



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

January 8, 2019

<b>SUBJECT:</b>	A request for consideration of a Preliminary Plat and Final PD Plan, which proposes the subdivision of the subject property into a total of 126 lots, with associated common areas and right-of-way
<b>AGENT:</b>	Eric Warren, P.E., Poulos & Bennett, LLC
<b>APPLICANT/ PROPERTY OWNER:</b>	M3 Alachua, LLC
<b>PARCEL ID NUMBER(S):</b>	03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006
<b>FLUM DESIGNATION:</b>	Moderate Density Residential
<b>ZONING:</b>	Planned Development – Residential (PD-R)
<b>OVERLAY:</b>	N/A
<b>ACREAGE:</b>	±35.82 acres
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board transmit the Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission with a recommendation to approve, subject to the three (3) conditions provided in Exhibit “A” an located on page 21 of the January 8, 2019 Staff Report to the Planning & Zoning Board.
<b>RECOMMENDED MOTION:</b>	<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 Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit “A” an located on page 21 of the January 8, 2019 Staff Report to the Planning &amp; Zoning Board.</i>

## SUMMARY & BACKGROUND

This application is a request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant and property owner, for consideration of a Preliminary Plat and Final PD Plan for the Alachua West PD-R. The Alachua West project subdivision proposes to subdivide the subject property into a total of 126 lots, with associated common areas and right-of-way.

The Alachua West PD-R is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

In 2017, the applicant and property owner submitted applications to amend the Future Land Use Map (FLUM) Designation from Medium Density Residential (4 – 8 dwelling units per acre) to Moderate Density Residential (0 – 4 dwelling units per acre), and to amend the zoning of the property from Residential Multiple Family – 8 (RMF-8) (a maximum of 8 dwelling units per acre) to Planned Development – Residential (PD-R). The former FLUM Designation and zoning would have permitted a maximum of 286 dwelling units on the property; the current FLUM Designation and zoning permit a maximum of 143 dwelling units.

The PD Master Plan, approved as part of the PD-R zoning in 2017, establishes the framework for the site. Residential areas will be primarily located in the central, western, and northern portions of the site, with common area, open space, and stormwater management facilities located in the central/southeastern portion of the site. Access to the proposed development would be provided by a single ingress/egress connection to NW 173<sup>rd</sup> Street in the central portion of the site. An emergency ingress/egress connection to NW 173<sup>rd</sup> Street would be provided in the northeastern portion of the site for Phase 1, which would be replaced by an emergency ingress/egress in the southeastern portion of the site upon construction of Phase 2. The proposed development would provide for a future connection to vacant lands to the west of the subject property. See Figures 1 and 2 below.

The development is comprised of three (3) phases: Phase 1 (50 units); Phase 2 (50 units); and Phase 3 (26 units). Phase 1 will include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and will be required to commence construction within one (1) year of the approval of Construction Plans. Phase 2 will be required to commence construction within three (3) years of the approval of Construction Plans, and Phase 3 will be required to commence construction within five (5) years of the approval of Construction Plans.

Development within the Alachua West PD-R will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to a stormwater management facility constructed in the southeastern portion of the subject property. An analysis of the development's impact on public facilities is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

Figure 1. Alachua West PD-R PD Master Plan (Sheet 2.00)

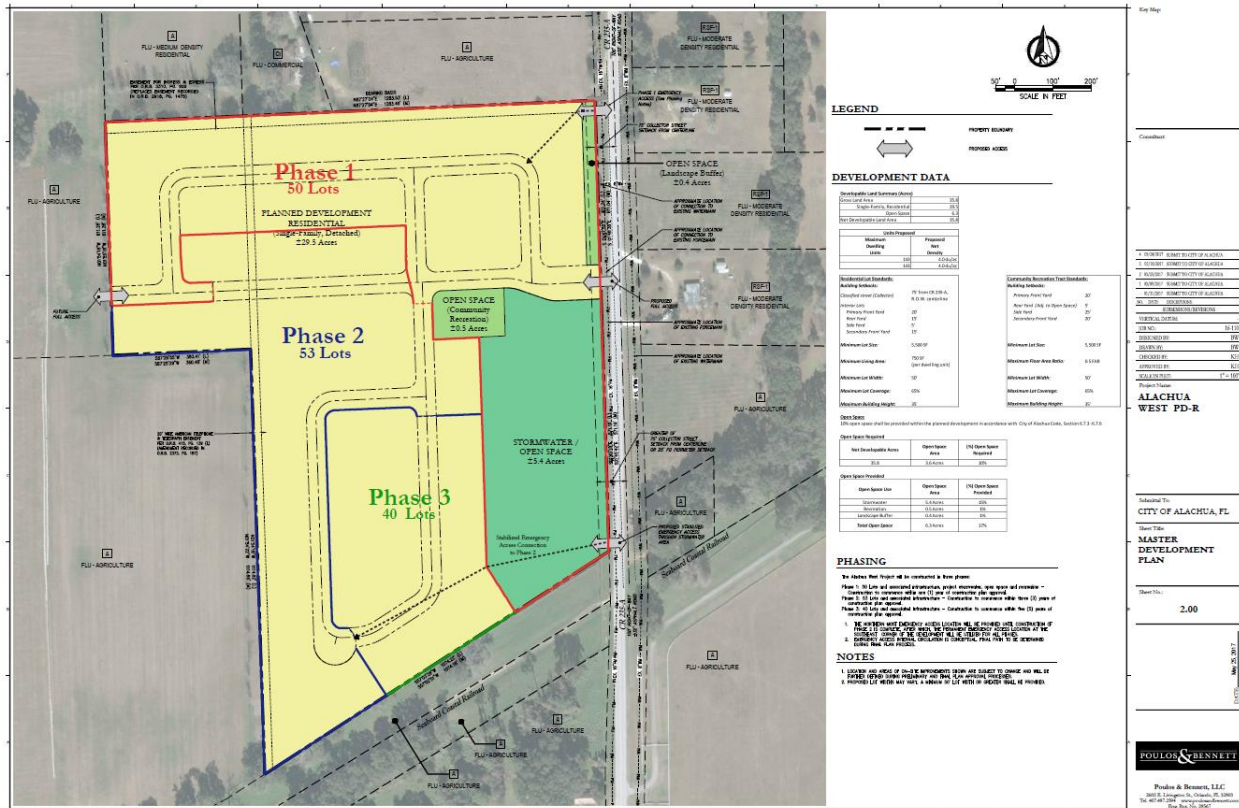
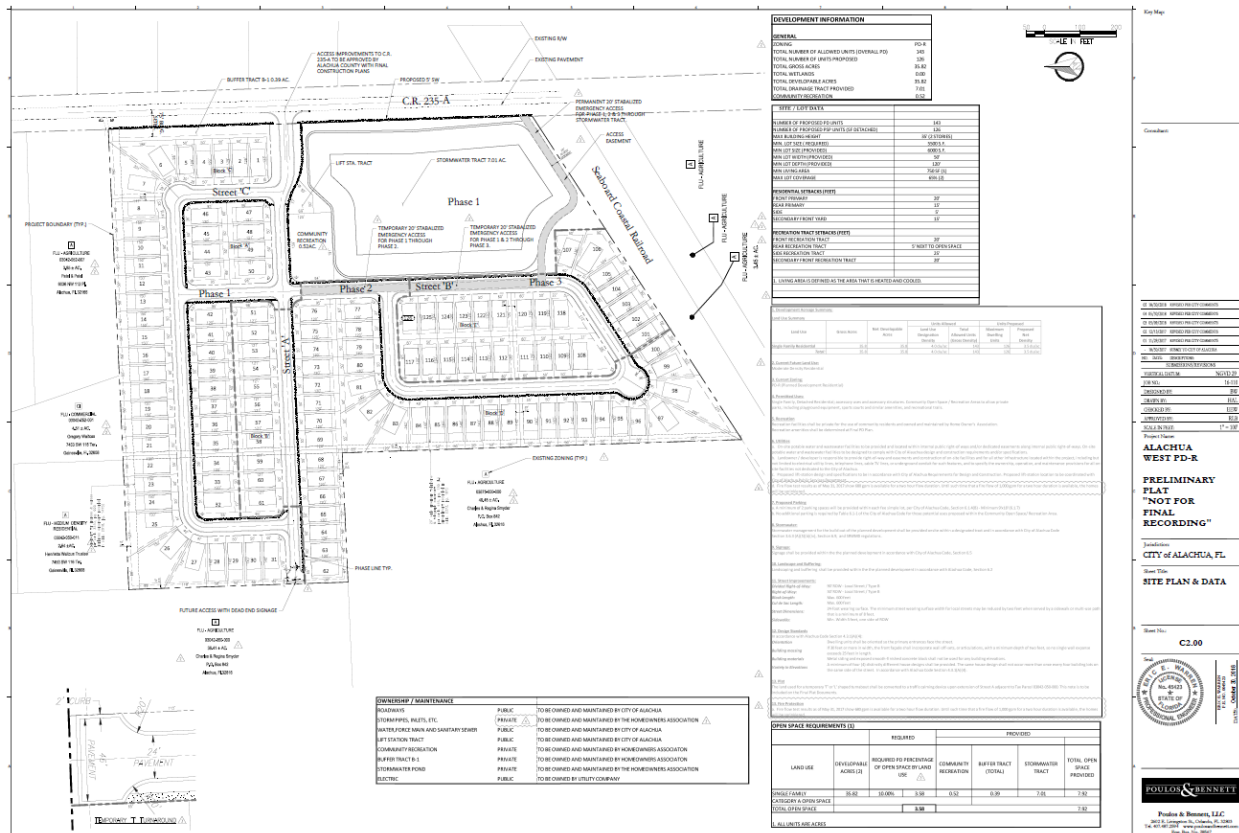


Figure 2. Alachua West PD-R Preliminary Plat & Final PD Plan (Sheet 2.00)





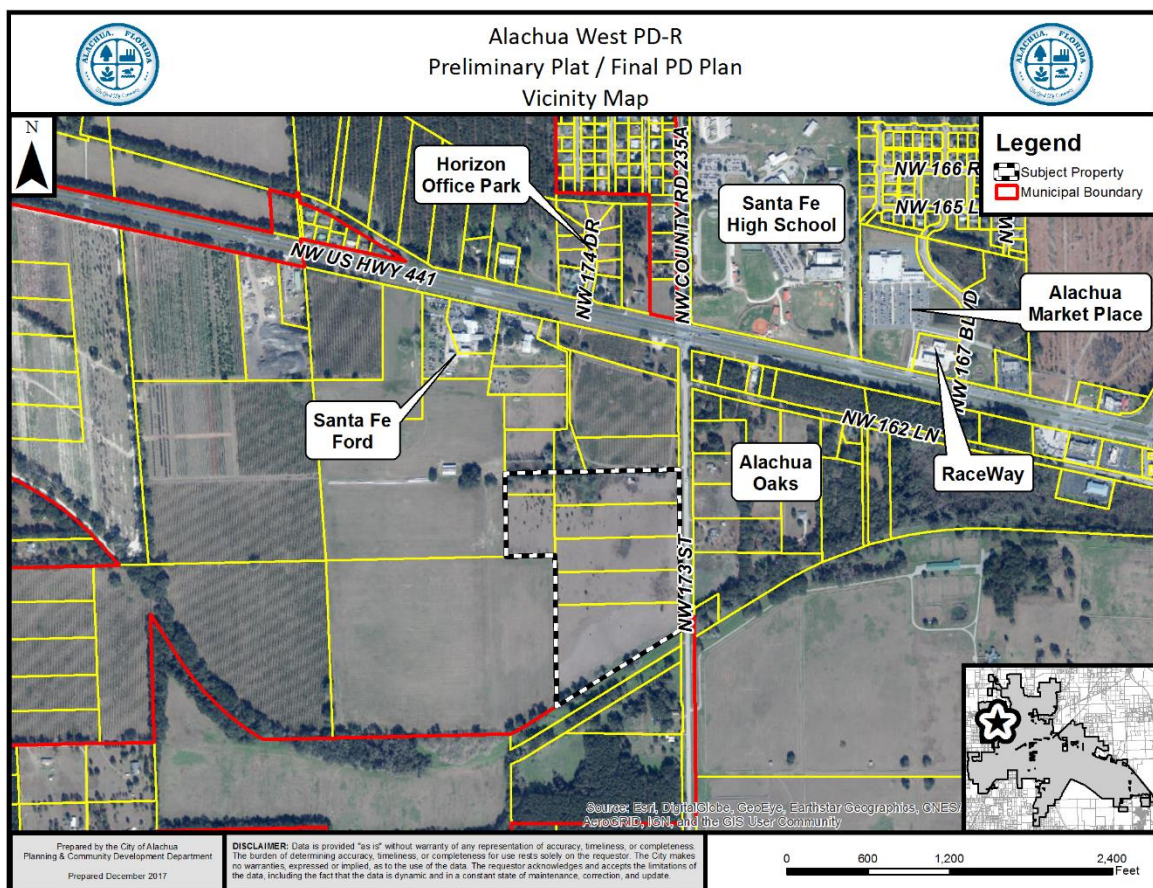
## SURROUNDING USES

The subject property is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 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.*

**Map 1. Vicinity Map**



**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Agriculture; Commercial; Medium Density Residential	Agriculture (A); Commercial Intensive (CI)
South	Vacant Lands; Single Family Residence	Rural/Agriculture (County)	Agricultural (County)
West	Vacant Lands	Agriculture	Agriculture (A)
East	Vacant Lands; Single Family Residences	Agriculture; Moderate Density Residential	Agriculture (A); Residential Single Family – 1 (RSF-1)

## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on November 28, 2017, at the Alachua County Library District – Alachua Branch. The applicant’s agent was present and available to answer questions. As evidenced by materials submitted by the applicant, there were no members of the public who attended the meeting.

## 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 Alachua West PD-R property has a FLUM Designation of Moderate Density Residential, which permits single family detached units at a density of 0 – 4 units per acre. The Preliminary Plat and Final PD Plan proposes 126 lots for the project, which represents a density of 3.52 dwellings per acre, within the range permitted by the Moderate Density Residential FLUM Designation.

**GOAL 2: Innovative Design Standards:** The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

**Objective 2.1: Planned Development (PD) Standards**

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

**Policy 2.1.a: Residential Planned Developments (PD):** The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

***Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a:*** This property is zoned PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element.

- 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.
- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

***Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e:*** As a part of the application materials for the Alachua West PD-R rezoning application, which was approved in 2017, the applicant has provided an environmental assessment of the site,



entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. This report has also been included in the application materials for the Preliminary Plat / Final PD Plan.

The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. The PD requires that, prior to any construction activity occurring on site, the applicant confirm if any protected species exist on site and, if a protected species is found on site, to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

An environmental conditions and site suitability analysis is provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

***Analysis of Consistency with Objective 5.2:*** The subject property is located within the City’s potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua’s potable water and wastewater system.

**GOAL 9: Water and Wastewater Service:**

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua’s potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua’s potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the



Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

***Analysis of Consistency with Goal 9 and Policy 9.2:*** The subject property is within the potable water and wastewater service area. The development will be required to connect to the potable water and wastewater systems.

### **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 support additional housing within the City, thereby furthering 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 is provided within this report.

### **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 the impacts to transportation facilities is provided within this report.

### **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:

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial

development and the gravity wastewater system, wastewater pumping station, or force main 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 subject property is located within the wastewater service area, and the development will be required to connect to the wastewater system.

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 has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing potential impacts to 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:

1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development 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 subject property is located within the potable water service area, and the development will be required to connect to the potable water system.

## **Conservation and Open Space Element**

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships,

stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

***Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:*** As a part of the application materials for the Alachua West PD-R rezoning application, which was approved in 2017, the applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. This report has also been included in the application materials for the Preliminary Plat / Final PD Plan.

The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

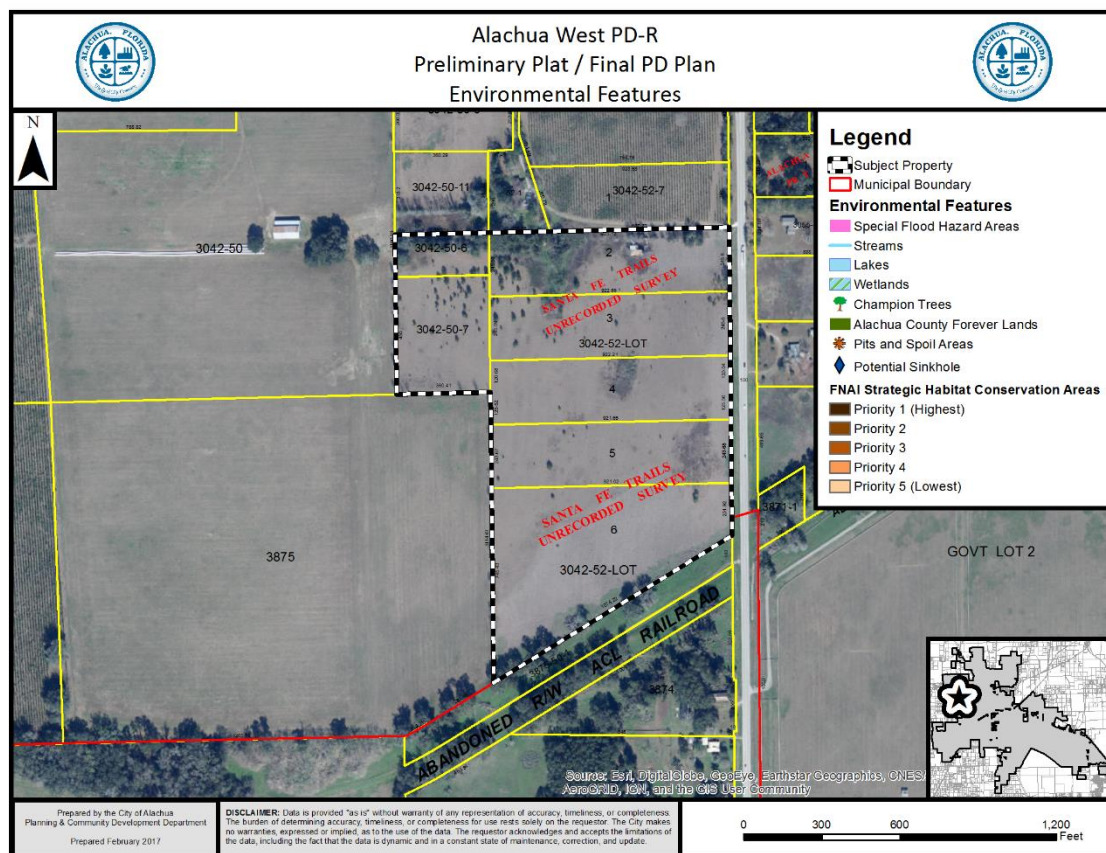
With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

With the exception of the preceding, there are no other concerns pertaining to natural resources. The PD requires that, prior to any construction activity occurring on site, the applicant confirm if any protected species exist on site and, if a protected species is found on site, to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

An environmental conditions and site suitability analysis is provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

**Map 4. Environmental Features**



### Wetlands

According to best available data, 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.



## **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 not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

## **Regulated Plant & Animal Species**

As a part of the application materials for the Alachua West PD-R rezoning application, which was approved in 2017, the applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. This report has also been included in the application materials for the Preliminary Plat / Final PD Plan.

The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit “A” to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

**Evaluation:** With the exception of the preceding, there are no other concerns pertaining to natural resources. The PD requires that, prior to any construction activity occurring on site, the applicant confirm if any protected species exist on site and, if a protected species is found on site, to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

## **Soil Survey**

Each soil type found on the subject property is identified below. 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 are four (4) soil types found on the subject property:

*Arredondo Fine Sand (0-5% slopes)*

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

*Arredondo Fine Sand (5% – 8% 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 local roads and moderate limitations for small commercial buildings.

*Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Norfolk Loamy Fine Sand (5-8% slopes)*

Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

**Evaluation:** The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

## **Flood Potential**

Panels 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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.

**Evaluation:** The subject property is designated as within a Medium-High Aquifer Recharge Area as identified on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge (HARC) Map. Best available data indicates that no sinkholes or known indicators of sinkhole activity are known to exist on the subject property.

### **Wellfield Protection Zone**

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

### **Historic Structures and Markers**

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

## **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(2)(e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

*2.4.10(G)(2)(e) Subdivision preliminary plat standards.* A subdivision preliminary plat shall be approved upon a finding 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, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

Additionally, the subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate. In this instance, the proposed development requires preliminary plat review/approval. The application has been reviewed for compliance with the standards of Section 2.4.3(E)(1.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

*Final PD plan.*

- (1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

**Evaluation & Findings:** The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved by the City Commission on 2017. The applicant has submitted the appropriate application type within the specified time frame in order to meet the requirement of this section.

- (2) *Standards.* In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

**Evaluation & Findings:** The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

## **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 development, consisting of 126 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.*** Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order



## Transportation Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.  
<sup>2</sup> For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].  
<sup>3</sup> 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.

**Table 3. Potential Trip Generation**

Land Use <sup>1</sup>	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
Single-Family Detached Housing (ITE Code 210)	1,189 (594 / 595)	96 (25 / 71)	126 (81 / 45)

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formulas: AADT – 9.44 trips per dwelling x 126 dwellings (50% entering/50% exiting); AM Peak Hour – 0.76 trips per dwelling x 126 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 126 dwellings (64% entering/36% exiting.)

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	CR 235A South (CR 235A South of US 441) <sup>1</sup>	Segment 5 US Highway 441 (from SR 235 to North City Limits)) <sup>1</sup>
Average Annual Daily Trips		
Maximum Service Volume <sup>2</sup>	15,120	39,000
Existing Traffic <sup>3</sup>	3,780	25,926
Reserved Trips <sup>4</sup>	233	3,192
Available Capacity <sup>4</sup>	11,107	9,882
Increase in Daily Trips Generated by Development <sup>5</sup>	126	951
<b>Residual Capacity<sup>6</sup></b>	<b>10,981</b>	<b>8,931</b>

<sup>1</sup> 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.  
<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.  
<sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).  
<sup>4</sup> Source: City of Alachua October 2018 Development Monitoring Report.  
<sup>5</sup> Trip Distribution: CR 235A S: 100%; Segment 5: 80%.  
<sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)**

Traffic System Category	CR 235A South (CR 235A South of US 441) <sup>1</sup>	Segment 5 US Highway 441 (from SR 235 to North City Limits)) <sup>1</sup>
PM Peak Trips		
Maximum Service Volume <sup>2</sup>	1,359	3,510
Existing Traffic <sup>3</sup>	359	2,463
Reserved Trips <sup>4</sup>	31	306
Available Capacity <sup>4</sup>	969	741
Increase in PM Peak Hour Trips Generated by Development	126	101
<b>Residual Capacity<sup>5</sup></b>	<b>843</b>	<b>640</b>
<sup>1</sup> 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. <sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). <sup>4</sup> Source: City of Alachua October 2018 Development Monitoring Report. <sup>5</sup> Trip Distribution: CR 235A S: 100%; Segment 5: 80%. <sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will <u>not</u> be reserved.		

**Evaluation:** The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of the roadway segments identified above. Concurrency and impacts to the transportation network will be reevaluated during Final Plat review.

## Potable Water Impacts

**Table 5. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,236,000
Reserved Capacity <sup>2</sup>	47,917
Available Capacity	1,016,083
Potential Demand Generated by Development <sup>3</sup>	34,650
<b>Residual Capacity</b>	<b>981,433</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>57.33%</b>
Sources: <sup>1</sup> City of Alachua Public Services Department, March 2018 <sup>2</sup> City of Alachua October 2018 Development Monitoring Report <sup>3</sup> City of Alachua Comprehensive Plan; (Formula: [275 gallons per day per dwelling unit x 126 dwelling units]).	

**Evaluation:** The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of potable water facilities. Concurrency and impacts to the potable water system will be reevaluated during Final Plat review.

## 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 <sup>1</sup>	687,000
Reserved Capacity <sup>2</sup>	43,889
Available Capacity	769,111
Potential Demand Generated by Development <sup>3</sup>	31,500
<b>Residual Capacity</b>	<b>737,611</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>50.83%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, March 2018 <sup>2</sup> City of Alachua October 2018 Development Monitoring Report <sup>3</sup> City of Alachua Comprehensive Plan; (Formula: [250 gallons per day per dwelling unit x 126 dwelling units]).	

**Evaluation:** The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of wastewater facilities. Concurrency and impacts to the wastewater system will be reevaluated during Site Plan review.

## Solid Waste Impacts

**Table 7. Solid Waste Impacts**

System Category	Pounds Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,744	7,253.28
Reserved Capacity <sup>2</sup>	4,371.79	797.85
Potential Demand Generated by Development <sup>3</sup>	1,193.67	217.99
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources:		
1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year.)		
2 City of Alachua October 2018 Development Monitoring Report.		
3 Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 126 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.		
4 New River Solid Waste Facility. April 2018.		

**Evaluation:** The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of solid waste facilities. Concurrency and impacts to the solid waste system will be reevaluated during Final Plat review.

## **Recreation Impacts**

**Table 8a. Recreational Impacts**

<b>System Category</b>	<b>Acreage</b>
Existing City of Alachua Recreation Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>2</sup>	49.68
Reserved Capacity <sup>1</sup>	0.62
Potential Demand Generated by Development <sup>3</sup>	1.49
<b>Residual Recreational Capacity After Impacts</b>	<b>37.74</b>
<i>Sources:</i> <sup>1</sup> City of Alachua October 2018 Development Monitoring Report. <sup>2</sup> University of Florida, Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 126 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 <sup>1</sup>	10.06 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.30 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.36 acres
Existing Improved Passive Park Space <sup>1</sup>	34.82 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>29.75%</b>
<sup>1</sup> Source: City of Alachua October 2018 Development Monitoring Report. <sup>2</sup> Formula: Recreation Demand Generated by Development (1.49 acres) x 20%. <sup>3</sup> 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 anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of recreation facilities. Concurrency and impacts to the recreation system will be reevaluated during Final Plat review.

## **Public School Facilities Impacts**

On December 11, 2017, the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed preliminary plat. This determination was issued in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that capacity is available within elementary, middle and high school facility to accommodate the development.

Upon submittal of a Final Plat, the development will be subject to a concurrency review of the availability of school capacity at the time of such review.



**EXHIBIT "A"**  
**TO**  
**ALACHUA WEST PD-R**  
**PRELIMINARY PLAT & FINAL PD PLAN**  
**STAFF REPORT**

**CONDITIONS:**

1. The applicant acknowledges and agrees that the project shall comply with the minimum fire flow requirements, as set forth in Chapter 633, Florida Statutes, the Florida Building Code, and as required by Section 3., #12., of Ordinance 17-10 of the City of Alachua.
2. The applicant agrees it shall provide an updated listed species and habitat survey to the City no less than 60 days prior to the commencement of construction on the property. The updated survey shall document if any listed species are observed on the property. If a listed species is observed on the property, the updated survey shall provide recommendations to address potential impacts to the listed species and shall identify any permitting requirements of any local, State, or Federal governmental agencies.
3. The that Conditions 1 – 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 – 3 as stated herein.

**EXHIBIT “B”**  
**ALACHUA WEST PD-R**  
**PRELIMINARY PLAT & FINAL PD PLAN**  
**STAFF REPORT**

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



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

December 12, 2018

*Also sent electronically to [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com)*

Eric Warren, P.E.  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Planning & Zoning Board (PZB) Public Hearing: Alachua West PD-R Preliminary Plat (Final PD Plan)

Dear Mr. Warren:

The City of Alachua has reviewed the revised application materials for the above referenced application, submitted on November 14, 2018, and finds that the materials address the Staff's review comments. As such, the application may now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and plans and a digital copy of all materials in PDF format on a CD *no less 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 **January 8, 2019** PZB meeting; therefore, the above referenced materials must be submitted to the City no later than **Wednesday, December 19, 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. 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

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

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**RE: Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Mon, Dec 10, 2018 03:03 PM

Justin,

The attached letter is sufficient for approval of the plan with the homes having fire sprinklers.

*Brian Green*

Alachua County Fire Rescue  
Life Safety / Investigative Branch  
Cell 352-494-3140  
Office 352-384-3103  
Fax 352-384-3157

**From:** Justin Tabor <jtabor@cityofalachua.org>  
**Sent:** Monday, December 10, 2018 8:33 AM  
**To:** Rodolfo Valladares <ro\_valladares@cityofalachua.org>; Brian Green <bgreen@AlachuaCounty.US>  
**Cc:** Kathy Winburn <kwinburn@cityofalachua.org>  
**Subject:** Fwd: Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations

Good Morning, Rodolfo & Brian,

Could you please respond to the request below at your earliest convenience?

Thanks in advance.

Sincerely,

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

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**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>  
**To:** "Rodolfo Valladares" <[ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org)>, "bgreen" <[bgreen@alachuacounty.us](mailto:bgreen@alachuacounty.us)>  
**Cc:** "kwinburn" <[kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)>  
**Sent:** Wednesday, November 28, 2018 1:23:36 PM  
**Subject:** Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations

Rodolfo, Brian,

The engineer for the Alachua West PD-R Preliminary Plat project (Poulos & Bennett) has resubmitted the application with a revised proposal to address needed fire flow. In May 2017, a fire flow assessment was performed near the project site

and showed 680 gpm to be available for a 2 hour duration (see attached memo).

The engineer proposes to utilize sprinkler systems in homes until such time that that flow exists to meet NFPA requirements without a sprinkler system. I have attached a letter, signed and sealed by the engineer, which provides the revised calculations. A note has also been added to Sheets C2.00 and C4.00 of the plans addressing the matter.

Please review and advise if you find the attached to be acceptable and to address fire flow requirements for the project. This is the only remaining issue to be addressed before the item can be scheduled for a public hearing. In order to meet notice requirements and deadlines for the next hearing date, **please respond no later than Thursday, December 6, at 5 PM.**

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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# POULOS & BENNETT

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

October 30, 2018

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

Subject: Revised Preliminary Plat & Application and Materials  
Alachua West PD-R (Final PD Plan)  
Poulos & Bennett Job No. 16-110



Dear Justin:

It is our understanding that the one outstanding comment for the Preliminary Plat was to address the fire flow requirements. We have discussed this issue with your Fire Marshal and Public Services Director and it is our understanding that they are in agreement that if the residential units are provided with sprinkler systems that the required fire flow will be 500 gpm and that this would be an acceptable solution at this time and until such time as an available fire flow of 1000 gpm is provided to the project. The preliminary Plat has been updated to include notes for this requirement on sheets C2.00 and C3.00.

Please find enclosed the following documents for your review:

**Attachments:**

- Application Package
- Plans
- CD of items

We trust this information is sufficient for approval. Please do not hesitate to contact me at [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com) or 407-487-2594 should you have any questions regarding this information.

Best regards,

Eric Warren, P.E.  
Poulos & Bennett, LLC

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**Re: [FWD: RE: [FWD: Alachua West]]**

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

Tue, Sep 11, 2018 04:27 PM

**Subject :** Re: [FWD: RE: [FWD: Alachua West]]

📎 5 attachments

**To :** dave <dave@m3development.com>**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Rodolfo Valladares <ro\_valladares@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.org>, Eric Warren <ewarren@poulosandbennett.com>, Marian Rush <marian@robertarushpa.com>

Mr. McDaniel,

Thank you for your email. For numerous reasons, the hold harmless suggestion is not feasible in this situation. However, Staff wishes to find an amicable solution that addresses your desire to begin construction activity as soon as possible, while also ensuring the concerns of the City regarding acceptable water pressure for the development to meet fire flow requirements are met. To accomplish this, Staff proposes the following:

- The recommended condition as sent on July 30 remains as previously presented;
- To meet the requirements of this condition, the project's Construction Plans would depict and demonstrate how the minimum fire flow requirements would be met without the planned City infrastructure [i.e., on-site water storage or tanks, increasing the minimum separation between structures, etc. (note this is not meant to be an exhaustive list of possible options, simply potential options your engineer could further explore)];
- Upon completion of the City's planned infrastructure project (which, as discussed at our recent meeting, is planned but could be delayed for reasons beyond the control of City Staff), you could request the Construction Plans be amended to remove the design features that were shown on the Construction Plans and that would no longer be required in order to connect to the new City infrastructure.

This scenario would allow the Alachua West project to potentially begin development, while ensuring that the requirements of the PD Ordinance, City LDRs, and Florida Fire Prevention Code are met. Please also keep in mind that any changes to Staff's recommended proposed by the Planning & Zoning Board and / or the City Commission at a public hearing may impact this matter.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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**From:** "dave" <dave@m3development.com>**To:** "Justin Tabor" <jtabor@cityofalachua.org>**Cc:** "Adam Boukari" <aboukari@cityofalachua.org>, "Rodolfo Valladares" <ro\_valladares@cityofalachua.org>, "kwinburn" <kwinburn@cityofalachua.org>, "Eric Warren" <ewarren@poulosandbennett.com>, "Scott Baker" <sbaker@zkslawfirm.com>, "Peter McDaniel" <peter@m3development.com>, "Marian Rush"

<marian@robertarushpa.com>

**Sent:** Tuesday, August 28, 2018 12:58:10 PM

**Subject:** [FWD: RE: [FWD: Alachua West]]

Justin,

First I'd like to thank you all for taking time yesterday to meet with us on this matter.

Attached is a Hold Harmless agreement my attorney used with the City of Orlando. He's suggesting that your attorney review and determine if this form will work. It obviously needs to be modified to suit our specific situation, but it is a document that a major Florida city used to protect its interests in the past. Please feel free to contact us if you have any questions or comments.

Thanks for your consideration.

Dave

----- Original Message -----

Subject: RE: [FWD: Alachua West]

From: "D. Scott Baker" <[sbaker@zkslawfirm.com](mailto:sbaker@zkslawfirm.com)>

Date: Tue, August 28, 2018 11:21 am

To: "'David S. McDaniel'" <[dave@m3development.com](mailto:dave@m3development.com)>

Cc: "[peter@m3development.com](mailto:peter@m3development.com)" <[peter@m3development.com](mailto:peter@m3development.com)>, Eric Warren

<[ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com)>

Dave –

Attached is a hold harmless agreement form I have used in the City of Orlando to allow a building permit to be issued prior to approval of a final plat. I think we can use this as a base for an agreement with Alachua for our issue. Do you want to run this by the City and see if it will ease their concerns? If it does we can revise this document to reflect the water main completion, rather than plat approval.

Scott

**D. Scott Baker**

Board Certified in Real Estate

407.425.7010

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Justin,

Thank you for helping to move our project forward while the City works to improve the City infrastructure. We agree to the recommended condition as amended below. Once the offsite watermain has begun construction, we would like to be under construction concurrently.

**Recommended Condition:** *"The applicant acknowledges and agrees that it shall demonstrate that the project complies with the minimum fire flow requirements, as set forth in Chapter 633, Florida Statutes, the Florida Building Code, and as required by Section 3., #12., of Ordinance 17-10 of the City of Alachua, prior to the approval of Construction Plans for any portion of the development, however, if the City has begun construction on the proposed water main improvements (name project?), the construction plans can be approved and the applicant can start construction with the acknowledgement that a Certificate of Completion will not be issued until the "name project?" water main has been cleared for use. The applicant further acknowledges and agrees that, as set forth in Section 2.4.10(G)(2)(g) of the City's Land Development Regulations, the approval of this Preliminary Plat shall expire at the end of 12 months from the date that the approval of the Preliminary Plat was granted by the City Commission, unless extended pursuant to Section 2.4.10(G)(2)(i) of the City's Land Development Regulations. The applicant further acknowledges that the City makes no representations that any infrastructure projects necessary to provide the minimum flow needed for the project to meet its minimum fire flow requirement will be constructed by the City prior to the expiration of the preliminary plat or any extension thereof."*

We sincerely appreciate your allowing us to proceed.

David S. McDaniel  
M3 Alachua, LLC

**Recommended Condition - Alachua West Preliminary Plat**

**From :** Justin Tabor <jtabor@cityofalachua.com> Mon, Jul 30, 2018 12:15 PM  
**Subject :** Recommended Condition - Alachua West Preliminary Plat 4 attachments  
**To :** Eric Warren <ewarren@poulosandbennett.com>  
**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Marian Rush <marian@robertarushpa.com>, Rodolfo Valladares <ro\_valladares@cityofalachua.org>

Eric,

As you're aware, in order for the minimum required fire flow to be available to the Alachua West project site, water system upgrades are needed. I have attached a copy of a memorandum from the Public Services Department, dated May 31, 2017, which responds to this issue and which has been provided in previous review correspondence. This memorandum notes that the fire flow assessment performed for the project area showed an available flow of 680 gpm, while the submitted minimum fire flow requirement is 1,000 gpm. As such, the available flow to the project area currently does not meet the minimum requirements of the Florida Fire Prevention Code.

It has been noted within several reviews of the preliminary plat application (see attached letters dated May 30, 2018, April 30, 2018, and December 14, 2017) that the PD Ordinance (Ordinance 17-10) requires, "[t]he Owner, or its successors and/or assigns, [to be] responsible to connect to the City's potable water system as necessary to serve the project." Additionally, the PD Ordinance states, "[w]ater systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code".

Through the discussions we have had about this issue, it is my understanding that your client wishes to proceed to public hearings for the preliminary plat. In an effort to respond to your client's request, and also ensure that the requirements of the PD Ordinance are met and the requirements of the Florida Fire Prevention Code will be addressed, a recommended condition (see below) has been drafted. **Please note that this condition is in draft form, and may be revised prior to the completion of a Staff Report.** The condition does, however, serve as the framework for how and when the issue must be addressed. Please also note there may be additional conditions recommended by Staff; this recommended condition is being provided to address the fire flow issue only.

As we have also discussed, the City's LDRs establish the terms for the expiration of preliminary plats. **Staff makes no representations that the required infrastructure improvements will be under construction or in place prior to the expiration of the preliminary plat. As such, your client would assume this risk associated with a potential expiration of the preliminary plat approval, should the preliminary plat be approved before any required infrastructure upgrades are under construction and in place.**

Please review the language below and let me know if you have any questions. In order to be scheduled for the next PZB Meeting (September 11), the Planning Department would need your client's written agreement to this condition **by 5 PM on Thursday, August 9.**

**Recommended Condition:** "The applicant acknowledges and agrees that it shall demonstrate that the project complies with the minimum fire flow requirements, as set forth in Chapter 633, Florida Statutes, the Florida Building Code, and as required by Section 3., #12., of Ordinance 17-10 of the City of Alachua, prior to the approval of Construction Plans for any portion of the development. The applicant further acknowledges and agrees that, as set forth in Section 2.4.10(G)(2)(g) of the City's Land Development Regulations, the approval of this Preliminary Plat shall expire at the end of 12 months from the date that the approval of the Preliminary Plat was granted by the City Commission, unless extended pursuant to Section 2.4.10(G)(2)(i) of the City's Land Development Regulations. The applicant further acknowledges that the City makes no representations that any infrastructure projects necessary to provide the minimum flow needed for the project to meet its minimum fire flow requirement will be constructed by the City prior to the expiration of the preliminary plat or any extension thereof."



Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

***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.

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— **Alachua\_West\_PD-R\_Prelim\_Plat\_Review\_#1\_Letter\_2017\_12\_14.pdf**  
331 KB

— **Alachua\_West\_PD-R\_Prelim\_Plat\_Review\_#2\_Letter\_2018\_04\_30.pdf**  
1 MB

— **Alachua\_West\_PD-R\_Prelim\_Plat\_Review\_#3\_Letter\_2018\_05\_30.pdf**  
663 KB

— **Alachua\_West\_2017\_PD-R\_RZ\_PS\_Comments\_2017\_05\_31.pdf**  
60 KB

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# POULOS & BENNETT

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

June 12, 2018

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



Subject: Revised Preliminary Plat & Application and Materials, Dated May 16, 2018  
Alachua West PD-R (Final PD Plan)  
Poulos & Bennett Job No. 16-110

Dear Justin:

We received comments dated May 30, 2018 regarding the subject project. Please find responses to comments listed below and the following documents are enclosed for your review:

**Attachments:**

- Application Package
- Plans
- CD of items

**Comments:**

1. Fire Flow Requirements
  - a. Compliance with Ordinance 17-10 (PD Ordinance): Section 3., #12.b., of Ordinance 17-10 states, “[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code”. Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): “Per David S. McDaniel’s request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.” The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.
  - b. Alachua County Fire Rescue Comments, dated 12/13/2017: Fire flow with water main layout shall prove a minimum of 1000 gpm. Current fire flow test shows 680 gpm.
  - c. Outside Engineering Review Comments, CHW, dated 12/19/2017: No fire flow calculations were included... Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required.

Section 3., #12.a. of Ordinance 17-10 states, “[t]he Owner, or its successors and/or assigns, shall be responsible to connect to the City’s potable water [system] as necessary to serve the Project.” This requirement also includes meeting minimum required fire flow standards, as further stipulated in Section 3., #12.b.

As noted in previous review comments, Section 3., #12.b. of Ordinance 17-10, requires the project’s water systems to be designed to provide fire flow rates that conform to the current standards of Florida

Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code. The fire flow assessment performed in spring 2017 showed 680 gpm is available at the location for a 2-hour fire flow duration. As such, the minimum required 1,000 gpm is presently not met.

The applicant's response to the previous review comments, as stated in the applicant's letter dated May 16, 2018, references an infrastructure project proposed by the City which could increase pressure within the general vicinity of the project. This project, however, is still in the design phase. The applicant should coordinate with the Public Services Department to obtain up-to-date information regarding the timeline of the City infrastructure project. In addition, the applicant must provide documentation demonstrating the distribution system will meet the minimum fire flow requirement of 1,000 gpm for a 2-hr duration.

***Response: As stated previously and conversations with Public Works, the City has stated that water flow and pressure will be available after the proposed water main improvements are complete. It is our understanding that the project is out to bid and is moving forward. We request that a condition of approval for the preliminary plat be issued with plan approval and the understanding that any building CO's will be dependent on the completion of the City water main improvements and therefore allow us to submit construction plans for review.***

2. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L- shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
  - a. Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).
  - b. Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

***Response: The provided temporary T-shaped turnaround has been shown to allow for a 32' garbage truck to perform a turnaround within the proposed limits of the roadway.***

3. The applicant must address ownership and maintenance of "storm pipes, inlets, etc." Sheet C2.00 indicates City maintenance. As noted in the comments provided by the Public Services Department (in a memorandum from Rodolfo Valladares, P.E., Public Services Director) dated December 13, 2017, storm water piping and all associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by the homeowner's association.

***Response: The Ownership / Maintenance Table has been updated to reflect "Private" ownership.***

10. Revise Concurrency Impact Analysis to reflect the change in the number of proposed lots (126 single family dwellings).

***Response: The Concurrency Impact Analysis has been updated to reflect 126 lots proposed.***

12. Landscape Plans (Sheets L101 and L102) were not included within the plan sets received on May 17, 2018. Please ensure future submittals include all plan sheets.

***Response: Landscape Plans have been included with this submittal.***

We trust this information is sufficient for approval. Please do not hesitate to contact me at [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com) or 407-487-2594 should you have any questions regarding this information.

Best regards,



Eric Warren, P.E.  
Poulos & Bennett, LLC

# POULOS & BENNETT

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

June 12, 2018

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



RE: Alachua West RD-R Preliminary Plat Application  
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Please find four copies of the application package for the Preliminary Plat response from comments dated May 30, 2018.

Please let me know if you have any questions regarding our application package or require additional information. We can be reached at the number above, or at [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com)

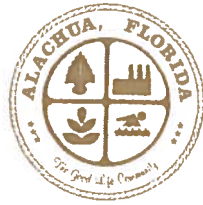
Best Regards,



Tim VanWormer  
Poulos & Bennett, LLC

:





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 30, 2018

Also sent electronically to [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com)

Eric Warren, P.E.  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Review of Revised Preliminary Plat & Application Materials, Dated May 16, 2018:  
Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On May 17, 2018, the City of Alachua received your revised application and materials for the Alachua West PD-R Preliminary Plat (Final PD Plan). The revised application and materials were submitted to address the comments issued in a letter dated April 30, 2018.

The revised application and materials have 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 the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Thursday, June 11, 2018**. Digital submission of the materials to the project planner is acceptable.

Please address the following:

### Previous Comments

1. Fire Flow Requirements
  - a. Compliance with Ordinance 17-10 (PD Ordinance): Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "*Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.*" The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.

- b. Alachua County Fire Rescue Comments, dated 12/13/2017: Fire flow with water main layout shall prove a minimum of 1000 gpm. Current fire flow test shows 680 gpm.
- c. Outside Engineering Review Comments, CHW, dated 12/19/2017: No fire flow calculations were included... Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required...

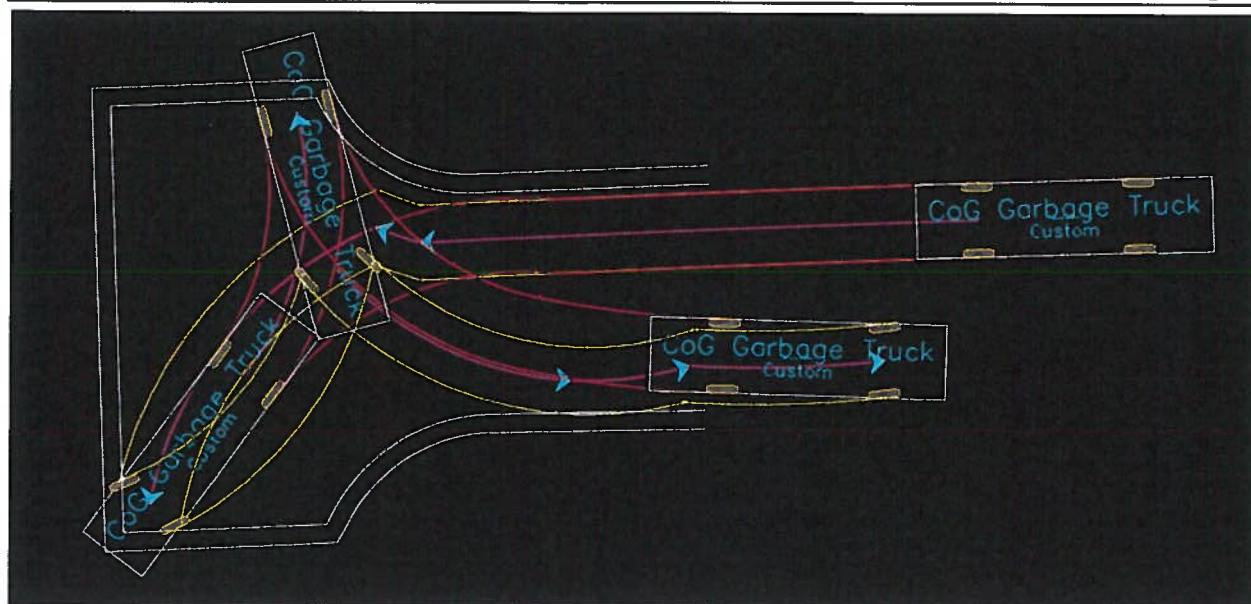
**Remaining Issues:** Section 3., #12.a. of Ordinance 17-10 states, “[t]he Owner, or its successors and/or assigns, shall be responsible to connect to the City’s potable water [system] as necessary to serve the Project.” This requirement also includes meeting minimum required fire flow standards, as further stipulated in Section 3., #12.b.

As noted in previous review comments, Section 3., #12.b. of Ordinance 17-10, requires the project’s water systems to be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code. The fire flow assessment performed in spring 2017 showed 680 gpm is available at the location for a 2 hour fire flow duration. As such, the minimum required 1,000 gpm is presently not met.

The applicant’s response to the previous review comments, as stated in the applicant’s letter dated May 16, 2018, references an infrastructure project proposed by the City which could increase pressure within the general vicinity of the project. This project, however, is still in the design phase. The applicant should coordinate with the Public Services Department to obtain up-to-date information regarding the timeline of the City infrastructure project. In addition, the applicant must provide documentation demonstrating the distribution system will meet the minimum fire flow requirement of 1,000 gpm for a 2-hr duration.

2. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L-shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
  - a. Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).
  - b. Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

**Action Needed to Correct Deficiency:** The dimensions of the proposed T-shaped turnabout may not permit for the proper reversal of direction for larger vehicles. See image below (on next page) depicting an AutoTurn simulation for a typical garbage truck. Please address.



3. The applicant must address ownership and maintenance of "stormpipes, inlets, etc." Sheet C2.00 indicates City maintenance. As noted in the comments provided by the Public Services Department (in a memorandum from Rodolfo Valladares, P.E., Public Services Director) dated December 13, 2017, storm water piping and all associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by the homeowners association.

**Action Needed to Correct Deficiency:** Maintenance updated to HOA but ownership remains stated as "Public".

4. Revise Concurrency Impact Analysis to reflect the change in the number of proposed lots (126 single family dwellings).

**Action Needed to Correct Deficiency:** Concurrency Impact Analysis was revised, however, the available ADT for US 441 is 4,682 trips (analysis states 9,682 trips).

**Review Comments: 5/17/2018 Revised Application & Plans**

5. Landscape Plans (Sheets L101 and L102) were not included within the plan sets received on May 17, 2018. Please ensure future submittals include all plan sheets.

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

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Rodolfo Valladares, P.E., Public Services Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

# POULOS & BENNETT

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

May 16, 2018

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



RE: Alachua West RD-R Preliminary Plat Application  
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Please find four copies of the application package for the Preliminary Plat response from comments dated April 30, 2018.

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

Best Regards,

A handwritten signature in black ink that reads "Tim VanWormer".

Tim VanWormer  
Poulos & Bennett, LLC

:



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 30, 2018

Also sent electronically to [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com)

Eric Warren, P.E.  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Review of Revised Preliminary Plat & Application Materials, Dated March 29, 2018:  
Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On April 2, 2018, the City of Alachua received your revised application and materials for the Alachua West PD-R Preliminary Plat (Final PD Plan). The revised application and materials were submitted to address the comments issued in a letter dated December 14, 2017.

The revised application and materials have 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 the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Thursday, May 17, 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.

Please address the following:

### **Previous Comments**

1. **Fire Flow Requirements**
  - a. **Compliance with Ordinance 17-10 (PD Ordinance)**: Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "*Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.*" The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.



- b. Alachua County Fire Rescue Comments, dated 12/13/2017: Fire flow with water main layout shall prove a minimum of 1000 gpm. Current fire flow test shows 680 gpm.
- c. Outside Engineering Review Comments, CHW, dated 12/19/2017: No fire flow calculations were included... Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required...

**Action Needed to Correct Deficiency:** The applicant must address the preceding.

- 2. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L-shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
  - a. Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).
  - b. Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

**Action Needed to Correct Deficiency:** The applicant's response is noted, however, the regulations provided in NFPA are a separate matter from the City's LDRs. Compliance with the regulations established within both documents is required. Further, as set forth in Section 3.6.2(A)(1), a PD Master Plan identifies the general location of development areas, roadways, utilities, etc. The PD Master Plan is not required by Section 2.4.3(D)(2) to demonstrate compliance with all requirements as set forth in Article 7. The Preliminary Plat, however, is required by Section 2.4.10(G)(2)(e) to demonstrate compliance with the requirements of Article 7. The comments issued in the December 14, 2017 have not been sufficiently addressed. In order for the preliminary plat to comply with the requirements of Article 7 of the City's LDRs, as required by Section 2.4.10(G)(2)(e), the preliminary plat must be revised to provide a temporary T- or L-shaped turnabout and note as set forth in Section 7.2.5(D)(1).

- 3. The applicant must address ownership and maintenance of "stormpipes, inlets, etc." Sheet C2.00 indicates City maintenance. As noted in the comments provided by the Public Services Department (in a memorandum from Rodolfo Valladares, P.E., Public Services Director) dated December 13, 2017, storm water piping and all associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by the homeowners association.
- 4. Typographical errors throughout preliminary plat drawings when referencing "Gainesville".

### **Review Comments for Revised Application & Plans, Dated 3/29/2018**

#### **Concurrency Impact Analysis**

- 5. Revise Concurrency Impact Analysis to reflect the change in the number of proposed lots (126 single family dwellings).
- 6. Revise Concurrency Impact Analysis to reflect the current City of Alachua Development Monitoring Report, dated March 2018 (attached).

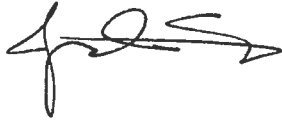
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Miscellaneous/General Issues

7. Sheet C2.00 notes the location of a 20' stabilized emergency access. The note states the emergency access is for Phase 1 and Phase 2, however, the emergency access connecting from CR 235-A to Street "B" in Phase 3 will be required to remain and to serve as secondary access for the development. Revise note on C2.00 accordingly.
8. A "side street" setback is not established for residential lots by Ordinance 17-10, rather, such area is referenced as the Front (secondary). Delete "side street" setback from the notes on Sheet C2.00 as it duplicates the setback for "secondary front yard".
9. The reference in the Open Space Requirements table, Sheet C2.00 to "(38-1234)" does not appear to be applicable to the project. Please delete.
10. Delete reference to "Median Tract" on Sheet C2.00.
11. Typical entrance road section on Sheet C5.00 depicts median dividing ingress/egress, which is no longer proposed. Revise accordingly.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

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

**Table 1. Final Development Orders with Valid Concurrency Reservations**

Current Through: March 13, 2018 Planning & Zoning Board Meeting

Project	Final Development Order Granted	Project Status	Building Permit Issuance Date	CO Issued?	CO Issuance Date	Water (GPD)	Sewer (GPD)	Traffic (AADT)	Solid Waste (lb/day)	Drainage	Parks (acres)
<b>All Projects</b>											
Alachua Research Park SP	December 9, 2014	Certificate of Occupancy Issued	5/19/2015	Yes	12/17/2015	6,375	6,375	259 (34), 86 (CR 2054 E)	510	OK	No impact
Alachua State Park SP	July 14, 2015	Certificate of Occupancy Issued	8/6/2016	Yes	6/4/2017	950	0	41 (34), 13 (CR 2054 E)	79.2	OK	No impact
Public Safety Operations Center SP	December 13, 2015	Certificate of Occupancy Issued	5/17/2016	Yes	12/17/2017	2,685	2,685	585 (34)	214.85	OK	No impact
Legacy Park, Phase 1 SP	March 7, 2016	Certificate of Occupancy Issued	5/17/2016	Yes	6/26/2017	320	520	135 (CR 2054 E)	474.68	OK	No impact
Heritage Oaks Phase II Final Plat	June 13, 2016	Final Plat Recorded, Infrastructure Completed	N/A	N/A	N/A	12,100	11,000	109 (1), 133 (2), 119 (5), 107 (CR 235A S), 75 (CR 235A N)	417	OK	0.52
Sanctuary Oaks Minor S/D (Final Plat)	September 26, 2016	Final Plat Recorded	N/A	N/A	N/A	0	0	23 (6), 5 (7)	62.4	OK	0.08
Foundation Park Phase 2 SP	December 13, 2016	6 Month Extension Granted by F2B on 12/13/2017	N/A	N/A	N/A	19,110	19,110	775 (34), 758 (CR 2054 E)	1,528.80	OK	No impact
Sanctuary Oaks Phase II Final Plat	December 13, 2016	Building Permit Issued	2/19/2017	N/A	N/A	9,200	9,200	752 (5)	706	OK	No impact
Capeland Park, Phase 1 SP	February 10, 2017	No Action	N/A	N/A	N/A	3,758	3,758	203 (CR 2054 E)	300.6	OK	No impact
Farm Bureau Insurance SP	March 14, 2017	Building Permit Issued	2/13/2018	N/A	N/A	834	834	61 (5), 19 (2), 20 (CR 235A S), 18 (CR 235A N)	33.3	OK	No impact
Met Mart #3873 SP	May 2, 2017	No Action	N/A	N/A	N/A	3,347	3,012	5 (680 S)	789.04	OK	No impact
San Felipe State Park Shop Bldg SP	May 9, 2017	No Action	N/A	N/A	N/A	0	0	9 (CR 241)	24	OK	No impact
Transmission Doctor & Auto Care SP	July 11, 2017	No Action	N/A	N/A	N/A	75	0	107 (34)	36.4	OK	No impact
VyStar Credit Union SP	August 8, 2017	No Action	N/A	N/A	N/A	660	600	237 (1), 593 (5), 89 (CR 235A S), 89 (CR 235A N)	40	OK	No impact
Vemo Auto Auctions SP	March 13, 2018	No Action	N/A	N/A	N/A	1,728	0	80 (34)	68.12	OK	No impact

Source: City of Alachua Final Development Orders (Project Staff Reports)

\*City Comp Plan Segments and other roads shown in parenthesis (see Tables 5a and 5b for aggregate impacts by segment)

**This table does not automatically update at other tables. Updates for traffic must be updated manually on separate sheets as new DOs are granted.**

**Table 2. Traffic Impacts**

Roadway Segment (FDDT Segment #, CoA Comp. Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV**	Existing Traffic**	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
<b>Interstate</b>							
I-75 (32, 1)	From NCL of Alachua to US 441	AADT Peak Hour	85,600 7,710	36,000 3,780	346 55	49,254 3,875	42.46% 49.74%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT Peak Hour	85,600 7,710	59,457 6,243	152 17	25,991 1,450	69.64% 81.19%
<b>State Roads</b>							
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT Peak Hour	35,500 3,200	18,579 1,765	1,848 264	15,073 1,171	57.54% 63.41%
U.S. Hwy 441 (107/1407, 5)	From SR 235 to NCL of Alachua	AADT Peak Hour	35,500 3,200	25,926 2,463	4,892 479	4,682 258	86.81% 91.94%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT Peak Hour	35,500 3,200	18,579 1,765	23 2	16,888 1,433	52.40% 55.22%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT Peak Hour	35,500 3,200	21,000 1,890	5 1	14,495 1,309	59.17% 59.09%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT Peak Hour	13,300 1,200	10,305 979	0 0	2,995 221	77.48% 81.58%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT Peak Hour	13,300 1,200	7,537 716	0 0	5,763 484	56.67% 59.67%
<b>County Facilities</b>							
CR 2054 West	West of SR 235	AADT Peak Hour	14,580 1,314	1,686 180	1,338 133	11,556 1,021	20.74% 22.31%
CR 2054 East	East of SR 235	AADT Peak Hour	14,580 1,314	2,161 205	560 75	11,859 1,034	18.66% 21.33%
CR 235A South	South of US 441	AADT Peak Hour	14,580 1,314	3,780 359	217 30	10,583 925	27.41% 29.61%
CR 235A North	North of US 441	AADT Peak Hour	14,580 1,314	1,436 136	180 28	12,964 1,152	11.05% 12.36%
CR 235	SCL to CR 241	AADT Peak Hour	14,580 1,314	5,165 491	0 0	9,415 823	35.43% 37.34%
CR 241	SCL to CR 235	AADT Peak Hour	14,580 1,314	8,710 827	9 1	5,861 486	59.80% 63.05%

\* Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District Two (published September 2016.)

\*\* Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservations.)

^ County Facility AADT counts provided by Alachua County Public Works, May 2017. Existing Peak Hour has been calculated using a Standard K value of 0.095

^^AADT: 2013 OLOS Handbook, Table 2. Generalized Annual Average Daily Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas) / Peak Hour: 2013 OLOS Handbook, Table 5. Generalized Peak Hour Two-Way Volumes for Florida's Transitioning and Areas Over 5,000 Not in Urbanized Areas)

Reserved Trips are automatically updated from Table 7 data.

**Table 3. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>2</sup>	61,382
Residual Capacity	937,618
Percentage of Permitted Design Capacity Utilized	59.23%

**Sources:**

1. City of Alachua Public Services Department, May 2017

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

**Table 4. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>2</sup>	57,094
Residual Capacity	788,906
Percentage of Permitted Design Capacity Utilized	47.41%

**Sources:**

1. City of Alachua Public Services Department, April 2017

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change



**Table 5a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>2</sup>	49.68
Reserved Capacity <sup>3</sup>	0.60
Available Recreation Acreage	67.37

1. Table 5c. Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element

Formula: 9,936 persons / (5 acres / 1,000 persons)

3. Table 1

Tan cell is automatically updated from Table 1 data

**Table 5b. Improved Passive Park Space Analysis**

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.06
Existing Improved Passive Park Space Provided <sup>2</sup>	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity <sup>3</sup>	28.88%

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts

Park (3.18 acres, and Theater Park (0.07 acres)

3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

**Table 5c. Recreational Facilities**

Facility Name	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Alan Hitchcock Park (Theatre Park)	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Hitchcock Baseball Park at Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
San Felasco Conservation Corridor	31.23
Legacy Park (developed area only)	29.70
Total	117.65

**Table 6. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,744.00	7,253.28
Reserved Capacity <sup>2</sup>	5,287.39	964.95
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017);  
Policy 2.1.a, CFNGAR Element

Formula: 9,936 persons x 0.73 tons per year

2. Table 1

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, May 2017

Tan cell is automatically updated from Table 1 data

Student Generation Multipliers			
	Elementary	Middle	High
Single Family	0.15	0.07	0.09
Multi Family	0.08	0.03	0.03

Source: Alachua County Public Schools

Table 7a. Projects with Valid Public School Capacity Reservations			
Project Name	Elementary Student Stations	Middle Student Stations	High Student Stations
Heritage Oaks Phase II Final Plat	7	3	4
Sanctuary Oaks Minor S/D (Final Plat)	1	1	1
Syer Minor Subdivision Final Plat	1	1	1
<b>Total</b>	<b>9</b>	<b>5</b>	<b>6</b>

Tables 7b. - 7d. Projected Available Capacity by School SCSAs

Alachua Elementary Concurrency Service Area					
Alachua Elementary, Irby Elementary					
Lanier prorated, A.Q. Jones prorated					
Jurisdictions					
City of Alachua, Town of LaCrosse, Alachua County					
ALACHUA ELEMENTARY CSA	SGM	2015-2016	2017-2018	2019-2020	
AVAILABLE CAPACITY		261	249	259	
EQUIVALENT SINGLE FAMILY	0.15	1,740	1,660	1,727	
EQUIVALENT MULTI FAMILY	0.08	3,263	3,113	3,238	
<b>TOTAL ADJACENCY</b>		<b>791</b>	<b>717</b>	<b>851</b>	
EQUIVALENT SINGLE FAMILY	0.15	5,273	4,780	5,673	
EQUIVALENT MULTI FAMILY	0.08	9,888	8,963	10,638	

Mebane Middle Concurrency Service Area					
Mebane Middle School					
AQ Jones & Lanier prorated					
Jurisdictions					
City of Alachua, Alachua County					
MEBANE MIDDLE CSA	SGM	2015-16	2017-2018	2019-2020	
AVAILABLE CAPACITY		406	397	365	
EQUIVALENT SINGLE FAMILY	0.07	5,800	5,671	5,214	
EQUIVALENT MULTI FAMILY	0.03	13,533	13,233	12,167	
<b>TOTAL ADJACENCY</b>		<b>498</b>	<b>440</b>	<b>335</b>	
EQUIVALENT SINGLE FAMILY	0.07	7,114	6,286	4,786	
EQUIVALENT MULTI FAMILY	0.03	16,600	14,667	11,167	

Santa Fe High Concurrency Service Area					
Santa Fe High					
AQ Jones, Lanier, & Lofton High prorated					
Jurisdictions					
City of Alachua, City of High Springs, Town of LaCrosse, Alachua County					
SANTA FE HIGH CSA	SGM	2015-2016	2017-2018	2019-2020	
AVAILABLE CAPACITY		322	357	352	
EQUIVALENT SINGLE FAMILY	0.09	3,578	3,967	3,911	
EQUIVALENT MULTI FAMILY	0.03	10,733	11,900	11,733	
<b>TOTAL ADJACENCY</b>		<b>1,133</b>	<b>1,326</b>	<b>1,294</b>	
EQUIVALENT SINGLE FAMILY	0.09	12,589	14,733	14,378	
EQUIVALENT MULTI FAMILY	0.03	37,767	44,200	43,133	

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**Re: Review of Revised Application / Plans: Alachua West PD-R Preliminary Plat**

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**From :** Rodolfo Valladares <ro\_valladares@cityofalachua.org>  
**Subject :** Re: Review of Revised Application / Plans: Alachua West PD-R Preliminary Plat  
**To :** walpole <walpole@chw-inc.com>  
**Cc :** Justin Tabor <jtabor@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.org>

Tue, Apr 17, 2018 04:13 PM

📎 1 attachment

Mr. Tabor,

Sharing Mr. Walpole concerns, approvals should not be subject to improvements projects that are not funded nor awarded.

Applicant has paid the costs associated for Jacobs Engineering to model the requested fire flow requirements. Results illustrate that the currently distribution network is not sufficient to meet the 1,000 gpm demand. Accordingly, Jacobs Engineering efforts do show that the Alachua West Utilities Improvement Projects will result with the requested fire flow requirements.

Regards,

Rodolfo Valladares, P.E.  
Public Service Director  
City of Alachua  
386.418.6140



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**From:** "walpole" <walpole@chw-inc.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "kwinburn" <kwinburn@cityofalachua.org>, "Rodolfo Valladares" <ro\_valladares@cityofalachua.org>  
**Sent:** Thursday, April 12, 2018 11:18:32 AM  
**Subject:** RE: Review of Revised Application / Plans: Alachua West PD-R Preliminary Plat

Justin

CHW has completed the review of the resubmitted documents. We find them acceptable with the exception of the fire flow issue. The City and particularly Public Services needs to advise if they are comfortable approving this project subject to improvements that are designed and not necessarily funded nor installed.

In addition at a minimum the applicant should be paying a modeling fee to the City for the City to have Jacobs Engineering update the model with their required fire flow and illustrate that post water upgrade improvements that the minimum 1000 gallon demand can be met at the most remote portion of the subdivision. That modeling should be completed prior to a hearing and results provided as part of the backup for approval. Merely stating the City is doing upgrades doesn't guarantee fire flows will be met internally to the subdivision as required.

Thanks for the opportunity to complete this review. Call me with any questions.

**ROBERT J. WALPOLE, PE** | President

t: (386) 518-5164 | c: (352) 339-2859

e: [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

w: [www.chw-inc.com](http://www.chw-inc.com)

**From:** Justin Tabor <jtabor@cityofalachua.org>  
**Sent:** Wednesday, April 11, 2018 9:55 AM  
**To:** Robert Walpole <walpole@chw-inc.com>

# POULOS & BENNETT

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

April 5, 2018

Mr. Justin Tabor, AICP  
City of Alachua  
P.O. Box 9  
Alachua, FL 32616



Subject: Alachua West PD-R  
Poulos & Bennett Job No. 16-110

Dear Mr. Tabor:

We received comments from CHW Professional Consultants dated December 19, 2017 regarding the subject project. Please find responses to the comments listed below.

Comments:

## **A. Stormwater**

Preliminary plat level design appears adequate and piping systems seem to be reasonable. The 20 ft. DE may not be adequate depending on the final depth of the pipes and the applicant should ensure adequate easements for maintenance during the construction document preparation.

**Response: Adequate drainage easements and supporting width calculations will be provided to ensure proper maintenance at the time of final engineering design.**

## **B. Fire Flow/Potable Water**

No fire flow calculations were included with the package received by this office. Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required. The typical requirements for 10 ft. spacing is likely 1000- 1500 GPM based on home size. The existing 8-inch line likely does not meet this requirement based on our knowledge.

The applicant should coordinate with City Public Services to have a third party do a fire flow test of the available fire flow and provide project required fire flow calculations that illustrate the needed fire flow. If the available meets the needed, then no further review is required. If required exceeds available, we recommend a meeting with the PS Director to discuss system improvements to meet the required fire flow. Any offsite extensions required to meet fire flow and serve this project must be shown on the construction plans meeting FDEP, FDOT and County standards for placement in their respective ROW.

**Response: It is our understanding that the City is performing upgrades to the water distribution system to provide sufficient fire flow. It is our understanding from correspondence with the City Engineer that these improvements are to be completed this fiscal year.**

## **C. Utilities**

Illustrate all utilities in the cross sections pursuant to the Cities 2017 Requirements for design and construction located on the City website. This includes a detail for meter and SS lateral placement and coordination with transformer locations.

Electrical coordination should occur and be shown in proper easements per the standards on the website noted above.

**Response: A final cross section and service details will be provided at the time of final engineering pursuant to City design requirements.**

**D. Access**

Illustrate CR 235 widening improvements as required by Alachua County and add a note that these improvements are subject to Alachua County Driveway Permit approval.

**Response: As approved by the City, a note has been added to the plans on Sheet C2.00 stating that access improvements to CR235A will be provided at the time of final engineering design. We have been in contact with the County and they are aware of our proposed project.**

We trust this information is sufficient for the continuation of your review. Please do not hesitate to contact me at [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com) or 407-487-2594 should you have any questions regarding this information.

Best regards,

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

Eric Warren, P.E.  
Poulos & Bennett, LLC



# POULOS & BENNETT

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

April 9, 2018

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



RE: Alachua West RD-R Preliminary Plat Application  
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Please find three additional copies of the application package for the Preliminary Plat response. Included with the package is a response to CHW's comments as well.

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

Best Regards,

Tim VanWormer  
Poulos & Bennett, LLC

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**Resubmittal of Alachua West PD-R Preliminary Plat / Final PD Plan**

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**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Resubmittal of Alachua West PD-R Preliminary Plat / Final PD Plan  
**To :** Eric Warren <ewarren@poulosandbennett.com>  
**Cc :** Kathy Winburn <kwinburn@cityofalachua.com>

Thu, Jan 04, 2018 08:37 AM

Eric,

I received the voicemail you left yesterday in reference to the resubmittal of the Alachua West PD-R Preliminary Plat / Final PD Plan. I understand you are working on resolving some matters related to the drainage design and will not be resubmitting to meet the deadline for the February PZB Meeting.

Once you have further resolved the drainage design matters, please contact me to further discuss any changes to the layout, as this could affect the PD / PD Master Plan.

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.

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## MEMORANDUM

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**TO:** Justin Tabor  
**FROM:** Robert J. Walpole, PE  
**DATE:** December 19, 2017  
**RE:** Alachua West PD-R  
Engineering and Utility Review

---

CHW is in receipt of applications and plans associated with a Preliminary plat for Alachua West PD-R. CHW's review was limited to engineering and utility review while City Planning Staff reviews issues related to Planning and Concurrency.

We offer the following comments making the project insufficient to review:

**A. Stormwater**

Preliminary plat level design appears adequate and piping systems seem to be reasonable. The 20 ft. DE may not be adequate depending on the final depth of the pipes and the applicant should ensure adequate easements for maintenance during the construction document preparation.

**B. Fire Flow/Potable Water**

No fire flow calculations were included with the package received by this office. Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required. The typical requirements for 10 ft. spacing is likely 1000- 1500 GPM based on home size. The existing 8-inch line likely does not meet this requirement based on our knowledge.

The applicant should coordinate with City Public Services to have a third party do a fire flow test of the available fire flow and provide project required fire flow calculations that illustrate the needed fire flow. If the available meets the needed, then no further review is required. If required exceeds available, we recommend a meeting with the PS Director to discuss system improvements to meet the required fire flow. Any offsite extensions required to meet fire flow and serve this project must be shown on the construction plans meeting FDEP, FDOT and County standards for placement in their respective ROW.

**C. Utilities**

Illustrate all utilities in the cross sections pursuant to the Cities 2017 Requirements for design and construction located on the City website. This includes a detail for meter and SS lateral placement and coordination with transformer locations.

Electrical coordination should occur and be shown in proper easements per the standards on the website noted above.

**D. Access**

Illustrate CR 235 widening improvements as required by Alachua County and add a note that these improvements are subject to Alachua County Driveway Permit approval.



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

December 14, 2017

Also sent electronically to [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com)

Eric Warren, P.E.  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Review by Development Review Team (DRT) of:  
Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

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 Ordinance 17-10 (PD Ordinance), PD Agreement, & PD Master Plan
  - a. Compliance with Ordinance 17-10
    - i. Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "*Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.*" The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.
    - ii. Section 3., #14, of Ordinance 17-10 requires a landscaping and buffering plan as part of each new Final PD Plan (i.e., preliminary plat). Further, the landscaping and buffering plan must meet the requirements of Section 6.2, *Landscaping Standards*, of the City's LDRs.

Section 6.2.1(D)(1) requires tree replacement when an a healthy regulated tree is removed. Section 6.2.1(D)(4) further defines requirements for tree replacement. Section 6.2.1(G)(2) states, “[s]ite plans and preliminary plans shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan.”

- (a) Required tree mitigation must be demonstrated on the preliminary plat. Revise plans to provide tree replacement in accordance with the requirements of Section 6.2.1 and the Ordinance 17-10.
- (b) Note requirements in Section 6.2.2(C)(4) for the identification of new plant materials, and ensure all information for required mitigation as specified therein is provided on plans.
- (c) Revise notes on Sheet 1.10 accordingly.
- b. *Compliance with PD Master Plan*
  - i. PD Master Plan depicts location of emergency access points (one emergency access point for Phase 1, and second emergency access point to be provided for Phases 2 and 3). Preliminary Plat does not take into account the location of required emergency access points. Revise preliminary plat to provide emergency access points as shown on the PD Master Plan.
  - ii. Clarify the applicability of setback notes on Sheet 2.00 (which setbacks are applicable to residential lots and which are applicable to recreation tract).
  - iii. A “side street” setback is not established for residential lots by Ordinance 17-10, rather, such area is referenced as the Front (secondary). Revise notes on Sheet 2.00 accordingly.

## 2. Compliance with Land Development Regulations (LDRs)

- a. *Article 2, Administration*
  - i. Section 2.4.10(C) states, “[e]very subdivision shall be given a name by which is shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or mislead the public as to the identity of the subdivision...” To date, the project has been referred to as “Alachua West”. Please confirm if this is the intended subdivision name, to be reflected on the final plat (which will be recorded in the public record). If not, update project name on preliminary plat.
- b. *Article 5, Density, Intensity, and Dimensional Standards*
  - i. Footnote 2, Site / Lot Data, Sheet 2.00, conflicts with the definition of ‘lot coverage’ [reference Section 5.2.4(A)(3)]. Remove footnote.
  - ii. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L- shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
    - (a) Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).
    - (b) Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
  - iii. In accordance with Section 7.3.2(A) a sidewalk shall be provided along CR 235-A frontage.

## 3. Concurrency Impact Analysis

- a. Subsection 1., Impacts to Transportation Network: minimum LOS of Segment 5 is LOS E (LOS stated as LOS C). Revise accordingly.

- b. Correct references to City of Alachua Development Monitoring Report to "City of Alachua Development Monitoring Report, August 2017".
4. **Comprehensive Plan Consistency Analysis**
    - a. Revise response to Policy 2.4.e of the Future Land Use Element, relating to tree survey, to indicate a tree location survey is part of the preliminary plat and mitigation shall be provided in accordance with the City's LDRs.
    - b. Revise response to Policy 1.2.b of the Transportation Element, relating to the location of an emergency access point, to indicate the location of both emergency access points.
  5. **Miscellaneous/General Issues**
    - a. Lot numbers must run sequentially through each phase (i.e., Phase 1 – lots 1 – 50; Phase 2 – lots 51 – 105; Phase 3 – lots 106 – 138). Renumber lots accordingly.
    - b. Remove references to 'existing' and 'proposed' FLUM and zoning in the notes on Sheet 2.00; revise to provide the current FLUM and zoning.
    - c. Verify parcel numbers of lands and revise on preliminary plat accordingly:
      - i. To the north of lots 7 – 17;
      - ii. To the north of lots 22 – 26; and,
      - iii. To the west of lots 26 – 32.
    - d. Owners of Tax Parcels 03042-050-000 and 03875-000-000, located west of the subject property, are Charles and Regina Smyder. Revise the preliminary plat accordingly.
    - e. Correct the reference to zoning in Development Information, Sheet 2.00, to "PD-R".
    - f. Reference to 'required public park' in Development Information, Sheet 2.00, conflicts with PD Master Plan and notes elsewhere within the preliminary plat. Revise accordingly.
    - g. Confirm all footnotes are provided and reference to required open space (in parenthesis) are correct in the Open Space Requirements table on Sheet 2.00.
    - h. Existing force main along CR 235A shown on Sheet 4.00 as proposed (in bold).
    - i. Typographical errors throughout preliminary plat drawings when referencing "Gainesville".
  6. **Public Services/ Fire Marshal/Outside Engineering Review Comments**
    - a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated December 13, 2017.
    - b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in a memorandum dated December 13, 2017.
    - c. Comments from outside engineering review to be provided under separate cover.
  7. **Completeness Review Comments**
    - a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:
      1. **Authorized Agent Affidavit / Agent Authorization**  
**Action Needed to Address Deficiency:** Applicant's response in letter dated November 29, 2017 is that the owner will be the applicant, however, authorization from the property owner/applicant must be provided for Poulos and Bennett, LLC to serve as agent and to act on behalf of the property owner. Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner.
      2. **Preliminary Plat Required Attachment D.1.i:** Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.



**Action Needed to Address Deficiency:** Public utilities, including but not limited to fire hydrants, appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Provide public utility easements with dimensions in all locations where public utilities, including but not limited to fire hydrants, are proposed.

3. **Preliminary Plat Required Attachment D.1.l:** Proposed method of water supply, sewage disposal, and drainage, and electric service.

**Action Needed to Address Deficiency:** (1) There is a typographical error in the title of the electric utility provider. (2) Electric provider is Duke Energy. Revise accordingly.

4. **Preliminary Plat Required Attachment D.1.q:** Tree location survey in conformance with LDR Article 6.2.1(G).

**Action Needed to Address Deficiency:** Tree mitigation calculations and notes pertaining to required tree mitigation have been added to the preliminary plat, however, tree mitigation is not demonstrated within the plans.

5. **Preliminary Plat Required Attachment D.5.:** Two (2) sets 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:** Only one (1) set of mailing labels were provided with the application materials received on November 30, 2017. Further, the mailing labels provided included outdated property owner information. Mailing labels must use the latest ad valorem tax records to ensure notice is provided the property owners as of the date the application is determined to be complete.

Provide two (2) sets of mailing labels for all current property owners within 400 feet of the subject property boundaries, as reflected within the latest ad valorem tax records, and for all persons and organizations registered to receive notice of public hearings. The current registered persons / organizations list is accessible at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-citydepartments/planning-a-community-development/503-applications-attachments-a-agreements>.

6. **Preliminary Plat Required Attachment D.6.:** Neighborhood Meeting Materials, including:

- i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
- ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
- iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

**Action Needed to Address Deficiency:**

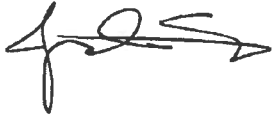
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- b. Provide a copy of the written notice and the list of all property owners and persons / organizations who received a copy of the written notice of the December 5, 2017 Neighborhood Meeting.
- c. Provide a written summary of the December 5, 2017 Neighborhood Meeting, including a list of those in attendance; a summary of the issues related to the

---

development proposal discussed; comments by those in attendance about the development proposal; and any other information deemed appropriate.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

Attachments:     Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 13, 2017  
                         Memorandum from Brian Green, Fire Inspector, Alachua County Fire Rescue, 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 13<sup>th</sup>, 2017

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

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

**RE:** Alachua West PD-R (Preliminary Plat/Final PD Plan)

Public Services have reviewed the Alachua West PD-R (Preliminary Plat/Final PD Plans) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u><b>Entrance Median</b></u> Entrance median shall be owned and maintained by homeowners association.
2.	<u><b>Storm Water Piping</b></u> Storm water piping and associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by homeowners associations.
3.	<u><b>Potable Water Piping</b></u> <b>C: 4.00</b> – maintain piping within easily maintained space. Do not place piping under roadway, valley curb, or sidewalks.
4.	<u><b>City Standards</b></u> Design shall be in accordance with City Standards.
5.	<u><b>Electric Utilities</b></u> FYI; not City of Alachua Electric Utilities. Revise annotation on drawing C4.00 to reflect correct provider.
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



# *Alachua County Fire Rescue*

## *Life Safety and Internal Affairs Branch*

William K. Northcutt, Chief

### Plan Review Comments

Alachua County Fire Rescue, Life Safety and Internal Affairs Branch has reviewed the following submittal for compliance with applicable codes and standards. The plans are:

### Site Plan Review

Project Name:	Alachua West PD-R	Permit#:	COA Alachua West
Address:	US 441 & CR235A	Date Reviewed:	12/13/2017
Applicant Name:		Occupancy:	One and Two-Family Dwellings
Company Name:		Project Type:	Other
Address:			
Phone:			

#### Plan Review Comments:

1. Secondary access for all phases is required. Preliminary plat does not show proper secondary emergency access.
2. Fire flow with water main layout shall prove a minimum of 1000 gpm.  
Current fire flow test shows 680 gpm.

Review and approval of these construction documents by this department does not relieve the architect, engineer, contractor, and/or subcontractors from the responsibility of complying with all applicable codes, standards, ordinances, and state statutes as adopted by Alachua County.

Notice: Alachua County Fire Rescue charges a fee for new construction plan reviews and inspections pursuant to the BoCC direction. If you require more inspections than the minimum for the type of permit your applied for, you will be billed additional plan review or inspection fees.

**Do not use the County automated inspection scheduling system to schedule a fire department inspection, please call (352)384-3103 or schedule it via the internet at <http://www.alachuacounty.us/Depts/PublicSafety/Pages/Inspection-Request.aspx>.**

Reviewed by:

12/13/2017

Date

## Development Review Team (DRT) Meeting

**Project Name:** Syer Minor Subdivision - Final Plat

**Meeting Date:** December 14, 2017 (Staff DRT)

PLEASE PRINT CLEARLY

Name \_\_\_\_\_

## Email

**Mailing Address**

Phone

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Alachua West

**APPLICATION TYPE:** Preliminary Plat / Final PD Plan

**APPLICANT/PROPERTY OWNER:** M3 Alachua, LLC

**AGENT:** Eric Warren, P.E., Poulos & Bennett, LLC

**DRT MEETING DATE:** December 13, 2017

**DRT MEETING TYPE:** Staff

**FLUM DESIGNATION:** Moderate Density Residential

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

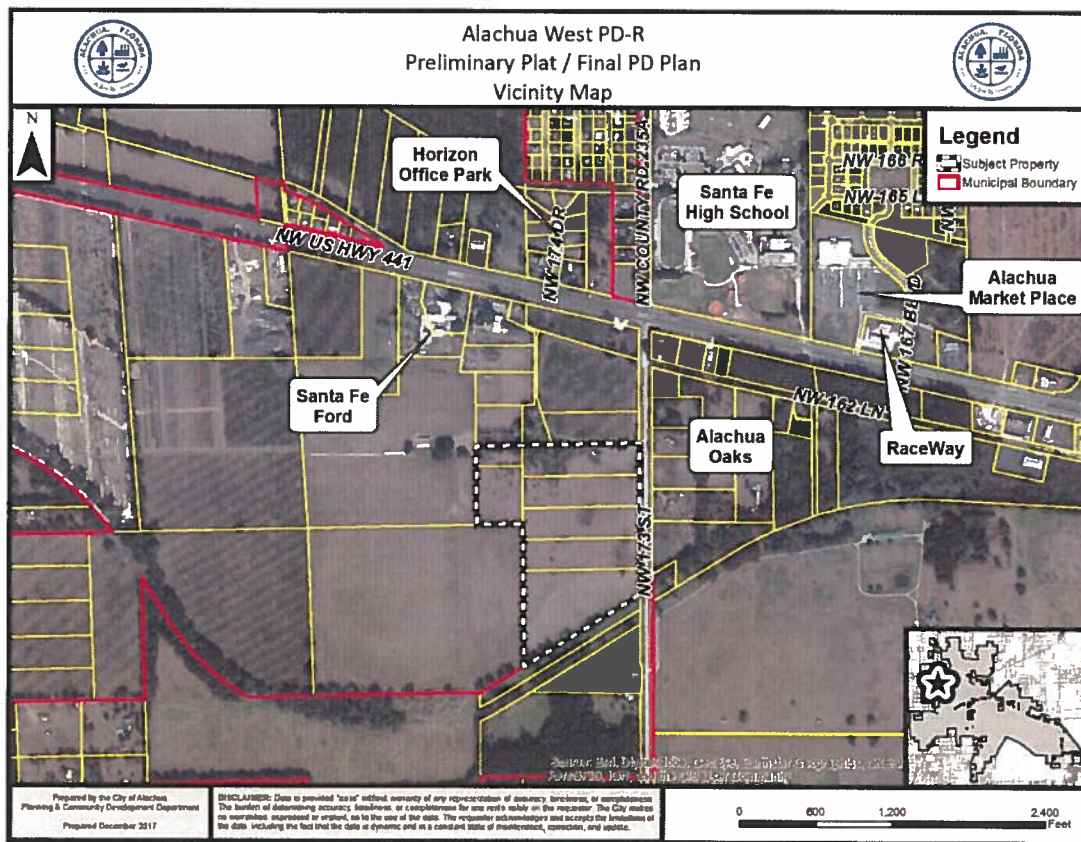
**OVERLAY:** N/A

**ACREAGE:** ±35.82 acres

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

**PROJECT SUMMARY:** A request to subdivide a ±35.82 acre tract into a total of 138 lots, with associated common areas and right-of-way

**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 Ordinance 17-10 (PD Ordinance), PD Agreement, & PD Master Plan**

#### **a. Compliance with Ordinance 17-10**

- i. Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): *"Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration."* The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.
- ii. Section 3., #14, of Ordinance 17-10 requires a landscaping and buffering plan as part of each new Final PD Plan (i.e., preliminary plat). Further, the landscaping and buffering plan must meet the requirements of Section 6.2, *Landscaping Standards*, of the City's LDRs. Section 6.2.1(D)(1) requires tree replacement when an a healthy regulated tree is removed. Section 6.2.1(D)(4) further defines requirements for tree replacement. Section 6.2.1(G)(2) states, *"[s]ite plans and preliminary plans shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan."*
  - (a) Required tree mitigation must be demonstrated on the preliminary plat. Revise plans to provide tree replacement in accordance with the requirements of Section 6.2.1 and the Ordinance 17-10.
  - (b) Note requirements in Section 6.2.2(C)(4) for the identification of new plant materials, and ensure all information for required mitigation as specified therein is provided on plans.
  - (c) Revise notes on Sheet 1.10 accordingly.

#### **b. Compliance with PD Master Plan**

- i. PD Master Plan depicts location of emergency access points (one emergency access point for Phase 1, and second emergency access point to be provided for Phases 2 and 3). Preliminary Plat does not take into account the location of required emergency access points. Revise preliminary plat to provide emergency access points as shown on the PD Master Plan.
- ii. Clarify the applicability of setback notes on Sheet 2.00 (which setbacks are applicable to residential lots and which are applicable to recreation tract).
- iii. A "side street" setback is not established for residential lots by Ordinance 17-10, rather, such area is referenced as the Front (secondary). Revise notes on Sheet 2.00 accordingly.

### **2. Compliance with Land Development Regulations (LDRs)**

#### **a. Article 2, Administration**

- i. Section 2.4.10(C) states, *"[e]very subdivision shall be given a name by which is shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or mislead the public as to the identity of the subdivision..."* To date, the project has been referred to as "Alachua West". Please confirm if this is the intended subdivision name, to be reflected on the final plat (which will be recorded in the public record). If not, update project name on preliminary plat.

- b. *Article 5, Density, Intensity, and Dimensional Standards*
  - i. Footnote 2, Site / Lot Data, Sheet 2.00, conflicts with the definition of 'lot coverage' [reference Section 5.2.4(A)(3)]. Remove footnote.
  - ii. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L- shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
    - (a) Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).
    - (b) Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
  - iii. In accordance with Section 7.3.2(A) a sidewalk shall be provided along CR 235-A frontage.
- 3. Concurrency Impact Analysis
  - a. Subsection 1., Impacts to Transportation Network: minimum LOS of Segment 5 is LOS E (LOS stated as LOS C). Revise accordingly
  - b. Correct references to City of Alachua Development Monitoring Report to "City of Alachua Development Monitoring Report, August 2017".
- 4. Comprehensive Plan Consistency Analysis
  - a. Revise response to Policy 2.4.e of the Future Land Use Element, relating to tree survey, to indicate a tree location survey is part of the preliminary plat and mitigation shall be provided in accordance with the City's LDRs.
  - b. Revise response to Policy 1.2.b of the Transportation Element, relating to the location of an emergency access point, to indicate the location of both emergency access points.
- 5. Miscellaneous/General Issues
  - a. Lot numbers must run sequentially through each phase (i.e., Phase 1 – lots 1 – 50; Phase 2 – lots 51 – 105; Phase 3 – lots 106 – 138). Renumber lots accordingly.
  - b. Remove references to 'existing' and 'proposed' FLUM and zoning in the notes on Sheet 2.00; revise to provide the current FLUM and zoning.
  - c. Verify parcel numbers of lands and revise on preliminary plat accordingly:
    - i. To the north of lots 7 – 17;
    - ii. To the north of lots 22 – 26; and,
    - iii. To the west of lots 26 – 32.
  - d. Owners of Tax Parcels 03042-050-000 and 03875-000-000, located west of the subject property, are Charles and Regina Smyder. Revise the preliminary plat accordingly.
  - e. Correct the reference to zoning in Development Information, Sheet 2.00, to "PD-R".
  - f. Reference to 'required public park' in Development Information, Sheet 2.00, conflicts with PD Master Plan and notes elsewhere within the preliminary plat. Revise accordingly.
  - g. Confirm all footnotes are provided and reference to required open space (in parenthesis) are correct in the Open Space Requirements table on Sheet 2.00.
  - h. Existing force main along CR 235A shown on Sheet 4.00 as proposed (in bold).
  - i. Typographical errors throughout preliminary plat drawings when referencing "Gainesville".
- 6. Public Services/ Fire Marshal/Outside Engineering Review Comments
  - a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated December 13, 2017.

- b. Comments from Brian Green, Fire Inspector, Alachua County Fire Rescue, to be provided under separate cover.
  - c. Comments from outside engineering review to be provided under separate cover.
7. **Completeness Review Comments**
- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:
    - 1. **Authorized Agent Affidavit / Agent Authorization**  
*Action Needed to Address Deficiency:* Applicant's response in letter dated November 29, 2017 is that the owner will be the applicant, however, authorization from the property owner/applicant must be provided for Poulos and Bennett, LLC to serve as agent and to act on behalf of the property owner. Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner.
    - 2. **Preliminary Plat Required Attachment D.1.i:** Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.  
*Action Needed to Address Deficiency:* Public utilities, including but not limited to fire hydrants, appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Provide public utility easements with dimensions in all locations where public utilities, including but not limited to fire hydrants, are proposed.
    - 3. **Preliminary Plat Required Attachment D.1.l:** Proposed method of water supply, sewage disposal, and drainage, and electric service.  
*Action Needed to Address Deficiency:* (1) There is a typographical error in the title of the electric utility provider. (2) Electric provider is Duke Energy. Revise accordingly.
    - 4. **Preliminary Plat Required Attachment D.1.q:** Tree location survey in conformance with LDR Article 6.2.1(G).  
*Action Needed to Address Deficiency:* Tree mitigation calculations and notes pertaining to required tree mitigation have been added to the preliminary plat, however, tree mitigation is not demonstrated within the plans.
    - 5. **Preliminary Plat Required Attachment D.5.:** Two (2) sets 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:* Only one (1) set of mailing labels were provided with the application materials received on November 30, 2017. Further, the mailing labels provided included outdated property owner information. Mailing labels must use the latest ad valorem tax records to ensure notice is provided the property owners as of the date the application is determined to be complete.

Provide two (2) sets of mailing labels for all current property owners within 400 feet of the subject property boundaries, as reflected within the latest ad valorem tax records, and for all persons and organizations registered to receive notice of public hearings. The current registered persons / organizations list is accessible at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-citydepartments/planning-a-community-development/503-applications-attachments-a-agreements>.

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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** December 13<sup>th</sup>, 2017

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

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

**RE:** Alachua West PD-R (Preliminary Plat/Final PD Plan)

Public Services have reviewed the Alachua West PD-R (Preliminary Plat/Final PD Plans) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<b><u>Entrance Median</u></b> Entrance median shall be owned and maintained by homeowners association.
2.	<b><u>Storm Water Piping</u></b> Storm water piping and associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by homeowners associations.
3.	<b><u>Potable Water Piping</u></b> C: 4.00 – maintain piping within easily maintained space. Do not place piping under roadway, valley curb, or sidewalks.
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5.	<b><u>Electric Utilities</u></b> FYI; not City of Alachua Electric Utilities. Revise annotation on drawing C4.00 to reflect correct provider.
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

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

**DATE:** December 13<sup>th</sup>, 2017

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Planning & Community Development Director

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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



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**Re: Tentative Application Acceptance: Alachua West PD-R Preliminary Plat / Final PD Plan**

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**From :** Justin Tabor <jtabor@cityofalachua.com> Wed, Dec 13, 2017 08:40 AM  
**Subject :** Re: Tentative Application Acceptance: Alachua West PD-R Preliminary Plat / Final PD Plan 📎 1 attachment  
**To :** Eric Warren <ewarren@poulosandbennett.com>  
**Cc :** Allison Brunetto <ABrunetto@poulosandbennett.com>

Eric,

Sending a reminder that the materials to address our letter of December 5 were due yesterday. I have not received a delivery as of yet. Please let me know if it is in transit.

Thank you.

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.

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**From:** "Justin Tabor" <jtabor@cityofalachua.com>  
**To:** "Eric Warren" <ewarren@poulosandbennett.com>  
**Cc:** "kwinburn" <kwinburn@cityofalachua.com>, "Adam Hall" <ad\_hall@cityofalachua.org>  
**Sent:** Tuesday, December 5, 2017 9:49:34 AM  
**Subject:** Tentative Application Acceptance: Alachua West PD-R Preliminary Plat / Final PD Plan

Mr. Warren,

Please see the attached letter in reference to the revised application materials, submitted on November 30, 2017, for the Alachua West PD-R Preliminary Plat / Final PD Plan.

Please feel free to contact me if you have any questions.

Sincerely,

**Justin Tabor, AICP**

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

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 **Alachua\_West\_Prelim\_Plat\_Completeness\_Resubmittal\_#1\_2017\_12\_05.pdf**  
195 KB

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# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE 10/30/2017

NAME & DESCRIPTION OF PROJECT

Alachua West PD - 138 Single Family Residences

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

03042-050-06, 03042-050-07, 03042-052-02, 03042-052-003, 03042-052-004, 03042-052-006

03042-052-006

Acreage

35.82 acres

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

138

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/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

ELEMENTARY	138	units X 0.15 Elementary School Multiplier	21	Student Stations
MIDDLE	138	units X 0.07 Middle School Multiplier	10	Student Stations
HIGH	138	units X 0.09 High School Multiplier	13	Student Stations

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

ELEMENTARY		units X 0.08 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		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: David S. McDaniel

Mailing Address:

Phone:

Email:

**PROPERTY OWNER**

Name: M3 Alachua LLC

Mailing Address: 250 Killarney Dr

Winter Park, FL 32789

Phone: 407 487 2594

Email: david@m3development.com

## CERTIFICATION

**PROJECT NAME :** Alachua West PD

**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

21



Capacity Available

Available Capacity

284



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

**Middle SCSA**

Mebane

Capacity Required

10



Capacity Available

Available Capacity

405



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

**High SCSA**

Santa Fe

13



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**

**City of Alachua**

**School Board Staff Certification**

Suzanne Wynn

Digitally signed by Suzanne Wynn  
DN: cn=Suzanne Wynn, o=SBAC, ou, email=wynnsme@sbac.edu,  
c=US  
Date: 2017.12.11 13:47:47 -0500

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

Date: 12.11.2017

A complete application for the  
development project was accepted on

Date:

Signed:

Printed Name:

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**Plan / Concurrency Reviews - City of Alachua Projects**

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**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Plan / Concurrency Reviews - City of Alachua Projects  
**To :** Debbie J Matchett <matchedj@gm.sbac.edu>  
**Cc :** gboles <gboles@ufl.edu>, Adam Hall <ad\_hall@cityofalachua.org>

Mon, Dec 11, 2017 11:14 AM

 3 attachments

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  $\pm 35.82$  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  $\pm 1.33$  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  $\pm 20.387$  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

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 **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 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Review of Alachua West PD-R – Preliminary Plat / Final PD Plan

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the referenced Preliminary Plat. This application 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, with associated common areas and right-of-way.

Please provide comments by **5:00 PM on Tuesday, December 12, 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



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**Review of: Alachua West PD-R Preliminary Plat / Final PD Plan**

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

Tue, Dec 05, 2017 02:10 PM

**Subject :** Review of: Alachua West PD-R Preliminary Plat / Final PD Plan

**To :** bgreen <bgreen@alachuacounty.us>

**Cc :** Keith Bennett <ke\_bennett@cityofalachua.org>, Kathy Winburn  
<kwinburn@cityofalachua.com>

Brian,

The City has received an application for a Preliminary Plat / Final PD Plan for the Alachua West PD-R. This development proposes to subdivide a +/- 35.82 acre tract into a total of 138 lots, across 3 phases. Phase 1 would consist of 50 lots; Phase 2, 54 lots; and Phase 3, 34 lots.

As this is a Planned Development (PD), the PD Master Plan, which was approved earlier this year, proposed temporary secondary emergency access for Phase 1 near the northeast corner of the site, and the permanent secondary emergency access to be constructed with Phase 2 near the southeast corner of the site. A sheet of which is included within the materials accessible via link below. The Preliminary Plat does not appear to provide an easement for these emergency accesses; further information would be provided during construction plan review (the next phase of review), but access easements should be noted on the plat. Also, proposed lot size (50' x 110') may warrant discussion from a fire protection standpoint.

**Please review and provide any comments by 5 PM on Tuesday, December 12, 2017.**

Materials are accessible here: <http://cloud.cityofalachua.org/index.php/s/uShji1Q7kbbQNml>

If you would like to discuss further, please feel free to give me a call.

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***

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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.

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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

December 5, 2017

*Also sent electronically to [ewarren@poulosandbennet.com](mailto:ewarren@poulosandbennet.com)*

Eric Warren, P.E.  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Tentative Application Acceptance:  
Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On November 30, 2017, the City of Alachua received your revised application for the Preliminary Plat and Final PD Plan for the Alachua West Planned Development – Residential (PD-R) development, which 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, with associated common areas and right-of-way.

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).

**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. Authorized Agent Affidavit / Agent Authorization**

**Action Needed to Address Deficiency:** Applicant's response in letter dated November 29, 2017 is that the owner will be the applicant, however, authorization from the property owner/applicant must be provided for Poulos and Bennett, LLC to serve as agent and to act on behalf of the property owner. Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner.

**2. Preliminary Plat Required Attachment D.1.i:** Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or

dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.

**Action Needed to Address Deficiency:** Public utilities, including but not limited to fire hydrants, appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Provide public utility easements with dimensions in all locations where public utilities, including but not limited to fire hydrants, are proposed.

3. **Preliminary Plat Required Attachment D.1.l:** Proposed method of water supply, sewage disposal, and drainage, and electric service.

**Action Needed to Address Deficiency:** (1) There is a typographical error in the title of the electric utility provider. (2) Electric provider is Duke Energy. Revise accordingly.

4. **Preliminary Plat Required Attachment D.1.q:** Tree location survey in conformance with LDR Article 6.2.1(G).

**Action Needed to Address Deficiency:** Tree mitigation calculations and notes pertaining to required tree mitigation have been added to the preliminary plat, however, tree mitigation is not demonstrated within the plans.

5. **Preliminary Plat Required Attachment D.5.:** Two (2) sets 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:** Only one (1) set of mailing labels were provided with the application materials received on November 30, 2017. Further, the mailing labels provided included outdated property owner information. Mailing labels must use the latest ad valorem tax records to ensure notice is provided the property owners as of the date the application is determined to be complete.

Provide two (2) sets of mailing labels for all current property owners within 400 feet of the subject property boundaries, as reflected within the latest ad valorem tax records, and for all persons and organizations registered to receive notice of public hearings. The current registered persons / organizations list is accessible at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-citydepartments/planning-a-community-development/503-applications-attachments-a-agreements>.

6. **Preliminary Plat Required Attachment D.6.:** Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

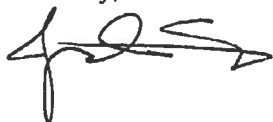
**Action Needed to Address Deficiency:**

- a. Provide a copy of the required published notice for the December 5, 2017 Neighborhood Meeting.
- b. Provide a copy of the written notice and the list of all property owners and persons / organizations who received a copy of the written notice of the December 5, 2017 Neighborhood Meeting.
- c. Provide a written summary of the December 5, 2017 Neighborhood Meeting, including a list of those in attendance; a summary of the issues related to the development proposal

discussed; comments by those in attendance about the development proposal; and any other information deemed appropriate.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Tabor', with a stylized flourish extending to the right.

Justin Tabor, AICP  
Principal Planner

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

# POULOS & BENNETT



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

November 29, 2017

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

RE: Alachua West RD-R Preliminary Plat Application  
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Enclosed, please find 9 copies of the Preliminary Plat set of plans and the application package for the Alachua West project and a PDF copy of the complete package on a CD-ROM. As discussed earlier we are requesting to defer the covenants and restrictions to the Final Plat application. The Suwannee River Water Management Environmental Permit application and the review and approval of improvements to CR 235A by Alachua County will be submitted with the Final Construction Plans for the project.

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

Best Regards,

A handwritten signature in blue ink that reads "Eric Warren". The signature is fluid and cursive, with a long horizontal line extending from the end.

Eric Warren  
Poulos & Bennett, LLC

:

# POULOS & BENNETT

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

November 29, 2017

Mr. Justin Tabor, AICP  
City of Alachua  
P.O. Box 9  
Alachua, FL 32616

Subject: Alachua West PD-R  
Poulos & Bennett Job No. 16-110

Dear Mr. Tabor:

We received comments dated November 6, 2017 regarding the subject project. Please find responses to the comments listed below.

## Comments:

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

1. Submittal Requirements: Number of Copies, Initial Application Submittal  
Action Needed to Address Deficiency: Provide nine (9) copies of all application materials, plans, etc., and a copy of all materials on a compact disc in PDF format. All print copies (except for plans) must be bound only with a binder clip (i.e., no staples or binders). All copies, digital and print, must include revised materials as necessary to address the comments herein. Application submittal requirements may be referenced at: <http://www.cityofalachua.com/index.php/planning-and-zoning/2-uncategorised/860-application-submittal-presentation-requirements>.

***Response: 9 copies and a compact disc with PDF of the updated application documents are provided.***

2. Authorized Agent Affidavit / Agent Authorization  
Action Needed to Address Deficiency: Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner. A copy of the Authorized Agent Affidavit is enclosed for use.

***Response: The owner will be the Applicant consistent with the submitted application. The references to Poulos & Bennett as the applicant have been removed from the Preliminary Plat.***

3. Preliminary Plat Required Attachment D.1.c: Name, address, and telephone number of subdivider and agent of subdivider.  
Action Needed to Address Deficiency:
  - a. Poulos & Bennett, LLC is identified on the cover sheet as the applicant / agent. The property owner has signed the application and is therefore the applicant. Revise accordingly.

***Response: The owner will be the Applicant consistent with the submitted application. The references to Poulos & Bennett as the applicant have been removed from the Preliminary Plat.***

- b. Property owner name, address, and telephone number not provided on the cover sheet. Revise accordingly.

***Response: The property owner information has been added as requested.***

4. Preliminary Plat Required Attachment D.1.f: Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., 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:

- a. Relocate label of CR 235-A to actual road location.

***Response: The label has been corrected.***

- b. Provide section lines and quarter section lines on vicinity map.

***Response: The section lines and quarter lines have been added.***

- c. Depict property lines of abutting properties.

***Response: The property lines have been added. See also Sheet C2.00***

5. Preliminary Plat Required Attachment D.1.h: Names of owners of adjoining land with their approximate acreage, or, if developed, names of abutting subdivisions.

Action Needed to Address Deficiency: Provide approximate acreage of adjoining land (acreage of adjoining parcels) on the Preliminary Plat.

***Response: The acreages have been added as requested.***

6. Preliminary Plat Required Attachment D.1.i: Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single- family dwellings.

***Response: Please refer to sheet C2.00.***

7. Action Needed to Address Deficiency: Public utilities appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Depict easements with dimensions in all locations where public utility easements shall be required for public utilities.

***Response: The lift station tract has been adjusted to include all utilities. We did not find any other utilities shown that are proposed to be outside public right of way or dedicated utility tracts.***

8. Preliminary Plat Required Attachment D.1.k: Zoning district boundaries on abutting properties.

Action Needed to Address Deficiency: State the zoning of all abutting properties on the Preliminary Plat.

***Response: The adjacent zonings have been added.***



9. Preliminary Plat Required Attachment D.1.l: Proposed method of water supply, sewage disposal, and drainage, and electric service.  
Action Needed to Address Deficiency: Identify the electric service provider on Utilities Plan (Sheet C4.00).

***Response: The electric service provider has been listed on sheet C4.00.***

10. Preliminary Plat Required Attachment D.1.q: Tree location survey in conformance with LDR Article 6.2.1(G).  
Action Needed to Address Deficiency: Tree mitigation is required for any regulated, heritage, and champion trees to be removed; however, no mitigation calculations or tree mitigation shown in Preliminary Plat.

***Response: The requested mitigation calculations have been added.***

11. Preliminary Plat Required Attachment D.2.: Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.  
Action Needed to Address Deficiency:  
a. Concurrency Impact Analysis uses data from the May 2017 Development Monitoring Report. The current Development Monitoring Report is dated August 2017. The Concurrency Impact Analysis must be updated to use current data, including existing demand and reserved capacities for water, wastewater, solid waste, and transportation facilities. A copy of the August 2017 Development Monitoring Report is enclosed for reference.

***Response: The concurrency impact analysis has been updated.***

- b. Calculations of the maximum impact potential of previous zoning designation (RMF-8) are provided within Concurrency Impact Analysis for impacts to transportation, potable water, wastewater, solid waste, recreation, and public schools. Information is not applicable or required for this application. Please remove.

***Response: The RMF-8 data has been removed.***

- c. Public facility impacts are calculated for the maximum development potential of the property (143 single-family residential dwellings). The preliminary plat proposes 138 lots. Revise Concurrency Impact Analysis to consider the impacts which would be created by the proposed development of 138 lots (single-family residential dwellings).

***Response: The concurrency impact analysis has been revised for 138 lots.***

12. Preliminary Plat Required Attachment D.5.: Two (2) sets 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: Mailing labels were not provided with the application materials. Provide two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries. Also note the City's LDRs require mailed notices be sent to persons and organizations registered to receive notice of public hearings. The applicant must provide two (2) 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>.

***Response: The mailing labels are enclosed.***

13. Preliminary Plat Required Attachment D.6.: Neighborhood Meeting Materials, including:
- Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

***Response: The requested meeting materials are enclosed.***

Action Needed to Address Deficiency:

- The Neighborhood Meeting materials submitted with this application were the materials from the January 25, 2017 Neighborhood Meeting, at which the PD-R Rezoning Application that was proposed at that time was discussed. The City's LDRs require a separate Neighborhood Meeting for this Preliminary Plat application.

***Response: Noted. Meetings scheduled for November 28, 2017 and a follow up meeting on December 5, 2017.***

- The meeting must be held and materials submitted to the City demonstrating the requirements of Section 2.2.4 are met before application review can commence.

***Response: The requested materials for the November 28, 2017 meeting are enclosed.***

- Please ensure the persons / organizations registered to receive notices are also provided a mailed notice, as required by Section 2.2.4(D)(2) of the LDRs.

***Response: The notices were mailed.***

- Please ensure current property owner records are used (records may have changed since January 2017).

***Response: The records were reviewed for current information.***

14. Preliminary Plat Required Attachment D.10.: Proof of payment of taxes.

Action Needed to Address Deficiency: Tax records submitted with application materials do not show 2017 taxes, which, while not delinquent, are presently due. Submit current tax records.

***Response: The current tax records are enclosed.***

15. Preliminary Plat Required Attachment D.12.: If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

***Response: We have been coordinating with Alachua County regarding the access. Please see attached email correspondence with Mr. Lalit L. Lalwani with the Alachua County Public Works Department. We have also been discussing by phone. The driveway permit will be submitted with the final engineering construction plans once the preliminary plat has been approved. This was also discussed with Mr. Rodolfo Valladares and he said a note to that effect on the preliminary plat would be sufficient.***

16. Action Needed to Address Deficiency: Provide documentation to support that Alachua County Public Works has reviewed and approved, or has received and is reviewing, the proposed ingress/egress point to development.

***Response: We have been coordinating with Alachua County regarding the access. Please see attached email correspondence with Mr. Lalit L. Lalwani with the Alachua County Public Works Department. We have also been discussing by phone. The driveway permit will be submitted with the final engineering construction plans once the preliminary plat has been approved. This was also discussed with Mr. Rodolfo Valladares and he said a note to that effect on the preliminary plat would be sufficient.***

**Additional Comments**

17. Please ensure materials to address Section 3., #3, of the PD Ordinance (Ordinance 17-10) are submitted with revised application / materials.

***Response: Please see enclose Listed Species Study Letter Report Update.***

18. Plans are not signed and sealed by design professionals (professional engineers, surveyors, etc.) All plans submitted to the City must be signed and sealed.

***Response: The plans have been signed and sealed.***

19. Application package section numbers are not chronological, and are numbered differently in the table of contents / section titles within the application package

***Response: The section numbers have been corrected.***

We trust this information is sufficient for the continuation of your review. Please do not hesitate to contact me at [ewarren@poulosandbennett.com](mailto:ewarren@poulosandbennett.com) or 407-487-2594 should you have any questions regarding this information.

Best regards,



Eric Warren, P.E.  
Poulos & Bennett, LLC

## **Eric Warren**

---

**From:** Eric Warren  
**Sent:** Monday, April 10, 2017 11:54 AM  
**To:** llalwani@alachuacounty.us  
**Subject:** Alachua West Project  
**Attachments:** 2.00 Master Development Plan - 2.00.pdf

Good morning Lalit, we are working with the City of Alachua for a rezoning of the property attached. We would like to discuss and coordinate our proposed access to CR 235A. If you could please give me a call on my cell phone, I would greatly appreciate it, Thank you,

Eric Warren

**POULOS & BENNETT**

2602 E. Livingston St.  
Orlando, FL 32803  
Office: 407.487.2594  
Cell: 321.231.4474  
Fax: 407.289.5280  
[www.poulosandbennett.com](http://www.poulosandbennett.com)

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## **Eric Warren**

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**From:** Lalit Lalwani <llalwani@alachuacounty.us>  
**Sent:** Tuesday, November 14, 2017 3:20 PM  
**To:** Eric Warren  
**Subject:** FW: Parcel 03042-050-006  
**Attachments:** Driveway Permit Application.doc; DRAFT Access Management & Street Network Standards Checklist 2011.doc

Eric,

Here is the form. The fees for Class III with Auxiliary Lanes is \$1530 and for Class IV with Auxiliary Lanes is \$1500. Please review Chapter 407 Article 13 of Alachua County Land Development Regulations. The checklist is an old one but it is in line with the Code.

Sincerely,

Lalit L. Lalwani, PE, CPM, CFM

Alachua County Public Works Department

**Note our new mailing address:**

**5620 NW 120<sup>th</sup> Lane,**

Gainesville, FL 32653

Phone: 352-548-1243

352-374-5245, ext. 243

Fax: 352-337-6244

E-mail: [llalwani@alachuacounty.us](mailto:llalwani@alachuacounty.us)

Office Hours: Monday through Thursday, 7:00 AM to 5:30 PM

**Closed on Fridays.**





## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 6, 2017

Also sent electronically to [ewarren@poulosandbennet.com](mailto:ewarren@poulosandbennet.com)

Eric Warren, P.E.  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Completeness Review of Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On October 31, 2017, the City of Alachua received your application for the Preliminary Plat and Final PD Plan for the Alachua West Planned Development – Residential (PD-R) development, which 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, with associated common areas and right-of-way.

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

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 Development Review Team (DRT) Meeting.

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

**1. Submittal Requirements: Number of Copies, Initial Application Submittal**

**Action Needed to Address Deficiency:** Provide nine (9) copies of all application materials, plans, etc., and a copy of all materials on a compact disc in PDF format. All print copies (except for plans) must be bound only with a binder clip (i.e., no staples or binders). All copies, digital and print, must include revised materials as necessary to address the comments herein. Application submittal requirements may be referenced at: <http://www.cityofalachua.com/index.php/planning-and-zoning/2-uncategorised/860-application-submittal-presentation-requirements>.



**2. Authorized Agent Affidavit / Agent Authorization**

**Action Needed to Address Deficiency:** Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner. A copy of the Authorized Agent Affidavit is enclosed for use.

**3. Preliminary Plat Required Attachment D.1.c: Name, address, and telephone number of subdivider and agent of subdivider.**

**Action Needed to Address Deficiency:**

- a. Poulos & Bennett, LLC is identified on the cover sheet as the applicant / agent. The property owner has signed the application and is therefore the applicant. Revise accordingly.
- b. Property owner name, address, and telephone number not provided on the cover sheet. Revise accordingly.

**4. Preliminary Plat Required Attachment D.1.f: Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., 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:**

- a. Relocate label of CR 235-A to actual road location.
- b. Provide section lines and quarter section lines on vicinity map.
- c. Depict property lines of abutting properties.

**5. Preliminary Plat Required Attachment D.1.h: Names of owners of adjoining land with their approximate acreage, or, if developed, names of abutting subdivisions.**

**Action Needed to Address Deficiency:** Provide approximate acreage of adjoining land (acreage of adjoining parcels) on the Preliminary Plat.

**6. Preliminary Plat Required Attachment D.1.i: Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.**

**7. Action Needed to Address Deficiency:** Public utilities appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Depict easements with dimensions in all locations where public utility easements shall be required for public utilities.

**8. Preliminary Plat Required Attachment D.1.k: Zoning district boundaries on abutting properties.**

**Action Needed to Address Deficiency:** State the zoning of all abutting properties on the Preliminary Plat.

**9. Preliminary Plat Required Attachment D.1.l: Proposed method of water supply, sewage disposal, and drainage, and electric service.**

**Action Needed to Address Deficiency:** Identify the electric service provider on Utilities Plan (Sheet C4.00).

**10. Preliminary Plat Required Attachment D.1.q: Tree location survey in conformance with LDR Article 6.2.1(G).**

**Action Needed to Address Deficiency:** Tree mitigation is required for any regulated, heritage, and champion trees to be removed; however, no mitigation calculations or tree mitigation shown in Preliminary Plat.

11. **Preliminary Plat Required Attachment D.2.:** Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

**Action Needed to Address Deficiency:**

- a. Concurrency Impact Analysis uses data from the May 2017 Development Monitoring Report. The current Development Monitoring Report is dated August 2017. The Concurrency Impact Analysis must be updated to use current data, including existing demand and reserved capacities for water, wastewater, solid waste, and transportation facilities. A copy of the August 2017 Development Monitoring Report is enclosed for reference.
- b. Calculations of the maximum impact potential of previous zoning designation (RMF-8) are provided within Concurrency Impact Analysis for impacts to transportation, potable water, wastewater, solid waste, recreation, and public schools. Information is not applicable or required for this application. Please remove.
- c. Public facility impacts are calculated for the maximum development potential of the property (143 single-family residential dwellings). The preliminary plat proposes 138 lots. Revise Concurrency Impact Analysis to consider the impacts which would be created by the proposed development of 138 lots (single-family residential dwellings).

12. **Preliminary Plat Required Attachment D.5.:** Two (2) sets 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:** Mailing labels were not provided with the application materials. Provide two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries. Also note the City's LDRs require mailed notices be sent to persons and organizations registered to receive notice of public hearings. The applicant must provide two (2) 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>.

13. **Preliminary Plat Required Attachment D.6.:** Neighborhood Meeting Materials, including:

- i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
- ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
- iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

**Action Needed to Address Deficiency:**

- a. The Neighborhood Meeting materials submitted with this application were the materials from the January 25, 2017 Neighborhood Meeting, at which the PD-R Rezoning Application that was proposed at that time was discussed. The City's LDRs require a separate Neighborhood Meeting for this Preliminary Plat application.
- b. **The meeting must be held and materials submitted to the City demonstrating the requirements of Section 2.2.4 are met before application review can commence.**

- c. Please ensure the persons / organizations registered to receive notices are also provided a mailed notice, as required by Section 2.2.4(D)(2) of the LDRs.
- d. Please ensure current property owner records are used (records may have changed since January 2017).

**14. Preliminary Plat Required Attachment D.10.:** Proof of payment of taxes.

**Action Needed to Address Deficiency:** Tax records submitted with application materials do not show 2017 taxes, which, while not delinquent, are presently due. Submit current tax records.

**15. Preliminary Plat Required Attachment D.12.:** If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

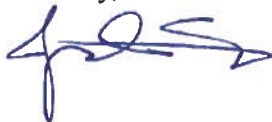
**16. Action Needed to Address Deficiency:** Provide documentation to support that Alachua County Public Works has reviewed and approved, or has received and is reviewing, the proposed ingress/egress point to development.

**Additional Comments**

- 17. Please ensure materials to address Section 3., #3, of the PD Ordinance (Ordinance 17-10) are submitted with revised application / materials.
- 18. Plans are not signed and sealed by design professionals (professional engineers, surveyors, etc.) All plans submitted to the City must be signed and sealed.
- 19. Application package section numbers are not chronological, and are numbered differently in the table of contents / section titles within the application package.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

Enclosures:      Authorized Agent Affidavit  
                         August 2017 City of Alachua Development Monitoring Report (Concurrency Data)

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



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: \_\_\_\_\_

Parcel ID Number(s): \_\_\_\_\_

Acreage: \_\_\_\_\_

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

### C. AUTHORIZED AGENT

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

### D. REQUESTED ACTION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

\_\_\_\_\_  
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 \_\_\_\_\_

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
Revised 9/30/2014

**Table 1. Final Development Orders with Valid Concurrency Reservations**

*Cumulative Through August 8, 2017 Planning & Building Board Meeting*

Project	Final Development Order Granted	Project Status	Building Permit Issuance Date	CO Issued?	CO Issuance Date	Water (GPD)	Sewer (GDP)	Traffic (AADT)*	Solid Waste (lbs/day)	Drainage	Parks (acres)
<b>All Projects</b>						<b>86,524</b>	<b>87,964</b>		<b>5298.97</b>		<b>8.6</b>
Alachua Research Park SP	December 9, 2014	Certificate of Occupancy Issued	5/7/2015	Yes	12/17/2015	8,375	8,375	215 (34), 86 (CR 2054 E)	518	OK	No impact
Palmdale SP	July 14, 2015	Certificate of Occupancy Issued	8/4/2016	Yes	8/14/2017	990	0	41 (34), 13 (CR 2054 E)	73.2	OK	No impact
Public Services Operations Center SP	December 8, 2015	Building Permit Issued	6/16/2016	No	N/A	2,685	2,685	568 (34)	214.85	OK	No impact
Legacy Park Phase 1 SP	March 2, 2016	Certificate of Occupancy Issued	5/7/2016	Yes	6/26/2017	520	520	1,138 (CR 2054 W)	474.68	OK	No impact
Heritage Oaks Phase II Final Plat	June 13, 2016	Final Plat Recorded, Infrastructure Completed	N/A	N/A	N/A	12,100	11,000	109 (1), 133 (2), 419 (3), 162 (CR 235A 5), 79 (CR 235A N)	417	OK	0.52
Emerick Pediatric Office SP	July 12, 2016	6 Month Extension Granted by PZB on 7/11/2017	N/A	N/A	N/A	870	870	23 (8), 5 (7)	82	OK	No impact
Sanctuary Oaks Manor SP (Final Plat)	September 23, 2016	Final Plat Recorded	N/A	N/A	N/A	0	0	775 (34), 754 (CR 2054 E)	1,578.90	OK	0.05
Foundation Park Phase 2 SP	December 11, 2016	No Action	N/A	N/A	N/A	18,110	18,110	732 (5)	708	OK	No impact
Holiday Inn Express SP	January 10, 2017	Building Permit Issued	2/10/2017	N/A	N/A	9,200	9,200	203 (CR 2054 E)	300.8	OK	No impact
Copeland Park Phase 1 SP	February 14, 2017	No Action	N/A	N/A	N/A	3,758	3,758	81 (5), 19 (2), 80 (CR 235A S), 16 (CR 235A N)	33.3	OK	No impact
Farm Bureau Insurance SP	March 14, 2017	No Action	N/A	N/A	N/A	834	834	5 (88 (5))	789.04	OK	No impact
Vol Mart #1873 SP	May 2, 2017	No Action	N/A	N/A	N/A	3,347	3,012	8 (CR 241)	34	OK	No impact
San Felipe State Park Shop Bldg SP	May 9, 2017	No Action	N/A	N/A	N/A	0	0	107 (34)	38.4	OK	No impact
Transmission Doctor & Auto Care SP	July 11, 2017	No Action	N/A	N/A	N/A	75	0	237 (1), 593 (5), 89 (CR 235A S), 89 (CR 235A N)	40	OK	No impact
VyStar Credit Union SP	August 8, 2017	No Action	N/A	N/A	N/A	680	600				

Source: City of Alachua Final Development Orders (Project Staff Reports)

\*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

Item table dates and immediately adjacent to police station - hours for traffic point are updated annually on property directly on new 200 ft per granted

Table 2. Traffic Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV**	Existing Traffic**	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
<b>Interstate</b>			<b>Min LOS Std C</b>				
I-75 (32, 1)	From NCL of Alachua to US 441	AADT Peak Hour	85,600 7,710	42,505 4,463	348 55	42,748 3,192	50.06% 58.60%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT Peak Hour	85,600 7,710	58,476 5,930	152 17	28,972 1,763	66.15% 77.13%
<b>State Roads</b>			<b>Min LOS Std D</b>				
U S Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT Peak Hour	35,500 3,200	17,295 1,643	1,768 253	16,437 1,304	53.70% 59.25%
U S Hwy 441 (107/1407, 5)	From SR 235 to NCL of Alachua	AADT Peak Hour	35,500 3,200	24,411 2,319	5,078 501	8,011 380	83.07% 88.13%
U S Hwy 441 (108, 6)	From CR 25A to NW 126th Ave	AADT Peak Hour	35,500 3,200	17,295 1,643	23 2	18,182 1,555	48.78% 51.41%
U S Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT Peak Hour	35,500 3,200	21,000 1,890	5 1	14,495 1,309	59.17% 59.09%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT Peak Hour	13,300 1,200	10,000 950	0 0	3,300 250	75.19% 75.17%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT Peak Hour	13,300 1,200	6,189 588	0 0	7,111 612	46.54% 49.00%
<b>County Facilities</b>			<b>Min LOS Std D</b>				
CR 2054 West	West of SR 235	AADT Peak Hour	14,580 1,314	1,686 160	1,338 133	11,558 1,021	20.74% 22.31%
CR 2054 East	East of SR 235	AADT Peak Hour	14,580 1,314	2,161 205	580 75	11,859 1,034	18.66% 21.33%
CR 235A South	South of US 441	AADT Peak Hour	14,580 1,314	3,780 359	217 30	10,583 925	27.41% 29.61%
CR 235A North	North of US 441	AADT Peak Hour	14,580 1,314	1,438 136	180 26	12,984 1,152	11.08% 12.36%
CR 235	SCL to CR 241	AADT Peak Hour	14,580 1,314	5,165 491	0 0	9,415 823	35.43% 37.34%
CR 241	SCL to CR 235	AADT Peak Hour	14,580 1,314	8,710 827	9 1	5,861 486	59.80% 63.05%

\* Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District Two (published September 2016)

\*\* Formula: Comp Plan MSV = (Existing Traffic + Reserved Trips from Development Orders with Concurrence Reservations)

^ County Facility AADT counts provided by Alachua County Public Works, May 2017. Existing Peak Hour has been calculated using a Standard K value of 0.095

\*\*\*AADT: 2013 Q/L OS Handbook, Table 2. Generalized Annual Average Daily Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas; Peak Hour: 2013 Q/L OS Handbook, Table 5. Generalized Peak Hour Two-Way Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas

Reserved Trips are automatically updated from Table 7 dpts.

**Table 3. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>2</sup>	60,524
Residual Capacity	938,476
Percentage of Permitted Design Capacity Utilized	59.20%

**Sources:**

1. City of Alachua Public Services Department, May 2017

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change



**Table 4. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>2</sup>	57,964
Residual Capacity	788,036
Percentage of Permitted Design Capacity Utilized	47.46%

**Sources:**

1. City of Alachua Public Services Department, April 2017
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

**Table 5a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>2</sup>	49.46
Reserved Capacity <sup>3</sup>	0.60
Available Recreation Acreage	38.54

1. Table 5c. Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element

Formula: 9,892 persons / (5 acres / 1,000 persons)

3. Table 1

Tan cell is automatically updated from Table 1 data

**Table 5b. Improved Passive Park Space Analysis**

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.01
Existing Improved Passive Park Space Provided <sup>2</sup>	27.73
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity <sup>3</sup>	36.11%

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts

2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor

3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

**Table 5c. Recreational Facilities**

Facility Name	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Downtown Theater Park	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
Kingsland Pocket Park	0.65
San Felasco Conservation Corridor	31.23
Total	88.60

**Table 6. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,568.00	7,221.16
Reserved Capacity <sup>2</sup>	5,280.27	963.65
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	

1. Bureau of Economic & Business Research, University of Florida, *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 year

2. Table 1

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, May 2017

Tan cell is automatically updated from Table 1 data

Student Generation Multipliers			
	Elementary	Middle	High
Single Family	0.15	0.07	0.09
Multi Family	0.08	0.03	0.03

Source: Alachua County Public Schools

Table 7a. Projects with Valid Public School Capacity Reservations			
Project Name	Elementary Student Stations	Middle Student Stations	High Student Stations
Heritage Oaks Phase II Final Plat	7	3	4
Sanctuary Oaks Minor S/D (Final Plat)	1	1	1
<b>Total</b>	<b>8</b>	<b>4</b>	<b>5</b>

Tables 7b. - 7d. Projected Available Capacity by School SCSAs

Alachua Elementary Concurrency Service Area				
Alachua Elementary, Irby Elementary Lanier prorated, A.Q. Jones prorated				
Jurisdictions City of Alachua, Town of LaCrosse, Alachua County				
ALACHUA ELEMENTARY CSA	SGM	2015-2016	2017-2018	2019-2020
AVAILABLE CAPACITY		261	249	259
EQUIVALENT SINGLE FAMILY	0.15	1,740	1,660	1,727
EQUIVALENT MULTI FAMILY	0.08	3,263	3,113	3,238
TOTAL ADJACENCY		791	717	851
EQUIVALENT SINGLE FAMILY	0.15	5,273	4,780	5,673
EQUIVALENT MULTI FAMILY	0.08	9,888	8,963	10,638

Mebane Middle Concurrency Service Area				
Mebane Middle School AQ Jones & Lanier prorated				
Jurisdictions City of Alachua, Alachua County				
MEBANE MIDDLE CSA	SGM	2015-16	2017-2018	2019-2020
AVAILABLE CAPACITY		406	397	365
EQUIVALENT SINGLE FAMILY	0.07	5,800	5,671	5,214
EQUIVALENT MULTI FAMILY	0.03	13,533	13,233	12,167
TOTAL ADJACENCY		498	440	335
EQUIVALENT SINGLE FAMILY	0.07	7,114	6,286	4,786
EQUIVALENT MULTI FAMILY	0.03	16,600	14,667	11,167

Santa Fe High Concurrency Service Area				
Santa Fe High AQ Jones, Lanier, & Lofton High prorated				
Jurisdictions City of Alachua, City of High Springs, Town of LaCrosse, Alachua County				
SANTA FE HIGH CSA	SGM	2015-2016	2017-2018	2019-2020
AVAILABLE CAPACITY		322	357	352
EQUIVALENT SINGLE FAMILY	0.09	3,578	3,967	3,911
EQUIVALENT MULTI FAMILY	0.03	10,733	11,900	11,733
TOTAL ADJACENCY		1,133	1,326	1,294
EQUIVALENT SINGLE FAMILY	0.09	12,589	14,733	14,378
EQUIVALENT MULTI FAMILY	0.03	37,767	44,200	43,133