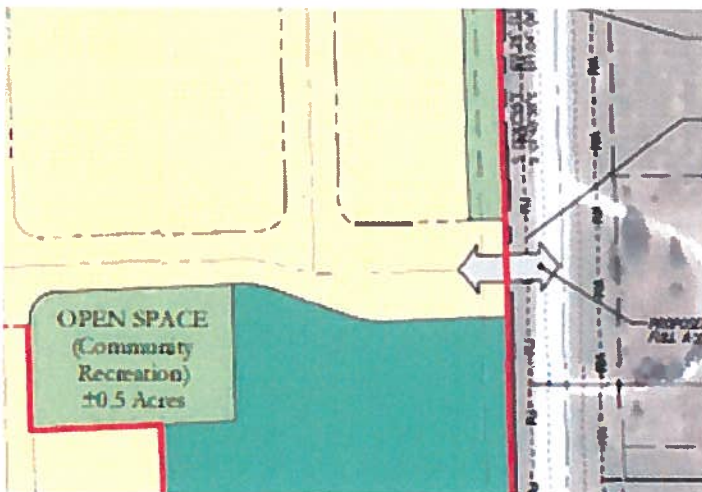
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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 11, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

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

RE: Revised PD Master Plan: Alachua West Planned Development - Residential (PD-R)  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms. Hattaway:

On May 4, 2017, the City of Alachua received a revised PD Master Plan for the Alachua West PD-R: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the zoning of the subject property from Residential Multiple Family - 8 (RMF-8) to PD-R 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.

As originally presented, the development proposed a single phase. As revised and resubmitted on May 4, 2017, the development proposes three (3) phases: Phase 1 (50 lots); Phase 2 (53 lots) and Phase 3 (35 lots). It is our understanding no other revisions to the plans have been proposed from the plans previously submitted on March 28, 2017.

The following comments pertain the revisions as described above, and must be addressed prior to the application being scheduled for a public hearing before the Planning & Zoning Board (PZB). Please respond to the following comments in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, May 18, 2017**. Your response may be submitted by electronic mail.

You must provide 13 *double-sided, three-hole punched sets* of the 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*. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the PZB may be scheduled for June 13, 2017.

Please address the following:

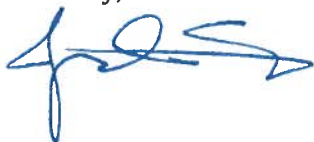
1. Sheet 2.00:
  - a. Notes under "Development Data" state the proposed maximum density is 143 units. Number of units of all proposed phases equals 138. Please address.
  - b. For each note under "Development Data, Phasing", please clarify that the phase shall commence construction within (1, 3, 5) year(s) of construction plan approval.



2. Section 7.2.5(D)(1) states, "*if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation)...*" A street stub is proposed to be provided between the project and lands to the west as part of Phase 2. The street stub between the project and lands to the west must be provided with Phase 1.
3. Stabilized emergency access in southeast corner of property does not provide connection to Phases 1 or 2. Please address.
4. Miscellaneous: When submitting materials for public hearings, please remove all clouding.

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](mailto:jtabor@cityofalachua.com).

Sincerely,

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

Justin Tabor, AICP  
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Project File

---

**Re: Alachua West - PD Ordinance and Agreement**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Re: Alachua West - PD Ordinance and Agreement  
**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc :** Kathy Hattaway <KHattaway@poulosandbennett.com>, kwinburn  
<kwinburn@cityofalachua.org>

Wed, May 10, 2017 08:52 AM

 1 attachment

Lucie,

Thank you for the clarification. Upon closing of the property, the rezoning application will need to be revised to reflect the transfer, and the new property owner will need to sign the application. Additionally, the new property owner will need to complete an Authorized Agent Affidavit providing authorization to Poulos & Bennett to act as the authorized agent, and we will need a copy of the recorded deed showing the transfer.

Please provide the revised application, affidavit, and deed ASAP, but **no later than May 18**, so the public notice materials, staff report, etc. may be prepared in advance of the PZB Meeting, reflecting the correct ownership information.

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:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "Kathy Hattaway" <KHattaway@poulosandbennett.com>, "kwinburn" <kwinburn@cityofalachua.org>  
**Sent:** Tuesday, May 9, 2017 10:22:42 AM  
**Subject:** RE: Alachua West - PD Ordinance and Agreement

Good morning Justin,

The developer anticipates closing on the property by the end of this week. I have confirmed that the final owner name after closing will be M3 Alachua, LLC. After this closing happens, we can get you the documentation necessary to finalize this form the PD Agreement.

I believe that answered your question below, but if you need any additional information, please don't hesitate to contact me. Thank you!

Lucie Ghioto, AICP

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

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Cell: 407.739.8472

Fax: 407.289.5280

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**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]

**Sent:** Thursday, May 04, 2017 2:45 PM

**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>

**Cc:** Kathy Hattaway <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>; Kathy Winburn <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>

**Subject:** Re: Alachua West - PD Ordinance and Agreement

Lucie,

I believe there were a couple items which still need to be addressed concerning the draft PD Ordinance (see emails below). Could you respond to these items at your earliest convenience? We will need to have a final draft of the PD Ordinance ready in advance of the PZB Meeting to include within the meeting materials.

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](mailto:jtabor@cityofalachua.com)

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**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>

**To:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>

**Cc:** "Kathy Hattaway" <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>, "Kathy Winburn" <[kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)>

**Sent:** Thursday, April 20, 2017 3:05:03 PM

**Subject:** Re: Alachua West - PD Ordinance and Agreement

Lucie,

Thank you for your response.

I am in agreement with the two revisions which were highlighted in yellow in the draft PD Ordinance.

Condition #3 from the PD Ordinance is proposed to effectuate the findings and conclusion of the Listed Species and Habitat Study performed by McAlpine Environmental Consulting, Inc., and submitted as part of your application.

Condition #7 is a standard condition typically provided within PD Ordinances. If there are any specific questions/comments the developer may have, we can address them. The referenced list may be viewed [here](#).

In reference to the following line from the draft PD Agreement, from page 6: "IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written." The reference to the date "above written" is referring to the date to be inserted on page 1 in the first paragraph, as this would be the date the Commission approves the PD Agreement.

Concerning the final revision shown on the draft PD Agreement, the applicant for the PD Rezoning was identified as "RL REGI Florida, LLC", which appears to be shown as the property owner on tax parcel records and elsewhere in public records. Could you verify if the revision to "Alachua West, LLC" as the owner/developer is correct? The entity entering into the PD Agreement must be the current property owner/applicant for the rezoning, which appears to be "RL REGI Florida, LLC".

Again, thank you for your response. Please feel free to contact me if you have any questions concerning the above.

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](mailto:jtabor@cityofalachua.com)

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**From:** "Lucie Ghioto" <[L.Ghioto@poulosandbennett.com](mailto:L.Ghioto@poulosandbennett.com)>

**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Cc:** "Kathy Hattaway" <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>

**Sent:** Thursday, April 20, 2017 2:32:48 PM

**Subject:** Alachua West - PD Ordinance and Agreement

Good afternoon Justin,

Please find attached our comments related to the draft ordinance and agreement. They are fairly minor in nature. The developer also has several questions related to the conditions of approval. Could you please provide some additional direction as to whether these are Code related requirements, or based on something particular to this site?

3. The applicant shall provide an updated listed species and habitat survey as part of each Final PD Plan for the Project. The updated survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential

impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

Thank you for your help.

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

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**Re: Alachua West PD-R**

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

Mon, May 08, 2017 11:32 AM

**Subject :** Re: Alachua West PD-R 1 attachment**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>**Cc :** kwinburn <kwinburn@cityofalachua.org>, Kathy Hattaway  
<KHattaway@poulosandbennett.com>

Lucie,

Thank you for submitting the revised PD Master Plan. I also received your FedEx package on Thursday. We will review the proposed phasing plan and provide comments, if any, sometime this week or early in next week.

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:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "kwinburn" <kwinburn@cityofalachua.org>, "Kathy Hattaway" <KHattaway@poulosandbennett.com>  
**Sent:** Wednesday, May 3, 2017 12:31:29 PM  
**Subject:** RE: Alachua West PD-R

Good afternoon Justin,

Attached is a PDF of the revised PD-R Master Plan. Pursuant to our discussion, three sets of the plan and CD-Rom have been Fedexed to your attention for delivery tomorrow. With regard to your question below, we have received confirmation that our client is amenable to postponing the adoption hearing for the LSCPA in order to have it coincide with the rezoning request.

Please do not hesitate to contact me should you have any questions or need additional information to proceed. Thank you for all of your assistance!

**Lucie Ghioto, AICP**



# POULOS & BENNETT

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**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]  
**Sent:** Monday, April 24, 2017 12:13 PM  
**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**Cc:** kwinburn <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>; Kathy Hattaway <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>  
**Subject:** Re: Alachua West PD-R

Lucie,

Confirming that we will postpone the hearing for the rezoning application before the PZB to revise the PD Master Pan to include a phasing plan. The item will be scheduled for a hearing following receipt/review of the revised PD Master Plan, and response to comments (if any) issued by the City concerning the revisions.

We previously discussed June 12 as a date for an adoption hearing for the companion LSCPA and the first hearing before the City Commission for the rezoning application. We could postpone the adoption hearing of the LSCPA from June 12 so it coincides with the first hearing for the rezoning. This would keep the number of hearing dates the same, otherwise the number of dates will increase by one. Please confirm if you are in agreement to hold the LSCPA adoption hearing and first hearing of the rezoning on the same date, as previously planned.

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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**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "kwinburn" <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>, "Kathy Hattaway" <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>  
**Sent:** Monday, April 24, 2017 11:05:04 AM  
**Subject:** RE: Alachua West PD-R

Good morning Justin,

Thank you for the quick response and call. As discussed, we would like to postpone the May PZB hearing for the PD-R Rezoning in order to have the opportunity to introduce a phasing plan.

I will have three sets of the revised phasing submitted to you no later than May 4<sup>th</sup> in order to allow staff time to review. Thanks for your help!

**Lucie Ghioto, AICP**

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**From:** Justin Tabor [<mailto:jtabor@cityofalachua.org>]  
**Sent:** Monday, April 24, 2017 10:47 AM  
**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**Cc:** Kathy Winburn <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>  
**Subject:** Re: Alachua West PD-R

Lucie,

Per Section 3.6.2(A)(4), the PD Master Pan must provide any proposed phasing plan. Your client's request to establish three phases would require review by Planning and Public Services to determine any potential affects it may have on public facilities, traffic circulation, etc. The proposed addition of a phasing plan would delay the project, and require postponement from the May 9 PZB Meeting date so City Staff would have an opportunity to review/comment on the proposed revision.

**Public notices (mailed, posted, and published) for the May 9 PZB Meeting are sent out today. As such, please respond by 12:00 PM today.**

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](mailto:jtabor@cityofalachua.com)

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**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Sent:** Monday, April 24, 2017 10:24:42 AM  
**Subject:** Alachua West PD-R

Good morning Justin,

We have had a request from our client to establish phasing on the project, specifically establishing three separate phases. I understand you would need a phasing plan that illustrates the timing and physical phasing. What I need to understand from you is how this will impact our process and timing for moving forward. Is this something that can be handled with a separate phasing plan? Would it require additional review by the DRT or would it simply push back our PZB Hearing until this new information has been received and reviewed? I appreciate any direction you can provide. Thank you!

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

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RECEIVED

MAY 04 2017

Per 42

May 3, 2017

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

RE: Alachua West RD-R Rezoning – Phasing Plan

Dear Justin:

Enclosed, please find three (3) sets of the revised PD-R Master Plan, illustrating the introduction of a phasing plan for the project. All revisions are reflected by phasing clouds. Please note: the typical lot details have been relocated to sheet 4.00 for space considerations only. There are no changes proposed to the details.

A copy of the plan set has also been provided on a CD-ROM for your use.

Please let me know if you have any questions regarding the phasing plan or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures:

---

**RE: Alachua West PD-R**

---

**From :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Subject :** RE: Alachua West PD-R  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Kathy Winburn <kwinburn@cityofalachua.org>, Kathy Hattaway <KHattaway@poulosandbennett.com>

Mon, Apr 24, 2017 11:05 AM

 1 attachment

Good morning Justin,

Thank you for the quick response and call. As discussed, we would like to postpone the May PZB hearing for the PD-R Rezoning in order to have the opportunity to introduce a phasing plan.

I will have three sets of the revised phasing submitted to you no later than May 4<sup>th</sup> in order to allow staff time to review. Thanks for your help!

**Lucie Ghioto, AICP**

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**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Monday, April 24, 2017 10:47 AM  
**To:** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc:** Kathy Winburn <kwinburn@cityofalachua.org>  
**Subject:** Re: Alachua West PD-R

Lucie,

Per Section 3.6.2(A)(4), the PD Master Pan must provide any proposed phasing plan. Your client's request to establish three phases would require review by Planning and Public Services to determine any potential affects it may have on public facilities, traffic circulation, etc. The proposed addition of a phasing plan would delay the project, and require postponement from the May 9 PZB Meeting date so City Staff would have an opportunity to review/comment on the proposed revision.

**Public notices (mailed, posted, and published) for the May 9 PZB Meeting are sent out today. As such, please respond by 12:00 PM today.**

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](mailto:jtabor@cityofalachua.com)

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**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>

**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Sent:** Monday, April 24, 2017 10:24:42 AM

**Subject:** Alachua West PD-R

Good morning Justin,

We have had a request from our client to establish phasing on the project, specifically establishing three separate phases. I understand you would need a phasing plan that illustrates the timing and physical phasing. What I need to understand from you is how this will impact our process and timing for moving forward. Is this something that can be handled with a separate phasing plan? Would it require additional review by the DRT or would it simply push back our PZB Hearing until this new information has been received and reviewed? I appreciate any direction you can provide. Thank you!

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Cell: 407.739.8472

Fax: 407.289.5280

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RECEIVED

APR 24 2017

per 

April 20, 2017

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

RE: Alachua West RD-R Rezoning Application – Planning & Zoning Board materials

Dear Justin:

Enclosed, please find thirteen (13) sets of the complete, revised application package, double sided with three-hole punch, as required in advance of the March 14, 2017 Planning & Zoning Board meeting. Also included in this submittal are six (6) full-sized sets of the PD Master Plan (shipped in separate package), seven (7) 11x17" sets of the PD Master Plan and one copy of the complete package 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](mailto:khattaway@poulosandbennett.com).

Sincerely,




Kathy Hattaway  
Planning Group Leader

Enclosures:

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**Re: Response to DRT Comments - Alachua West**

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**From :** Justin Tabor <jtabor@cityofalachua.com> Tue, Mar 28, 2017 03:58 PM  
**Subject :** Re: Response to DRT Comments - Alachua West  1 attachment  
**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc :** Kathy Hattaway <KHattaway@poulosandbennett.com>, Kathy Winburn <kwinburn@cityofalachua.com>

Lucie,

I have reviewed the revised PD Master Plan, and it appears the comments provided to you in the March 15, 2017 letter have been sufficiently addressed. As such, the item may be scheduled for the May 9 PZB Meeting.

Please note that we are currently preparing the draft PD Ordinance and PD Agreement, which will need to be reviewed by your client and agreed upon prior to public notices being sent out for the May 9 PZB Meeting (public notice requirements will begin on April 20). I will send you the draft PD Ordinance and PD Agreement as soon as possible.

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:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "Kathy Hattaway" <KHattaway@poulosandbennett.com>  
**Sent:** Tuesday, March 28, 2017 2:27:33 PM  
**Subject:** Response to DRT Comments - Alachua West

Good afternoon Justin,

Attached, please find a written response to the comments included in the DRT review letter dated March 15, 2017. I have also included the revised plan set for your reference. If you would, please review the attached and confirm that we are approved to proceed to the May 9, 2017 PZB meeting. Thank you and please don't hesitate to contact me with any questions.

**Lucie Ghioto, AICP**



# POULOS & BENNETT

2602 E. Livingston St.  
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# POULOS & BENNETT

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March 28, 2017

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

RE: Alachua West PD-R Zoning Application – Response to DRT Comments (March 9<sup>th</sup> Revisions)

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on March 15, 2017.

1. Sheet 2.00: Dimensional Standards for Recreation Area:
  - a. Revise title to “Community Recreation Tract Standards”.

**Response: The title has been revised as requested on Sheet 2.00**

- b. Maximum intensity should be a maximum Floor Area Ratio (FAR) or square footage.  
Revise accordingly.

**Response: A maximum FAR of 0.5 has been included under the Community Recreation Tract Standards on Sheet 2.00**

2. Sheet 4.00: Note 9:
  - a. There is a typographical error in the second line (“wastewater”) of Note 9.a.
  - b. The reference to lift station design requirements in Note 9.c. should be to the City of Alachua Requirements for Design and Construction.
  - c. The reference to the Public Works Department in Note 9.c. should be revised to the City of Alachua Public Services Department.

**Response: The above requested corrections have been made under Note 9, Sheet 4.00.**

3. Miscellaneous: When submitting materials for public hearings, please remove all clouding.

**Response: All revisions clouds have been removed.**

A PDF of the revised PD-R plan set has been included for your review. Please let me know if you have any questions regarding the revisions noted above or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,

A handwritten signature in cursive script that reads "K. Hattaway".

Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 15, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

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

RE: Response to Development Review Team (DRT) Comments:  
Alachua West Planned Development - Residential (PD-R)  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms. Hattaway:

On March 9, 2017, the City of Alachua received your revised application for the Alachua West PD-R: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the zoning of the subject property from Residential Multiple Family - 8 (RMF-8) to PD-R 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..

Upon review of the revised application materials, the following comments must be addressed prior to the application being scheduled for a public hearing before the Planning & Zoning Board (PZB). Please respond to the following comments in writing and provide an indication as to how they have been addressed by **4:00 PM on Tuesday, March 28, 2017**. Your response may be submitted by electronic mail.

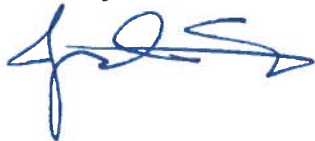
You must provide 13 *double-sided, three-hole punched sets* of the application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the PZB may be scheduled for May 9, 2017.

Please address the following:

1. Sheet 2.00: Dimensional Standards for Recreation Area:
  - a. Revise title to "**Community** Recreation Tract Standards".
  - b. Maximum intensity should be a maximum Floor Area Ratio (FAR) or square footage. Revise accordingly.
2. Sheet 4.00: Note 9:
  - a. There is a typographical error in the second line ("wastewater") of Note 9.a.
  - b. The reference to lift station design requirements in Note 9.c. should be to the City of Alachua Requirements for Design and Construction.
  - c. The reference to the Public Works Department in Note 9.c. should be revised to the City of Alachua Public **Services** Department.
3. Miscellaneous: When submitting materials for public hearings, please remove all clouding.

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](mailto:jtabor@cityofalachua.com).

Sincerely,

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

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

# POULOS & BENNETT

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March 7, 2017

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

RECEIVED

MAR 09 2017

Per JB

RE: Alachua West PD-R Zoning Application – Response to DRT Comments

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on February 23, 2017.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3 (A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
  - i. All on-site potable water mains;
  - ii. All on-site sanitary sewer mains; and,
  - iii. Any other infrastructure system improvements required to serve the development, including but not limited to lift station (location and specifications of lift station to be in accordance with City Design and Construction Requirements, please consult with the Public Services Department concerning this matter).

**Response: Note 9a., outlining future locations for infrastructure, has been provided on Sheet 4.00.**

- b. Section 3.6.2(A)(4) states, "if there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be times, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan..." Note 7 on Sheet 4.00, Typical Sections and Notes, states, "project will be developed in multiple phases. Phasing limits shall be determine at Final PD Plan with appropriate infrastructure improvements to support each phase." In accordance with Section 3.6.2(A)(4), the PD Master Plan must identify proposed phases. Revise the PD Master Plan accordingly.

**Response:** Note 7, Sheet 4.00 on the PD Master Plan has been revised to note that the project will be constructed in a single phase.

- c. The block located in the northern portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(6)(2), which states, "block lengths in residential areas shall not exceed 600 feet nor be less than 300 feet in length."

**Response:** The northern block has been divided into two sections, aligning with the interior north/south roadway, in order to meet this requirement. Please see sheet 2.00 for revised configuration.

- d. Per Table 7.3-1, minimum wearing surface of local streets is 24 feet. Typical road section (50' ROW) depicts asphalt width of 22 feet. Revise typical road section (50' ROW) accordingly.

**Response:** The typical road section on Sheet 4.00 has been revised to show a 24-foot wearing surface.

- e. Please address compliance with Section 7.2.5(D)(1), which states, "if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation) ... " Provision is applicable to the land to the west of the subject property.

**Response:** Sheet 2.00 of the PD Master Plan has been revised to indicate a stub street connecting to the property immediately west of this site.

- f. Section 3.6.3 (A)(5)(b)(v) requires the PD Master Plan to establish the responsibility of the landowner/ developer to provide right-of-way and easements and for constructing on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City. Please provide a note on the PD Master Plan addressing this section.

**Response:** Note 9b has been added to Sheet 4.00 to address this requirement.

- g. Section 3.6.2(A)(1)(g) requires the PD Master Plan to identify the general location of all public facility sites serving the development, including fire /EMS. The Public Facilities Plan identifies the location of a fire/EMS station northwest of the subject property, however, the site is served by Alachua County Fire Rescue Station 21, located east of the intersection of US Highway 441 and NW 140th Street (SR 235/241). Please revise the map accordingly.

**Response:** The Public Facilities map on Sheet 3.00 has been revised to indicate the fire station location, as requested.

- h. Note 6, Permitted Uses, Sheet 4.00: Identify on the PD Master Plan the uses proposed to be permitted within open space/community recreation area. Uses must be consistent with those allowed within the PD-R zoning district as provided in Table 4.1-1 of the LDRs, and may



include uses such as: neighborhood recreation center; park, private and public; recreational trail, etc.

**Response: Item 6, Sheet 4.00 has been revised to include additional recreation uses, consistent with Table 4.1-1.**

- i. Per Sections 3.6.2(A)(1)(b) and 3.6.3(A)(4), identify on the PD Master Plan the permitted nonresidential intensity (i.e., maximum area) and dimensional standards (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed within community recreation area.

**Response: A separate list of development criteria for the community recreation area has been added to Sheet 2.00.**

- j. Note 9, Proposed Parking, Sheet 4.00: Identify on the PD Master Plan parking requirements for proposed recreational uses. Parking standards are provided in Table 6.1-1 of the LDRs.

**Response: The proposed uses referenced under Note 6, Sheet 4.00 do not include any uses that require additional parking, per Table 6.1-1 of the LDRs. A note to this effect has been provided under Note 10, Sheet 4.00.**

- k. Address compliance with Section 3.6.3(A)(5)(b)(i) and (ii), which require the PD Master Plan to establish the design of a stormwater management system in ways that comply with all applicable City standards.

**Response: Note 11 has been added to Sheet 4.00 on the PD Master Plan to address this requirement.**

## 2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

**Response: These Goals, Objectives and Policies have been included under Section 4 of the application package. They have been underlined for ease of reference.**

## 3. Miscellaneous

- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the requirements of Section 7.3.9 and with other applicable codes, including but not limited to the Florida Fire Prevention Code. Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection requirements.

**Response: Understood.**

- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.

**Response: This note has been corrected on Sheet 4.00, Note 15.**

- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

**Response: Understood.**

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, provided in a memorandum dated February 16, 2017. (Comments below)

1. General Note:

Reference *City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater*. Document is located on City website under Public Services.

Wastewater:

Reference Section 2.6 for Lift Station Design Requirements.

**Response: Understood. Note 9c., addressing the lift station and onsite utilities, has been provided on Sheet 4.00.**

2. Water

Submit for approval, fire flow requirement for the proposed development. Attached is the Fire Flow Assessment Report Request Form; the associated fee of \$476.75.

See attachment A: Fire flow assessment report request form.

**Response: This application will be provided concurrently with the final plan/preliminary subdivision plan.**

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](mailto: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

February 23, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto: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 PD-R: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms. Hattaway:

The application referenced above was reviewed at our February 23, 2017, 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, March 9, 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 before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

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

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
  - i. All on-site potable water mains;
  - ii. All on-site sanitary sewer mains; and,
  - iii. Any other infrastructure system improvements required to serve the development, including but not limited to lift station (location and specifications of lift station to be in accordance with City Design and Construction Requirements, please consult with the Public Services Department concerning this matter).

- b. Section 3.6.2(A)(4) states, *"if there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be times, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan..."* Note 7 on Sheet 4.00, Typical Sections and Notes, states, *"project will be developed in multiple phases. Phasing limits shall be determine at Final PD Plan with appropriate infrastructure improvements to support each phase."* In accordance with Section 3.6.2(A)(4), the PD Master Plan must identify proposed phases. Revise the PD Master Plan accordingly.
- c. The block located in the northern portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- d. Per Table 7.3-1, minimum wearing surface of local streets is 24 feet. Typical road section (50' ROW) depicts asphalt width of 22 feet. Revise typical road section (50' ROW) accordingly.
- e. Please address compliance with Section 7.2.5(D)(1), which states, *"if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation)..."* Provision is applicable to the land to the west of the subject property.
- f. Section 3.6.3(A)(5)(b)(v) requires the PD Master Plan to establish the responsibility of the landowner/developer to provide right-of-way and easements and for constructing on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City. Please provide a note on the PD Master Plan addressing the this section.
- g. Section 3.6.2(A)(1)(g) requires the PD Master Plan to identify the general location of all public facility sites serving the development, including fire/EMS. The Public Facilities Plan identifies the location of a fire/EMS station northwest of the subject property, however, the site is served by Alachua County Fire Rescue Station 21, located east of the intersection of US Highway 441 and NW 140<sup>th</sup> Street (SR 235/241). Please revise the map accordingly.
- h. Note 6, Permitted Uses, Sheet 4.00: Identify on the PD Master Plan the uses proposed to be permitted within open space/community recreation area. Uses must be consistent with those allowed within the PD-R zoning district as provided in Table 4.1-1 of the LDRs, and may include uses such as: neighborhood recreation center; park, private and public; recreational trail; etc.
- i. Per Sections 3.6.2(A)(1)(b) and 3.6.3(A)(4), identify on the PD Master Plan the permitted nonresidential intensity (i.e., maximum area) and dimensional standards (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed within community recreation area.

- j. Note 9, Proposed Parking, Sheet 4.00: Identify on the PD Master Plan parking requirements for proposed recreational uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- k. Address compliance with Section 3.6.3(A)(5)(b)(i) and (ii), which require the PD Master Plan to establish the design of a stormwater management system in ways that comply with all applicable City standards.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

3. Miscellaneous


- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the requirements of Section 7.3.9 and with other applicable codes, including but not limited to the Florida Fire Prevention Code. Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection requirements.
- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.
- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, provided in a memorandum dated February 16, 2017.

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](mailto: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 (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

## Development Review Team (DRT) Meeting

**Project Name:** Alachua West (2017) PD-R Rezoning

**Meeting Date:** February 23, 2017 (Applicant Meeting)

PLEASE PRINT CLEARLY

[illegible]



# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** Alachua West

**APPLICATION TYPE:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Kathy Hattaway, Poulos & Bennett, LLC.

**PROPERTY OWNER:** RL REGI Florida, LLC

**DRT MEETING DATE:** February 23, 2017

**DRT MEETING TYPE:** Applicant

**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

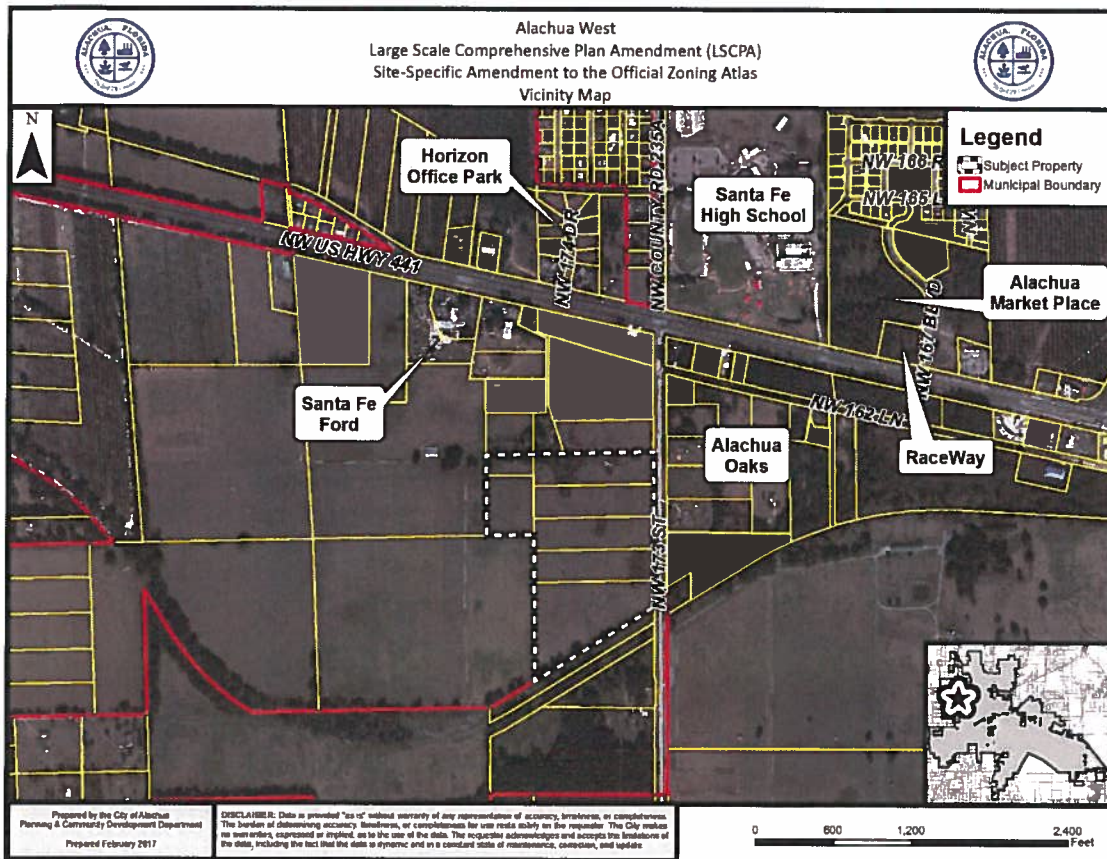
**ACREAGE:** ±35.82 acres

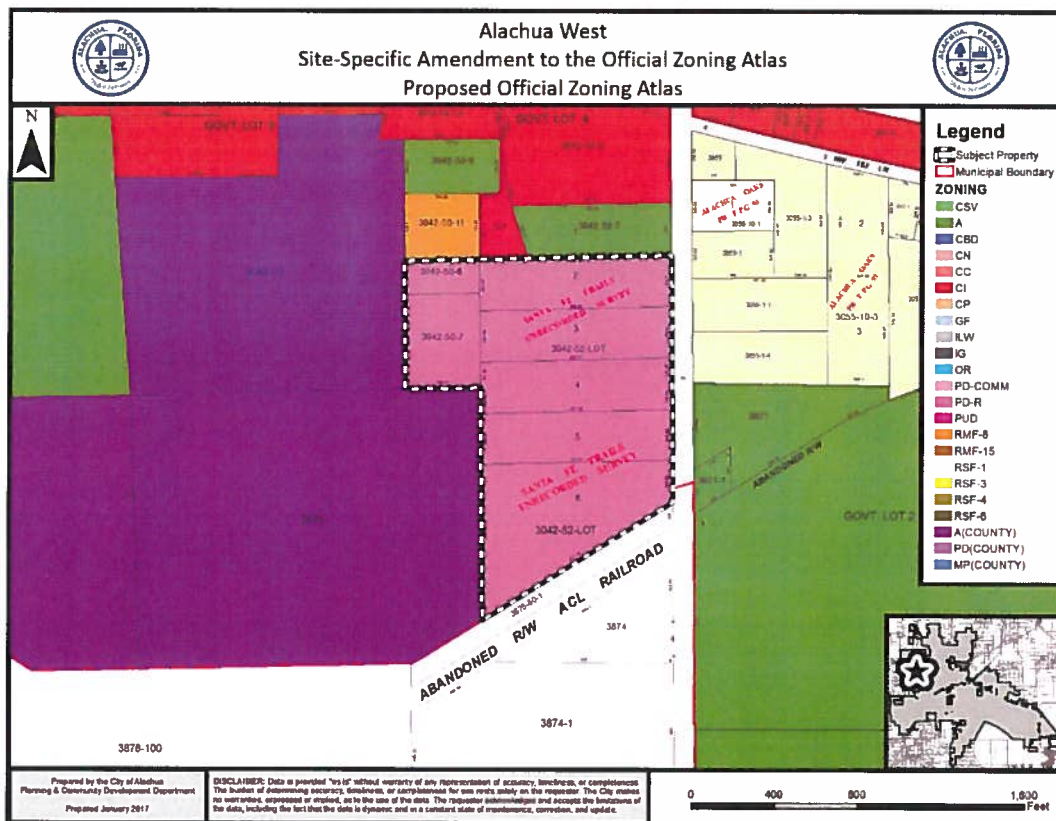
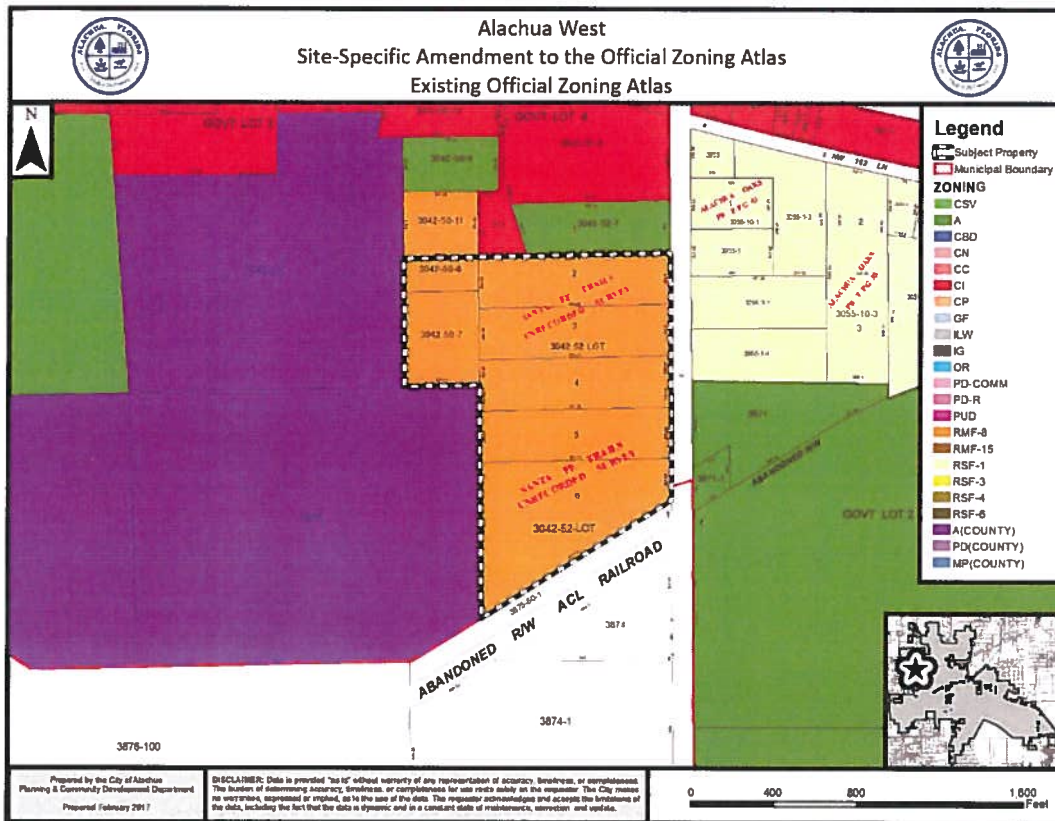
**PARCELS:** 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

**PROJECT SUMMARY:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from Residential Multiple Family – 8 (RMF-8) (286 units maximum) to Planned Development – Residential (PD-R) (143 units maximum)

**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, March 9, 2017.**







## ***Deficiencies to be Addressed***

### **1. PD Master Plan: Compliance with Applicable LDR Provisions**

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
  - i. All on-site potable water mains;
  - ii. All on-site sanitary sewer mains; and,
  - iii. Any other infrastructure system improvements required to serve the development, including but not limited to lift station (location and specifications of lift station to be in accordance with City Design and Construction Requirements, please consult with the Public Services Department concerning this matter).
- b. Section 3.6.2(A)(4) states, *"if there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be times, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan..."* Note 7 on Sheet 4.00, Typical Sections and Notes, states, *"project will be developed in multiple phases. Phasing limits shall be determine at Final PD Plan with appropriate infrastructure improvements to support each phase."* In accordance with Section 3.6.2(A)(4), the PD Master Plan must identify proposed phases. Revise the PD Master Plan accordingly.
- c. The block located in the northern portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- d. Per Table 7.3-1, minimum wearing surface of local streets is 24 feet. Typical road section (50' ROW) depicts asphalt width of 22 feet. Revise typical road section (50' ROW) accordingly.
- e. Please address compliance with Section 7.2.5(D)(1), which states, *"if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation)..."* Provision is applicable to the land to the west of the subject property.
- f. Section 3.6.3(A)(5)(b)(v) requires the PD Master Plan to establish the responsibility of the landowner/developer to provide right-of-way and easements and for constructing on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City. Please provide a note on the PD Master Plan addressing the this section.
- g. Section 3.6.2(A)(1)(g) requires the PD Master Plan to identify the general location of all public facility sites serving the development, including fire/EMS. The Public Facilities Plan identifies the location of a fire/EMS station northwest of the subject property,



however, the site is served by Alachua County Fire Rescue Station 21, located east of the intersection of US Highway 441 and NW 140<sup>th</sup> Street (SR 235/241). Please revise the map accordingly.

- h. Note 6, Permitted Uses, Sheet 4.00: Identify on the PD Master Plan the uses proposed to be permitted within open space/community recreation area. Uses must be consistent with those allowed within the PD-R zoning district as provided in Table 4.1-1 of the LDRs, and may include uses such as: neighborhood recreation center; park, private and public; recreational trail; etc.
- i. Per Sections 3.6.2(A)(1)(b) and 3.6.3(A)(4), identify on the PD Master Plan the permitted nonresidential intensity (i.e., maximum area) and dimensional standards (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed within community recreation area.
- j. Note 9, Proposed Parking, Sheet 4.00: Identify on the PD Master Plan parking requirements for proposed recreational uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- k. Address compliance with Section 3.6.3(A)(5)(b)(i) and (ii), which require the PD Master Plan to establish the design of a stormwater management system in ways that comply with all applicable City standards.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

3. Miscellaneous

- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the requirements of Section 7.3.9 and with other applicable codes, including but not limited to the Florida Fire Prevention Code. Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection requirements.
- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.
- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, provided in a memorandum dated February 16, 2017.

**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 MARCH 9, 2017.**



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** February 16, 2017

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

**FROM:** Rodolfo Valladares, P.E. *RSV*  
Public Services Director

**RE:** Alachua West (2017) Rezoning

Public Services have reviewed the Alachua West (2017) Rezoning and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><u>General Note:</u></p> <p>Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i>. Document is located on City website under Public Services.</p> <p><u>Wastewater:</u></p> <p>Reference Section 2.6 for Lift Station Design Requirements.</p> <p>[Approved as Noted]</p>
2.	<p><u>Water:</u></p> <p>Submit, for approval, fire flow requirement for the proposed development. Attached is the Fire Flow Assessment Report Request Form; the associated fee of \$476.75. See Attachment A: Fire flow assessment report request form.</p> <p>[Submit]</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Planner  
Harry Dillard – Lead Engineering Technician

# ATTACHMENT A: FIRE FLOW ASSESSMENT REPORT REQUEST FORM



## Fire Flow Assessment Report Request Form

Return this completed application to the City of Alachua Water Utility

Attention **Scott Roane** Water Division Supervisor

City Hall, 15100 NW 142nd Terrace Alachua FL 32616

Phone: (386) 462-7590

Fax: (386) 418-6164

Date of Application \_\_\_\_\_

### Applicant Information

Contact Name \_\_\_\_\_

Company Name \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

### Project Information

Project Name \_\_\_\_\_

Project Address \_\_\_\_\_

City of Alachua Utilities Project Number (if applicable) \_\_\_\_\_

Building Type and Size \_\_\_\_\_

Fire Flow rate (gpm) you need for the analysis \_\_\_\_\_

Project Street Address \_\_\_\_\_

(specify the project location in reference to the position of the building if necessary)

Attach a sketch/location map depicting location to be tested. Area map with specific location of project is required.

The fire hydrant closest to the project location will be used for the analysis. All report documents will be emailed within ten (10) business days from receipt of payment. There may be times when the computer model cannot be used. This could be due to the distribution pipe not being in the current model. In these cases, we will notify you to arrange a field test with City of Alachua Water personnel.

Comments: \_\_\_\_\_

I hereby request a Fire Flow Analysis from the City of Alachua to be performed for the identified project/location

\_\_\_\_\_  
(Authorized Signature of Applicant)

## Development Review Team (DRT) Meeting

**Project Name:** Alachua West (2017) PD-R Rezoning

**Meeting Date:** February 21, 2017 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]



# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** Alachua West

**APPLICATION TYPE:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Kathy Hattaway, Poulos & Bennett, LLC.

**PROPERTY OWNER:** RL REGI Florida, LLC

**DRT MEETING DATE:** February 21, 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)

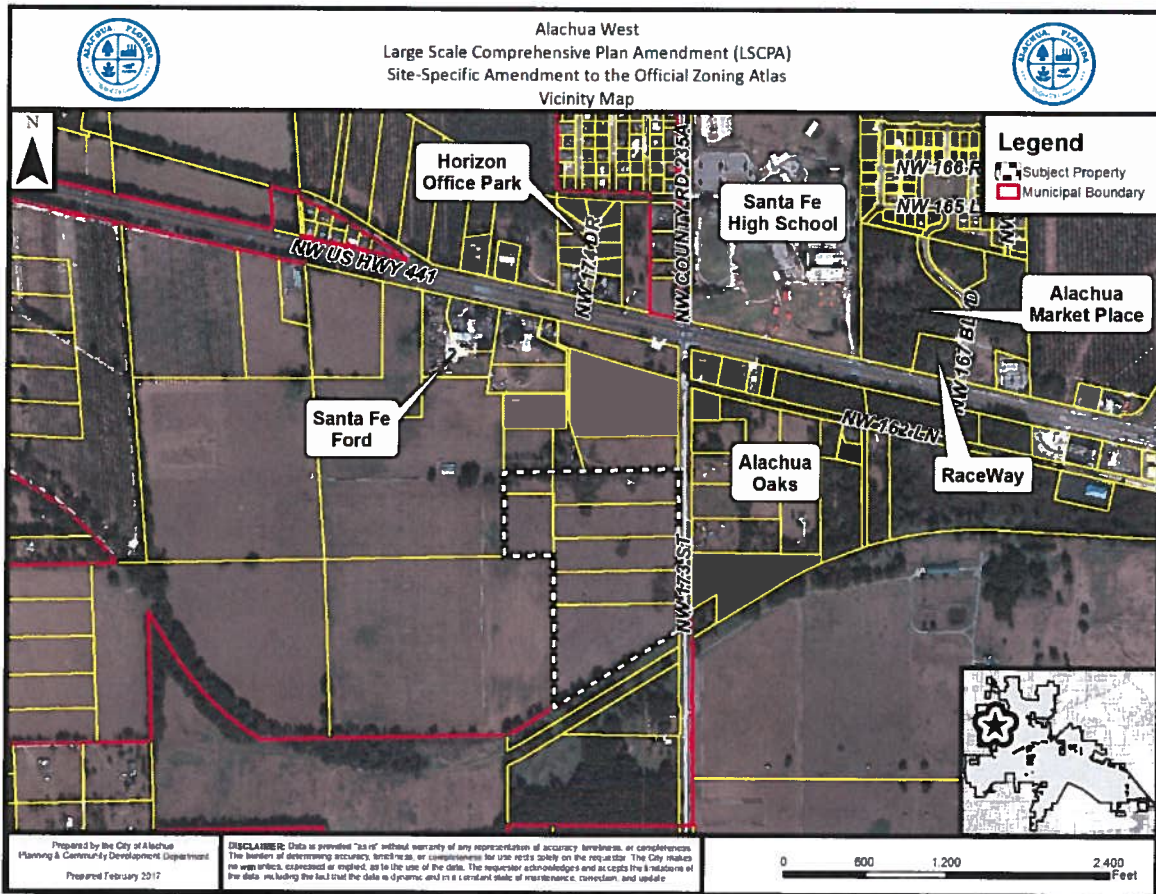
**OVERLAY:** N/A

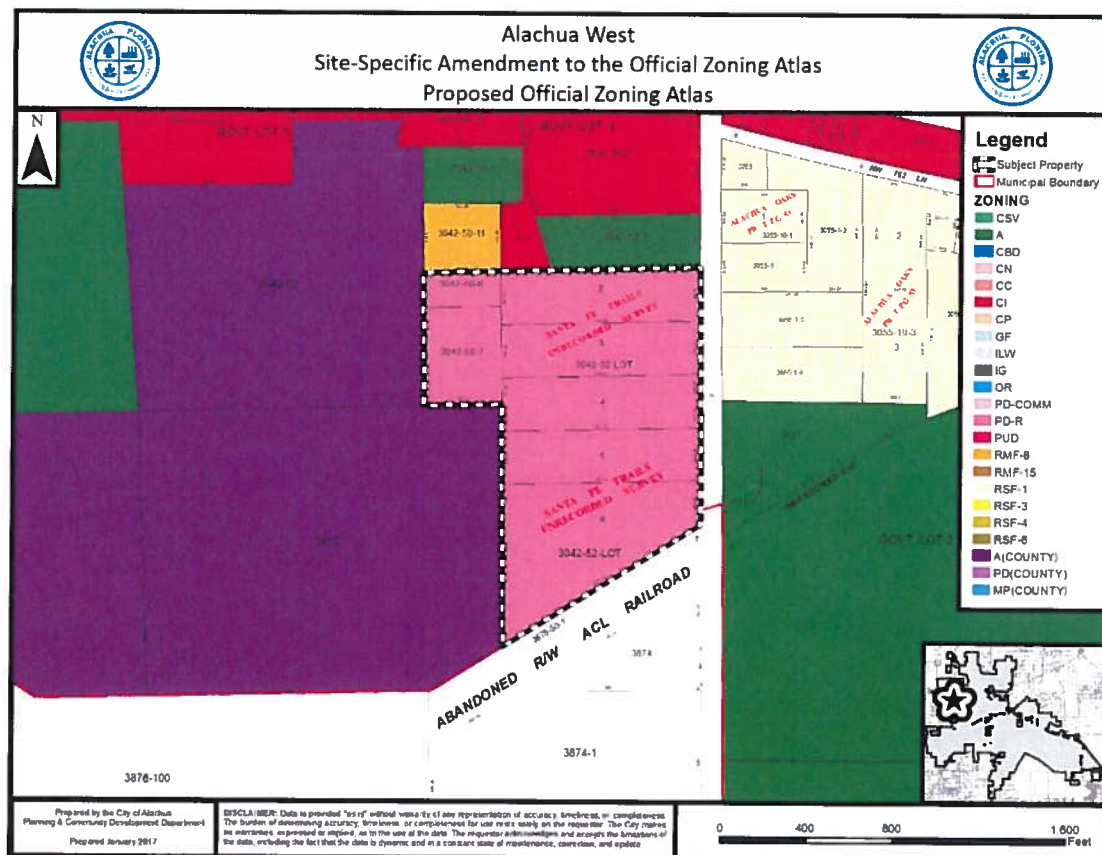
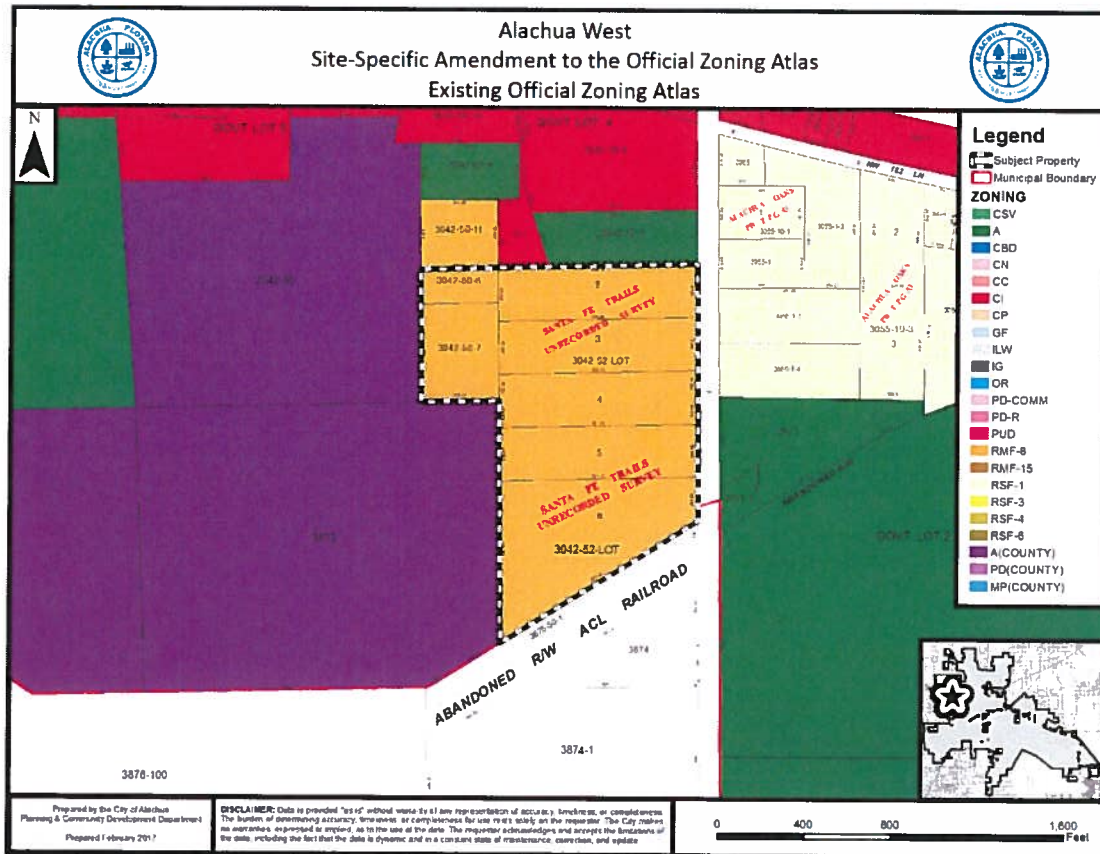
**ACREAGE:** ±35.82 acres

**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:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from Residential Multiple Family – 8 (RMF-8) (286 units maximum) to Planned Development – Residential (PD-R) (143 units maximum)

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### **1. PD Master Plan: Compliance with Applicable LDR Provisions**

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
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- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

3. Miscellaneous

- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements.
- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.
- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director.

**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 MARCH 9, 2017.**



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** February 16, 2017

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

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director

RSV

**RE:** Alachua West (2017) Rezoning

Public Services have reviewed the Alachua West (2017) Rezoning and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><u>General Note:</u></p> <p>Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i>. Document is located on City website under Public Services.</p> <p><u>Wastewater:</u></p> <p>Reference Section 2.6 for Lift Station Design Requirements.</p> <p>[Approved as Noted]</p>
2.	<p><u>Water:</u></p> <p>Submit, for approval, fire flow requirement for the proposed development. Attached is the Fire Flow Assessment Report Request Form; the associated fee of \$476.75.</p> <p>See Attachment A: Fire flow assessment report request form.</p> <p>[Submit]</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Planner  
Harry Dillard – Lead Engineering Technician

## ATTACHMENT A: FIRE FLOW ASSESSMENT REPORT REQUEST FORM



### *Fire Flow Assessment Report Request Form*

Return this completed application to the City of Alachua Water Utility  
**Attention: Scott Roane** Water Division Supervisor  
 City Hall, 15100 NW 142nd Terrace, Alachua, FL 32616  
 Phone: (386) 462-7590  
 Fax: (386) 418-6164

Date of Application: \_\_\_\_\_

#### Applicant Information

Contact Name: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

#### Project Information

Project Name: \_\_\_\_\_  
 Project Address: \_\_\_\_\_  
 City of Alachua Utilities Project Number (if applicable): \_\_\_\_\_  
 Building Type and Size: \_\_\_\_\_  
 Fire Flow rate (gpm) you need for the analysis: \_\_\_\_\_  
 Project Street Address: \_\_\_\_\_  
 (specify the project location in reference to the position of the building, if necessary)

Attach a sketch/location map depicting location to be tested. Area map with specific location of project is required.

The fire hydrant closest to the project location will be used for the analysis. All report documents will be emailed within ten (10) business days from receipt of payment. There may be times when the computer model cannot be used. This could be due to the distribution pipe not being in the current model. In these cases, we will notify you to arrange a field test with City of Alachua Water personnel.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby request a Fire Flow Analysis from the City of Alachua to be performed for the identified project/location

\_\_\_\_\_  
 [Authorized Signature of Applicant]



**BOARD MEMBERS**

April M. Griffin  
Robert P. Hyatt  
Leannetta McNealy, Ph.D.  
Gunnar F. Paulson, Ed.D.  
Eileen F. Roy



620 E. University Avenue  
Gainesville, Florida 32601  
www.sbac.edu  
(352) 955-7880  
Fax (352) 955-7255

**SUPERINTENDENT OF SCHOOLS**

Sandy Hollinger, Interim Superintendent

*We are committed to the success of every student!*

---

February 8, 2017

Justin Tabor, Planner  
Planning & Community Development Department  
City of Alachua  
PO Box 9  
Alachua, FL 32616

RE: **Alachua West – Comp Plan Amendment / Rezoning.** Review of comp plan amendment / rezoning petition including 143 single family residential units. Tax Parcel 03042-050-006, 03042-050-007, 3042-052-002, 03042-052-003, 03042-052-005, 03042-052-006.

Dear Mr. Tabor:

Based on data provided by the City of Alachua, we have completed an updated School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

***POLICY 1.1.b: Coordinating School Capacity with Planning Decisions***

*The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.*

***POLICY 1.1.c: Geographic Basis for School Capacity Planning.***

*For purposes of coordinating land use decisions with school capacity planning, the School Concurrence Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.*

***POLICY 1.1.e: SBAC Report to City***

*The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.*

***POLICY 1.1.f City to Consider SBAC Report***

*The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.*

This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

**Table 1: Alachua West– Projected Student Generation at Buildout**

	Elementary	Middle	High	Total
Single Family	143			
Multiplier	0.15	0.07	0.09	0.31
Students	22	10	13	45

**Elementary Schools.** Alachua West is situated in the Alachua Concurrency Service Area. The Alachua Concurrency Service Area currently contains two elementary schools with a combined capacity of 1,061 seats. The current enrollment is 791 students representing a 75% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 77% in five years and to 85% in ten years.

Student generation estimates for the Alachua West indicate that 22 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year planning period and into the ten year planning period.

**Middle Schools.** Alachua West is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 384 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 55% in five years and remain constant during the ten year planning period

Student generation estimates for the Alachua West indicate that 10 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**High Schools.** Alachua West is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,404 seats. The current enrollment is 1,095 students representing a 75% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 83% in five years and to be 94% in ten years.

Student generation estimates for the Alachua West indicate that 13 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**Summary Conclusion.** Students generated by the Alachua West at the elementary, middle levels can be reasonably accommodated for the five, ten and twenty year planning periods.

This evaluation is based on best projections and upon the 2016-2017 Five Year District Facilities Plan adopted by the School Board of Alachua County. Alachua West is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Best Regards,



Vicki McGrath

# POULOS & BENNETT

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

February 6, 2017

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

RECEIVED

FEB 07 2017

Per *ME*

RE: Alachua West Rezoning Application – additional information requested

Dear Justin:

In response to the completeness review letter issued February 6, 2017, please find enclosed eight (8) hard copies of the map set, eight (8) full-scale sets of the PD Master Plan, and one copy of the map set 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](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 6, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

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

RE: Completeness Review of Alachua West Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Ms. Hattaway:

On January 31, 2017, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Residential Multiple Family – 8 (RMF-8) to PD-R 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:

### **Rezoning Attachment #2**

A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)

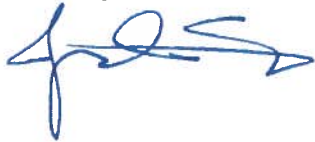
**Action Needed to Address Deficiency:** Section 7, Maps, of the application package, which according to the Table of Contents includes aerial photos, was excluded from the application materials. Please provide eight (8) copies of Figures 1 – 9 of Section 7 for inclusion.

**Miscellaneous**

1. The PD Master Plan sets provided with the application materials were printed on 11"x17" paper, however, the scales used within the Plan are based upon full size plan sheets. Provide full sized drawings that are to the scales used within the Plan.

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](mailto:jtabor@cityofalachua.com).

Sincerely,

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

Justin Tabor, AICP  
Principal Planner

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

# POULOS & BENNETT

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

January 30, 2017

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

RECEIVED

JAN 31 2017

Per JE

RE: Alachua West Rezoning 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 Site Specific Amendment to the Official Zoning Atlas for the 35.82 acre Alachua West property.

The rezoning request is to change the zoning designation of the property from RMF-8 (Residential Multi-family) to PD-R (Planned Development 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, eight (8) copies of the PD Master Plan, application fee, and one copy of the submittal package 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](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel