

NEIGHBORHOOD MEETING

For a residential subdivision located on the west side of SR-235A north of Santa Fe High School, Alachua, Florida.

Date: Monday, July 15, 2019

Time: 5:15 P.M.

Place: City of Alachua Public Library, 14913 NW 140th St, Alachua, FL 32615

Contact: Craig Rouhier at 407-756-0058

Troon Development, LLC will be holding a meeting to discuss the submission of the Preliminary Plat for 229 residential lots to the City of Alachua, Florida, located on 74.17 acres within the RSF-4 zoning classification (Residential Single Family, 4 units/acre). This is not a public hearing. Some of the uses permitted in this district include:

RSF-4, Residential Single-Family-4. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

The purpose of the public meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

ALACHUA COUNTY TODAY

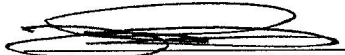
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

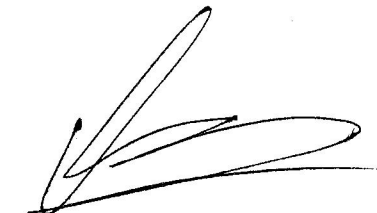
Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **NEIGHBORHOOD MEETING**, was published in said newspaper in the issues of **June 27, 2019**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **27th day of June, 2019** by **Robert Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



HABIB BRYAN BOUKARI
Commission # **GG 327028**
Expires **May 28, 2023**
Bonded Thru Budget Notary Service

SHOOTING:

Continued from page A1

Police: Neither victim nor suspect have ties to area

Hospital where he is currently listed in stable condition. The incident is not related to the recent gun violence incidents.

Later Tuesday, area law enforcement agencies surrounded a home in High Springs in search of the alleged shooter, Thaddeus Surrency, age 43, of Gainesville. Investigators had located the suspect's car at the residence. It was determined after a search that Surrency was not inside the home.

At this point in the investigation, it does not appear that the victim or suspect have ties to the Alachua area, and this

This is an on-going investigation and more information will be released as it becomes available. Anyone having information regarding this incident is asked to call the Alachua Police Department at 386-462-1396 or remain anonymous by calling Alachua County Crime Stoppers at 352-372-STOP.

#

Email rcarson@alachuatoday.com

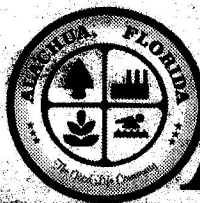
PUBLIC NOTICE

A neighborhood meeting will be held to discuss the submission to the City of Alachua of the Preliminary Plat for 229 residential lots on 74.17 acres within the RSF-4 zoning classification (Residential Single Family, 4 units/acre) located on the west side of SR-235A north of Santa Fe High School. This is not a public hearing. The purpose of the public hearing is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held on Monday, July 15, 2019 at 5:15 PM at the Alachua City Library 14913 NW 140th St, Alachua, FL 32615.

Contact person: Craig Rouhier
407-756-0058

(Published: Alachua County Today - June 27, 2019)



City of
ALACHUA

most recent testing done in accordance with the following definitions:
MCLG: The highest level of a contaminant that is set as close to the MCLGs as feasible...
MCLG: The level of a contaminant in water that is known or expected to pose no or expected risk to health. MCLGs are set for a contaminant which, if exceeded, would require that a water system must follow...
MRDL: The highest level of a contaminant where there is convincing evidence that addition of disinfectants to control microbial contaminants...
MRDLG: The level of a contaminant where there is no known or expected risk to health from the use of disinfectants to control...
The substance was not found by...
per liter (µg/l): one part by weight of the water sample.
per liter (mg/l): one part by weight of the water sample.
of the radioactivity in water.

the highest average at any of the
Likely Source of Contamination
Erosion of natural deposits
Source of Contamination
al deposits; runoff from orchards; and electronics production wastes
ling wastes; discharge from metal erosion of natural deposits
metal refineries and coal-burning ge from electrical, aerospace, and defense industries
steel and pulp mills; erosion of natural deposits
deposits; discharge from fertilizer factories. Water additive which leech when at the optimum level of 0.7 ppm
an-made pollution such as auto paint; lead pipe, casing, and solder
mining and refining operations. al occurrence in soil
lizer use; leaching from septic ; erosion of natural deposits
petroleum and metal refineries; deposits; discharge from mines

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

03024-010-009
FORT GUERIAN & PHYLLIS
17818 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-017
KUNKEL HARRY R
14416 NW 148TH PL
ALACHUA, FL 32616

03024-010-030
JONES RONNIE R JR
17499 NW 175TH AVE
ALACHUA, FL 32615

03024-030-006
TAUBEL BRIAN & NICOLE
17500 NW 175TH AVE
ALACHUA, FL 32615

03024-010-003
ASCENCIOS & HARRIS
17582 NW 175TH AVE
ALACHUA, FL 32615

03047-001-003
JEFFORDS LILLIE BELLE LIFE ESTATE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03024-000-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03044-011-002
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-010-028
NIPPER & NIPPER
17581 NW 175TH AVE
ALACHUA, FL 32615

03024-010-006
GRAY DEVLYN D & LISA M
17710 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-012
EXLEY & WARRINGTON
17958 NW 175TH AVE
ALACHUA, FL 32615

03044-010-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03024-040-003
BURGETT & BURGETT & FRIANT
17413 NW 175TH AVE
ALACHUA, FL 32615

03024-010-016
LOFTHOUSE PHILIP & CARLA RAE
17502 NW 181ST ST
ALACHUA, FL 32615

03024-010-007
BLALOCK & RINGERSEN
17750 NW 175TH AVE
ALACHUA, FL 32615

03044-011-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-010-027
COLDICOTT BRIAN T & JUDITH K
17625 NW 175TH AVE
ALACHUA, FL 32615

03024-010-029
DAVIS LINDA L
17541 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-011
LOWNEY DAVID
17918 NW 175TH AVE
ALACHUA, FL 32615-5191

03024-010-005
MACHIN ARIEL F & BARBARA M
17666 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-020
ROBERTS & ROBERTS TRUSTEES
17917 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-022
MORRIS JR & MORRIS
17875 NW 175TH AVE
ALACHUA, FL 32615-4763

03044-010-005
SMYDER CHARLES R SR TRUSTEE
PO BOX 852
ALACHUA, FL 32616-0852

03024-010-013
MENADIER WILLIAM & MELANIE
17579 NW 181ST ST
ALACHUA, FL 32615

03044-010-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-010-018
PELLETIER & PELLETIER
17991 NW 175TH AVE
ALACHUA, FL 32615-5192

03024-010-026
BOUKARI BEN H & ELLEN B
17665 NW 175TH AVE
ALACHUA, FL 32615

03045-000-000
MONAGHAN & SCHENCK TRUSTEES
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061-6201

03024-010-024
DEAN & WILLEMS
17749 NW 175TH AVE
ALACHUA, FL 32615

03024-010-010
MURPHY GERARD & PISAMAI LIFE ESTATE
17876 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-008
GONZALEZ & RIOS H/W
17794 NW 175TH AVE
ALACHUA, FL 32615

03024-010-021
MORRIS JR & MORRIS
17875 NW 175TH AVE
ALACHUA, FL 32615

03024-040-004
CULP JAMES BRYSON
17459 NW 175TH AVE
ALACHUA, FL 32615

03044-011-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-010-002
INGO FRANK G SR & BARBARA H
17542 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-004
BUCHANAN THOMAS E & CAROL M
17626 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-019
BRINKLEY MATTHEW & LENA
17957 NW 175TH AVE
ALACHUA, FL 32615

03048-002-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03024-010-023
ENFINGER MARK JAMES & LORETTA ANN
17793 NW 175TH AVE
ALACHUA, FL 32615-4763

03044-010-004
SMYDER TOYO A
PO BOX 1067
HIGH SPRINGS, FL 32655-1067

03024-010-014
DOUGLAS JASON D
17598 NW 181ST ST
ALACHUA, FL 32615

03024-010-025
OSBORNE JIMMIE LEE JR & LEIGH C
17709 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-040-003
BURGETT & BURGETT & FRIANT
17413 NW 175TH AVE
ALACHUA, FL 32615

03024-030-010
MILLER ANDREA E
PO BOX 26
HARTFORD, AL 36344-0026

03024-040-002
BONDS DARRYL ARTHUR & JEANETTE MARIE
17357 NW 175TH AVE
ALACHUA, FL 32615-4774

03044-011-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-040-004
CULP JAMES BRYSON
17459 NW 175TH AVE
ALACHUA, FL 32615

03024-030-006
TAUBEL BRIAN & NICOLE
17500 NW 175TH AVE
ALACHUA, FL 32615

03024-030-007
LEVERETT JOSEPH & C KIM
17452 NW 175TH AVE
ALACHUA, FL 32615

03021-000-000
BURNS JOHN A
16583 NW 178TH AVE
ALACHUA, FL 32615

03044-010-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-030-008
ROBERTSON ANEDRA M LIFE ESTATE
17400 NW 175TH AVE
ALACHUA, FL 32615

03044-011-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-010-030
JONES RONNIE R JR
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ALACHUA, FL 32615

03024-010-027
COLDICOTT BRIAN T & JUDITH K
17625 NW 175TH AVE
ALACHUA, FL 32615

03049-001-008
HOLLAND CHARLES TIMOTHY & ROBIN B
17289 COUNTY RD 235A
ALACHUA, FL 32615

03024-010-016
LOFTHOUSE PHILIP & CARLA RAE
17502 NW 181ST ST
ALACHUA, FL 32615

03024-010-003
ASCENCIOS & HARRIS
17582 NW 175TH AVE
ALACHUA, FL 32615

03024-010-002
INGO FRANK G SR & BARBARA H
17542 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-030-009
FANNIN & TRAUTZ
17352 NW 175TH AVE
ALACHUA, FL 32615

03049-001-009
CHERRY JACK M & FRANCES
PO BOX 2048
ALACHUA, FL 32616-2048

03044-011-002
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03024-010-029
DAVIS LINDA L
17541 NW 175TH AVE
ALACHUA, FL 32615-4763

03024-010-028
NIPPER & NIPPER
17581 NW 175TH AVE
ALACHUA, FL 32615

03044-011-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03044-010-003
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03044-011-001
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

03044-010-004
SMYDER TOYO A
PO BOX 1067
HIGH SPRINGS, FL 32655-1067

03044-010-005
SMYDER CHARLES R SR TRUSTEE
PO BOX 852
ALACHUA, FL 32616-0852

03049-001-009
CHERRY JACK M & FRANCES
PO BOX 2048
ALACHUA, FL 32616-2048

03049-001-007
DAY TIMOTHY IAN & JOLI
440 SW 18TH CT
POMPANO BEACH, FL 33060-9036

03048-001-000
THOMAS LEN M
PO BOX 163
ALACHUA, FL 32616-0163

03049-001-008
HOLLAND CHARLES TIMOTHY & ROBIN B
17289 COUNTY RD 235A
ALACHUA, FL 32615

03044-011-002
GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

Briarwood Neighborhood Meeting

Monday July 15, 2019 starting at 5:01 pm

Alachua County Public Library - Alachua Florida

Sign In Sheet

	Name - Please print legibly	Address	Email Address	Phone Number
1	GERARD MURPHY	17876 NW 175 AVE		386 418 3722
2	Linda Davis	17541 NW 175 AVE		386-418-8344
3	CHARLOTTE BURGESS	17413 N.W. 175 Ave		205-771-9727
4	Darryl Bonds	17357 NW 175 Ave		561-482-1483
5	Jean Bonds	"		
6	Bryan Boukari	17665 NW 175 Ave		
7	Ellen Boukari	17665 NW 175th Ave,		
8	Jeni Warrington	17958 NW 175 Ave		
9	Sandra Roberts	17917 NW 175 Ave		
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Meeting Notes

From: Applicant, Troon Development, LLC, Craig Rouhier, Sr., Managing Member

To: City of Alachua

Date: Monday July 15, 2019

Subj: Neighborhood Meeting – “Briarwood Subdivision”

1. The meeting was called to order at 5:01 pm at the Alachua County Public Library, Alachua Florida. The meeting ended at 6:00 pm.
2. David Glunt, Spruce Creek Engineering, introduced himself as the design civil engineer on the Briarwood project.
3. We circulated a sign in sheet for all the interested neighbors that were notified within 400 ft. of the project.
4. Mr. Glunt presented a Power Point presentation that covered the “Low Impact Development” (LID) benefits that the Briarwood subdivision would create as well as creating better buffer areas on all sides of adjoining property owners as opposed to traditional, non-LID style development. Specific items discussed were combining linear stormwater retention areas utilizing a variety of plantings at the base of the stormwater areas to increase permeability, coupled with internal walking paths / open space areas. Preserving natural grades as opposed to moving great quantities of dirt and disturbing natural habitat areas to create large stormwater retention ponds. We noted that all stormwater and open space tracts would be owned and maintained by the HOA.
5. At the end of the Power Point presentation Mr. Glunt addressed questions from the attendees.
6. Questions:
 - What will the development do to the condition of the existing pavement on CR-235A?
Ans: CR-235A is a County Road. We’ve done a traffic study that shows that there is sufficient capacity on CR-235A to handle all 229 lots. We will construct a left turn lane into the subdivision for the first phase and during a future phase, may be required to construct a right turn lane into the project.
 - Will development of the subdivision cause flooding to the neighbors to the north?
Ans: No, actually we will be improving the drainage of the property owners to the north because we will be constructing a linear retention area along the northern boundary that will be capturing some of the current runoff from our property as it exists today, pre-development.

-Would we erect a PVC fence along the border of the property to the north?

Ans: We would be willing to entertain PVC fence along the northern boundary; however, a number of the neighbors to the north did NOT want a fence constructed and were happy with the natural vegetation that exists today, buffering both properties. Only one person voiced a desire for some sort of fence, specifically along his property line

-Would we develop the lots on the northern boundary to match the lots in the subdivision to the north?

Ans: The subject property is currently zoned RFS-4 (4 units per acre, 7500 sq. ft per lot). The underlying comprehensive plan allows 4 units per acre. The layout is in compliance with the existing zoning classification and lot sizes in the City of Alachua. We are adding an *additional 10 feet (20% increase)* of buffer from the 40-foot buffer previously approved for the Benton Hills Preliminary Plat, along with additional landscape plantings along the northern boundary.

-Who's maintaining the stormwater tracts?

Ans: The Homeowners' Association

-What will the Briarwood subdivision do to the water pressure in the surrounding area?

Ans: Based on the existing water pressures phase 1 will have no effect. The City is in the process of upgrading water and sewer along US-441 and going north on CR-235A.

-When will the actual development start?

Ans: Late spring / early summer 2020.

-What are the prices of the homes in Briarwood going to be?

Ans: We're the developer building the subdivision, i.e., sewer, water, streets, entry monuments, landscaping etc. ... we're not the homebuilder that will be building the homes. An estimate would be the mid \$200K to the low \$300k's.

-If the Briarwood lots are smaller than the Hidden Hills subdivision to the north, that means that the prices of the homes built in Briarwood will be inexpensive and we don't want those people wondering from their backyards up and into our backyards (Meadowglen).

Ans: We will be constructing a 50-foot buffer and stormwater tract, owned and maintained by the HOA with landscaping and a retention pond with plantings that will separate the backyards. In addition, we can provide data on many subdivisions with lot sizes similar in overall square footage as Briarwood where the smaller lot size does NOT equate to inexpensive homes. So, are you

equating the developed lots in Briarwood to inexpensive homes, which means you don't want that prospective home buyer to live in Briarwood? No response.

Per the City of Alachua LDR, there is no required buffer separating residential properties. If the proposed 50-foot buffer and stormwater tract was eliminated, the rear building setback is 15 feet from the adjacent property line. With the rear buffer and stormwater tract, the minimum building setback is 65 feet from the Meadowglen Subdivision. Additionally, if the tract was removed and the lot lines were extended, the lot size would increase to 10,751 SF or ¼ acre in size. We feel that the buffer and stormwater tract provides adequate separation from existing structure to proposed structure to make a reasonable transition in lot sizes.

7. At the Staff meeting prior to the neighborhood meeting, we told staff that our long range vision is to add a 4th and 5th phase to the south going to US-441 with commercial outparcels that would create a "Tioga Town Center" style environment in the City of Alachua where people can live-work-play.