

January 18, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Response to DRT Comments Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on January 10, 2018 are below. Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Complete Application Package
- 1 CD of electronic files

DEFICIENCIES TO BE ADDRESSED:

1. Compliance with Chapter 177, Part I, Florida Statutes

1. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

Remaining Issue: The applicant responded in its January 3 resubmittal that a mortgagee's consent is provided on Sheet 1 of the plat, however, at this time, the mortgagee has provided no acknowledgement that consent shall be provided. Please provide either an acknowledgement from the mortgagee that such consent shall be provided under separate cover, or provide the signed plat with mortgagee consent.

RESPONSE: A letter of consent from the mortgagee is included in this submittal.

2. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as "Alachua County Realty Company's Addition to the City of Alachua". As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is "Alachua Realty Co's Addition to the City of Alachua Fla". Revise application materials and plat accordingly.

Remaining Issue: The title of the existing / recorded plat remains shown on the face of the proposed replat as "Alachua County Realty Company's Addition to the City of Alachua". Please correct the reference to the name of the existing / recorded plat of the lands, as recorded in Plat Book A, Page 100, to "Alachua Realty Co.'s Addition to the City of Alachua Fla".

RESPONSE: See revised Minor Subdivision Plat.

3. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #10

Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Remaining Issue: Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

RESPONSE: Documentation of our current application with the WMD is provided in this submittal.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 10, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Revised Application, Dated January 3, 2018: Syer Minor Subdivision – Final Plat

Dear Mr. Sweger:

On January 3, 2018, the City of Alachua received your revised application for the Syer Minor Subdivision – Final Plat. The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs), and to confirm the comments issued in a letter dated December 14, 2017, providing comments from the Development Review Team (DRT), were sufficiently addressed. Based upon Staff's review, revisions must be made to the application or additional information is needed before the application 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 **5:00 PM on Thursday, January 18, 2018**. A total of four (4) 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 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*.

Please address the following insufficiencies:

1. **Compliance with Chapter 177, Part I, Florida Statutes**

- a. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

Remaining Issue: The applicant responded in its January 3 resubmittal that a mortgagee's consent is provided on Sheet 1 of the plat, however, at this time, the mortgagee has provided no acknowledgement that consent shall be provided. Please provide either an acknowledgement from the mortgagee that such consent shall be provided under separate cover, or provide the signed plat with mortgagee consent.

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- a. Throughout the application materials and plat, the existing / recorded plat is referenced as "Alachua County Realty Company's Addition to the City of Alachua". As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is "Alachua Realty Co's Addition to the City of Alachua Fla". Revise application materials and plat accordingly.

Remaining Issue: The title of the existing / recorded plat remains shown on the face of the proposed replat as "Alachua County Realty Company's Addition to the City of Alachua". Please correct the reference to the name of the existing /recorded plat of the lands, as recorded in Plat Book A, Page 100, to "Alachua Realty Co.'s Addition to the City of Alachua Fla".

3. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #10

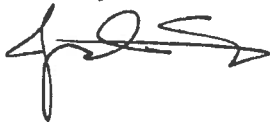
Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Remaining Issue: Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

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 *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 9, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009



Re: Alachua County Realty Company's Addition to the City of Alachua - Replat
of Lots 1 & 4, Block 14 - Preliminary Plat (Surveying Review)

Dear Mr. Tabor:

As you requested, we have reviewed the revised Final Plat drawings, prepared by EDA and date stamped 1-3-18. We have reviewed the plat in order to check on the most recent review comments we provided on December 13, 2017. **The applicant has appropriately addressed all of our previous surveying comments and we have no further comments.** If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

January 03, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Response to DRT Comments Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on December 14, 2017 are below.
Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Application Documents
- 1 CD of electronic files

DEFICIENCIES TO BE ADDRESSED:

1. Compliance with Chapter 177, Part I, Florida Statutes

1. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

RESPONSE: A mortgagee's consent is shown on Sheet 1 of the subdivision plat document.

2. Section 177.091(11) states, "[e]ach plat shall show a description of the lands subdivided, and the description shall be the same in the title certification..." The legal description of the lands is provided on the reference line of a title opinion letter, dated December 8, 2017, from Marvin W. Bingham, Jr., Esq., however, while the legal description of the lands as stated in the reference line of the title opinion letter and the plat describe the same lands, the legal descriptions are not the same. Revise accordingly.

RESPONSE: See revised Title Opinion.

3. Chapter 177, Part I, does not require the professional surveyor and mapper (PSM) reviewing on behalf of the City to affirm the plat conforms to the requirements of the City of Alachua's ordinances and regulations (City staff performs such reviews, while the consulting PSM reviews for conformance to Chapter 177, Part 1). Please remove this portion of the certificate and signature by the reviewing PSM.

RESPONSE: Sheet 1 of the subdivision plat has been revised to address the comment.

2. Land Development Regulations (LDRs)

a. Article 5, Density, Intensity, and Dimensional Standards

1. Section 5.2.2(A)(7)(c) establishes setback requirements for corner lots. General Note 5), Sheet 1 of 2 of the proposed replat, provides setbacks for Lot 1A and Lot 4B based upon the provisions established within Section 5.2.2(A)(7)(c). While right-of-way exists to the north of Lot 1A and to the south of Lot 4B, these right-of-ways are unimproved. As such, the lands do not front two streets and are therefore not considered corner lots for purposes of setback requirements. Remove General Note 5) and revise plat accordingly.

RESPONSE: The subdivision plat has been revised to address this comment. Lots 1A & 4B are no longer considered corner lots.

3. Concurrency Impact Analysis

- a. Potable water and sanitary sewer demand for residential uses are established by Comprehensive Plan, CFNGAR Element, Policy 4.1.c (for water demand – 275 gpd) and Policy 1.1.d (for wastewater demand – 250 gpd). Revise Public Facilities Impact Analysis accordingly.

RESPONSE: See revised Concurrency Impact Analysis.

- b. Provide calculation of recreational demand in Public Facilities Impact Analysis. Per US Census Bureau, persons per household – 2.6; Per Policy 1.2.b, Comprehensive Plan Recreation Element, minimum LOS is 5 acres per 1,000 persons.

RESPONSE: See revised Concurrency Impact Analysis.

4. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as “Alachua County Realty Company’s Addition to the City of Alachua”. As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is “Alachua Realty Co’s Addition to the City of Alachua Fla”. Revise application materials and plat accordingly.

RESPONSE: The subdivision plat has been revised to address this comment by updating the referenced plat.

5. Public Services / Professional Surveyor and Mapper Review Comments

- a. Please reference the memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 14, 2017.

RESPONSE: Noted. There are no comments provided in the memorandum.

- b. The applicant must address the comments provided by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated December 13, 2017.

RESPONSE: Noted. Refer to pages 3 and 4 of this letter.

6. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #8

7. Subdivision Application

Final Plat Attachment #7.: One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: The mailing labels submitted on December 12, 2017 for those persons and organizations registered to receive notice of public hearings state at the top of each label “NEIGHBORHOOD WORKSHOP NOTICE”. The mailing labels submitted to the City will be used for public hearing notices. Please remove this statement from each label and resubmit two (2) copies of mailing labels for those persons and organizations registered to receive notice of public hearings.

RESPONSE: Mailing labels have been revised and 2 new sets provided with this resubmittal.

Completeness Review Comment #10

10. Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: Documentation submitted by the applicant to the City on December 12, 2017 evidences the SRWMD has received a Permit Determination ERP application and that the application is being evaluated by SRWMD staff. Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

RESPONSE: Letter of Exemption or other permit documentation will be provided when available.

JBROWN PROFESSIONAL GROUP:

Sheet 1 of 2:

1. In Owner’s Certification, the correct owner’s name should be Guru Kuli Holding Company, LLC. The word “company” was left out.

RESPONSE: The entity “Guru Kuli Holding Company, LLC” filed a name change with the State of Florida changing the name to “Guru Kuli Holding, LLC”. This was updated per completeness review comment #3 in City of Alachua’s comment letter dated 12/05/17.

2. Suggest changing all dates to 2018 as the plat will most likely be recorded then.

RESPONSE: The subdivision plat has been revised to address this comment.

3. Mortgagee’s Consent includes an extra “and as further modified in OR Book 4511, Page 1992” that does not appear in the 12-8-17 Title Opinion letter provided. Please coordinate with the attorney to either modify the title opinion letter or modify the consent language.

RESPONSE: See revised Title Opinion.

4. Recommend adding a notarization to the mortgagee’s consent.

RESPONSE: The subdivision plat has been revised to add an acknowledgement for the mortgagee.

5. Add surveyor Charles D. Sapp, PLS Certificate No. 4948 to Certificate and Signature City Representative.

RESPONSE: The subdivision plat has been revised to reflect the City's representative.

6. Regarding General Note 5. Currently, Booker St. and Taft St. are unimproved. We do not recommend allowing Lots 1A & 4B to front on an unimproved street. We suggest providing similar setbacks to Lots 1A & 4B as per Lots 1B and 4A and require all lots to front on NW 141st St.

RESPONSE: The subdivision plat has been revised to address this comment. Lots 1A & 4B are no longer considered corner lots.

Sheet 2 of 2:

1. Suggest replicating Sheet 1 General Notes 4 and 5 (if remaining) on Sheet 2 since they are applicable to the graphical interpretation of Sheet 2.

RESPONSE: The subdivision plat has been revised to address this comment. Notes are now shown on both sheet.

2. Suggest labeling Booker St., Taft St., and West Main St. as "unimproved".

RESPONSE: The subdivision plat has been revised to address this comment. These roads are now labeled "Unimproved".

3. Consider removing the solid line at the east end of NW 163rd Place since it connects to the ROW of W. Main Street.

RESPONSE: The subdivision plat has been revised to address this comment.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 14, 2017

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review by Development Review Team (DRT) of:
Syer Minor Subdivision – Final Plat Application

Dear Mr. Sweger:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, January 3, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. 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. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the Planning & Zoning Board (PZB) may be scheduled for February 13, 2018.

Please address the following:

1. Compliance with Chapter 177, Part I, Florida Statutes
 - a. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.
 - b. Section 177.091(11) states, "[e]ach plat shall show a description of the lands subdivided, and the description shall be the same in the title certification..." The legal description of the lands is provided on the reference line of a title opinion letter, dated December 8, 2017, from Marvin W. Bingham, Jr., Esq., however, while the legal description of the lands as stated in the reference line of the title opinion letter and the plat describe the same lands, the legal descriptions are not the same. Revise accordingly.
 - c. Chapter 177, Part I, does not require the professional surveyor and mapper (PSM) reviewing on behalf of the City to affirm the plat conforms to the requirements of the City of Alachua's ordinances and regulations (City staff performs such reviews, while the consulting PSM reviews for conformance to Chapter 177, Part 1). Please remove this portion of the certificate and signature by the reviewing PSM.

2. Compliance with Land Development Regulations (LDRs)

a. Article 5, Density, Intensity, and Dimensional Standards

- i. Section 5.2.2(A)(7)(c) establishes setback requirements for corner lots. General Note 5), Sheet 1 of 2 of the proposed replat, provides setbacks for Lot 1A and Lot 4B based upon the provisions established within Section 5.2.2(A)(7)(c). While right-of-way exists to the north of Lot 1A and to the south of Lot 4B, these right-of-ways are unimproved. As such, the lands do not front two streets and are therefore not considered corner lots for purposes of setback requirements. Remove General Note 5) and revise plat accordingly.

3. Concurrency Impact Analysis

- a. Potable water and sanitary sewer demand for residential uses are established by Comprehensive Plan, CFNGAR Element, Policy 4.1.c (for water demand – 275 gpd) and Policy 1.1.d (for wastewater demand – 250 gpd). Revise Public Facilities Impact Analysis accordingly.
- b. Provide calculation of recreational demand in Public Facilities Impact Analysis. Per US Census Bureau, persons per household – 2.6; Per Policy 1.2.b, Comprehensive Plan Recreation Element, minimum LOS is 5 acres per 1,000 persons.

4. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as “Alachua County Realty Company’s Addition to the City of Alachua”. As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is “Alachua Realty Co’s Addition to the City of Alachua Fla”. Revise application materials and plat accordingly.

5. Public Services / Professional Surveyor and Mapper Review Comments

- a. Please reference the memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 14, 2017.
- b. The applicant must address the comments provided by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated December 13, 2017.

6. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #8

7. **Subdivision Application**

Final Plat Attachment #7.: One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: The mailing labels submitted on December 12, 2017 for those persons and organizations registered to receive notice of public hearings state at the top of each label “NEIGHBORHOOD WORKSHOP NOTICE”. The mailing labels submitted to the City will be used for public hearing notices. Please remove this statement from each label and resubmit two (2) copies of mailing labels for those persons and organizations registered to receive notice of public hearings.

Completeness Review Comment #10

10. **Subdivision Application**

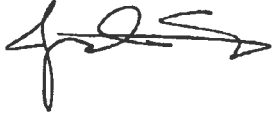
Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: Documentation submitted by the applicant to the City on December 12, 2017 evidences the SRWMD has received a Permit Determination ERP

application and that the application is being evaluated by SRWMD staff. Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

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

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 14, 2017
 Letter from A.J. "Jay" Brown, Jr., P.E., JBrown Professional Group, Inc., dated December 13, 2017

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: December 14th, 2017

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Syer Minor Subdivision Final Plat

Public Services have reviewed the Syer Minor Subdivision Final Plat and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	No Comments.
END OF COMMENTS	

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

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 13, 2017

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Alachua County Realty Company's Addition to the City of Alachua - Replat
of Lots 1 & 4, Block 14 - Preliminary Plat (Surveying Review)

Dear Mr. Tabor:

As you requested, our survey staff and myself have reviewed the Final Plat drawings and other materials provided to us for the above referenced project. The Preliminary Plat drawings, created by EDA, and dated 11/29/17 are well prepared. We have several comments, all minor in nature. The comments are provided below.

Sheet 1 of 2

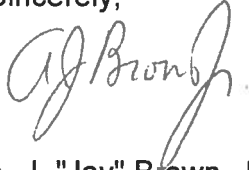
1. In Owner's Certification the correct owner's name should be Guru Kuli Holding Company, LLC. The word "company" was left out.
2. Suggest changing all dates to 2018 as the plat will most likely be recorded then.
3. Mortgagee's Consent includes an extra "and as further modified in OR Book 4511, Page 1992" that does not appear in the 12-8-17 Title Opinion letter provided. Please coordinate with the attorney to either modify the title opinion letter or modify the consent language.
4. Recommend adding a notarization to the mortgagee's consent.
5. Add surveyor Charles D. Sapp, PLS Certificate No. 4948 to Certificate and Signature City Representative.
6. Regarding General Note 5. Currently, Booker St. and Taft St. are unimproved. We do not recommend allowing Lots 1A & 4B to front on an unimproved street. We suggest providing similar setbacks to Lots 1A & 4B as per Lots 1B and 4A and require all lots to front on NW 141st St.

Sheet 2 of 2

1. Suggest replicating Sheet 1 General Notes 4 and 5 (if remaining) on Sheet 2 since they are applicable to the graphical interpretation of Sheet 2.
2. Suggest labeling Booker St., Taft St., and West Main St. as "unimproved".
3. Consider removing the solid line at the east end of NW 163rd Place since it connects to the ROW of W. Main Street.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. We are happy to review the revised plat drawings once the comments are addressed. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in black ink.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Development Review Team (DRT) Meeting

Project Name: Alachua West PD-R Preliminary Plat / Final PD Plan

Meeting Date: December 14, 2017 (Staff DRT)

PLEASE PRINT CLEARLY

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Syer Minor Subdivision

APPLICATION TYPE: Final Plat

PROPERTY OWNER: Guru Kuli Holding, LLC; Govinda Carol & Mahendra Kumar Sharma

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, eda engineers – surveyors – planners, inc.

DRT MEETING DATE: December 14, 2017

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

ZONING: Residential Single Family – 3 (RSF-3)

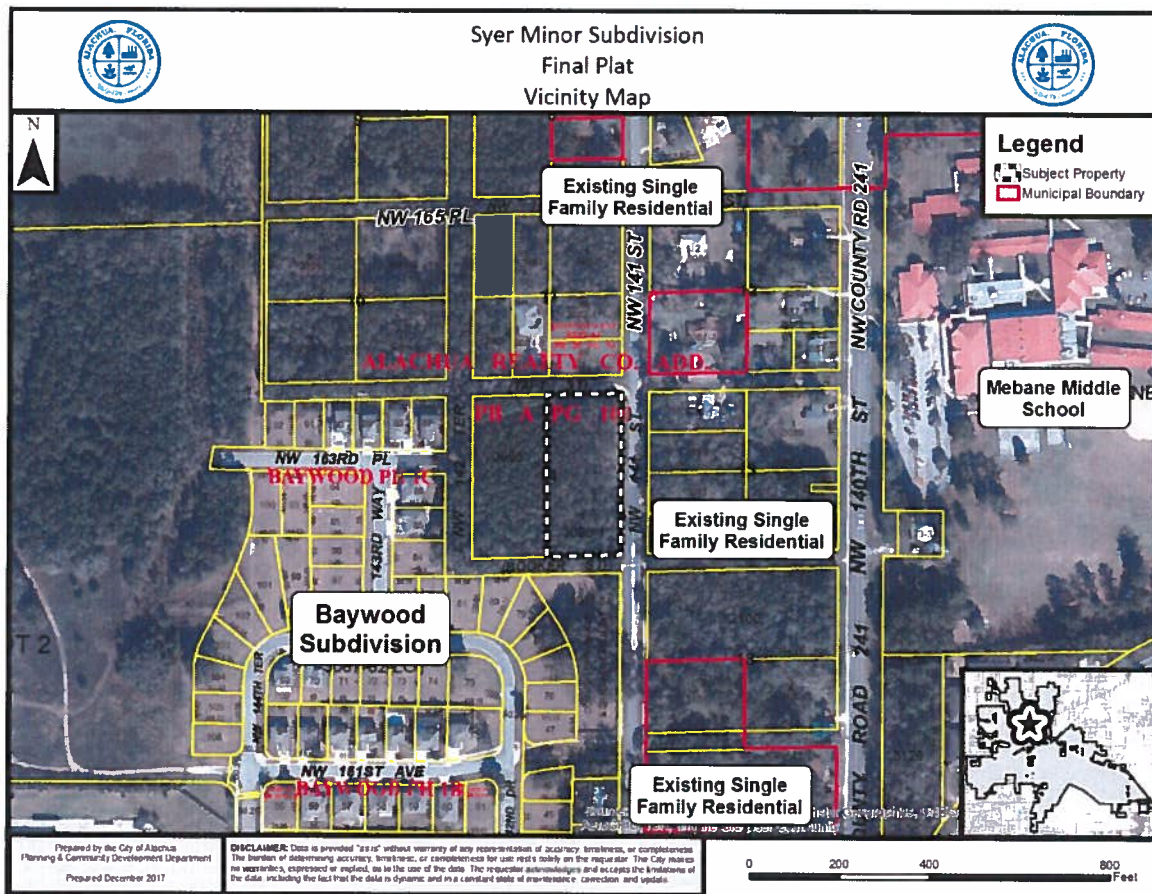
OVERLAY: N/A

ACREAGE: ±1.34 acres

PARCELS: A portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000

PROJECT SUMMARY: A request to subdivide a ±1.34 acre tract into a total of 4 lots

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 5:00 PM on **Wednesday, January 3, 2018.**



Deficiencies to be Addressed

**** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. ****

1. Compliance with Chapter 177, Part I, Florida Statutes

- a. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.
- b. Section 177.091(11) states, "[e]ach plat shall show a description of the lands subdivided, and the description shall be the same in the title certification..." The legal description of the lands is provided on the reference line of a title opinion letter, dated December 8, 2017, from Marvin W. Bingham, Jr., Esq., however, while the legal description of the lands as stated in the reference line of the title opinion letter and the plat describe the same lands, the legal descriptions are not the same. Revise accordingly.
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- a. *Article 5, Density, Intensity, and Dimensional Standards*
 - i. Section 5.2.2(A)(7)(c) establishes setback requirements for corner lots. General Note 5), Sheet 1 of 2 of the proposed replat, provides setbacks for Lot 1A and Lot 4B based upon the provisions established within Section 5.2.2(A)(7)(c). While right-of-way exists to the north of Lot 1A and to the south of Lot 4B, these right-of-ways are unimproved. As such, the lands do not front two streets and are therefore not considered corner lots for purposes of setback requirements. Remove General Note 5) and revise plat accordingly.

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- b. Provide calculation of recreational demand in Public Facilities Impact Analysis. Per US Census Bureau, persons per household – 2.6; Per Policy 1.2.b, Comprehensive Plan Recreation Element, minimum LOS is 5 acres per 1,000 persons.

4. Miscellaneous / General Comments

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5. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated December 13, 2017.

6. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

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7. **Subdivision Application**

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Action Needed to Address Deficiency: The mailing labels submitted on December 12, 2017 for those persons and organizations registered to receive notice of public hearings state at the top of each label “**NEIGHBORHOOD WORKSHOP NOTICE**”. The mailing labels submitted to the City will be used for public hearing notices. Please remove this statement from each label and resubmit two (2) copies of mailing labels for those persons and organizations registered to receive notice of public hearings.

Completeness Review Comment #10

10. **Subdivision Application**

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: Documentation submitted by the applicant to the City on December 12, 2017 evidences the SRWMD has received a Permit Determination ERP application and that the application is being evaluated by SRWMD staff. Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 13, 2017

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Alachua County Realty Company's Addition to the City of Alachua - Replat
of Lots 1 & 4, Block 14 - Preliminary Plat (Surveying Review)

Dear Mr. Tabor:

As you requested, our survey staff and myself have reviewed the Final Plat drawings and other materials provided to us for the above referenced project. The Preliminary Plat drawings, created by EDA, and dated 11/29/17 are well prepared. We have several comments, all minor in nature. The comments are provided below.

Sheet 1 of 2

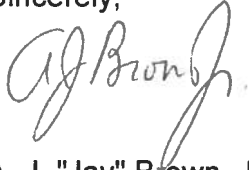
1. In Owner's Certification the correct owner's name should be Guru Kuli Holding Company, LLC. The word "company" was left out.
2. Suggest changing all dates to 2018 as the plat will most likely be recorded then.
3. Mortgagee's Consent includes an extra "and as further modified in OR Book 4511, Page 1992" that does not appear in the 12-8-17 Title Opinion letter provided. Please coordinate with the attorney to either modify the title opinion letter or modify the consent language.
4. Recommend adding a notarization to the mortgagee's consent.
5. Add surveyor Charles D. Sapp, PLS Certificate No. 4948 to Certificate and Signature City Representative.
6. Regarding General Note 5. Currently, Booker St. and Taft St. are unimproved. We do not recommend allowing Lots 1A & 4B to front on an unimproved street. We suggest providing similar setbacks to Lots 1A & 4B as per Lots 1B and 4A and require all lots to front on NW 141st St.

Sheet 2 of 2

1. Suggest replicating Sheet 1 General Notes 4 and 5 (if remaining) on Sheet 2 since they are applicable to the graphical interpretation of Sheet 2.
2. Suggest labeling Booker St., Taft St., and West Main St. as "unimproved".
3. Consider removing the solid line at the east end of NW 163rd Place since it connects to the ROW of W. Main Street.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. We are happy to review the revised plat drawings once the comments are addressed. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in dark ink.

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: December 14th, 2017

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Syer Minor Subdivision Final Plat

Public Services have reviewed the Syer Minor Subdivision Final Plat and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	No Comments.
END OF COMMENTS	

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

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

November 30, 2017

NAME & DESCRIPTION OF PROJECT

Syer Minor Subdivision

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

16280 NW 141st Street, Alachua, FL

Tax Parcel Numbers

03095-000-000, 03095-001-000

Acreage

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

2

Number of Units

Level of Review

☐ Pre-Application Conference

☐ Preliminary

☒ Final

☒ Revised

☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest

Middle

Mebane

High

Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="2"/>	units X 0.15 Elementary School Multiplier	<input type="text" value="1"/>	Student Stations
MIDDLE	<input type="text" value="2"/>	units X 0.07 Middle School Multiplier	<input type="text" value="1"/>	Student Stations
HIGH	<input type="text" value="2"/>	units X 0.09 High School Multiplier	<input type="text" value="1"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.08 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.03 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.03 High School Multiplier	<input type="text"/>	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : Syer Minor Subdivision

PROJECT #:

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



Approved based upon the following findings (see 2017-2018 Capacity Tables)

Elementary SCSA

Northwest Alachua

Capacity Required

1



Capacity Available

Available Capacity 284



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Mebane

Capacity Required

1



Capacity Available

Available Capacity 405



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Santa Fe

1



Capacity Available

Available Capacity 383



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity



Denial for reasons stated

Approved by

School Board Staff Certification

Suzanne Wynn

Digitally signed by Suzanne Wynn
DN: cn=Suzanne Wynn, o=SCSAC, ou, email=suzannawynn@scsac.edu, c=US
Date: 2017.12.11 13:51:49 -0500

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 12.11.2017

City of Alachua

A complete application for the
development project was accepted on

Date:

Signed:

Printed Name:

Plan / Concurrency Reviews - City of Alachua Projects

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Plan / Concurrency Reviews - City of Alachua Projects

Mon, Dec 11, 2017 11:14 AM

 3 attachments

To : Debbie J Matchett <matchedj@gm.sbac.edu>

Cc : gboles <gboles@ufl.edu>, Adam Hall <ad_hall@cityofalachua.org>

Debbie,

The City of Alachua has received applications for the following projects:

1. Alachua West PD-R - Preliminary Plat - a proposed 138 lot single-family residential subdivision, consisting of a ± 35.82 acre tract (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);
2. Syer Final Plat / Minor Subdivision - Final Plat - a proposed replat of 2 historic lots, into a total of 4 lots (2 additional lots), consisting of a ± 1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000); and,
3. March Acres, First Addition - Final Plat - a proposed 4 lot subdivision, consisting of a ± 20.387 acre parcel (Tax Parcel No. 03014-005-000).

The City requests a capacity review be performed for the Alachua West PD-R Preliminary Plat. It is my understanding that school concurrency for the Syer Final Plat and March Acres First Addition Final Plat projects may be certified by the City; the forms for these projects are therefore being provided for informational purposes only.

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

Sincerely,

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

City Hall Hours of Operation

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

 **Alachua West PD-R Prelim Plat PS Gen Form.pdf**
1 MB

 **07 Syer Final Plat School Student Generation Form.pdf**



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 6, 2017

VIA HAND DELIVERY

Mr. A.J. "Jay" Brown, Jr., P.E.
President
3530 NW 43rd Street
Gainesville, FL 32606

RE: Review of Syer Minor Subdivision – Final Plat

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct a **surveying review** of the referenced Final Plat. This application proposes to replat Lots 1 and 4, Block 14, of Alachua County Realty Company's Addition to the City of Alachua, as recorded in Official Records Book A, Page 100, of the Public Records of Alachua County, consisting of a ±1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000) into a total of 4 lots.

Please provide comments by **5:00 PM on Wednesday, December 13, 2017**, so that your comments may be incorporated into the City's review of this application.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

Project Review - Alachua West PD-R Prelim Plat; Syer Minor Subdivision (Final Plat)

From : Justin Tabor <jtabor@cityofalachua.com>

Wed, Dec 06, 2017 09:03 AM

Subject : Project Review - Alachua West PD-R Prelim Plat; Syer Minor Subdivision (Final Plat)

To : Jay Brown <jay.brown@jbprogroup.com>

Cc : Laurie Thomas <laurie.thomas@jbprogroup.com>

Good Morning, Jay,

The City requests your office review two projects, further described below:

Alachua West PD-R Preliminary Plat / Final PD Plan - requires review by an engineer

Proposes the subdivision of a ±35.82 acre tract (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) into a total of 138 lots (single-family residential)

The plans and application materials for this project are accessible

at: <http://cloud.cityofalachua.org/index.php/s/uShji1Q7kbbQNml>

In addition, the PD Master Plan, PD Ordinance, and other PD documentation is accessible

at: <http://cloud.cityofalachua.org/index.php/s/CEPhFqImg2BYDyC>

Syer Minor Subdivision Final Plat - requires review by a surveyor

Proposes to replat Lots 1 and 4, Block 14, of Alachua County Realty Company's Addition to the City of Alachua, as recorded in Official Records Book A, Page 100, of the Public Records of Alachua County, consisting of a ±1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000) into a total of 4 lots

The plat and application materials for this project are accessible

at: <http://cloud.cityofalachua.org/index.php/s/9PwouFeYjMreN1P>

I have requested title certification as required by Section 177.041, F.S., and will forward it to your office upon receipt.

Given the holidays, the review schedule is somewhat condensed. If it is possible to provide a response on the Alachua West PD-R Preliminary Plat by end of business on Tuesday, 12/12, and on the Syer Minor Subdivision by end of business on Wednesday, 12/13, I would sincerely appreciate it. I spoke to Laurie at your office this morning, and she plans to pick up hard copies of the application materials this afternoon.

Please let me know if you have any questions, or if there are any concerns responding by the dates above. As always, thank you for your assistance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 5, 2017

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Syer Minor Subdivision – Final Plat Application

Dear Mr. Sweger:

On November 30, 2017, the City of Alachua received your application for a Minor Subdivision, which proposes to replat Lots 1 and 4, Block 14, of Alachua County Realty Company's Addition to the City of Alachua, as recorded in Official Records Book A, Page 100, of the Public Records of Alachua County, consisting of a ± 1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000) into a total of 4 lots.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain materials by **Tuesday, December 12, 2017**. Failure to address comments by this date may result in the postponement of the issuance of Development Review Team (DRT) review comments and/or the DRT meeting, and could delay the anticipated hearing date before the Planning and Zoning Board (PZB).

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. 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. Detailed comments will be provided at a by separate cover or at a DRT Meeting.

Please address the following by **Tuesday, December 12, 2017**:

1. Subdivision Application

Section A., #3.: Parcel ID Number(s).

Action Needed to Address Deficiency: Subject property consists of a portion of Tax Parcel 03095-000-000 and all of Tax Parcel 03095-001-000. Revise to indicate the proposed subdivision consists of a portion of Tax Parcel 03095-000-000.

2. **Subdivision Application**
Section A., #7.: Acreage.
Action Needed to Address Deficiency: Please provide total acreage (± 1.33 acres).
3. **Authorized Agent Affidavit**
Section B., Company Name
Signature Block, Title of Applicant
Action Needed to Address Deficiency: Company name, according to Florida Department of State, Division of Corporation records, is "Guru Kuli Holding, LLC". Revise Authorized Agent Affidavit accordingly.
4. **Subdivision Application**
Final Plat Attachment #2.e.: Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
Action Needed to Address Deficiency: (1) Indicate on the vicinity map the total number of lots. (2) Provide a scale for vicinity map, with the scale not exceeding 1" = 2,000 feet.
5. **Subdivision Application**
Final Plat Attachment #2.w.: Certification that all payable taxes have been paid and all tax sales against the land redeemed.
Action Needed to Address Deficiency: Please note, while taxes through year 2016 have been paid, taxes for year 2017 are due and must be paid no later than March 1, 2018.
6. **Subdivision Application**
Final Plat Attachment #2.x.: Title certification as required by Chapter 177, Florida Statutes.
Action Needed to Address Deficiency: Section 177.041(2), Florida Statutes states, "[e]very plat or replat of a subdivision submitted to the approving agency of the local governing body must be accompanied by: (2) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or property information report must also show all mortgages not satisfied or released of record nor otherwise terminated by law." The applicant has provided documentation pertaining to title insurance policies issued to each portion of the lands to be subdivided, however, this documentation does not satisfy the requirements of Section 177.041(2), Florida Statutes. The applicant must submit a title opinion of an attorney at law licensed in Florida or a property information report which provides the information as required by Section 177.041(2), Florida Statutes.
7. **Subdivision Application**
Final Plat Attachment #6.: Public School Student Generation Form
Section B., #3.: Parcel ID Number(s).
Action Needed to Address Deficiency: Subject property consists of a portion of Tax Parcel 03095-000-000 and all of Tax Parcel 03095-001-000. Revise to indicate the proposed subdivision consists of a portion of Tax Parcel 03095-000-000.
8. **Subdivision Application**
Final Plat Attachment #7.: One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: (1) Two sets of mailing labels are required for minor subdivision applications. Provide additional set of mailing labels for properties within 400 feet of the subject property boundaries. (2) In addition to providing notice to properties within 400 feet, the City's LDRs also require mailed notices be sent to persons and organizations registered to receive notice of public hearings. The applicant must provide two sets of mailing labels for this list of persons / organizations. The public notification mailing list is accessible at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>.

9. **Subdivision Application**

Final Plat Attachment #9.: Proof of payment of taxes.

Action Needed to Address Deficiency: Please note, while taxes through year 2016 have been paid, taxes for year 2017 are due and must be paid no later than March 1, 2018.

10. **Subdivision Application**

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: Provide SRWMD letter of exemption or other documentation upon receipt.

Miscellaneous Comments

1. The project is generally referenced as the "Syer Minor Subdivision" in application materials, however, elsewhere a project name of "NW 141st Street Minor Subdivision" is used. Please ensure the project name is consistent throughout application materials.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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



November 30, 2017

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: Syer Minor Subdivision Application

Justin:

Attached is an application for a minor subdivision related to the proposed creation of 4 platted lots (2 new lots) that is part of Alachua County Realty Company's Addition to the City of Alachua, Lots 1 and 4. The proposed subdivision is approximately 1.34 acres in size. In addition, each of the four lots has direct access to an existing roadway (NW 141st Street). Therefore, no access management permits are required for this project.

The application includes the required technical checklist, mailing labels, ownership and tax information, public facility impact analysis and a statement of consistency with the comprehensive plan.

A request to the Suwannee River Water Management District has been filed requesting an exception from the stormwater permitting requirements. This exception letter will be provided to the City of Alachua prior to the public hearing for plat approval.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

A handwritten signature in black ink, appearing to read 'Clay Sweger'.

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

2017 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000100025

Entity Name: GURU KULI HOLDING, LLC

Current Principal Place of Business:

20109 NW 113TH WAY
ALACHUA, FL 32615

Current Mailing Address:

P.O. BOX 1300
ALACHUA, FL 32616

FEI Number: 20-3797329

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SYER, SERENE
20109 NW 113TH WAY
ALACHUA, FL 32615 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM

Name SYER, SERENE

Address 20109 NW 113TH WAY

City-State-Zip: ALACHUA FL 32615

Title MGRM

Name SYER, SARADIYA

Address P.O. BOX 1300

City-State-Zip: ALACHUA FL 32616

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SERENE SYER

MGRM

04/26/2017

Electronic Signature of Signing Authorized Person(s) Detail

Date

Sale Price: 24,500.
Recording: 18.50
Doc. Stamp: 185.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3055955 2 PG(S)
April 28, 2017 04:43:51 PM
Book 4511 Page 1990
J.K. 'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$185.50



Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File Number: 17-087
Will Call No.:

Parcel Identification No. 03095-000-000 (part of)

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of April, 2017 between **Guru Kuli Holding, LLC f/k/a Guru Kuli Holding Company, LLC**, a Florida limited liability company whose post office address is Post Office Box 1300, Alachua, FL 32616 of the County of Alachua, State of Florida, grantor*, and **Govinda Carol and Mahendra Kumar Sharma** whose post office address is 7200 SW 8th Avenue, Unit T130, Gainesville, FL 32607 of the County of Alachua, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Lot 4 of Block 14 in the ALACHUA REALTY COMPANY'S ADDITION to the City of Alachua, as per plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marvin W. Bingham, Jr.
 Witness Name: MARVIN W. BINGHAM, JR.
Mary T. Dotson
 Witness Name: MARY T. DOTSON

Guru Kuli Holding, LLC

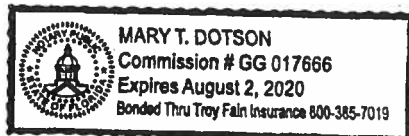
By: *Serene S. Syer*
 Serene S. Syer, Member

By: *Saradiya Syer*
 Saradiya Syer, Member

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 21st day of April, 2017 by Serene S. Syer, Member and Saradiya Syer, Member of Guru Kuli Holding, LLC, on behalf of the corporation. They ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Mary T. Dotson
 Notary Public
 Printed Name: MARY T. DOTSON
 My Commission Expires: 08/02/2020