



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

October 8, 2019

SUBJECT:	A request for consideration of the preliminary plat of Briarwood, which proposes the subdivision of a ±74.17 acre subject property into a total of 229 lots, with associated rights-of-way and common areas
APPLICANT:	Craig Rouhier, Troon Development, LLC
AGENT:	Dave Glunt, P.E., Spruce Creek Civil Engineering, Inc.
PROPERTY OWNER:	Golden Pond Farms, Inc.
PARCEL ID NUMBER:	03044-011-001, 03044-011-002, 03044-011-003, and 03044-010-003
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Residential Single Family -4 (RSF-4)
OVERLAY:	N/A
ACREAGE:	±74.17
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Briarwood to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Briarwood to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.</i>

SUMMARY & BACKGROUND

This application is a request by Craig Rouhier of Troon Development, Inc., applicant and agent for Golden Pond Farms, Inc. , property owner, for consideration of the preliminary plat of Briarwood, which proposes the subdivision of the ± 74.17 acre subject property into a total of 229 lots, with associated right-of-way and common areas. The preliminary plat indicates the development will be constructed in 4 (four) phases, with the first phase consisting of 44 lots.

The subject property consists of portions of Parcel Numbers 03044-011-001, 03044-011-002, 03044-011-003, and 03044-010-003, and is located in the 17000 block of CR 235A, west of CR 235A and Santa Fe High School, south of the Meadowglen subdivision, and north of the Santa Fe Hills subdivision.

A portion of the subject property was part of the previously proposed Benton Hills development, for which a preliminary plat was approved on January 11, 2016 by the City Commission.

The proposed Briarwood subdivision would consist of lots ranging size from $\pm 7,500$ square feet to $\pm 9,983$ square feet, with the majority of lots between $\pm 7,500$ square feet and $\pm 8,000$ square feet. The preliminary plat proposes a series of common areas throughout the project area and along the northern, eastern and western boundaries. A 50' wide common area will be located between any lots and the northern property line, including an approximately 15' wide area outside of the stormwater drainage system.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to and treated by a connected, distributed linear network of retention basins to be located throughout the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, 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.

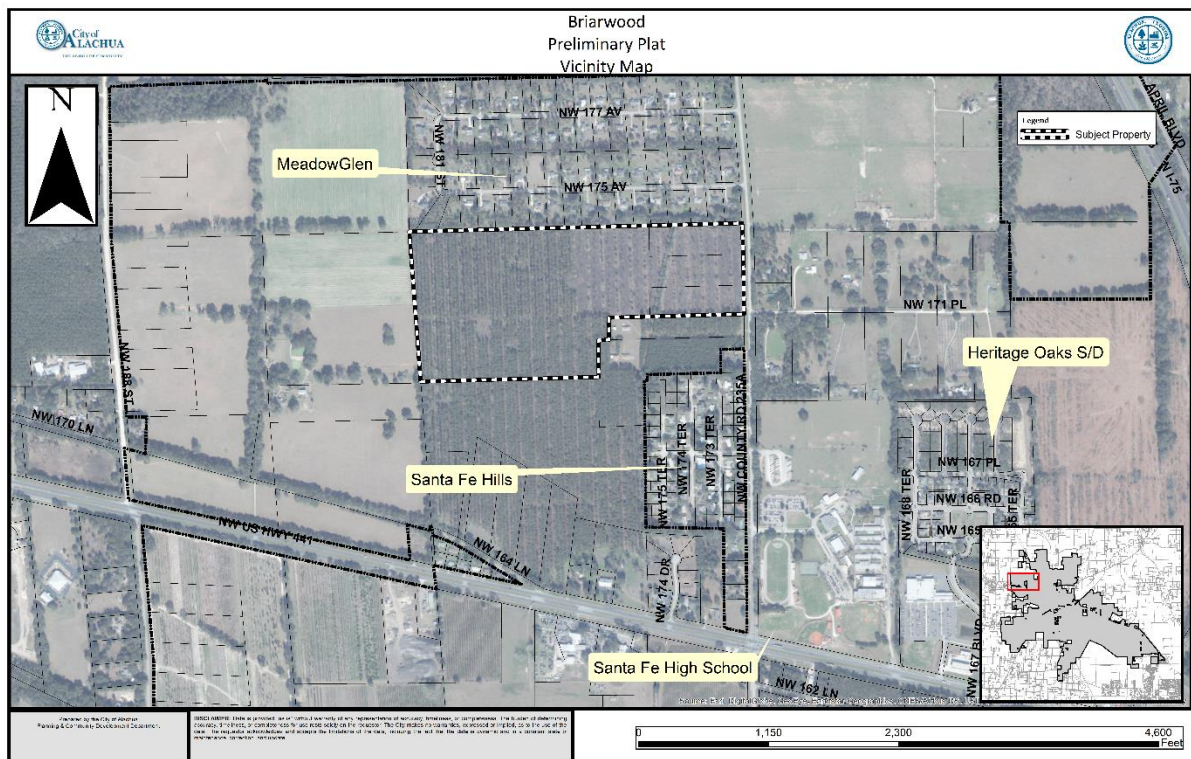
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Meadowglen Subdivision	Agriculture/ Moderate Density Residential	Agricultural (A)/ RSF-1
South	Vacant Residential Land	Medium Density Residential	Residential Multiple Family – 8 (RSF-8)
West	Vacant Agricultural Lands	Moderate Density Residential	County Agricultural (A/CO)
East	County Road 235-A; Single-Family Residential	Agriculture	Agricultural (A); County Agricultural (A/CO)

Map 1. Vicinity Map



A single access point will be provided to CR235A. This connection point will be permitted through Alachua County Public Works. A proposed sidewalk along CR235A will connect the Meadowglen subdivision to the north to the existing sidewalk system south of the subject property. This sidewalk will also be permitted through Alachua County Public Works.

RECREATION AREA CALCULATION

TRACT	AREA (AC)	PERCENTAGE	TOTAL
TRACT A1	1.00	1.00%	1.00
TRACT A2	1.00	1.00%	1.00
TRACT A3	1.00	1.00%	1.00
TRACT A4	1.00	1.00%	1.00
TRACT A5	1.00	1.00%	1.00
TRACT A6	1.00	1.00%	1.00
TRACT A7	1.00	1.00%	1.00
TRACT A8	1.00	1.00%	1.00
TRACT A9	1.00	1.00%	1.00
TRACT A10	1.00	1.00%	1.00
TRACT A11	1.00	1.00%	1.00
TRACT A12	1.00	1.00%	1.00
TRACT A13	1.00	1.00%	1.00
TRACT A14	1.00	1.00%	1.00
TRACT A15	1.00	1.00%	1.00
TRACT A16	1.00	1.00%	1.00
TRACT A17	1.00	1.00%	1.00
TRACT A18	1.00	1.00%	1.00
TRACT A19	1.00	1.00%	1.00
TOTAL	19.00	100.00%	19.00

SITE DATA

TRACT	AREA (AC)	PERCENTAGE	TOTAL
TRACT A1	1.00	1.00%	1.00
TRACT A2	1.00	1.00%	1.00
TRACT A3	1.00	1.00%	1.00
TRACT A4	1.00	1.00%	1.00
TRACT A5	1.00	1.00%	1.00
TRACT A6	1.00	1.00%	1.00
TRACT A7	1.00	1.00%	1.00
TRACT A8	1.00	1.00%	1.00
TRACT A9	1.00	1.00%	1.00
TRACT A10	1.00	1.00%	1.00
TRACT A11	1.00	1.00%	1.00
TRACT A12	1.00	1.00%	1.00
TRACT A13	1.00	1.00%	1.00
TRACT A14	1.00	1.00%	1.00
TRACT A15	1.00	1.00%	1.00
TRACT A16	1.00	1.00%	1.00
TRACT A17	1.00	1.00%	1.00
TRACT A18	1.00	1.00%	1.00
TRACT A19	1.00	1.00%	1.00
TOTAL	19.00	100.00%	19.00

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.

Staff Report: Briarwood
Preliminary Plat

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 proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the potential presence of gopher tortoises, FL burrowing owls, and eastern indigo snakes. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise and FL burrowing owl survey with submission of a final plat. The applicant will also be required to comply with standard measures of protection regarding eastern indigo snakes.

- 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. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

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 has been provided within this report. The proposed development would not result in a failure of the City's adopted level of service for recreation and park area.

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 has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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 ¼ 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 any future development on the subject property 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:

FACILITY TYPE

Solid Waste Landfill

LEVEL OF SERVICE STANDARD

.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 not result in a decrease in the level of service for solid waste disposal 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 any future development on the subject property 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, and location and

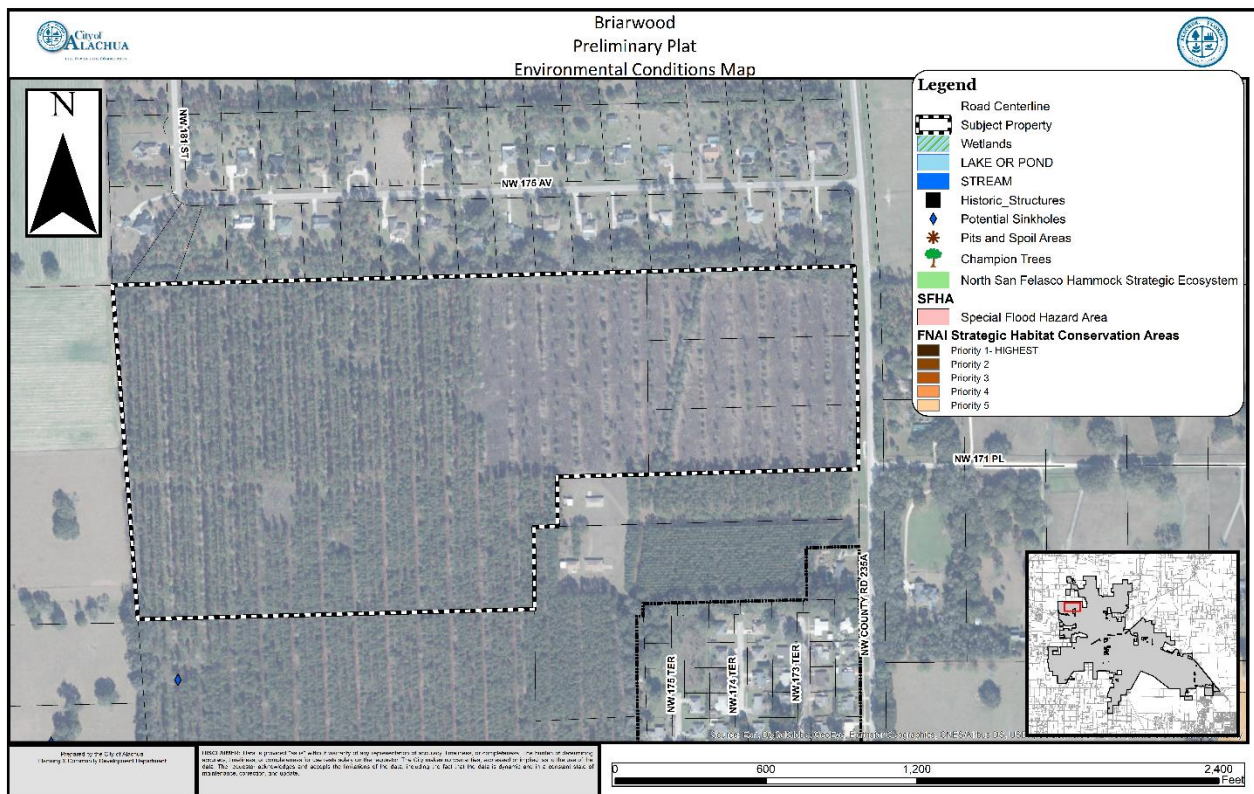
habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the potential presence of gopher tortoises, FL burrowing owls, and eastern indigo snakes. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise and FL burrowing owl survey with submission of a final plat. The applicant will also be required to comply with standard measures of protection regarding eastern indigo snakes.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYS

Map 2. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; 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 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the potential presence of gopher tortoises, FL burrowing owls and eastern indigo snakes.

Evaluation: Staff has proposed condition (Conditions #1 and #2 of Exhibit "A" to this report) that would require a 100% gopher tortoise survey, 100 % burrowing owl survey to be submitted at time of final plat, and would require the use of the standard measures for protection during development of the project.

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.

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5% slopes	A	Well drained	Not limited	27.90%
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	39.70%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not Limited	1.60%
Kendrick Sand, 2 to 5 percent slopes	B	Well drained	Not Limited	19.30%
Norfolk loamy fine sand, 2 to 5 percent slopes	B	Well drained	Not limited	3.40%
Arredondo fine sand, 5 to 8% slopes	A	Well drained	Not limited	6.70%
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	1.40%

Evaluation: The soil types located within the subject property do not pose any significant limitations for residential dwellings. 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 110D and 120D 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G) (2) (e), PRELIMINARY PLAT STANDARDS

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.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 229 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.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A North (CR 235A North of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/4107)	US Hwy 441 (from SR235 to NCL)	4D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² 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].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single Family Detached Dwelling units (229)	Single- Family, Detached ² (ITE Code 230)	2,162 (1,081/1,081)	169 (29/140)	227 (152/75)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT – 9.44 trips per dwelling unit x 229 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 229 dwelling units (17% entering/83% exiting); PM Peak Hour – .99 trips per dwelling unit x 229 dwelling units (67% entering/33% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235A (North of US 441) ¹	US Hwy 441 (from SR235 to NCL) ¹
Maximum Service Volume ²	15,120	39,000
Existing Traffic ³	1,507	25,962
Reserved Trips ⁴	196	3,265
Available Capacity ⁴	13,417	9,809
Potential Impact Generated by Proposed Preliminary Plat	2,162	1,367
Residual Capacity after Proposed Preliminary Plat⁵	11,309	8,442
PM Peak Hour Traffic Analysis	CR 235A (North of US 441) ¹	US Hwy 441 (from SR235 to NCL) ¹
Maximum Service Volume ²	1,359	3,510
Existing Traffic ³	143	2,463
Reserved Trips ⁴	27	317
Available Capacity ⁴	1,189	730
Potential Impact Generated by Proposed Preliminary Plat	227	123
Residual Capacity after Proposed Preliminary Plat⁵	962	607
¹ 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. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua July 2019 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 229 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 229 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at construction plan and Final Plat stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,295,603
Reserved Capacity*	86,978
Potential Potable Water Demand from Proposed Application **	62,975
Residual Capacity	854,624
Percentage of Permitted Design Capacity Utilized	62.84%
Sources: * City of Alachua July 2019 Development Monitoring Report ** City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 62,975 gallons per day. This analysis is based on the maximum development potential of 229 single-family residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City’s utility systems will be reevaluated at construction plan and Final Plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	729,000
Reserved Capacity*	82,760
Projected Potential Wastewater Demand from Proposed Application **	57,250
Residual Capacity	630,990
Percentage of Permitted Design Capacity Utilized	57.93%
<i>Sources:</i> <i>* City of Alachua July 2019 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 57,250 gallons per day. This analysis is based on the maximum development potential of 229 single-family residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City’s utility systems will be reevaluated at the construction plan and final plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	2.87
Residual Recreational Capacity After Impacts	63.38
<i>Sources:</i> ¹ City of Alachua July 2019 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.7persons per dwelling x 229dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.28acres
Acreage Required to Serve Demand Generated by Development ²	0.57 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.85 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	31.16%
¹ Source: City of Alachua July 2019 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (2.87 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 2.87 acres, and for passive park space by 0.57 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the construction plan and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	40,620.00	7,413.15
Reserved Capacity ²	7,408.14	1,351.99
Projected Solid Waste Demand from Application ³	2,473.20	451.36
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year) ² City of Alachua July 2019 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.7 persons per dwelling x 229 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2019		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 451 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the construction plan and final plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) 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. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on August 22, 2019, the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”
TO
BRIARWOOD
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% gopher tortoise and 100% FL burrowing owl burrow survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises or FL burrowing owls on site. This survey must be submitted with any application for a final plat. Surveys shall be valid for a period of 3 years from original date of survey.
2. The applicant agrees it shall utilize the standard measures for protection as outlined on Page 6 of the June 3, 2019 Protected Species and Wetlands Assessment (“Assessment”) completed by Universal Engineering Services in connection with the any Eastern Indigo snakes or other species addressed in the Assessment.
3. 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, 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.
4. At the applicant’s expense, a 5’ wide sidewalk shall be extended north from the subject property boundary within or along the NW 173rd Street/ CR235A right-of-way to NW 177th Ave, which shall be included in the construction plans for the project.
5. The applicant agrees that Conditions 1-4 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1-4 as stated herein.

EXHIBIT “B”

TO

**BRIARWOOD
PRELIMINARY PLAT
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

September 25, 2019

Craig Rouhier
Troon Development, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32745

Also sent by electronic mail to crouhier@aol.com

RE: Notice of Hearing to be Scheduled for Briarwood Preliminary Plat

Dear Mr Rouhier:

On September 25, 2019 the City of Alachua received your updated applications for the above referenced project.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **October 8, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than 12 PM on **Monday, September 30, 2019**. Materials may be submitted earlier than this date.

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

Sincerely,

Adam Hall, AICP
Planner

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

RE: Request for Review of Preliminary Plat Submittal

From : Sergio Reyes <sreyes@edafl.com>
Subject : RE: Request for Review of Preliminary Plat Submittal
To : Adam Hall <ad_hall@cityofalachua.org>
Cc : Stephanie Sutton <ssutton@edafl.com>

Mon, Sep 30, 2019 01:14 PM

 1 attachment

Adam:

I reviewed the responses and for the preliminary plat, our comments have been addressed.

Let me know if you need any additional information

Sergio Reyes, P.E. | President |
| eda engineers-surveyors-planners, inc. |
2404 NW 43rd Street | Gainesville, Florida 32606
352.373.3541 | sreyes@edafl.com | www.edafl.com



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Sept 25, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 9/25/2019

RE: Preliminary Plat – Briarwood Subdivsion

Public Services have reviewed the Briarwood Subdivision Preliminary Plat (Sept 25th Reubmittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Previous Comments</p> <p>Sheet C-006, Define Utility Legends, Abbreviations and Symbols</p> <p>Define legends, abbreviations, and symbols related to Utilities. Suggest that this be added to the first utility sheet; namely, C-006. As a minimum,</p> <ul style="list-style-type: none">• Define W, WM, FM.• Assign a legend to sanitary sewers (such as SS), and call out on various drawings.• Symbols for single and double water meters, clean-outs and fire hydrants.• Line legends for public utility easements and right-of ways. <p>[Approved as Noted]</p> <p>Current Comments</p> <p>Approved</p>
2.	<p>Previous Comments</p> <p>Sheets C006 through C008</p> <ul style="list-style-type: none">• Please call out each fire hydrant with text, not typical.• Minor: Correct spelling so text reads: "FIRE HYDRANT ASSEMBLY" <p>[Approved as Noted]</p>

NO.	COMMENTS
	<p>Current Comments</p> <p>Approved</p>
3.	<p>Previous Comments</p> <p>Sheet C006</p> <ul style="list-style-type: none"> Note 1: Change existing water main on CR-235A to “8-inch”. Show cleanout for lot 80. <p>[Approved as Noted]</p> <p>Current Comments</p> <p>Approved</p>
4.	<p>Previous Comments</p> <p>Sheet C006 and other sheets, as applicable;</p> <p>Currently wastewater mains are called out as “6-inch PVC”. In next submittal, please call out the exact type of PVC. Is it C900 class? What is its DR or SDR rating?</p> <p>[Approved as Noted]</p> <p>Current Comment</p> <p>For the most part, this comment has been addressed. However, previous submittal on Sheet C-006 annotated a 6-inch wastewater force main; but current Sheet C-006 now shows a 4-inch wastewater force main. For operational capacity and TDI flexibility, City prefers 6-inch. Also, call out PVC type; presumably, C900 DR18. It is understood that the final pipe diameter will be determined once the pumps have been selected.</p> <p>Also, when preparing subsequent construction plans, please coordinate with Public Services. There is a capital improvements project under construction that may impact connection of both the water and wastewater force mains.</p> <p>Please resubmit drawing and submit response.</p> <p>Current Comments</p> <p>Approved – (Note to Engineer. Final sizing of the force main and lift station will be discussed during final engineering design.)</p>
5.	<p>Previous Comments</p> <p>Sheets C006 thru C008</p> <ul style="list-style-type: none"> On each sheet where used, please call-out once “TYPICAL PUBLIC UTILITY EASEMENT, TYPICAL” and “RIGHT-OF-WAY, TYPICAL” <p>[Approved as Noted]</p> <p>Current Comments</p> <p>Approved</p>
6.	<p>Previous Comments</p> <p>Sheet C007</p> <ul style="list-style-type: none"> Please call-out that lift station area is at least 50 ft. X 50 ft. <p>[Approved as Noted]</p> <p>Current Comments</p>

NO.	COMMENTS
	Approved
7.	<p>Sheet C006:</p> <ul style="list-style-type: none"> • Add : “STORMWATER SYSTEM NOTES: 1. Homeowner's Association (HOA) will be responsible for the Stormwater System, including the transfer piping installed under roads.” <p>[Approved as Noted]</p> <p>Current Comments</p> <p>The City could not verify that this comment was added to Sheet C006. Instead, please add the above comment to sheet C-002 as comment 17.</p> <p>Please resubmit revised Sheet C-002.</p> <p>Current Comments</p> <p>Approved</p>
9.	<p>Previous Comments</p> <p>Sheet C-002:</p> <ul style="list-style-type: none"> • Please relocate the lift station to Track K, Lots 183 & 184. This will facilitate possible future connection(s) to the lift station. <p>[Revise and Resubmit]</p> <p>Current Comments</p> <p>The City takes no exception to leaving the location of the lift station as is, provided that there is a Public Utility Easement (PUE) between lots 103 and 104, and on lot 106. Possibly, relocate lot 106. This will allow possible future connection of a gravity main to the lift station.</p> <p>Please resubmit sheet C-007 with easements called out.</p> <p>Current Comments</p> <p>Approved (Note to Engineer: During final engineering design, suggest that such issues as possible odor attenuation of the lift station be discussed.)</p>
10.	<p>Previous Comments</p> <p>General Note: Please reference City of Alachua, Public Services Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater.</p> <p>For Information Only</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

RE: DRT Request for Review: Briarwood Preliminary Plat Resubmittal

From : Brian Green <bgreen@AlachuaCounty.US>

Mon, Sep 23, 2019 04:18 PM

Subject : RE: DRT Request for Review: Briarwood Preliminary Plat Resubmittal

 7 attachments

To : Adam Hall <ad_hall@cityofalachua.org>, Thomas Ridgik <th_ridgik@cityofalachua.org>, Rodolfo Valladares <ro_valladares@cityofalachua.org>

Cc : Winburn, Kathy <kwinburn@cityofalachua.org>, Adam Boukari <aboukari@cityofalachua.org>

Adam, everything has been addressed. I have no further comments. Please let me know if you have received this.

Thank You



Brian Green

Plans Review- Inspector, Fire Rescue
PO Box 5038, Gainesville, FL 32627-5038
352.384.3103 (office) 352.494-3140 (cell)



From: Adam Hall <ad_hall@cityofalachua.org>

Sent: Monday, September 23, 2019 12:02 PM

To: Brian Green <bgreen@AlachuaCounty.US>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>

Cc: Winburn, Kathy <kwinburn@cityofalachua.org>; Adam Boukari <aboukari@cityofalachua.org>

Subject: DRT Request for Review: Briarwood Preliminary Plat Resubmittal

Brian, Rodolfo, and Tom,

Dave Glunt has submitted a revised application for the Briarwood project. See below. A hard copy will be forwarded as well. If all remaining Public Services and ACFR comments have been addressed, please let me know as soon as possible. Thanks, AH.

The Planning Department has received a revised application for a Preliminary Plat from Spruce Creek Civil Engineering/ Troon Development for the Briarwood Subdivision (fka Betton Hills). The application proposes to subdivide a ± 74.17 acre subject property into a total of 229 lots (consisting of Tax Parcel Numbers 03044-011-001, 03044-011-002, 03044-011-003, and 03044-010-003), with associated common areas, open space, stormwater management facilities, and rights-of-way.

Initial Application Submittal: July 30, 2019

Staff DRT: August 20, 2019 @ 3 PM

Applicant DRT: August 22, 2019

Resubmission 1: September 9, 2019

Resubmission 2: September 23, 2019

Please review the application and provide any comments regarding any outstanding comments in writing no later than **4 PM on Thursday, September 26, 2019/**

Plans are accessible via the X: Drive at:

X:\Planning and Community Development\Planning Division\Development Applications\Preliminary Plats\Briarwood Preliminary Plat\Submittal\September 23, 2019- 3

The plans are also accessible by following this link: [LINK TO APPLICATION MATERIALS](#)

If you have any questions about this application, please let me know.

Thank you,

--

Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

PLEASE NOTE: Florida has a very broad public records law (F.S.119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From : Rodolfo Valladares <ro_valladares@cityofalachua.org>

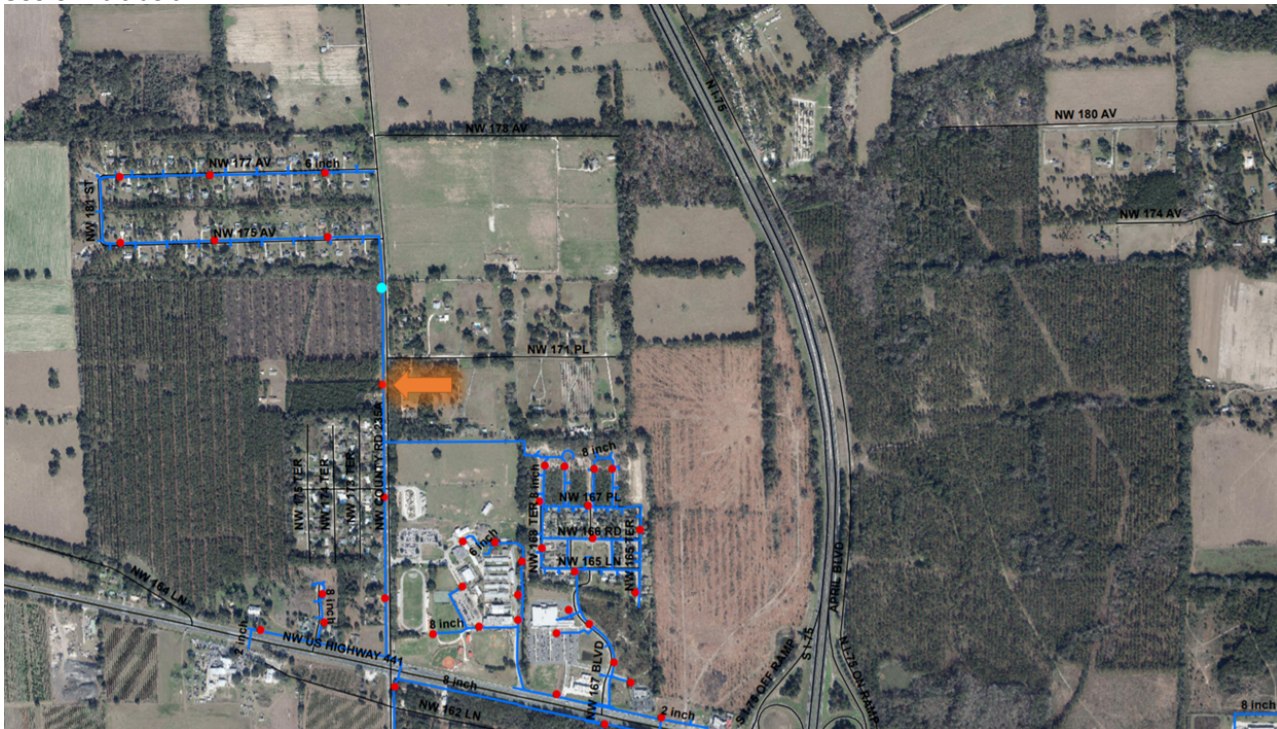
Subject : Briarwood Fire Flow Evaluation

 2 attachments

To : David Glunt <David.Glunt@sccivil.com>

Cc: Adam Hall <ad_hall@cityofalachua.org>, Eiman Abbas <eabbas@cityofalachua.org>, Tom Ridgik, GNV <Tom.Ridgik@CH2M.com>, Harry Dillard <hdillard@cityofalachua.org>

Following up on our conversation from last week regarding the City fire flow capability near the Briarwood development, City has performed an assessment for the fire flow at the hydrant along 235A. See exhibit below.



Let me know how I may be of further assistance.

Regards,

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







City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 17, 2019

Also sent by electronic mail to crouhier@aol.com

Craig Rouhier
Troon Development, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32745

RE: Outstanding Development Review Team (DRT) Comments for Briarwood Preliminary Plat

Dear Mr. Rouhier:

On September 9, 2019 the City of Alachua received your revised application for the above referenced project. Upon review of the application and materials, deficiencies still exist which must be addressed prior to scheduling the Planning and Zoning Board hearing. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, October 3, 2019**. 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 Planning and Zoning Board or 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 November 12, 2019.

Deficiencies to be Addressed

5. Public Services/ Fire Marshall/ Outside Review
 - a. Applicant must address all comments provided by Public Service Department in memo dated September 11, 2019 (attached).
 - b. Applicant must address all comments provided by eda engineers – surveyors – planners, inc. in a letter dated September 15, 2019 (attached).
 - c. Applicant must address all comments provided by the Alachua County Fire Marshall. Please contact their office directly to obtain comments. They can be reached at 352-384-3103.

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

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Sept 11, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 9/11/2019

RE: Preliminary Plat – Briarwood Subdivision

Public Services have reviewed the Briarwood Subdivision Preliminary Plat (Sept 9th Reubmittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Previous Comments</p> <p>Sheet C-006. Define Utility Legends, Abbreviations and Symbols</p> <p>Define legends, abbreviations, and symbols related to Utilities. Suggest that this be added to the first utility sheet; namely, C-006. As a minimum,</p> <ul style="list-style-type: none">• Define W, WM, FM.• Assign a legend to sanitary sewers (such as SS), and call out on various drawings.• Symbols for single and double water meters, clean-outs and fire hydrants.• Line legends for public utility easements and right-of ways. <p>[Approved as Noted]</p> <p>Current Comments</p> <p>Approved</p>
2.	<p>Previous Comments</p> <p>Sheets C006 through C008</p> <ul style="list-style-type: none">• Please call out each fire hydrant with text, not typical.• Minor; Correct spelling so text reads: "FIRE HYDRANT ASSEMBLY" <p>[Approved as Noted]</p>

NO.	COMMENTS
	Current Comments Approved
3.	<p>Previous Comments</p> <p>Sheet C006</p> <ul style="list-style-type: none"> Note 1: Change existing water main on CR-235A to “8-inch”. Show cleanout for lot 80. <p>[Approved as Noted]</p> <p>Current Comments</p> <p>Approved</p>
4.	<p>Previous Comments</p> <p>Sheet C006 and other sheets, as applicable;</p> <p>Currently wastewater mains are called out as “6-inch PVC”. In next submittal, please call out the exact type of PVC. Is it C900 class? What is its DR or SDR rating?</p> <p>[Approved as Noted]</p> <p>Current Comment</p> <p>For the most part, this comment has been addressed. However, previous submittal on Sheet C-006 annotated a 6-inch wastewater force main; but current Sheet C-006 now shows a 4-inch wastewater force main. For operational capacity and TDH flexibility, City prefers 6-inch. Also, call out PVC type; presumably, C900 DR18. It is understood that the final pipe diameter will be determined once the pumps have been selected.</p> <p>Also, when preparing subsequent construction plans, please coordinate with Public Services. There is a capital improvements project under construction that may impact connection of both the water and wastewater force mains.</p> <p>Please resubmit drawing and submit response.</p>
5.	<p>Previous Comments</p> <p>Sheets C006 thru C008</p> <ul style="list-style-type: none"> On each sheet where used, please call-out once “TYPICAL PUBLIC UTILITY EASEMENT, TYPICAL” and “RIGHT-OF-WAY, TYPICAL” <p>[Approved as Noted]</p> <p>Current Comments</p> <p>Approved</p>
6.	<p>Previous Comments</p> <p>Sheet C007</p> <ul style="list-style-type: none"> Please call-out that lift station area is at least 50 ft. X 50 ft. <p>[Approved as Noted]</p> <p>Current Comments</p> <p>Approved</p>
7.	<p>Sheet C006:</p> <ul style="list-style-type: none"> Add : <p>“STORMWATER SYSTEM NOTES:</p>

NO.	COMMENTS
	<p>1. Homeowner's Association (HOA) will be responsible for the Stormwater System, including the transfer piping installed under roads."</p> <p>[Approved as Noted]</p> <p>Current Comments</p> <p>The City could not verify that this comment was added to Sheet C006. Instead, please add the above comment to sheet C-002 as comment 17.</p> <p>Please resubmit revised Sheet C-002.</p>
9.	<p>Previous Comments</p> <p>Sheet C-002:</p> <ul style="list-style-type: none"> Please relocate the lift station to Track K, Lots 183 & 184. This will facilitate possible future connection(s) to the lift station. <p>[Revise and Resubmit]</p> <p>Current Comments</p> <p>The City takes no exception to leaving the location of the lift station as is, provided that there is a Public Utility Easement (PUE) between lots 103 and 104, and on lot 106. Possibly, relocate lot 106. This will allow possible future connection of a gravity main to the lift station.</p> <p>Please resubmit sheet C-007 with easements called out.</p>
10.	<p>General Note: Please reference City of Alachua, Public Services Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater.</p> <p>For Information Only</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

September 15, 2019

Mr. Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Revised Preliminary Plat for Briarwood Subdivision -

Dear Mr. Hall,

Thank you for the opportunity to review the Revised Preliminary Plat for Briarwood Subdivision. Please find my comments below:

General Comments:

1. Per the Land Development Regulations (LDR's) Section 7.3.9

Fire protection improvements. Fire protection improvements shall be provided when the subdivision is connected to a publicly owned water system and shall include the installation of fire hydrants to water mains with a minimum pipe size of six inches in diameter. If fire protection improvements are required, then:

- (A) *Fire hydrants.* Fire hydrants shall be located no more than 1,000 feet apart and within 500 feet of each lot;
- (B) *Residual pressures.* The distribution system shall be capable of delivering, in addition to domestic requirements, residual pressures of not less than 20 pounds per square inch and fire flows of at least 500 gallons per minute; and
- (C) *Complies with ISO standards.* The distribution system shall be designed to comply with the ISO standards for the development.

Even though, preliminary fire flow calculations were provided as part of the responses to the original comments, calculations did not consider the actual existing fire flow and pressure at the points of connection. Please provide flow test and pressure and point of connection or nearby and calculate fire flow per ISO standards.

Sheet C-001:

- 1. Show project properties and adjacent parcels Future Land Use and Zoning. Comment from prior review.

Sheets SV-1 – SV-05:

- 1. The revised submitted topographic and boundary survey must be signed and sealed by a Florida Registered Land surveyor.

Sheet C-002:

1. Revised note 8 of sheet C-002 refers to school age children. Please correct the mislabel note 6 (there are two Note 6's)
2. See comment No 1 of the General comments above. Again, Fire flow calculation must use existing fire flow test for pressure and flow calculations.

Sheets C-003 – C005:

1. The requirement of showing the common use and dedication of that land is to visually define these are and their purpose. Please indicate uses of the different tracts on the actual drawing, per Subdivision application D. Preliminary Plat 1.i. (common area, buffer, drainage easement, etc.).
2. Indicate the type of road per Sec 7.3.1 Please call out the type of road on these plans. The proposed roads are type B: Subdivisions with Residential uses where any lot is 20,000 sf or smaller. Please revise Sheet C-014 "Typical Section Local Subdivision Roads".

(A) *Street type improvement schedule.* For the purposes of this section, the types of subdivisions shall be given the classifications (street type standards) set forth in this subsection. Each subdivision shall comply with the required improvement standards for which it is classified.

- (1) Street type/standard A for subdivisions with business, or public and institutional uses.
- (2) **Street type/standard B for subdivisions with residential uses, where any lot is 20,000 square feet or less.**
- (3) Street type/standard C for subdivisions with residential uses, where all lots are greater than 20,000 square feet.
- (4) Street type/standard D for subdivisions with residential uses, with private streets with a maximum of ten lots using ingress and egress.

Where the proposed subdivision includes an existing street, the existing street shall conform to the standards in this section.

(This standard shall not apply to any abutting street which is not connected to the proposed subdivision's street system.)

3. Show access to the lift station.
4. Pedestrian crossing within Road C in front of lot 73 is a middle block crossing. Relocate the sidewalk crossing to the intersection of Road C and Road F for consistency with the other pedestrian crossings. If pedestrian crossings are considered as calming devices, provide these crossing as raised pedestrian crossing and/or speed table.

Sheets C-006 – C008:

1. One point of connection may not be enough to provide enough pressure and flow for the proposed subdivision. Once the required fire flow is calculated in accordance with the city requirements, a second point of connection may be required to meet these standards. Min. Fire flow required 1000 gpm at 20 psi.
2. Confirm that spacing of proposed fire hydrant meet the city requirements. Fire hydrant must be no more than 500 ft from any structure (as the fire truck travel distance) and fire

hydrant separation should not be more than 500 ft. from lots. Some of the lots within roads F, H and I may not be within the required distance from a Fire Hydrant.

3. Please verify that the min. and max. velocity of the sewer system is not exceeded. Some of the slopes of the proposed sewer system may be too steep and may exceed the max. velocity of the sewer flow.
4. Please confirm that easements will be obtain for the proposed second water connection to US-441. A 20 ft min wide easement will be required for the proposed water main.
5. Provide fire flow test and calculation per City of Alachua requirements. Se above prior comments.
6. Recommended stub-outs of the sewer and water system to adjacent properties. Provide water and sewer stub-out to the west and south of the proposed subdivision.

Lift station calculations only include the propose subdivision. Include future potential connection and size accordingly.

Sheets C-009 – C0011:

1. Provide a post-development drainage map including drainage areas acreage, land use and general assumptions of impervious area per lot, per D.1. o. and r. of the city of Alachua Subdivision application. Assumption of percentage of impervious seems low (45%). Also, some of the pond areas are definitely too low and it will not provide the volume required in accordance with the City of Alachua Comprehensive Plan – Level of Service Standard 2. 100 yr. critical storm event
2. Provide proposed top and bottom of the proposed stormwater basins. The typical cross section of the ponds shows the 5 ft Maintenance path, but the ponds do not look that they provide space for this path.
3. See prior comment.
4. Indicate dedication of the stormwater system and proposed easements for access, drainage of other entities (county, city, etc). Please indicate that on the overall drainage plans.
5. Provide detail information of CR 235 A once the county review and approved driveway connection, utilities and stormwater improvements.

Sheets C-0012:

1. Indicate the allocation of the existing water main, proposed sewer force main and other existing utilities including clearances. This is required as part of the Alachua County permit application. Please show location of the proposed utilities within the typical cross section.
2. Any additional proposed improvements within CR 235A must be part of the plans. US-441 is FDOT facility Therefore, any improvements within the right-of-way will require

FDOT permit. Please provide information of where the proposed force main will be located within the R/W and clearance separations with other existing proposed utilities.

Sheets C-0013:

1. Provide a post-development Drainage map similar to the pre-development map. Indicate if proposed stormwater system will be discharging off-site of the project area at pre-development conditions. Shows individual drainage areas for each of the ponds.

Sheets C-0014:

1. Again, Miami curb is not allowed within the City of Alachua. Only curb and gutter are allowed. See planning comments.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sergio Reyes", with a horizontal line underneath.

Sergio Reyes, P.E
Fl. Lic. No 47311



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 20, 2019

Also sent by electronic mail to crouhier@aol.com

Craig Rouhier
Troon Development, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32745

RE: Development Review Team (DRT) Comments for Briarwood Preliminary Plat

Dear Mr. Rouhier:

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 Thursday, September 5, 2019**. 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 October 8, 2019.

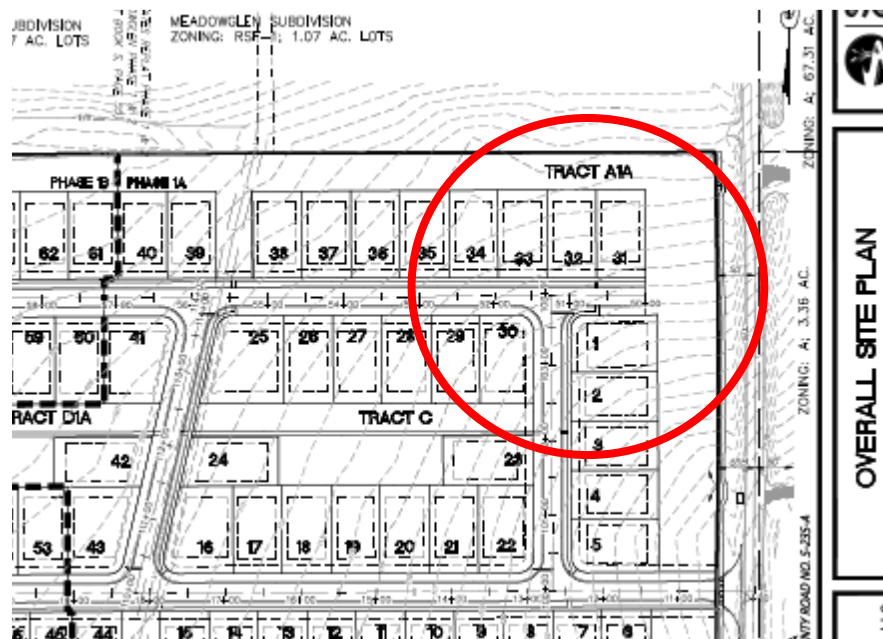
Deficiencies to be Addressed

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

1. **Comprehensive Plan Consistency Analysis**
 - a. Please provide referenced Protected Species and Wetland Assessment referenced in the Comprehensive Plan Consistency analysis.
2. **Concurrency Impact Analysis**
 - a. The trip generation amounts for each segment do not appear to be in line with trip generation rate for entire site. Overall site trip generation is given as 2,162/ 227 (daily/ PM peak) trips. However, trip generation for CR 235A is given as 1,768/ 179 (daily/ PM peak) trips. Please address/ clarify.
 - b. Please provide calculation for recreational acreage demand.
3. **Compliance with Land Development Regulations (LDRs)**
 - a. **Article 5, Dimensional Standards**
 - i. Verify lot width of Lot Number 45. Labeled at 49.43'.
 - ii. Dimensions of Lots 100-105 and Lots 185-191 are not provided. Please label.

b. *Article 7, Subdivision Standards*

- i. Section 7.7.2 (C) requires a statement in the covenants and restrictions disclosing that the City of Alachua does not insure common areas or recreational facilities associated with the proposed development.
- ii. Section 7.2.5 (C)(1) requires traffic design in such a way to ensure public safety including use of traffic calming measures. Please review if additional traffic calming measure are required for streets or street segments 1,000 feet in length or more.
- iii. Section 7.2.5 (D)(1) requires that the connections to the adjacent property for future connectivity be T or L shaped for turnabout. Section 7.2.5 (D)(2)(a) requires that a note will also be required on the plat stating that these turnabouts will be converted to connections with a traffic calming device when adjacent property is developed.
- iv. Section 7.2.5 (G) prohibits dead end streets. Please address apparent dead end in the area shown below.



4. *Miscellaneous/General Issues*

- a. Boundary survey title refers to "Benton Hills".
- b. Property label partially obscures Lot 136.
- c. Please provide Block Numbers.
- d. Please provide Street labels for easier reference (Street 'A', Street 'B', etc).
- e. Proposed Miami curb is inconsistent with curb types provided within the City. Please provide Type F or similar.
- f. Lift Station is proposed in a location not within or adjacent to Phase 1 of plat. Please provide general location of easement to access lift station with note regarding provision and maintenance of easement that will be provided with Final Plat of any Phase of the Plat.
- g. Inscription of "NOT FOR FINAL RECORDING" prominently displayed on all plat sheets.

5. *Public Services/ Fire Marshall/ Outside Review*

- a. Applicant must address all comments provided by Public Service Department in memo dated August 19, 2019 (attached).

- b. Applicant must address all comments provided by eda engineers – surveyors – planners, inc. in a letter dated August 19, 2019 (attached).
- c. Applicant must address all comments provided by the Alachua County Fire Marshall.

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

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: August 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E. *TR*
Engineering Supervisor

RE: Preliminary Plat – Briarwood Subdivision

Public Services have reviewed the Briarwood Subdivision Preliminary Plat (July 30th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Sheet C-006, Define Utility Legends, Abbreviations and Symbols</p> <p>Define legends, abbreviations, and symbols related to Utilities. Suggest that this be added to the first utility sheet; namely, C-006. As a minimum,</p> <ul style="list-style-type: none">• Define W, WM, FM.• Assign a legend to sanitary sewers (such as SS), and call out on various drawings.• Symbols for single and double water meters, clean-outs and fire hydrants.• Line legends for public utility easements and right-of ways. <p>[Approved as Noted]</p>
2.	<p>Sheets C006 through C008</p> <ul style="list-style-type: none">• Please call out each fire hydrant with text, not typical.• Minor; Correct spelling so text reads: "FIRE HYDRANT ASSEMBLY" <p>[Approved as Noted]</p>
3.	<p>Sheet C006</p> <ul style="list-style-type: none">• Note 1: Change existing water main on CR-235A to "8-inch".• Show cleanout for lot 80. <p>[Approved as Noted]</p>

NO.	COMMENTS
4.	Sheet C006 and other sheets, as applicable: Currently wastewater mains are called out as "6-inch PVC". In next submittal, please call out the exact type of PVC. Is it C900 class? What is its DR or SDR rating? [Approved as Noted]
5.	Sheets C006 thru C008 <ul style="list-style-type: none"> On each sheet where used, please call-out once "TYPICAL PUBLIC UTILITY EASEMENT, TYPICAL" and "RIGHT-OF-WAY, TYPICAL" [Approved as Noted]
6.	Sheet C007 <ul style="list-style-type: none"> Please call-out that lift station area is at least 50 ft. X 50 ft. [Approved as Noted]
7.	Sheet C006: <ul style="list-style-type: none"> Add : "STORMWATER SYSTEM NOTES: 1. Homeowner's Association (HOA) will be responsible for the Stormwater System, including the transfer piping installed under roads." [Approved as Noted]
9.	Sheet C-002: <ul style="list-style-type: none"> Please relocate the lift station to Track K, Lots 183 & 184. This will facilitate possible future connection(s) to the lift station. [Revise and Resubmit]
10.	
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

August 19, 2019

Mr. Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Comments on Preliminary Plat for Briarwood Subdivision -

Dear Mr. Hall,

Thank you for the opportunity to review the Preliminary Plat for Briarwood Subdivision. Please find my comments below:

General Comments:

1. The plans are not signed. City of Alachua submittals require plans and supporting documentation to be signed and sealed. Plans are only sealed.
2. We recommend that the preliminary plat be prepared by Florida Register Surveyor. The surveyor can show better how the preliminary plat match the boundary survey of the project parcels.
3. Required Fire flow calculations and fire flow test are required to determine availability of fire flow protection.

Sheet C-001:

1. Include general street address of the proposed subdivision, per City of Alachua Subdivision Application form D.
2. Show project properties and adjacent parcels Future Land Use and Zoning.

Sheets SV-1 – SV-05:

1. Topographic and boundary survey must be signed and sealed by a Florida Register Land surveyor.
2. Existing trees were not located per city of Alachua Land Development code Section 6.2(g).

Sheet C-002:

1. Section 5.2.2(A)(7) addresses the measurements of setbacks for corner lots: "*Corner lots*. Solely for the purpose of determining setbacks of corner lots and reverse frontage lots, a front yard setback shall be required on the road frontage facing the primary building's front building facade. For all other frontages, the required front yard setback

shall not be less than the minimum side yard setback and shall not conflict with existing public utility easements.

2. No point of connection for water and sewer are shown on the plans. A statement indicating that water and sewer services will be provided by the city of Alachua but no indication of how this will be accomplished.
3. Note 17 indicated that fire protection and designed in accordance with all applicable city of Alachua codes and regulations but no fire flow calculations of fire flow test were included to determine flow and pressure requirements, capacity and pressure available, etc.
4. Explain why a tree survey is not required per Sec. 6.2-1(G) of the code. Note 21.

Sheets C-003 – C005:

1. Please indicate uses of the different tracts on the actual drawing, per Subdivision application D. Preliminary Plat 1.i. (common area, buffer, drainage easement, etc.)
2. Indicate the type of road per Sec 7.3.1
3. Please provide sidewalks per Sec. 7.3.2(A) of the City of Alachua Land Development code. We don't recommend sidewalks on the back of the lots. If this is proposed, please provide easements for those sidewalks.
4. Dimension the area for the proposed Lift Station. Also, provide access to the lift station.
5. Pedestrian crossing must be perpendicular to the road. Diagonal crossings are not recommended.

Sheets C-006 – C008:

1. There is an existing 8" water main along CR 235A. Plans indicate that the water system will be connecting to a 15" water main on CR 235A. Please clarify.
2. Provide proposed location of fire hydrants to determine required spacing.
3. Provide top elevations and proposed inverts of the sewer system. Also, provide direction of the flow. This information will determine the depth of the proposed Lift Station. Sewer systems including Lift Stations must meet City of Alachua Specifications.
4. Show location of point of connection for the water system and sewer system force main.
5. Again, determination of fire flow requirements and fire flow test was not included with the submittal
6. A utility permit must be obtained from Alachua County Public Works if any public utility is proposed within their right of way. This is separate permit application from the Right-of-way connection permit.
7. Recommended stub-outs of the sewer and water system to adjacent properties. Water system must be looped to provide better service (pressure and flow) for fire protection.
8. Is the proposed Lift station sized to provide service for adjacent parcels? Please explain and provide calculations.

Sheets C-009 – C0011:

1. Provide pre-development and post-development drainage maps including drainage areas acreage, land use and general assumptions of impervious area per lot, per D.1. o. and r. of the city of Alachua Subdivision application.
2. Provide a typical cross section of the proposed stormwater basins.

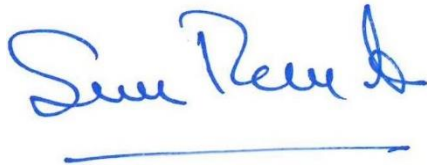
3. Provide proposed top and bottom of the proposed stormwater basins and proposed 100 yr. flood elevation (per Suwannee River Water Management District criteria) to determine if the proposed lots will require fill.
4. Stormwater basin must have a 5 ft. maintenance path for access to the basins and maintenance.
5. Indicate dedication of the stormwater system and proposed easements for access, drainage of other entities (county, city, etc).
6. How the proposed improvements along CR 235A will be treated and attenuated?

Sheets C-0012:

1. Indicate the allocation of the existing water main, proposed sewer force main and other existing utilities including clearances.
2. Include point of connection to the proposed force main and water main.
3. Any additional proposed improvements within CR 235A must be part of the plans.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,



Sergio Reyes, P.E
Fl. Lic. No 47311

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Briarwood Preliminary Plat

Meeting Date: August 22, 2019 (Applicant)

PLEASE PRINT CLEARLY

[illegible]

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

7/30/2019

NAME & DESCRIPTION OF PROJECT

BRIARWOOD SUBDIVISION

229 SINGLE FAMILY LOTS

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

17000 BLOCK OF CR-235-A

CITY OF ALACHUA, FLORIDA

Tax Parcel Numbers

03044-011-001, 03044-011-002, 03044-011-003 AND 03044-010-003

Acreage

74.14

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

229

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 may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="229"/>	units X 0.14 Elementary School Multiplier	<input type="text" value="32"/>	Student Stations
MIDDLE	<input type="text" value="229"/>	units X 0.06 Middle School Multiplier	<input type="text" value="14"/>	Student Stations
HIGH	<input type="text" value="229"/>	units X 0.08 High School Multiplier	<input type="text" value="18"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.09 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.03 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.03 High School Multiplier	<input type="text"/>	Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : BRIARWOOD SUBDIVISIO **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 2018-2019 Capacity Tables)

Elementary SCSA NORTHWEST ALACHUA Capacity Required 32

<input checked="" type="checkbox"/> Capacity Available	Available Capacity 239
<input type="checkbox"/> Capacity Available in 3 yrs	Available Capacity
<input type="checkbox"/> Capacity Available in Adjacent SCSA	Available Capacity

Middle SCSA MEBANE Capacity Required 14

<input checked="" type="checkbox"/> Capacity Available	Available Capacity 424
<input type="checkbox"/> Capacity Available in 3 yrs	Available Capacity
<input type="checkbox"/> Capacity Available in Adjacent SCSA	Available Capacity

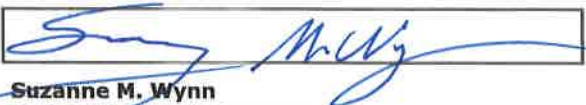
High SCSA SANTA FE 18

<input checked="" type="checkbox"/> Capacity Available	Available Capacity 409
<input type="checkbox"/> Capacity Available in 3 yrs	Available Capacity
<input type="checkbox"/> Capacity Available in Adjacent SCSA	Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification



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

Date: 8.22.2019

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Briarwood

APPLICATION TYPE: Preliminary Plat

APPLICANT/PROPERTY OWNER: Troon Development, LLC/ Golden Pond Farms, Inc

AGENT: David Glunt, P.E., Spruce Creek Civil Engineering, Inc.

DRT MEETING DATE: November 20, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

ZONING: RSF-4

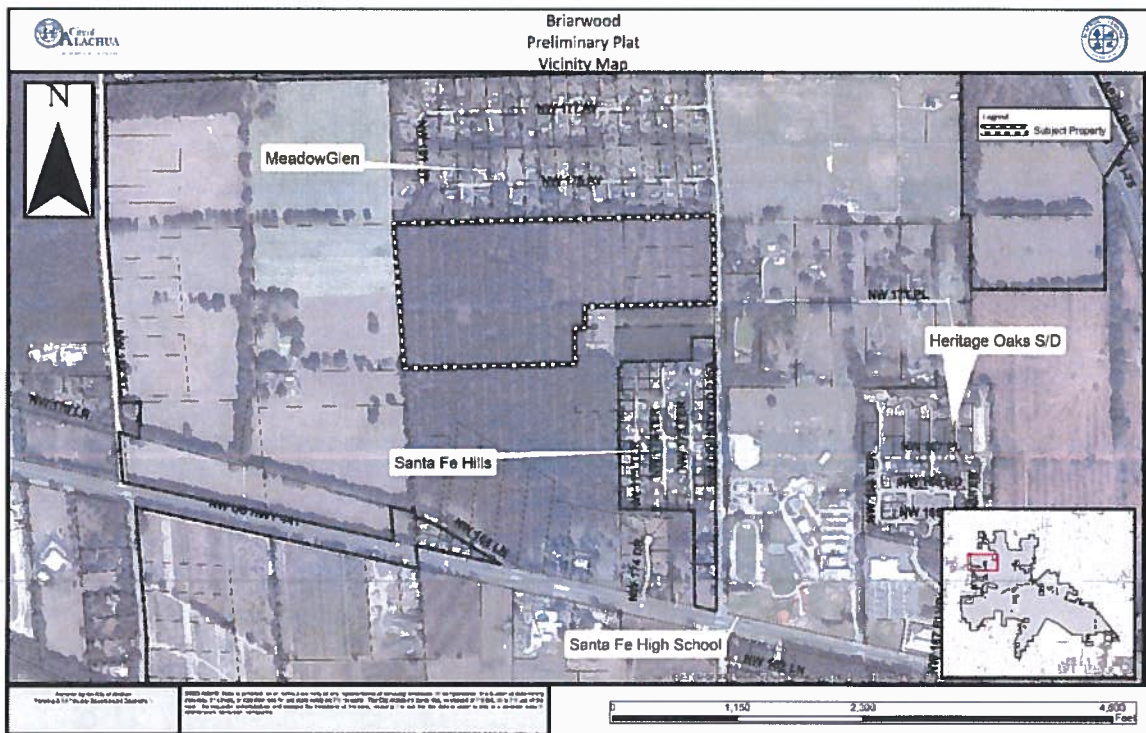
OVERLAY: N/A

ACREAGE: ±74.2acres

PARCELS: 03044-011-001, 03044-011-002, 03400-011-003, 03044-010-003

PROJECT SUMMARY: A request to subdivide a ±74.2 acre tract into a total of 229 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 Thursday, September 5, 2019.**



Deficiencies to be Addressed

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

1. Comprehensive Plan Consistency Analysis

- a. Please provide referenced Protected Species and Wetland Assessment referenced in the Comprehensive Plan Consistency analysis.

2. Concurrency Impact Analysis

- a. The trip generation amounts for each segment do not appear to be in line with trip generation rate for entire site. Overall site trip generation is given as 2,162/ 227 (daily/ PM peak) trips. However, trip generation for CR 235A is given as 1,768/ 179 (daily/ PM peak) trips. Please address/ clarify.
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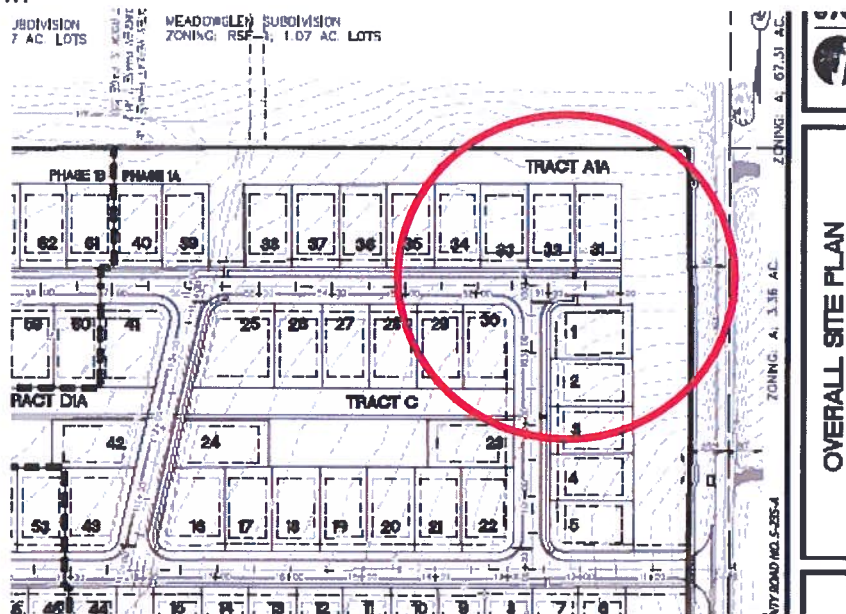
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- i. Verify lot width of Lot Number 45. Labeled at 49.43'.
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- a. Boundary survey title refers to "Benton Hills".
- b. Property label partially obscures Lot 136. ✓ *iden Hwy*
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- e. Proposed Miami curb.
- f. Lift Station is proposed in a location not within or adjacent to Phase 1 of plat. Please provide general location of easement to access lift station with note regarding provision and maintenance of easement that will be provided with Final Plat of any Phase of the Plat.
- g. Inscription of "NOT FOR FINAL RECORDING" prominently displayed on all plat sheets.

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- a. Applicant must address all comments provided by Public Service Department in memo dated August 19, 2019 (attached).
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City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: August 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E. *TR*
Engineering Supervisor

RE: Preliminary Plat – Briarwood Subdivision

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NO.	COMMENTS
1.	<p>Sheet C-006, Define Utility Legends, Abbreviations and Symbols</p> <p>Define legends, abbreviations, and symbols related to Utilities. Suggest that this be added to the first utility sheet; namely, C-006. As a minimum,</p> <ul style="list-style-type: none">• Define W, WM, FM.• Assign a legend to sanitary sewers (such as SS), and call out on various drawings.• Symbols for single and double water meters, clean-outs and fire hydrants.• Line legends for public utility easements and right-of ways. <p>[Approved as Noted]</p>
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END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

August 19, 2019

Mr. Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Comments on Preliminary Plat for Briarwood Subdivision -

Dear Mr. Hall,

Thank you for the opportunity to review the Preliminary Plat for Briarwood Subdivision. Please find my comments below:

General Comments:

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shall not be less than the minimum side yard setback and shall not conflict with existing public utility easements.

2. No point of connection for water and sewer are shown on the plans. A statement indicating that water and sewer services will be provided by the city of Alachua but no indication of how this will be accomplished.
3. Note 17 indicated that fire protection and designed in accordance with all applicable city of Alachua codes and regulations but no fire flow calculations of fire flow test were included to determine flow and pressure requirements, capacity and pressure available, etc.
4. Explain why a tree survey is not required per Sec. 6.2-1(G) of the code. Note 21.

Sheets C-003 – C005:

1. Please indicate uses of the different tracts on the actual drawing, per Subdivision application D. Preliminary Plat 1.i. (common area, buffer, drainage easement, etc.)
2. Indicate the type of road per Sec 7.3.1
3. Please provide sidewalks per Sec. 7.3.2(A) of the City of Alachua Land Development code. We don't recommend sidewalks on the back of the lots. If this is proposed, please provide easements for those sidewalks.
4. Dimension the area for the proposed Lift Station. Also, provide access to the lift station.
5. Pedestrian crossing must be perpendicular to the road. Diagonal crossings are not recommended.

Sheets C-006 – C008:

1. There is an existing 8" water main along CR 235A. Plans indicate that the water system will be connecting to a 15" water main on CR 235A. Please clarify.
2. Provide proposed location of fire hydrants to determine required spacing.
3. Provide top elevations and proposed inverts of the sewer system. Also, provide direction of the flow. This information will determine the depth of the proposed Lift Station. Sewer systems including Lift Stations must meet City of Alachua Specifications.
4. Show location of point of connection for the water system and sewer system force main.
5. Again, determination of fire flow requirements and fire flow test was not included with the submittal
6. A utility permit must be obtained from Alachua County Public Works if any public utility is proposed within their right of way. This is separate permit application from the Right-of-way connection permit.
7. Recommended stub-outs of the sewer and water system to adjacent properties. Water system must be looped to provide better service (pressure and flow) for fire protection.
8. Is the proposed Lift station sized to provide service for adjacent parcels? Please explain and provide calculations.

Sheets C-009 – C0011:

1. Provide pre-development and post-development drainage maps including drainage areas acreage, land use and general assumptions of impervious area per lot, per D.1. o. and r. of the city of Alachua Subdivision application.
2. Provide a typical cross section of the proposed stormwater basins.

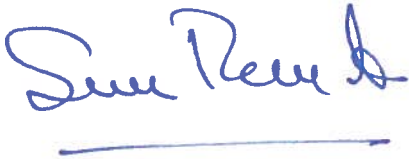
3. Provide proposed top and bottom of the proposed stormwater basins and proposed 100 yr. flood elevation (per Suwannee River Water Management District criteria) to determine if the proposed lots will require fill.
4. Stormwater basin must have a 5 ft. maintenance path for access to the basins and maintenance.
5. Indicate dedication of the stormwater system and proposed easements for access, drainage of other entities (county, city, etc).
6. How the proposed improvements along CR 235A will be treated and attenuated?

Sheets C-0012:

1. Indicate the allocation of the existing water main, proposed sewer force main and other existing utilities including clearances.
2. Include point of connection to the proposed force main and water main.
3. Any additional proposed improvements within CR 235A must be part of the plans.

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sergio Reyes", with a horizontal line drawn underneath it.

Sergio Reyes, P.E
Fl. Lic. No 47311



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 5, 2019

Also sent by electronic mail to crouhier@aol.com

Craig Rouhier
Troon Development, LLC
405 Cinnamon Oak Court
Lake Mary, FL 32745

RE: Completeness Review of Briarwood Preliminary Plat

Dear Mr. Rouhier:

On July 30, 2019, the City of Alachua received your application for the Preliminary Plat of Briarwood, which proposes to subdivide a ±74.17 acre subject property into a total of 229 lots (consisting of Tax Parcel Numbers 03044-011-001, 03044-011-002, 03044-011-003, and 03044-010-003), with associated common areas, open space, stormwater management facilities, and rights-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 information found below. Please provide materials addressing the comments below by **5:00 PM on Monday, August 12, 2019.**

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

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

1. **Subdivision Application, Preliminary Plat Attachment #6. – Neighborhood Meeting Materials:**
 - a. Neighborhood meeting materials did not include a list of those who received notice or copy of mailing labels of those that received notice. Please provide.
 - b. Please provide referenced sign-in sheet for neighborhood meeting.

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

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
David Glunt, P.E., Managing Principal, Spruce Creek Civil Engineering, Inc. *(by electronic mail)*
Project File