



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:

May 8, 2018

Quasi-Judicial Hearing

SUBJECT:	A request for consideration to replat Lot 2 of Quail Roost Estates Unrecorded Survey into a total of four (4) lots
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.
PROPERTY OWNER(S):	Heather and Brian Russell
PARCEL ID NUMBER(S):	03986-002-002
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Residential Single Family – 1 (RSF-1)
OVERLAY:	N/A
ACREAGE:	± 5.21
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve, subject to the three (3) conditions provided in Exhibit “A” and located on Page 16 of the May 8, 2018 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit “A” and located on Page 16 of the May 8, 2018 Staff Report to the Planning & Zoning Board.</i>

SUMMARY & BACKGROUND

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Heather and Brian Russell, property owners, for a request to replat Lot 2 of Quail Roost Estates Unrecorded Survey, into a total of four (4) lots.

The subject property is comprised of ±5.21 acres, and is located on the east side of NW 197th Terrace and approximately 220 feet south of Peggy Road. Quail Roost Unit 2 is located to the north of the subject property and Alexander Court to the east. The application materials include a survey of the property, depicting the location of an existing structure (pole barn) on the property. The applicant has indicated that this pole barn has been removed since submittal of this application.

The proposed subdivision is not currently within the City's potable water and sanitary sewer service areas, and therefore, any future residential development on the proposed lots will be served by well and septic unless the lots come within the City's potable water and sanitary service areas in the future. The applicant has submitted a copy of an Environmental Resource Permit issued by the Suwannee River Water Management District for this project. The applicant has also submitted proof that the lots meet the minimum Department of Health requirements for lots to be served by well and septic. An analysis of the development's impact on other public facilities is provided within this report.

The project meets the criteria established within Section 2.4.10(F)(1) of the City's Land Development Regulations (LDRs) for review as a Minor Subdivision. In accordance with Section 2.4.10(F)(2), Minor Subdivisions are exempt from preliminary plat and construction plan review, but are required to obtain final plat approval. This application represents the final plat for the project.

Section 2.4.10(F)(3) establishes the standards for the approval of a minor subdivision. An analysis of the application's compliance with the applicable standards of this section is provided within this report.

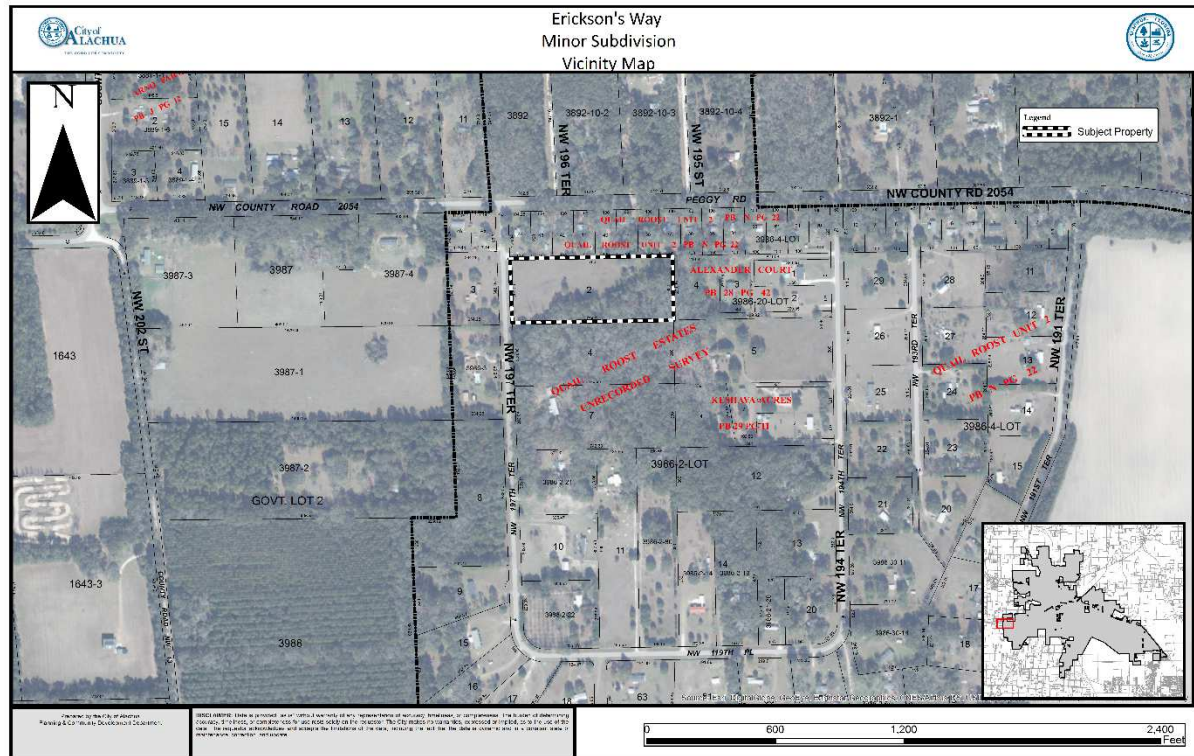
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

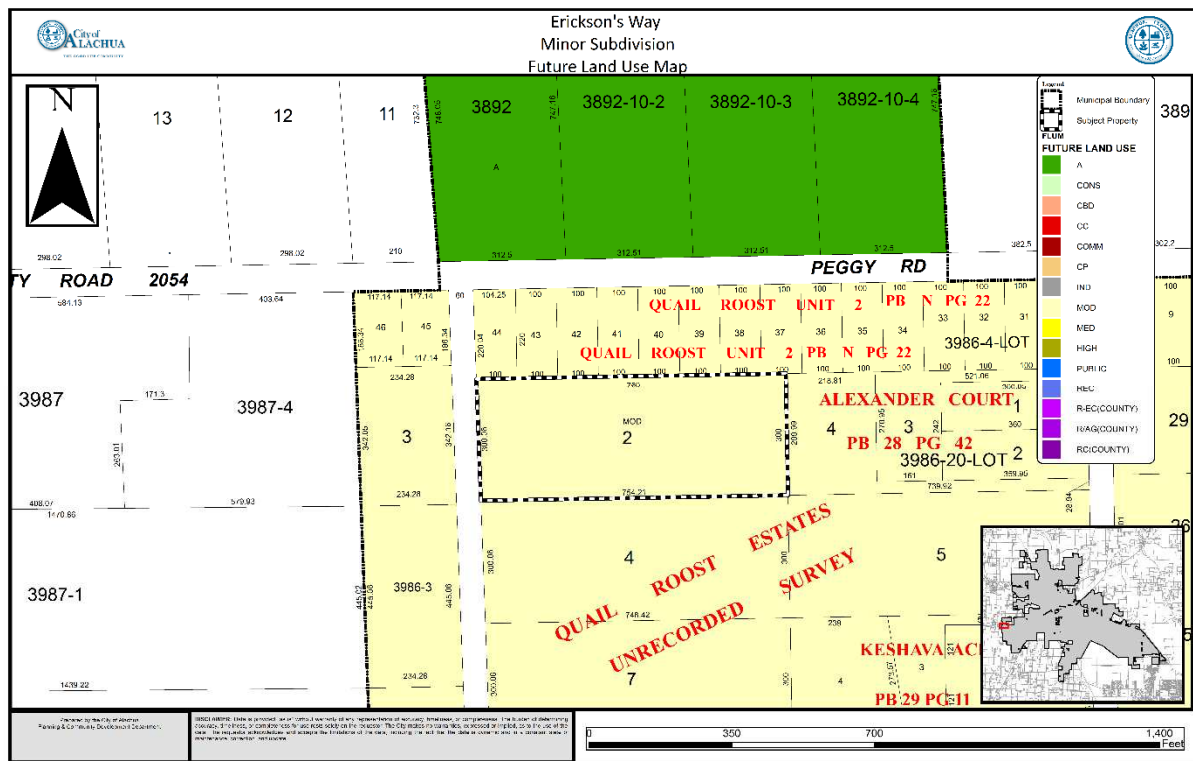
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential (Quail Roost Unit 2 Subdivision)	Moderate Density Residential	Residential Single Family – 1 (RSF-1)
South	Vacant Residential	Moderate Density Residential	Residential Single Family – 1 (RSF-1)
East	Vacant Residential/ Single Family Residential (Alexander Court Subdivision)	Moderate Density Residential	Residential Single Family – 1 (RSF-1)
West	Single Family Residential	Moderate Density Residential	Residential Single Family – 1 (RSF-1)

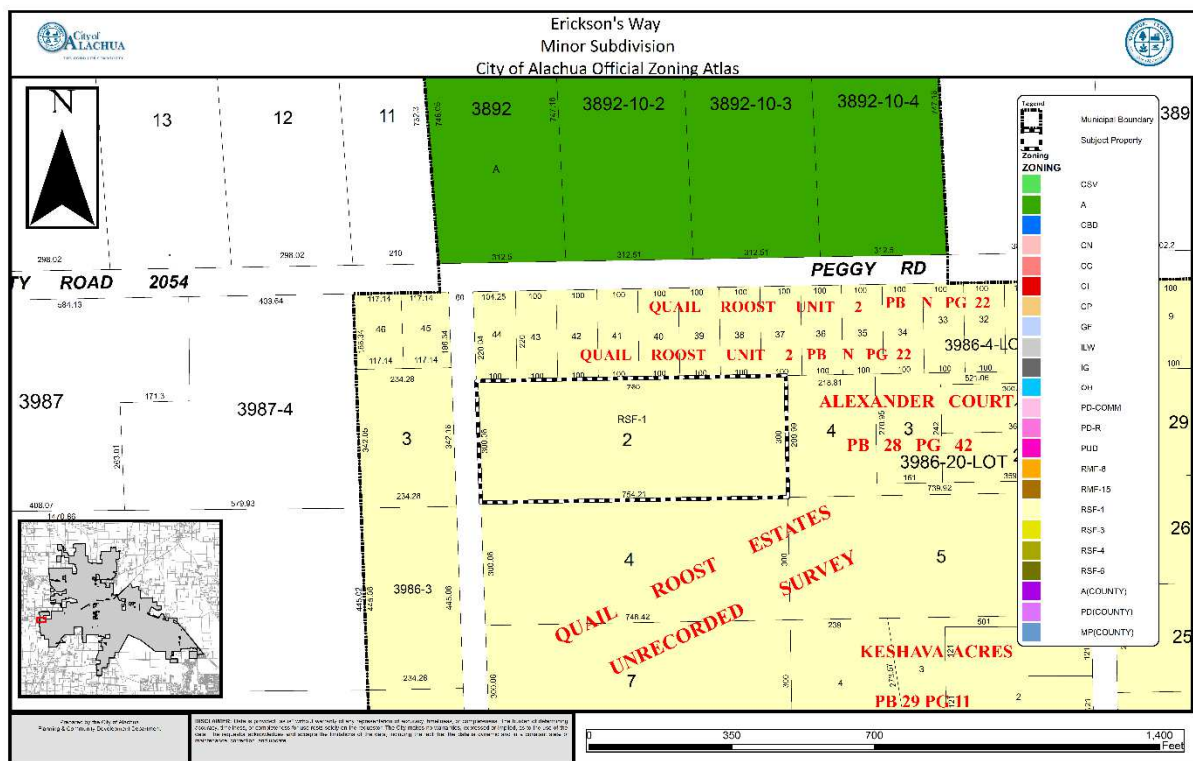
Map 1. Vicinity Map



Staff Report: Final Plat: Erickson's Way Minor Subdivision (2018)



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4(C) of the City's LDRs, a neighborhood meeting is optional for a minor subdivision final plat. As such, a neighborhood meeting was held note held for this application.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre)

The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The maximum density permitted by the Moderate Density Residential is four (4) units per acre. The proposed development is consistent with the density limitations established within Policy 1.2.a.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis are provided separately in this report. Best available data indicates that the development will provide adequate protection of environmental features and the requirements of the City of Alachua Comprehensive Plan and LDRs.

Objective 5.2: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Analysis of Consistency with Objective 5.2: The proposed subdivision is not currently within the City's potable water and sanitary sewer service areas, and therefore, any future residential development on the proposed lots will be served by well and septic unless the lots come within the City's potable water and sanitary service areas in the future.

Transportation Element

Objective 1.1: Level of Service

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

Analysis of Consistency with Objective 1.1: An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would provide additional housing opportunities within the City, supporting Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for recreational facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The proposed subdivision is not currently within the City's potable water and sanitary sewer service areas, and therefore, any future residential development on the proposed lots will be served by well and septic unless the lots come within the City's potable water and sanitary service areas in the future.

Policy 2.1.a:

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standard for solid waste facilities.

Policy 4.1.b:

The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The proposed subdivision is not currently within the City's potable water and sanitary sewer service areas, and therefore, any future residential development on the proposed lots will be served by well and septic unless the lots come within the City's potable water and sanitary service areas in the future.

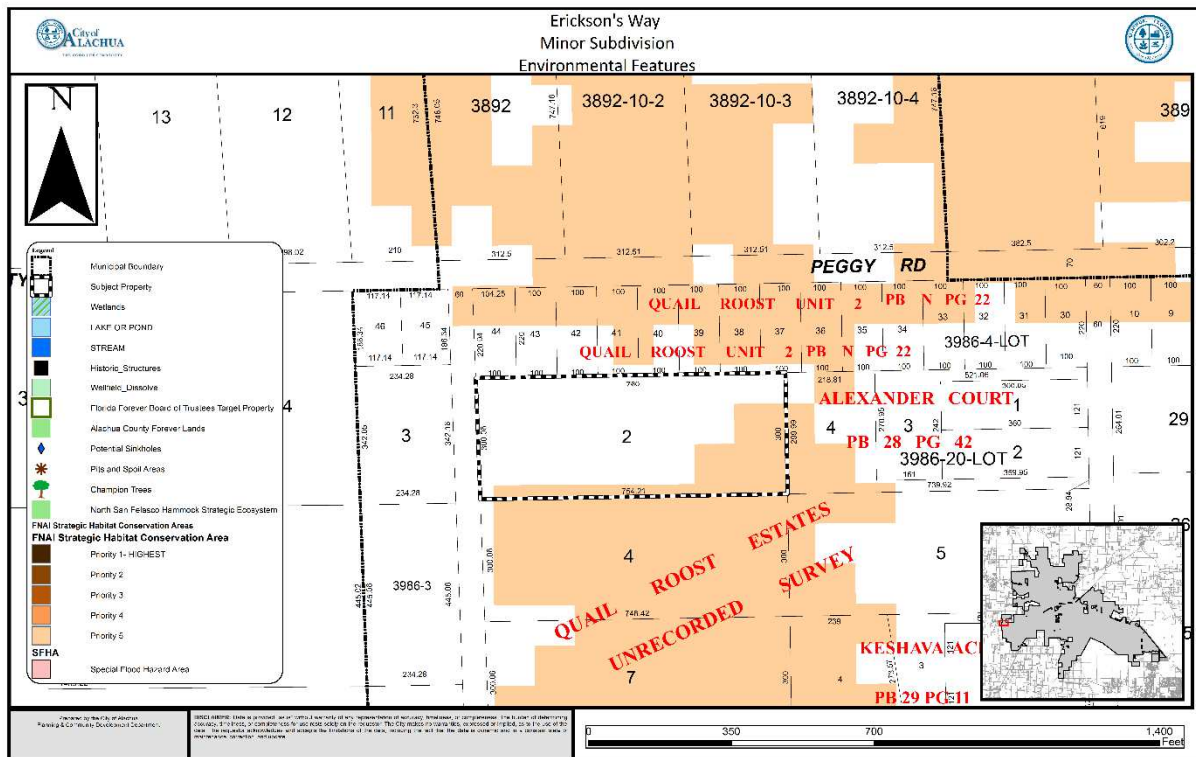
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data from the Suwannee River Water Management District, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 4. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contains lands identified as "Priority 5" in the PNA data layer. The subject property is located proximate to predominately single family residential development on large lots and low intensity agricultural production (grazing lands and silviculture operations). While Priority 5 of the FNAI PNA data layer indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when

thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Evaluation: The soils present on the subject property only pose slight limitations for dwellings. New homes constructed on the subject property will be subject to the Florida Building Code, including those portions pertaining to soil testing (R401.4).

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: Best available data indicates that there are no features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City’s Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City’s Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City’s Historic Overlay District, as established by Section 3.7 of the City’s Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(F)(3) of the City’s Land Development Regulations (LDRs) establishes the standards with which all minor subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application’s compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) Minor subdivision standards. A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards. In addition, the application has been reviewed for compliance with other applicable sections on the City’s LDRs, including but not limited to Article 3, Zone Districts, and Article 5, Density, Intensity, and Dimensional Standards, and is found to be in compliance with the applicable provisions contained therein.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the new impacts generated by the development. Proposed impacts are based upon the proposed net increase in development potential, consisting of 3 additional single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
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NA	CR 2054 West	2/U	County Maintained Arterial	Rural	LOS D
<p>1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.</p> <p>2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].</p> <p>3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</p>					

Table 3. Potential Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Single-Family Detached Housing (ITE Code 210)	29 (14/15)	2 (1/1)	3 (1/2)
<p>1 Source: ITE Trip Generation, 9th Edition.</p> <p>2 Formulas: AADT – 9.52 trips per dwelling x 3 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 3 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 3 dwellings (64% entering/36% exiting.)</p>			

Table 4. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 2054 West (West of SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	14,580
Existing Traffic ³	1,686
Reserved Trips ⁴	1,338
Available Capacity ⁴	11,556
Increase in Daily Trips Generated by Development ⁵	29
Residual Capacity Post-Approval⁶	11,527
Traffic System Category	CR 2054 West (West of SR 235) ¹
PM Peak Trips	
Maximum Service Volume ²	1,314
Existing Traffic ³	160
Reserved Trips ⁴	133
Available Capacity ⁴	1,021
Increase in PM Peak Hour Trips Generated by Development ⁵	2
Residual Capacity Post-Approval⁶	1,019
<p>1. Roadway segments number showing parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</p> <p>2. Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.</p> <p>3. Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II. August 2016.</p> <p>4. Source: City of Alachua March 2018 Development Monitoring Report</p> <p>5. The application is for a Final Development Order. Facility capacity and concurrency will be reserved if the Final Plat is approved by the City Commission.</p>	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,301,000
Reserved Capacity ²	61,382
Available Capacity	937,618
Potential Demand Generated by Development ³	0
Residual Capacity	937,618
Percentage of Permitted Design Capacity Utilized	59.23%
<i>Sources:</i> ¹ City of Alachua Public Services Department, May 2017 ² City of Alachua March 2018 Development Monitoring Report ³ City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day (Project will not connect to potable water system, therefore no impact)	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity ²	57,094
Available Capacity	788,606
Potential Demand Generated by Development ³	0
Residual Capacity	788,906
Percentage of Permitted Design Capacity Utilized	47.41%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2017 ² City of Alachua March 2018 Development Monitoring Report ³ City of Alachua Comprehensive Plan Wastewater Level of Service of 250 gallons/du/ day (Project will not connect to sanitary sewer system, therefore, no impact)	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of sanitary sewer facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	5,287.39	964.95
Potential Demand Generated by Development ³	30.02	5.48
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: <div><div>1</div><div>University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per person per year.)</div></div> <div><div>2</div><div>City of Alachua March 2018 Development Monitoring Report.</div></div> <div><div>3</div><div>Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 3 dwellings x 2.5 persons per dwelling x 0.73 tons per person per year.</div></div> <div><div>4</div><div>New River Solid Waste Facility, May 2017.</div></div>		

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.60
Potential Demand Generated by Development ³	0.02
Residual Recreational Capacity After Impacts	67.35
Sources: ¹ City of Alachua March 2018 Development Monitoring Report ² Bureau of Economic & Business Research, University of Florida, <i>Estimates of Population by County and City in Florida (2017)</i> ; Policy 1.2.b, Recreation Element Formula: 9,936 persons / (5 acres / 1,000 persons) US Census Bureau; Policy 1.2.b, Recreation Element ³ (Formula: 2.6 persons per dwelling x 3 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres

Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	28.88%
¹ Source: City of Alachua March 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.02 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Public School Facilities Impacts

An analysis of the impacts to public schools facilities resulting from the proposed development has been provided by the applicant. The analysis provided is based upon the adopted Interlocal Agreement between the City of Alachua and the School Board of Alachua County (SBAC) and the Public School Facilities Element (PSFE). The analysis is based upon the anticipated density and type of development. The City has requested written documentation from SBAC indicating whether or not adequate school capacity exists for each level of school, based upon the standards established within the Interlocal Agreement. Should SBAC indicate that the proposed development would adversely impact public school facilities, the Interlocal Agreement requires SBAC to identify methods by which such deficiencies may be remedied.

EXHIBIT “A”
TO
EDA ENGINEERS – SURVEYORS – PLANNERS, INC.’S APPLICATION
ON BEHALF OF BRIAN AND HEATHER RUSSELL
FOR A
MINOR SUBDIVISION FINAL PLAT APPLICATION
ERICKSON’S WAY MINOR SUBDIVISION
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of any development.
2. The subdivider shall file an approved plat with the Alachua County Clerk of Court for recording within 30 (thirty) days after the date of approval by the City Commission and prior to the recording of any individual deeds for any subdivided lots, or this minor subdivision approval shall be null and void. The subdivider is responsible for all costs associated with recording this subdivision.
3. The applicant agrees that Conditions 1 and 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 and 2 as stated herein.

**EXHIBIT “B”
TO
EDA ENGINEERS – SURVEYORS – PLANNERS, INC.’S APPLICATION
ON BEHALF OF BRIAN AND HEATHER RUSSELL
FOR A
MINOR SUBDIVISION FINAL PLAT APPLICATION
ERICKSON’S WAY MINOR SUBDIVISION
STAFF REPORT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**