

July 30, 2018

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

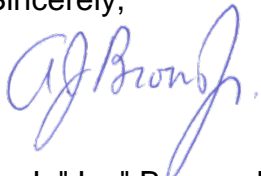
Re: Turkey Creek - Unit 1 Lot 71 Replat - Survey Review

Dear Mr. Hall:

As you requested, we have reviewed the updated Record Plat drawing prepared by CHW and dated 7-24-18 to determine if our 7-19-18 review comments were adequately addressed. We find the updated plat has addressed all of our 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.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 26, 2018

Also sent by electronic mail to rickb@chw-inc.com

Mr Richard A Berry, P.S.M.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing Scheduled for Replat of Turkey Creek Unit 1, Lot 71 (Elwood Construction Company, Inc.) - Final Plat Application

Dear Mr. Berry:

On July 24, 2018 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that the applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 14, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday July 31, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 19, 2018

Also sent by electronic mail to rickb@chw-inc.com

Mr Richard A Berry, P.S.M.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team Comments for Replat of Turkey Creek Unit 1, Lot 71 (Elwood Construction Company, Inc.) – Final Plat Application

Dear Mr. Berry:

On July 17, 2018, the City of Alachua received your revised application for a Minor Subdivision, which proposes to replat a ±.49 acre subject property (Parcel No. 05900-005-071) to modify the front setback from 40' to 32' and the rear setback from 25' to 33'.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, August 6, 2018. A digital version of the complete revised application may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. As previously noted, Staff has determined that additional outside technical review was required. These comments have been included with this letter.

Please address the following insufficiencies:

1. Outstanding Completeness Review Comments

Completeness Review Comment Number 3. Environmental Resource Permit or letter of exemption. Provided ERP number does not appear to include the submitted application (Replat of Turkey Creek Unit 1, Lot 71). Please provide a Letter of Exemption from the Suwannee River Water Management District.

Submitted letter does not appear to cover area that Lot 71 of Unit 1 is located in. Provided letter is dated March 23, 2004, and it is possible that the Suwannee River Water Management District regulatory scheme has changed since they have recently reviewed plats submitted to them for compliance or exemption from their regulations. The applicant must provide an updated letter indicating that the Water Management District does not review replatting of existing lots, a letter of exemption, or evidence that a permit has been applied for. I have attached a letter previously accepted by the City for a replat of an existing lot.

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

The applicant must address comments provided by Jay Brown, PE of JBrown Professional Group in a letter received by the City on July 19, 2018 and attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 19, 2016

Paul Elkins

6207 NW 164th Street
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-228236-1, Replat of Lot 18 of Pilot Forest, Alachua County

Dear Mr. Elkins:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before August 19, 2016. It has been determined that the proposed activity, which consists of the adjustment of a property setback line on a single-family residence lot, follows Chapter 62-330.051(13)(b)(2), Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

VACANT
At Large

NOAH VALENSTEIN
Executive Director

- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

If you have any questions, please contact the Permitting Department at 386.362.1001, or you may contact me directly at 386.647.3127.

Sincerely,

Brian Brooker

Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Stacy Hall, George F. Young, Inc.

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

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Executive Director

July 19, 2018

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

Re: Turkey Creek - Unit 1 Lot 71 Replat - Survey Review

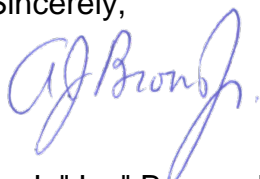
Dear Mr. Hall:

As you requested, our surveyors have reviewed the record plat drawing prepared by CHW, dated 7-3-18. We have found the plat document to be complete and acceptable and provide the following minor comments:

1. The legend includes an abbreviation for PG / Official Records, which should be corrected.
2. Create a signature line for the attest signature of the City Commission Approval.
3. Recommend tying Lot 71 to an adjacent property boundary by bearing & distance.
4. The front setback reduction is understood due to the foundation encroachment, but why is the rear setback being increased to 33 feet with the replat? Per the boundary survey and original plat, the existing rear setback is allowed to be 25 ft.

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.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 9, 2018

Also sent by electronic mail to rickb@chw-inc.com

Mr Richard A Berry, P.S.M.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Replat of Turkey Creek Unit 1, Lot 71 (Elwood Construction Company, Inc.) – Final Plat Application

Dear Mr. Berry:

On July 5, 2018, the City of Alachua received your application for a Minor Subdivision, which proposes to replat a ±.49 acre subject property (Parcel No. 05900-005-071) to modify the front setback from 40' to 32' and the rear setback from 25' to 33'.

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 the receipt of the following materials by **Tuesday, July 17, 2018**:

1. Signed Letter of Title Opinion.
2. Comprehensive Plan Analysis: Please review and provide an analysis of the application's consistency with the following Policies of the City's Comprehensive Plan.
 - a. Policy 1.2.b, Future Land Use Element.
 - b. Policy 2.5.a, Future Land Use Element.
 - c. Policy 1.2.a, Community Facilities and Natural Groundwater Aquifer Recharge Element.
 - d. Policy 4.1.b, Community Facilities and Natural Groundwater Aquifer Recharge Element.
3. Environmental Resource Permit or letter of exemption. Provided ERP number does not appear to include the submitted application (Replat of Turkey Creek Unit 1, Lot 71). Please provide a Letter of Exemption from the Suwannee River Water Management District.
4. Updated plans showing names of surrounding property owners, acreages, and subdivisions.
5. Copy of applicable covenants and restrictions for Turkey Creek Unit 1.
6. Completed Public School Generation Form (attached).
7. Two sets of mailing labels for all property owners within 400' of the subject property and those registered to receive notices.
8. Sheet with legal description **and** parcel number.
9. Proof of ownership (deed).

In order for your application to be considered compete, please revise and resubmit your application by no later than **Tuesday, July 17, 2018**. Please note, the comments above are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

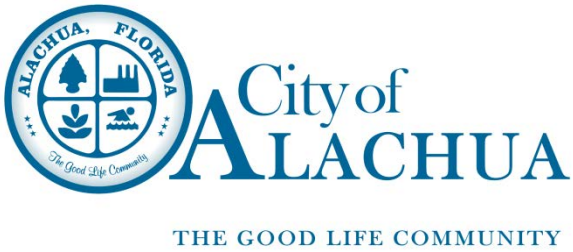
If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



FOR PLANNING USE ONLY	
Case #:	_____
Application Fee: \$	_____
Filing Date:	_____
Acceptance Date:	_____
Review Type:	Admin

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

A. APPLICANT

- Applicant's Status (check one):
 - Owner (title holder)
 - Agent
 - Name of Applicant(s) or Contact Person(s): _____ Title: _____
 Company (if applicable): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: _____ FAX: _____ e-mail: _____
 - If the applicant is agent for the property owner*:
 - Name of Owner (title holder): _____
 - Mailing Address: _____
 - City: _____ State: _____ ZIP: _____
- * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: _____
- Address of Subject Property: _____
- Parcel ID Number(s): _____
- Section _____ Township _____ Range _____ Grant _____ Acreage: _____
- Existing Use of Property: _____
- Future Land Use Map Designation: _____
- Zoning Designation: _____
- Development Data (check all that apply):
 - Single Family Residential Number of Units _____
 - Multi-Family Residential Number of Units _____
 - Exempt (see exempt developments on page 2)
- Review Type:

<p><i>Preliminary Development Order</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Comprehensive Plan Amendment <ul style="list-style-type: none"> <input type="checkbox"/> Large Scale <input type="checkbox"/> Small Scale <input type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning) <input type="checkbox"/> <u>Revised</u> 	<p><i>Final Development Order</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Plan
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------
- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
 Elementary: _____
 Middle: _____
 High: _____

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

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

Student Generation Calculations: Single Family Residential Development

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

Student Generation Calculations: Multi-Family Residential Development

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

* *Student generation multipliers may be obtained from SBAC at:*
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
 ** *Round to the nearest whole number*

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

 Signature of Applicant

 Signature of Co-applicant

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of _____ County of _____

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

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

NOTARY SEAL

 Signature of Notary Public, State of _____

Certification

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

Approved based upon the following findings:

Elementary SCSSA: _____

- Capacity Available
- Capacity Available in 3 years
- Capacity Available in Adjacent SCSSA

Middle SCSSA: _____

- Capacity Available
- Capacity Available in 3 years
- Capacity Available in Adjacent SCSSA

High SCSSA: _____

- Capacity Available
- Capacity Available in 3 years
- Capacity Available in Adjacent SCSSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Denied for reasons stated: _____

Local Government Certification

Approved by: _____

Date: _____

School Board Staff Certification

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

Date: _____



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 12, 2018

Justin Mowitz, Esq.
Mowitz Law Title, LLC
5341 SW 91st Terrace
Suite A
Gainesville, FL 32608

RE: LDR Administrator Interpretation of Section 2.4.2 (d)(8), City of Alachua LDRs & Minor Deviation Determination for Encroachment into Setback for Lot 71, Unit 1, Turkey Creek Unit 1 (Elwood Construction, Inc.)

Dear Mr. Mowitz,

On June 6, 2018, the City of Alachua Planning & Community Development Department received your application for an interpretation of the Land Development Regulations (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. Your application requests an interpretation of whether the encroachment of a single family residence 8' into the 40' setback as recorded on the Plat (Plat Book J-2) and in the PUD Zoning Ordinance (Ordinance No. O-03-09) constitutes a Minor Deviation to the PD Master Plan and/or PD Agreement as defined in Section 2.4.3 (d)(8) of the City of Alachua Land Development Regulations (LDRs). The property subject to this interpretation is located at 11094 NW Palmetto Boulevard (Parcel No. 05900-005-071).

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter shall serve as the interpretation by the LDR Administrator for your request.

Section 2.4.2 (d)(8) addresses Minor Deviations to PD Master Plans and/or agreements:

(8) Minor deviations. A minor deviation to a PD Master Plan and/or PD agreement shall not be considered as an amendment, and shall be approved by the LDR Administrator. The minor deviation shall comply with the standards of these LDRs. A minor deviation shall be limited to technical considerations which could not reasonably be anticipated during the approval process or any other change which has no material effect on the character of the approved PD development or any of its approved terms or conditions. The following shall constitute minor deviations:

- (a) *Driveway relocations.* Driveway relocations.
- (b) *Structure floor plan revisions.* Structure floor plan revisions.
- (c) *Facility design modifications.* Facility design modifications for amenities and the like.

Changes that materially affect the basic concept of the PD Master Plan are not considered minor deviations, and shall only be changed as amendments to the PD Master Plan and/or the PD agreement (Subsection 2.4.3(D)(9) of this section).

The building setback lines for Lot 71, Turkey Creek Unit 1, Plat Book J-2 are established by both the original approved plat (approved February 24, 1977) and by the PUD Zoning Ordinance, as amended through Ordinance No. O-03-09 (approved January 27, 2003). A permit for the construction of a single family residence was issued to Elwood Construction, Inc. on February 13, 2018 (Permit No. P01-18-5901). On or about May 21, 2018, Mr. Ken Elwood, of Elwood Construction Inc. contacted the Department of Planning and Community Development to advise that the residence currently under construction had been built within the 40' setback. As a part of the Building Permit approval process, the applicant provided a site sketch showing the proposed location of the structure on the lot. This site sketch showed the house was to be constructed 45' from the front property line.

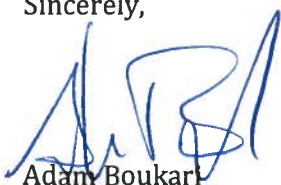
This interpretation considers and is based upon the narrative provided with the application. Based upon this narrative, it has been determined that the encroachment of the single-family residence 8' into the required 40' setback constitutes a Minor Deviation and can be approved by the Land Development Regulations Administrator.

The proposed Minor Deviation from the PD Master Plan and/or Agreement is approved based upon the following and subject to conditions:

1. The proposed change has no material effect on the character of the Turkey Creek PUD.
2. The structure under construction is a single-family detached residential dwelling similar in use, size, and form as other buildings in the immediate vicinity.
3. The detached single-family dwelling is setback 32' from front building line, which is compatible with the contextual setbacks of the immediate vicinity.
4. Prior to scheduling of final inspection for Building Permit No. P01-18-5901, an application for a Minor Subdivision must be submitted to the City to address the encroachment into the setback lines as shown on the plat. As part of this re-plat, the proposed rear setback should be increased by the same amount as the encroachment distance (8') to maintain a similar buildable area as is existing.
5. The applicant and property owner acknowledge that this approval for Minor Deviation and any proposed replat does not relieve the property owner from the potential need to obtain any necessary approval by the Turkey Creek Master Owners Association.

This approval of a Minor Deviation from the PD Master Plan and/or Agreement does not address any violations or potential violations of private covenants or deed restrictions nor does this approval address any encroachment into the building setback lines as established by the approved Plat. A minor subdivision is required to address this issue, and must be applied for prior to the scheduling of a final inspection related to the issued Building Permit (No. P01-18-5901). If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,



Adam Boukari
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner
File