



# City of Alachua

## Planning & Community Development Department Staff Report

### City Commission Hearing Date: Quasi-Judicial Hearing

December 9, 2019

<b>SUBJECT:</b>	A request for consideration of the final plat of Tara Village, which proposes the subdivision of a ±21.83 acre subject property into a total of 20 lots, with associated right-of-way and common areas
<b>APPLICANT/AGENT:</b>	Stacy Hall, PSM, George F. Young, Inc.
<b>PROPERTY OWNER:</b>	Tara Village, Inc.
<b>PARCEL ID NUMBER:</b>	03974-004-000; 03974-005-000
<b>FLUM DESIGNATION:</b>	Moderate Density Residential
<b>ZONING:</b>	Planned Development – Residential (PD-R)
<b>OVERLAY:</b>	N/A
<b>ACREAGE:</b>	±21.83
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	<ol style="list-style-type: none"><li>1. Approve the Final Plat of Tara Village (“Final Plat”);</li><li>2. Approve the “Subdividers Agreement for Tara Village” (“Subdividers Agreement”);</li><li>3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,</li><li>4. Accept the cash deposit from Tara Village, Inc. in the amount of \$63,184.79 as the maintenance surety instrument for infrastructure improvements.</li></ol>
<b>RECOMMENDED MOTION:</b>	<p><i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff’s recommendation, this Commission finds the application for the Final Plat of Tara Village to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and:</i></p> <ol style="list-style-type: none"><li><i>(1) Approves the Final Plat of Tara Village;</i></li><li><i>(2) Approves the “Subdividers Agreement for Tara Village”;</i></li><li><i>(3) Authorizes the Mayor and City Attorney to sign the final plat and Subdividers Agreement; and,</i></li><li><i>(4) Accepts the cash deposit from Tara Village, Inc. in the amount of \$63,184.79 as the maintenance surety instrument for infrastructure improvements.</i></li></ol>

## SUMMARY & BACKGROUND

This application is a request by Stacy Hall, PSM, of George F. Young, Inc., applicant and agent for Tara Village, Inc., property owner, for the approval of a final plat to subdivide the ±21.83 acre subject property into a total of 20 lots, with associated right-of-way and common areas.

The subject property consists of Tax Parcel Numbers 03974-004-000 and 03974-005-000, and is located east of NW 157<sup>th</sup> Street, northeast of the intersection of NW 157<sup>th</sup> Street and NW 120<sup>th</sup> Place. The subject property is east of the Savannah Station Subdivision, northeast of the Pilot Forest Subdivision, south of Shady Lane Acres, an unrecorded survey, and west of Interstate 75. In spring 2017, NW 157<sup>th</sup> Street was improved from an unpaved, limerock surface to a paved, asphaltic surface.

The property is comprised of the Tara Village Planned Development – Residential (PD-R), which was approved in February 2017 by the adoption of Ordinance 17-03. The Tara Village PD-R permits maximum of 20 dwellings on the subject property. The subject property has a Moderate Density Residential Future Land Use Map Designation, and is also subject to Policy 1.2.a.1. of the City of Alachua Comprehensive Plan Future Land Use Element, which limits the maximum density of the subject property to 0.93 dwelling units per acre (20 dwellings).

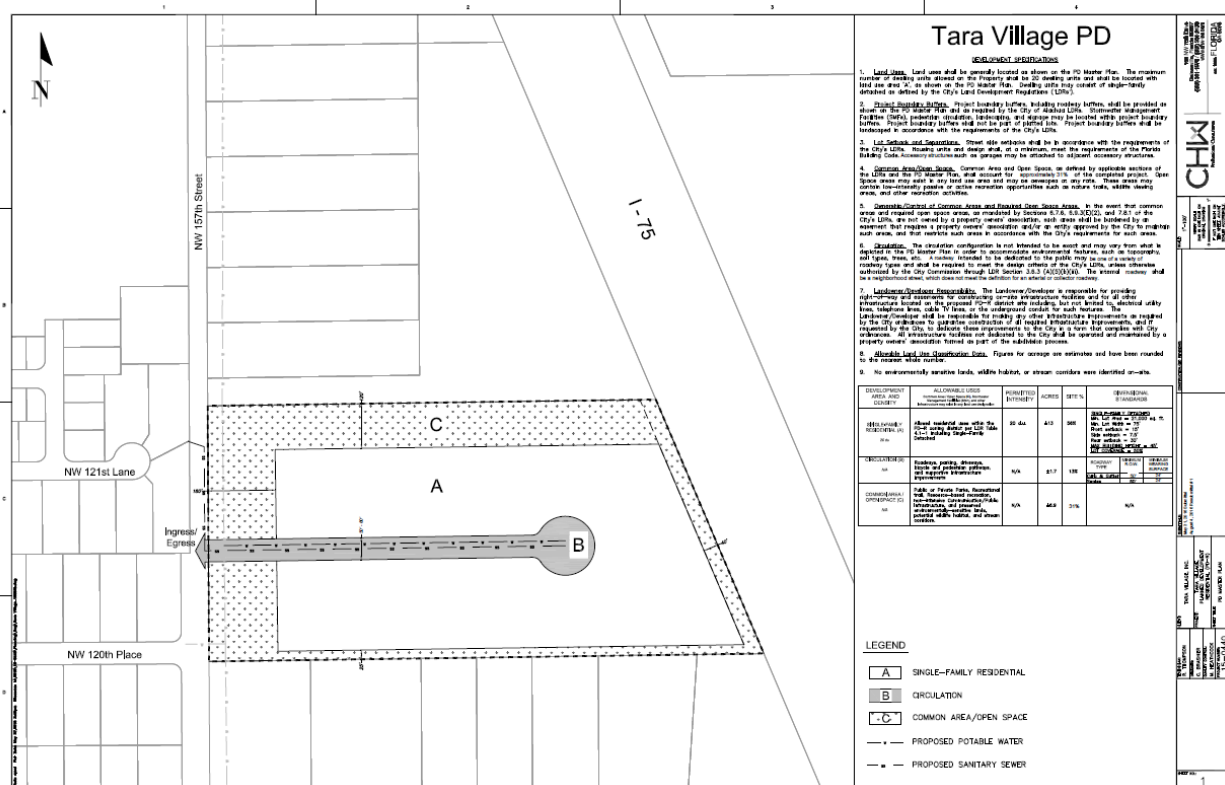
The Tara Village PD-R requires the development to provide a minimum 25 foot natural buffer along the project's property boundary lines. The natural buffer is required to remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities (in certain areas only), and utility service to the project. The natural buffer is intended to address compatibility with the densities of contiguous and nearby properties, which range in size from 1.98 acres to 6.35 acres in areas along the east side of NW 157<sup>th</sup> Street and north of NW 118<sup>th</sup> Avenue (located south of the subject property). The final plat identifies the location of the required 25 foot buffer around the perimeter of the subject property.

Development within the Tara Village subdivision will connect to potable water and wastewater facilities. Stormwater for the subdivision will be conveyed to a retention basin located in the southwestern portion of the subject property. An analysis of the development's impact on public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

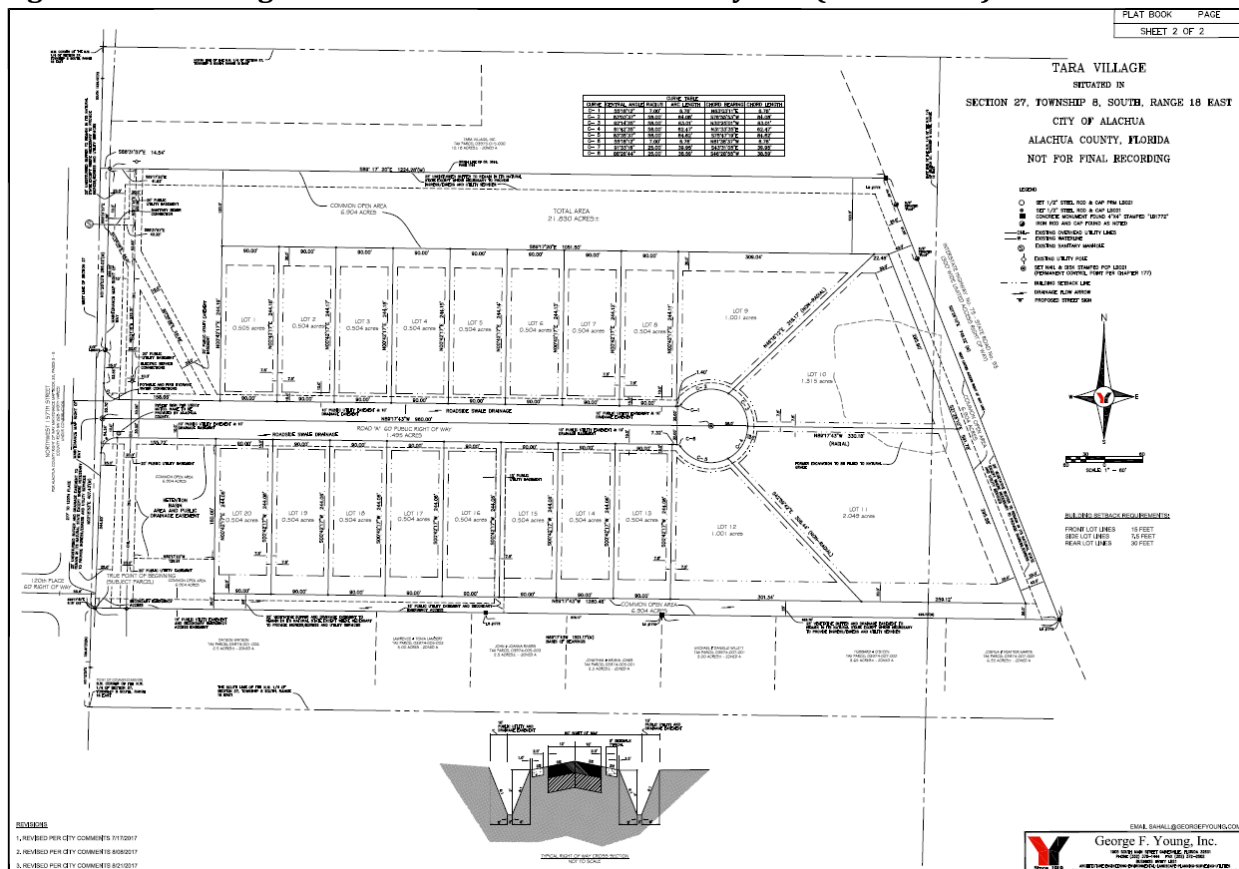
The preliminary plat of Tara Village was approved by the City Commission on October 9, 2017. The construction plans for the project were administratively approved [as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)] on October 15, 2018.

Section 2.4.10(G)(5) of the City's LDRs establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section are provided within this report.

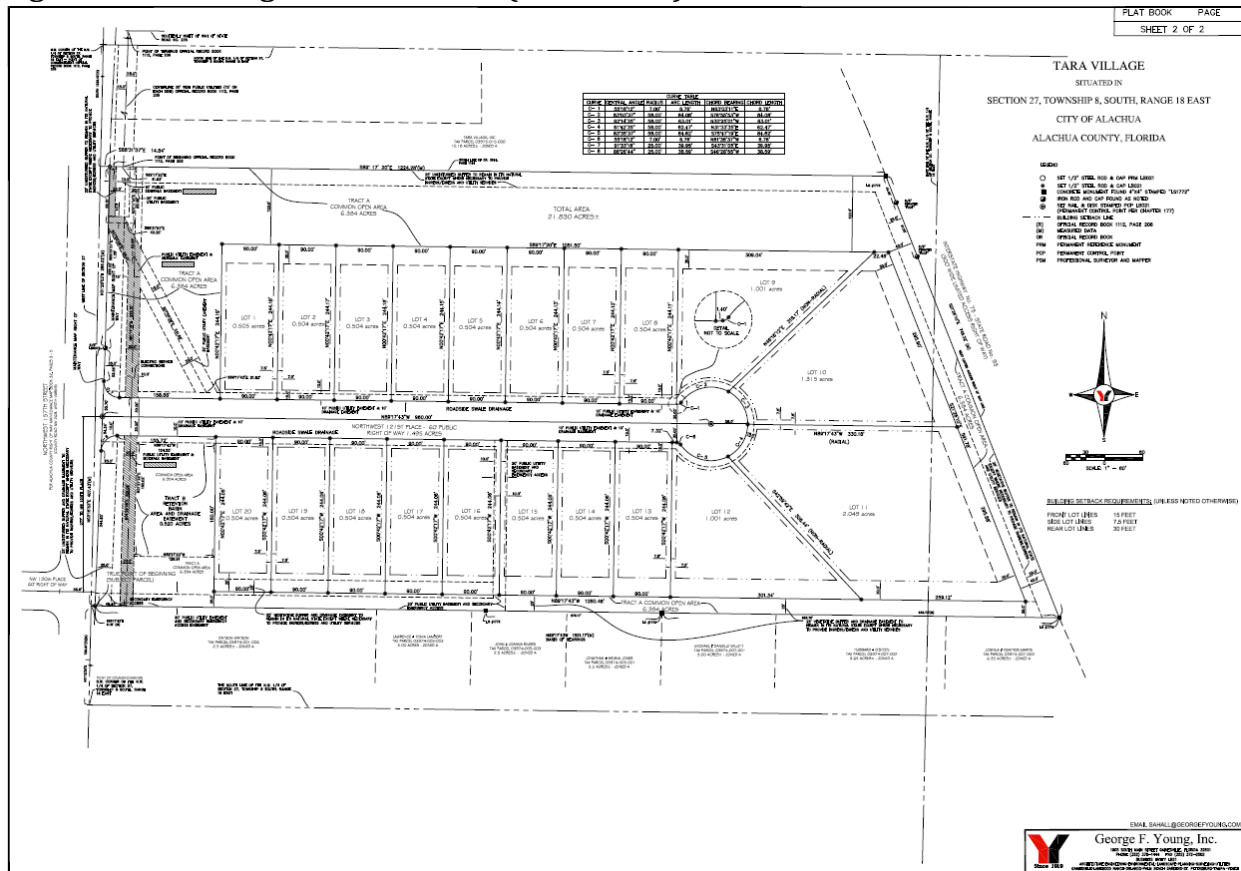
**Figure 1. Tara Village PD-R PD Master Plan (Sheet 1 of 2)**



**Figure 2. Tara Village PD-R Final PD Plan & Preliminary Plat (Sheet 2 of 2)**



**Figure 3. Tara Village PD-R Final Plat (Sheet 2 of 2)**



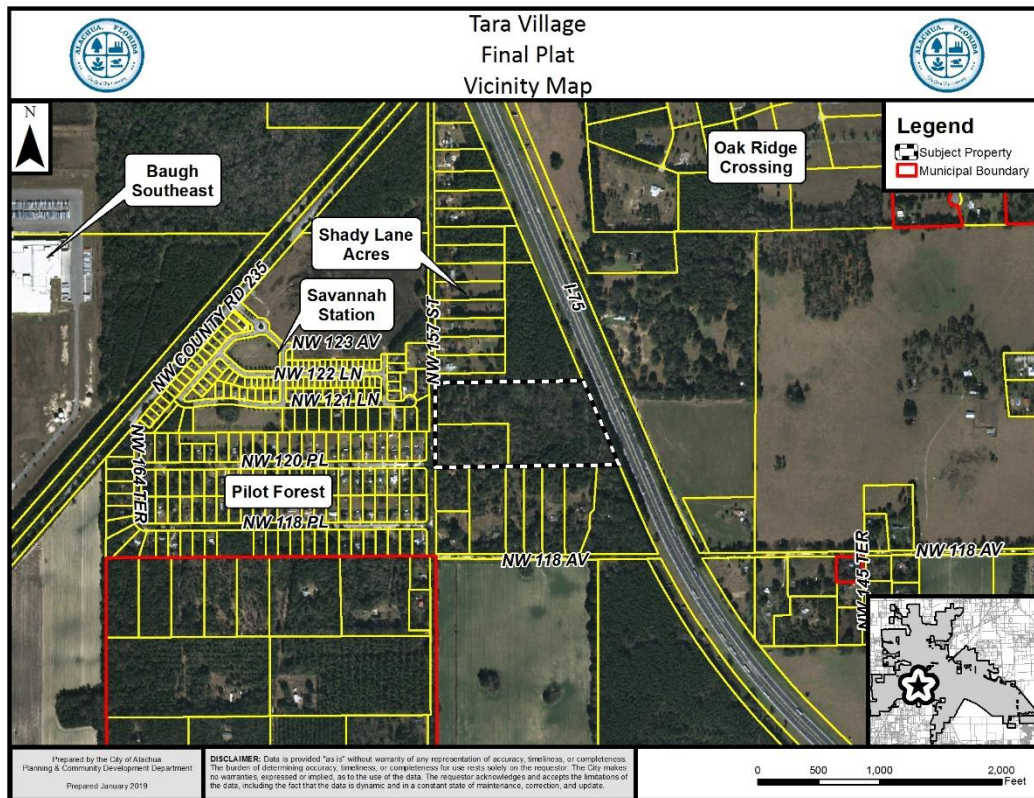
## SURROUNDING USES

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.)

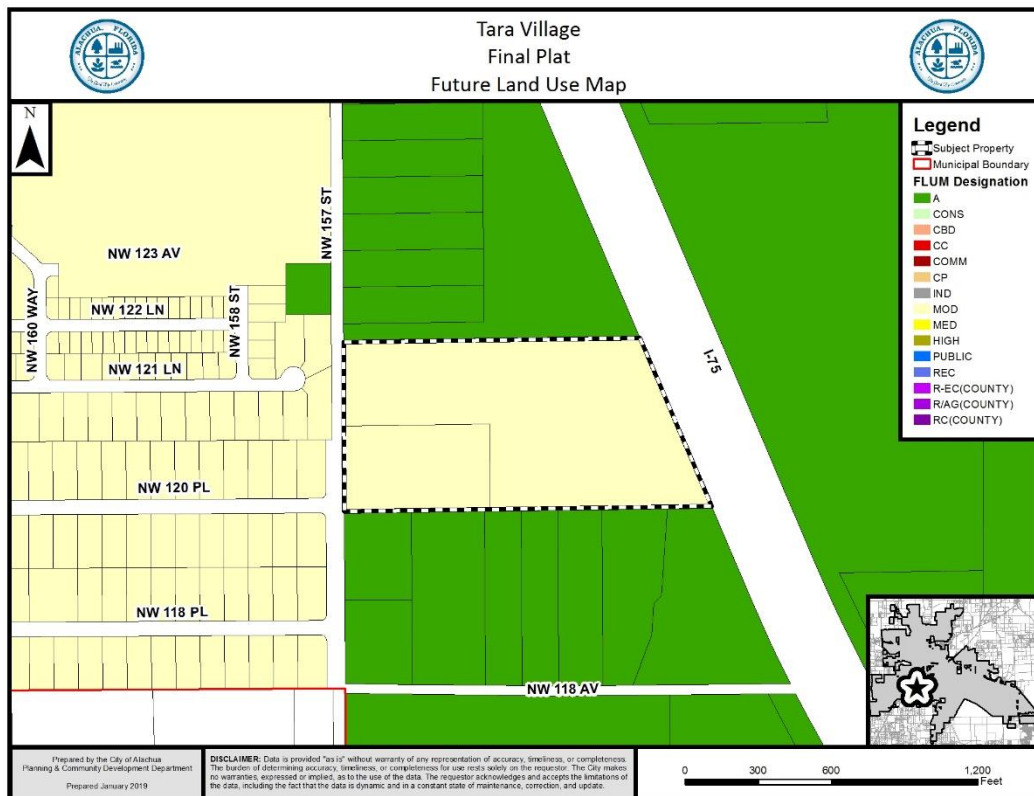
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Agricultural Lands; Shady Lane Acres (Existing Single Family Residential Development)	Agriculture	Agriculture (A)
South	Existing Single Family Residential Development	Agriculture	Agriculture (A)
East	Interstate 75	N/A	N/A
West	Savannah Station, Pilot Forest Subdivisions (Existing Single Family Residential Development)	Moderate Density Residential	Planned Unit Development (PUD); Residential Single Family -1 (RSF-1)

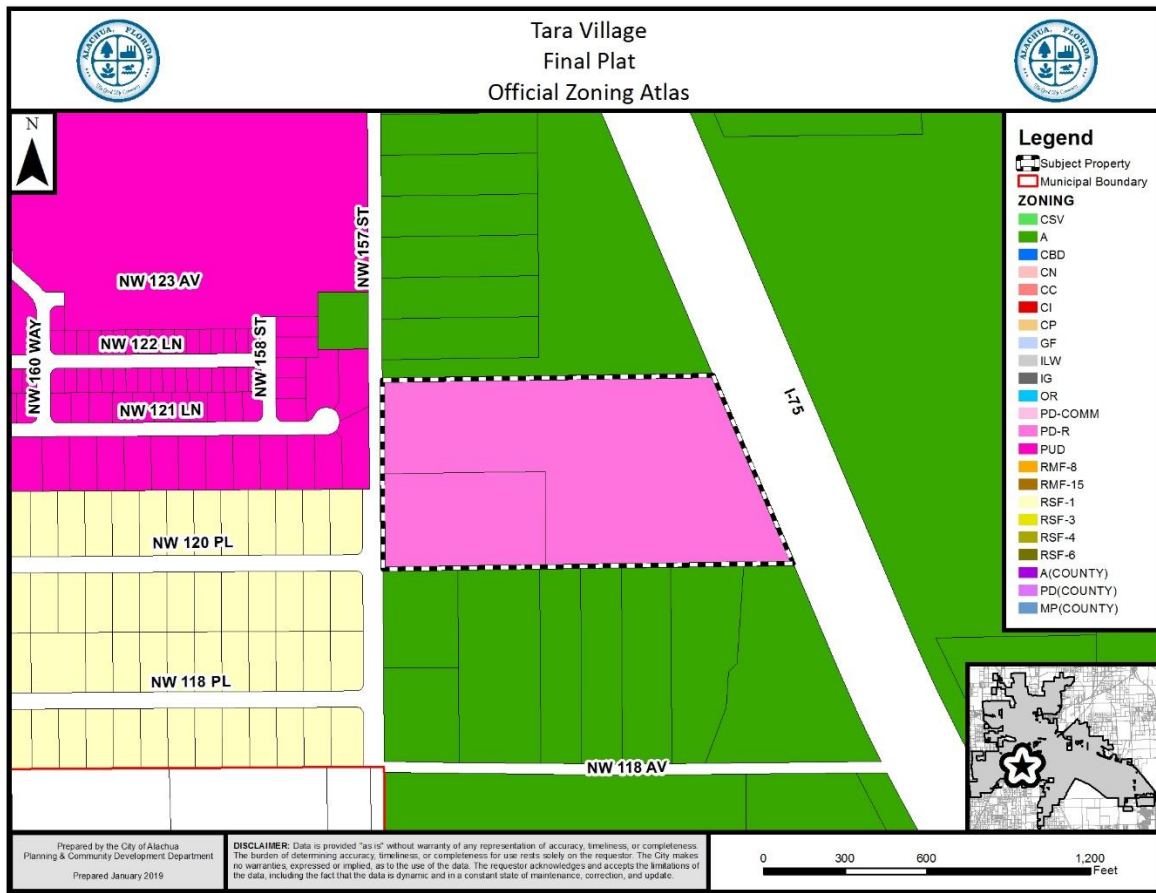
**Map 1. Vicinity Map**



**Map 3. Future Land Use Map**



## Map 4. Zoning Map



## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

### Future Land Use Element

#### **GOAL 1:** Future Land Use Map 2025:

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

#### **Objective 1.2:** Residential

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

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

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

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

***Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a:*** The maximum density permitted by the Moderate Density Residential is four (4) units per acre. Development of the subject property, however, is subject to a maximum density of 0.93 dwellings per acre, in accordance with Policy 1.2.a.1 (see below).

**Policy 1.2.a.1:** The moderate density residential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, Pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City of Alachua's Land Development Regulations.

***Analysis of Consistency with Policy 1.2.a.1.:*** The subject property is comprised of Tax Parcels 03974-004-000 and 03974-005-000 as described in Policy 1.2.a.1. The final plat is consistent with the maximum density permitted by Policy 1.2.a.1.

**Objective 2.5:** Open Space Standards

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

***Analysis of Consistency with Objective 2.5:*** The final plat identifies the location of open space areas within the development.

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

***Analysis of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided within this report. Best available data indicates

that the development of the subject property will provide adequate protection of known environmental features.

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

***Analysis of Consistency with Objective 5.2:*** The public facilities impact analysis provided in this report indicates that the development will not adversely affect the Level of Service (LOS) standard for any public facility.

**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 Policy 9.2:*** The subject property is within the potable water and wastewater service area and will connect to these systems.

## **Transportation Element**

**Objective 1.1:** Level of Service

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

***Analysis of Consistency with Objective 1.1:*** An analysis of new transportation impacts is provided within this report and indicates that the development will not adversely affect the Level of Service (LOS) standard for transportation facilities.

## **Housing Element**

Policy 1.1.a

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

***Analysis of Consistency with Policy 1.1.a:*** This subdivision will provide additional housing within the City, supporting Policy 1.1.a.

## **Recreation Element**

### **Policy 1.2.b:**

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

***Analysis of Consistency with Policy 1.2.b:*** An analysis of the impacts to recreation facilities is provided within this report and indicates that the development will not adversely affect the Level of Service (LOS) standard for recreational facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

### **Policy 1.2.a:**

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Analysis of Consistency with Policy 1.2.a:*** The subject property is located within the Community Wastewater Service Area and the development will connect to the wastewater system.

### **Policy 2.1.a:**

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

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

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities is provided within this report and indicates that the development will not adversely affect the Level of Service (LOS) standard for solid waste facilities.

### **Policy 4.1.b:**

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

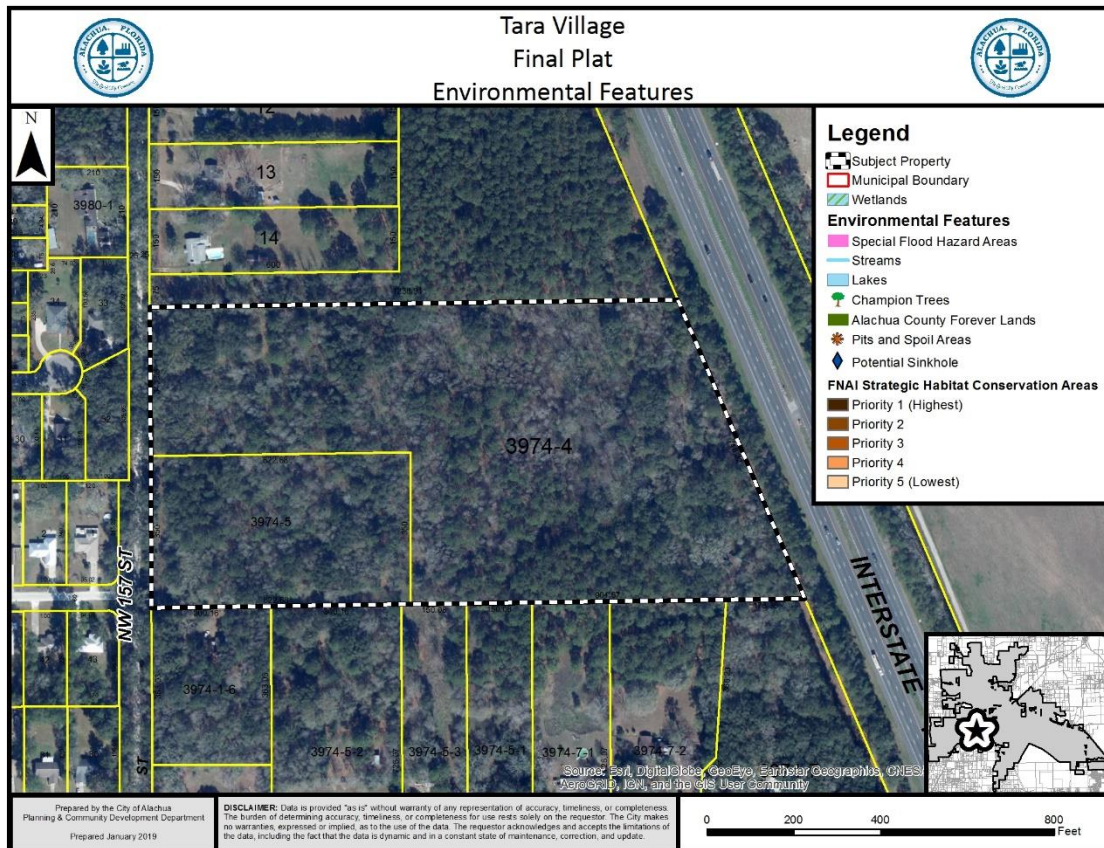
1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The 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 Community Potable Water Service Area and will connect to the potable water system.

## ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

### Map 5. Environmental Features



### Wetlands

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates no potential wetland areas are located on the subject property.

**Evaluation:** There are no known wetland areas located on the subject property, therefore, there are no issues related to wetland protection.

### Strategic Ecosystems

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

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

### **Regulated Plant & Animal Species**

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

**Evaluation:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

### **Soil Survey**

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

There are five (5) soil type found on the subject property:

*Arredondo Fine Sand (0-5% slopes)*  
Hydrologic Group: A

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

*Bivans Sand (2% - 5% slopes)*

Hydrologic Group: C/D

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

*Gainesville Sand (0%- 5% slopes)*

Hydrologic Soil Group: A

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

*Kendrick Sand (2-5% slopes)*

Hydrologic Soil Group: B

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

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

Hydrologic Soil Group: B

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

**Evaluation:** All soils, except for the Bivans Sand, only pose slight limitations for local roads and streets and dwellings.

## **Flood Potential**

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

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

## **Karst-Sensitive Features**

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

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

## **Wellfield Protection Zones**

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

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

## **Historic Structures/Markers and Historic Features**

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

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

## **FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

- (i) Comply with the standards contained in Article 7, *Subdivision Standards*;

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

- (ii) Be in substantial conformance with the preliminary plat, and the construction plans;

**Evaluation & Findings:** The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

- (iii) Be consistent with all other relevant provisions of these LDRs;

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including

but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

- (iv) Be consistent with all other relevant City ordinances and regulations;

**Evaluation & Findings:** An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations. In addition, the final plat is consistent with the Tara Village PD Ordinance (Ordinance 17-03) and the PD Master Plan.

- (v) Address the provision of required public improvements in the following ways:
  - a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
  - b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

**Evaluation & Findings:** A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
  - a. Certificate of subdivider's surveyor;
  - b. Certificate of City's review surveyor;
  - c. Certificate of approval by County Health Department;
  - d. Certificate of approval by the Attorney for the City;
  - e. Certificate of approval by the City Commission; and
  - f. Certificate of filing with the Alachua County Clerk of Court.

**Evaluation & Findings:** The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

## PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the anticipated impacts generated by the Tara Village subdivision. Impacts are based upon the development proposed by the subdivision, which would result in 20 single-family detached dwellings.

***The impacts which would be generated by the Tara Village subdivision are acceptable and would not degrade the Level of Service (LOS) of any public facility.*** A final plat is a

final development order, and as such, concurrency will be reserved for the development if the application is approved by the City Commission.

## **Transportation Impact**

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

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235 from SCL to 241	2U	County Maintained Major Collector	N/A	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.  
<sup>2</sup> For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].  
<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 3. Trip Generation Impact<sup>1</sup>**

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Detached Housing <sup>2</sup> (ITE Code 210)	190 (95/95)	15 (4/11)	20 (13/7)
<b>Totals</b>	<b>190</b>	<b>15</b>	<b>20</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formulas: ITE Code 210: 9.44 trips per dwelling unit x 20 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 20 dwelling units (25% entering/75% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 20 dwelling units (26% entering/74% exiting).

**Table 4. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Average Annual Daily Trips (AADT) Analysis	CR 235 (SCL to CR 241) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	15,120
Existing Traffic <sup>3</sup>	6,341
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	8,779
Increase/Decrease in AADT Generated by Development	190
<b>Residual Capacity After Development's Impacts <sup>5</sup></b>	<b>8,589</b>
PM Peak Hour Traffic Analysis	CR 235 (SCL to CR 241) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	1,359
Existing Traffic <sup>3</sup>	602
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	757
Increase/Decrease in PM Peak Hour Trips Generated by Development	20
<b>Residual Capacity After Development's Impacts <sup>5</sup></b>	<b>737</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.  
<sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.  
<sup>4</sup> Source: City of Alachua November 2019 Development Monitoring Report.  
<sup>5</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the impacts that will be generated by the development are acceptable.

## **Potable Water Impacts**

**Table 5. Potable Water Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,295,603
Reserved Capacity*	115,938
Projected Potable Water Demand from Application**	5,500
<b>Residual Capacity</b>	<b>882,959</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>61.61%</b>
<i>Sources:</i> <i>* City of Alachua November 2019 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day</i>	

**Evaluation:** The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

## **Sanitary Sewer Impacts**

**Table 6. Sanitary Sewer Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	729,000
Reserved Capacity*	109,855
Projected Wastewater Demand from Application **	5,000
<b>Residual Capacity</b>	<b>656,145</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>56.26%</b>
<i>Sources:</i> <i>* City of Alachua November 2019 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

**Evaluation:** The impacts to the sanitary sewer system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

## Recreational Impacts

**Table 7a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	135.48
Acreage Required to Serve Existing Population <sup>2</sup>	50.78
Reserved Capacity <sup>1</sup>	1.50
Potential Demand Generated by Development <sup>3</sup>	0.24
<b>Residual Recreational Capacity After Impacts</b>	<b>81.71</b>
<i>Sources:</i> <sup>1</sup> City of Alachua November 2019 Development Monitoring Report. <sup>2</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element (Formula: 10,155 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 20 dwellings / [5 acres/1,000 persons])	

**Table 7b. Improved Passive Park Space Analysis**

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.46 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.05 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.51 acres
Existing Improved Passive Park Space <sup>1</sup>	34.82 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>30.18%</b>
<i>Sources:</i> <sup>1</sup> Source: City of Alachua November 2019 Development Monitoring Report. <sup>2</sup> Formula: Recreation Demand Generated by Development (0.24 acres) x 20%. <sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development)	

**Evaluation:** The impacts to the recreation system that will be generated by the development will not adversely affect the Level of Service (LOS) for recreation facilities; therefore, the impacts that will be generated by the development are acceptable.

## Solid Waste Impacts

**Table 8. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	40,620	7,413.15
Reserved Capacity <sup>2</sup>	8,380.67	1,529.47
Projected Solid Waste Demand from Application <sup>3</sup>	188.80	34.46
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<i>Sources:</i> <sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year). <sup>2</sup> City of Alachua July 2019 Development Monitoring Report. <sup>3</sup> US Census Bureau, Policy 2.1.a, CFNGAR Element (Formula: 2.36 persons per dwelling x 20 dwellings x 0.73 = 34.46 TPY) <sup>4</sup> New River Solid Waste Facility, April 2019		

**Evaluation:** At the present time, the impacts generated by the proposed development would not adversely affect the Level of Service (LOS) of solid facilities and is therefore acceptable. Concurrency and impacts to solid waste facilities will be reevaluated at the final plat review stage.

**Public School Impact**

In accordance with the Interlocal Agreement for Public School Facility Planning and the City of Alachua Comprehensive Plan Public School Facilities Element, City Staff has certified that, as of January 15, 2019, capacity is available at the Elementary, Middle, and High School Concurrency Service Areas (SCSAs) to serve the development.

**EXHIBIT "A"**  
**TO**  
**TARA VILLAGE**  
**FINAL PLAT**  
**STAFF REPORT**

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

**SUBDIVIDERS AGREEMENT**  
**FOR**  
**TARA VILLAGE**

THIS SUBDIVIDERS AGREEMENT FOR TARA VILAGE (the "Agreement") is made this 9<sup>th</sup> day of December 2019.

BETWEEN

DEVELOPER: TARA VILLAGE, INC, a Florida Corporation (the "Developer")  
Whose address is: 7717 NW 20<sup>th</sup> Lane  
Gainesville, FL 32605

AND

CITY: THE CITY OF ALACHUA, a Florida municipal Corporation (the "City")

R E C I T A L S:

WHEREAS, the Developer is developing a residential subdivision in the CITY known as Tara Village (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land"), which is incorporated herein by reference, and further described in the Plat for Tara Village as set forth in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ of the Public Records of Alachua County (the "Plat"), attached hereto as Exhibit "B", which is incorporated herein by reference;

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have any claim for monetary damages against the City in the event of any dispute for anything in any way related to or arising out of this Agreement;

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NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above recitals are true and correct and are incorporated into this Agreement by reference.
2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.
3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the construction plans prepared by the Project's Engineer (the "Plans") which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs.
4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of Developer.
5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. Nothing in this Agreement, in the Plans, or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.
6. **Conveyance:** The conveyance by the Developer to the City of all of the required public utility infrastructure improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, sidewalks, and easements as reflected on the Plans or the Plat which will be recorded for the Project (the "Improvements")] shall be conveyed to the City, however, the Improvements shall not be accepted by the City until the Improvements have been completed, approved by the City, a one year warranty period as described in Paragraph 10 below has concluded, and the City Commission of the City of Alachua ( the "Commission") officially accepts the Improvements.
7. **Compliance:** The Developer warrants that it shall construct all of the Improvements in accordance with the approved Plans for the Project, City's LDRs, and all other applicable ordinances, laws, rules, and regulations.

SMM

8. **Recording:** The Plat for the Project shall be recorded by the Developer at the Developer's cost in the public records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within one (1) business day of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat for the Project. The Developer shall pay all costs associated with the recording of this Agreement. The failure to record the Plat within 45 days of its approval by the Commission shall render the Plat null and void.
9. **Surety Devices:** In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees to each of the following:
- a. The Developer owns outright all of the Property free and clear of any encumbrances and no other person or entity has any interest of any kind in the Property by means of a contract for sale or otherwise. The Developer further warrants that there is no reliance by any third party on the Property or the approval of the Plat, Improvements, Plans, and this Agreement. The Developer has not entered into any agreements of any kind for the conveyance, equitable or otherwise of any portion of the Property in anticipation of the approval of the Plat, Plans, and this Agreement.
  - b. Concurrent with the execution of this Agreement, the Developer shall post with City a cash deposit equal to ten percent (10%) of the certified value of the Improvements (\$63,184.79 as set forth in the Certification in attached Exhibit "D" and incorporated herein by reference), which shall serve as the maintenance surety instrument for the Project as set forth in the LDRs.
  - c. Up to and including the Developer's completion and the City's approval of the Improvements, the Developer shall not in any way convey any interest, by contract or sale of interest equitable or otherwise in the Property or any portion thereof.
  - d. Upon the Developer's completion of the Improvements and the City's approval of the completed Improvements and compliance with the provisions in subparagraphs a – c above, the Developer may commence the sale of lots and the construction of houses in the Project, subject to the applicable laws and regulations.
10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, the Developer may commence construction of the Improvements. Construction shall be completed on or before 365 days from the date of the approval of this Agreement. During the construction period, the Project's Engineer of Record, or an Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction Inspection Services (CEI) (jointly the "Engineer") shall prepare and provide to the City inspection reports at the following benchmarks:
- a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual, and TV camera.

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- b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
- c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
- d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
- e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
- f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; limerock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement.

The Engineer shall submit to the City inspection reports during construction of the Improvements and at each of the inspection points as defined in Paragraph 10. a. – f. The inspection reports shall document any discrepancies from the Plans and any defects in the Improvements. The correction of each discrepancy shall be documented in a subsequent inspection report. The Developer shall provide each inspection report to the City's Public Services Department, with a copy to the City's Department of Planning and Community Development. Upon completion of the Improvements, the Developer shall have the Engineer conduct a final inspection and compile a final punch list. The Engineer shall then provide a final inspection report to the Developer and the City. The final inspection report shall indicate that all deficiencies noted in any preceding inspection report or on the final punch list have been corrected, that the Improvements have been constructed in accordance with the Plans and the LDRs, and that the Improvements are in working order. The LDR Administrator or designee shall then perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of all repairs and certification by the Engineer that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Engineer shall submit to the City's Public Services Department, with a copy to the City's Department of Planning and Community Development, a certified cost of construction for the completed Improvements.

11. **Warranty Period:** The Developer warrants all improvements for the Project for a period of one year from the City's approval of the Improvements, other than routine maintenance, as deemed by the City in its sole discretion. The Developer may request a certification by a professional engineer registered in the State of Florida be performed. The certification will affirm that the repairs to be performed are needed to correct an issue with the Improvements and that the issue is not considered to be routine maintenance. The City reserves the right to select, in its sole discretion, the professional engineer providing such certification. All costs associated with preparing the certification shall be paid by the Developer. Should the City deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs

shall be made within two weeks of written notice. In the event the Engineer determines that a requested repair will take more than two weeks to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one year warranty period. The warranty period shall be extended until the completion of all requested repairs. If the Developer does not complete the repairs within two weeks from the notice, it shall constitute a breach of this Agreement.

12. **Inspections Following Warranty Period:** After the warranty period, the Developer shall submit a final certification prepared by the Engineer warranting that all of the improvements have been completed and constructed in accordance with the plans and applicable regulations and are functional and in good working order. The installation of the Improvements shall in no case bind the City to accept the Improvements for public maintenance or operation until the Public Services Director has determined that the Improvements have been constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulation. Within 60 days of the Public Services Director's determination, the Commission will formally accept maintenance of the public improvements and shall return to Developer the balance of the maintenance deposit for the Improvements. The maintenance of the stormwater management system shall be the responsibility of the Developer and, subsequently the Tara Village Homeowner's Association.
13. **Non-Interest Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest bearing bank account.
14. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".
15. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.
16. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.
17. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors or for whom the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable

ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

18. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting there from, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contractor, subcontractors, or other agent or employee.
19. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 21 below.
20. **Agreement Runs with Land:** This Agreement shall be recorded in the public records of Alachua County, Florida and shall run with the Land.
21. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City: City of Alachua  
Attn: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL, 32615

Via U.S. Mail: Post Office Box 9  
Alachua, FL 32616

Developer: Tara Village, Inc.  
Attn: Silvia H. Moukhtara Nemer  
7717 NW 20<sup>th</sup> Lane  
Gainesville, FL 32605

22. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.
23. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.
24. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.
25. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.
26. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in a circuit court in Alachua County, Florida.
27. **Amendment:** This Agreement may only be amended by mutual written agreement of the by the City and the Developer with prior approval of the Commission.
28. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement.
29. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.
30. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.
31. **Time of Essence:** Time is of the essence in complying with each and every term of this Agreement.
32. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer supersedes all prior written or oral agreements, understanding or representations.
33. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action

for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

34. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this regulatory Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

**IN WITNESS WHEREOF,** City and Developer have hereunto set their hands and seals the day and year first above written.

Attest:

CITY OF ALACHUA

\_\_\_\_\_  
Adam Boukari, City Manager

By: \_\_\_\_\_  
Gib Coerper, Mayor

STATE OF FLORIDA  
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA VILLAGE was acknowledged before me this 9<sup>th</sup> day of December 2019, by GIB COERPER, who is personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida at large  
Commission No.:  
Expiration: [SEAL]

Approved as to form:

\_\_\_\_\_  
Marian B. Rush, City Attorney

**SIGNATURES CONTINUED ON NEXT PAGE**

SMN

Witnesses:

DEVELOPER: Tara Village, Inc.

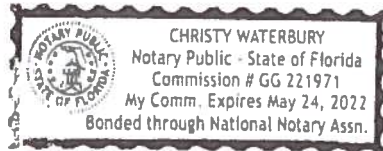
D. Lee G  
Dominguez Moore  
B. Lassen  
B. LASSEN

By: Silvia H. Moukhtara  
Silvia H Moukhtara Nemer, President

STATE OF FLORIDA  
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA VILLAGE was acknowledged before me this 12 day of November 2019, by SILVIA H MOUKHTARA NEMER, who is personally known to me or who produced as identification.

Christy Waterbury  
Notary Public, State of Florida at large  
Commission No.:  
Expiration: 5-24-2022 [SEAL]





George F. Young, Inc.

*Turning Vision Into Reality Since 1919*

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

LEGAL DESCRIPTION AND TAX PARCEL NUMBERS FOR TARA VILLAGE

TAX PARCELS 03974-004-000 AND 03974-005-000

DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA OF ALACHUA COUNTY FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

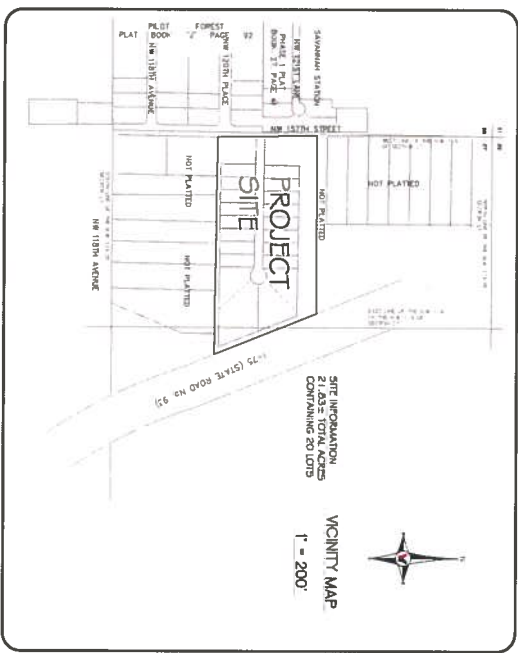
COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN NORTH 01°12'59" EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 726.07 FEET; THENCE RUN SOUTH 89°17'43" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 6.18 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE EAST MAINTAINED RIGHT OF WAY LINE OF NORTHWEST 157<sup>TH</sup> STREET PER ALACHUA COUNTY RIGHT OF WAY MAINTENANCE MAP AS RECORDED IN MAP BOOK 32, PAGES 3 THROUGH 5 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE TRUE POINT OF BEGINNING; THENCE RUN ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO (2) CALLS; (1) THENCE RUN NORTH 02°15'53" EAST, A DISTANCE OF 407.43 FEET TO A FOUND IRON ROD AND CAP (5/8" STAMPED LB5075); (2) THENCE RUN NORTH 01°28'03" EAST, A DISTANCE OF 286.02 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE SOUTH LINE OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 3944, PAGE 1144 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°17'20" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1224.28 FEET TO A FOUND CONCRETE MONUMENT (4"X4", STAMPED RLS 1772) ON THE WEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NUMBER 75 (STATE ROAD NUMBER 93 - A 300 FOOT WIDE LIMITED ACCESS RIGHT OF WAY); THENCE RUN SOUTH 21°26'10" EAST ALONG SAID WEST LIMITED ACCESS RIGHT OF LINE, A DISTANCE OF 748.32 FEET TO A FOUND CONCRETE MONUMENT (4"X4" STAMPED LS1772); THENCE RUN NORTH 89°17'43" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1521.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.83 ACRES MORE OR LESS.

Exhibit "B"  
to Subdividers Agreement for Tara Village

TARA VILLAGE  
SITUATED IN  
ALACHUA COUNTY, FLORIDA

SECTION 27, TOWNSHIP 8, SOUTH, RANGE 18 EAST  
CITY OF ALACHUA



NOTES

- 1) THE BEARING SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCEL, HAVING A BEARING OF S 87° 17' 00" E.
- 2) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOOD ZONE) AS SHOWN ON THE FLOOD HAZARD MAP OF ALACHUA COUNTY, FLORIDA, DATED JUNE 18, 2008.
- 3) THE BEARING OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1° 19' 00".
- 4) DATE OF PLAT DRAWING: JANUARY 22, 2018.
- 5) ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF CABLE TELEVISION SERVICE, PROVIDED THAT THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, GAS OR OTHER PUBLIC UTILITY IN THE PLATTED CABLE TELEVISION COMPANY SERVICE AREA. THE PLATTED UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGE.
- 6) AS REQUIRED BY SECTION 3, A11, ORDINANCE 11-03 OF THE CITY OF ALACHUA, ALL LOTTERY, AND A LOTTERY PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DEPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.
- 7) THE FLOOD WATER MANAGEMENT SYSTEM, INCLUDING ANY FLOOD DAMAGE SWALES, SHALL BE PERMANENTLY MAINTAINED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO ANY SWALES, DITCHES, DRAINAGE CANALS, AND STRUCTURES, CONVEYANCE SYSTEMS, AND AT-THE-WATER MANAGEMENT BASINS.
- 8) COMMON AREA, TRACT A, COMMON SPACE, AREA OF COMMONS OF COMMON SPACE, AND IS TO BE ASSIGNED AND MAINTAINED BY TARA VILLAGE HOMEOWNERS ASSOCIATION, INC. THE ASSOCIATION COMMON AREA TRACT B, PRESTONDALE DAM AND PRESTONDALE AREA COMMONS OF A RECREATION.

SUBDIVIDER:  
TARA VILLAGE, INC.  
7717 NW 27TH LANE  
SUITE 100  
DAKEWILLE, FL 32908  
PHONE: 352-278-8317

AGENT FOR SUBDIVIDER:  
GEORGE F. YOUNG, INC.  
1800 SOUTH MAIN STREET  
DAKEWILLE, FL 32908  
PHONE: 352-278-1444

OWNERS CERTIFICATION AND DEDICATION

AS WA, NOTARIAL PUBLIC, AS PRESIDENT OF TARA VILLAGE, INC. DOES HEREBY CERTIFY THAT I AM THE OWNER OF THE PERSON DESCRIBED LANDS AND DOES HEREBY ADAPT THE SAME AND CONSENT TO BE KNOWN AS TARA VILLAGE AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS, SEWAGE, GAS, WATER AND ROAD DAMAGE EASEMENTS TO THE CITY OF ALACHUA, FLORIDA. THE CITY OF ALACHUA, FLORIDA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF THE PUBLIC UTILITY EASEMENTS, SEWAGE, GAS, WATER AND ROAD DAMAGE EASEMENTS BY A SEPARATE INSTRUMENT.

WITNESSES  
SALVA MONTAÑANA MONTAÑANA, AS PRESIDENT  
TARA VILLAGE, INC.  
7717 NW 27TH LANE  
DAKEWILLE, FL 32908  
PHONE: 352-278-8317

ACKNOWLEDGMENT  
I, GEORGE F. YOUNG, AS PRESIDENT OF TARA VILLAGE, INC. WHO HAS DULY PROVEN AND WHO FURNISHED A TRUE AND CORRECT COPY OF THE FOREGOING PLAT MAP TO THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DO TAKE MY OATH.  
WITNESSES MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

NOTARY OF PUBLIC STATE OF FLORIDA  
BY COMMISSION EXPIRES: \_\_\_\_\_  
CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER  
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VIEWED THE SURVEY DATA.  
EXAMINED ON: \_\_\_\_\_  
AND  
APPROVED BY: \_\_\_\_\_ PROFESSIONAL SURVEYOR AND MAPPER \_\_\_\_\_ DATE: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA  
THIS IS TO CERTIFY THAT \_\_\_\_\_ THE FOREGOING PLAT MAP APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.  
MANOR: \_\_\_\_\_  
ATTORNEY: \_\_\_\_\_  
CITY MANAGER: \_\_\_\_\_ FILED FOR RECORD ON: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA  
EXAMINED ON: \_\_\_\_\_  
AND APPROVED AS TO LEGAL FORM AND SUBSTANCE BY: \_\_\_\_\_  
CITY ATTORNEY: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT  
EXAMINED ON: \_\_\_\_\_  
AND APPROVED BY: \_\_\_\_\_  
COUNTY HEALTH DEPARTMENT: \_\_\_\_\_

RECEIVED AND FILED  
RECEIVED AND FILED FOR RECORD THIS DAY OF \_\_\_\_\_, A.D. 2018.  
CLERK OF COURT: \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEYORS CERTIFICATION  
I DO HEREBY CERTIFY THAT THIS PLAT OF TARA VILLAGE WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, UNRECORDED SEAL OF A LICENSED SURVEYOR AND MAPPER.

George F. Young, Inc.  
1800 SOUTH MAIN STREET  
DAKEWILLE, FL 32908  
PHONE: 352-278-1444  
EMAIL: GYOUNG@GEOFFYOUNG.COM

**TARA VILLAGE**  
SITUATED IN  
**SECTION 27, TOWNSHIP 8, SOUTH RANGE 18 EAST**  
**CITY OF ALACHUA**  
**ALACHUA COUNTY, FLORIDA**

ACRES		SQUARE FEET		TOTAL	
LOT 1	0.504	34,560	34,560	34,560	0.504
LOT 2	0.504	34,560	34,560	34,560	0.504
LOT 3	0.504	34,560	34,560	34,560	0.504
LOT 4	0.504	34,560	34,560	34,560	0.504
LOT 5	0.504	34,560	34,560	34,560	0.504
LOT 6	0.504	34,560	34,560	34,560	0.504
LOT 7	0.504	34,560	34,560	34,560	0.504
LOT 8	0.504	34,560	34,560	34,560	0.504
LOT 9	0.504	34,560	34,560	34,560	0.504
LOT 10	0.504	34,560	34,560	34,560	0.504
LOT 11	0.504	34,560	34,560	34,560	0.504
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LOT 96	0.504	34,560	34,560	34,560	0.504
LOT 97	0.504	34,560	34,560	34,560	0.504
LOT 98	0.504	34,560	34,560	34,560	0.504
LOT 99	0.504	34,560	34,560	34,560	0.504
LOT 100	0.504	34,560	34,560	34,560	0.504



BLINDING RETRACTION REQUIREMENTS: DIMENSIONS NOTED OTHERWISE  
PROJECT LOT LINES 1/8 INCH  
RETRACTED LOT LINES 20 FEET

**George F. Young, Inc.**  
PLATTING ENGINEERS  
1000 N. W. 10th Ave., Suite 100  
Fort Lauderdale, FL 33304  
TEL: (954) 571-1111  
FAX: (954) 571-1112  
EMAIL: GAYOUNG@GAYOUNG.COM

**Exhibit "C"**  
**to Subdividers Agreement for Tara Village**

**CERTIFICATE OF CONCURRENCY COMPLIANCE  
FOR TARA VILLAGE**

This Certificate of Concurrency Compliance ("CERTIFICATE") is hereby issued to Tara Village, Inc., a Florida Corporation ("DEVELOPER") by the City of Alachua, Florida ("CITY") this 9<sup>th</sup> day of December 2019.

**RECITALS**

**WHEREAS**, the DEVELOPER is developing a residential subdivision in the CITY known as Tara Village (the "PROJECT"), legally described in attached Exhibit "A";

**WHEREAS**, the DEVELOPER has entered into the Subdivider's Agreement for Tara Village (the "SUBDIVIDER'S AGREEMENT") with the CITY for the PROJECT as part of the CITY'S site specific requirements for applications for development orders for the subdivision of land as further set forth in Section 2.4.10(G)(4) of the CITY'S Land Development Regulations (the "LDRs");

**WHEREAS**, Section 2.4.14 of the LDRs sets forth the procedures for the issuance of a Certificate of Concurrency Compliance by the CITY, which serves as a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the CITY to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

**WHEREAS**, Section 2.4.14, requires that a project have received approval of a final development order to be eligible for issuance of a Certificate of Concurrency Compliance;

**WHEREAS**, the PROJECT is zoned Planned Development – Residential ("PD-R");

**WHEREAS**, the PROJECT has received approval of a preliminary plat which contemplates a residential subdivision comprised of 20 lots;

**WHEREAS**, the DEVELOPER is now ready to proceed to the approval of the final plat for the PROJECT;

**WHEREAS**, the DEVELOPER intends to immediately initiate construction on the PROJECT;

**WHEREAS**, the DEVELOPER agrees that payment for sanitary sewer connection fees, as established in Chapter 38 of the City of Alachua Code of Ordinances, must be paid for each lot prior to the final inspection for any residential unit on the lot, and that such fees shall be charged based upon the fee in effect at the time of final inspection;

**WHEREAS**, the DEVELOPER further agrees payment for potable water connection fees, as established in Chapter 38 of the City of Alachua Code of Ordinances, must be paid for each lot prior to the final inspection for any residential unit on the lot, and that such fees shall be charged based upon the fee in effect at the time of final inspection;

**WHEREAS**, the CITY has determined that adequate water and wastewater capacity exists to serve the PROJECT.

**WHEREAS**, the DEVELOPER acknowledges that this CERTIFICATE is a valid exercise of the CITY'S police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

**WHEREAS**, the DEVELOPER acknowledges that this CERTIFICATE is governed by the CITY'S LDRs and, as such, the DEVELOPER must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this CERTIFICATE; and

**WHEREAS**, the DEVELOPER acknowledges that this CERTIFICATE constitutes a regulatory agreement required as part of the process for the issuance of development permits for the PROJECT and, as such, DEVELOPER has no claim for monetary damages against the CITY in the event of any dispute regarding this CERTIFICATE, DEVELOPER'S sole remedy for any dispute in any way relating to this CERTIFICATE is an action for declaratory relief after exhausting the administrative remedies in the LDRs, and nothing in this CERTIFICATE expressed or implied waives or should be construed to as a waiver or attempted waiver by the CITY of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

**NOW THEREFORE, BASED UPON THE FOREGOING RECITALS**, findings of fact and conclusion of law, the CITY issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this CERTIFICATE by reference.
2. The CITY will reserve 5,000 gallons per day (20 lots x 250 gallons per day) of wastewater capacity for the 20 units proposed by the PROJECT. This capacity reservation is intended solely for residential uses to be constructed within the PROJECT as defined by applicable development permits including, but not limited to Construction Plans ("PLANS") and SUBDIVIDER'S AGREEMENT, on file with the CITY.
3. The CITY will reserve 5,500 gallons per day (20 lots x 275 gallons per day) of water capacity for the 20 units proposed by the PROJECT. This capacity reservation is intended solely for residential uses to be constructed within the PROJECT as defined by applicable development permits including, including but not limited to the PLANS and SUBDIVIDER'S AGREEMENT, on file with the

CITY.

4. The CITY will reserve capacity on the following roadway segments for the 20 units proposed by the PROJECT, as defined by applicable development permits, including but not limited to the PLANS and SUBDIVIDER'S AGREEMENT, on file with the CITY: 190 Average Annual Daily Trips ("AADT") and 20 Peak Hour Trips along Comprehensive Plan Segment CR 235.
5. The CITY will reserve 0.24 acres of recreation capacity (2.37 persons per household x 20 units x 5 acres per 1,000 persons) for the 20 units proposed by the PROJECT as defined by applicable development permits, including but not limited to the PLANS and SUBDIVIDER'S AGREEMENT, on file with the CITY.
6. The CITY will reserve 34.46 tons per year of solid waste capacity (0.73 tons per capita per year x 2.37 persons per household x 20 units) for the 20 units proposed by the PROJECT as defined by applicable development permits, including but not limited to the PLANS and SUBDIVIDER'S AGREEMENT, on file with the CITY.
7. The CITY will reserve three (3) student stations in the Northwest Alachua Elementary School Concurrency Service Area (SCSA); one (1) student station in the Mebane Middle SCSA for middle schools; and two (2) student stations in the Santa Fe High SCSA for high schools for the 20 units proposed by the PROJECT as defined by applicable development permits, including but not limited to the PLANS and SUBDIVIDER'S AGREEMENT, on file with the CITY.
8. This CERTIFICATE shall remain in effect for a period of one year from the date of the approval of the SUBDIVIDER'S AGREEMENT between the parties hereto, provided however that the LDR Administrator may extend this CERTIFICATE for a period not to exceed one (1) year from the date of the completion of the completion of the PROJECT improvements as set forth in Paragraph 10 of the SUBDIVIDER'S AGREEMENT, and upon a finding that the DEVELOPER is in compliance with the requirements of the SUBDIVIDER'S AGREEMENT, the PLANS, and all other applicable permits for the PROJECT.
9. It is the intent of the CITY and DEVELOPER that this CERTIFICATE be incorporated into and considered a part of the SUBDIVIDER'S AGREEMENT executed by the CITY and DEVELOPER for the PROJECT dated the 9<sup>th</sup> day of December 2019. Failure to comply with the term of that SUBDIVIDER'S AGREEMENT shall result in the termination of the reservations in this CERTIFICATE.
10. This CERTIFICATE shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the CITY.

**THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED** this 9<sup>th</sup>  
day of December 2019, and is subject to the terms and findings as stated herein.

Attest:

CITY OF ALACHUA

\_\_\_\_\_  
Adam Boukari, City Manager/Clerk

By: \_\_\_\_\_  
The Hon. Gib Coerper, Mayor

STATE OF FLORIDA  
COUNTY OF ALACHUA

THE FOREGOING CERTIFICATE OF CONCURRENCY COMPLIANCE FOR  
TARA VILLAGE was acknowledged before me this 9<sup>th</sup> day of December 2019, by Gib  
Coerper, who is personally known to me or who produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida at large  
Commission No.:  
Expiration: [SEAL]

Approved as to form:

\_\_\_\_\_  
Marian B. Rush, City Attorney

**SIGNATURES CONTINUED ON NEXT PAGE**

Witnesses:

[Signature]  
[Signature]  
Remy D. Carter

DEVELOPER: Tara Village, Inc.

By: [Signature]  
Silvia H. Moukhtara Nemer, President

STATE OF FLORIDA  
COUNTY OF alachu

THE FOREGOING Certificate of Concurrency Compliance for Tara Village was acknowledged before me this 12 day of NOVEMBER, 2019, by Silvia H. Moukhtara Nemer, President of Tara Village, Inc., who is personally known to me or who produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida at large  
Commission No.:  
Expiration: [SEAL]



KRISTY LEE THORNTON  
Commission # GG 178433  
Expires March 17, 2022  
Bonded Thru Budget Notary Services

**Exhibit "D"**  
**to Subdividers Agreement for Tara Village**

October 15, 2019

Justin Tabor, AICP  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, Florida 32616

**RE: Tara Village Subdivision**

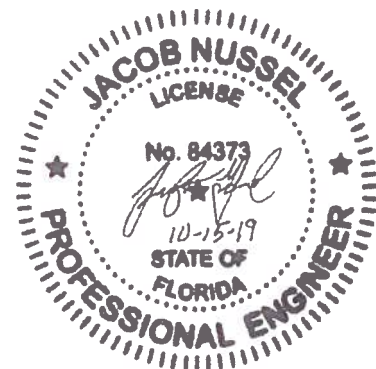
Dear Justin:

Pursuant to the Land Development Regulations of the City of Alachua, we are providing this certification to verify that the cost of construction for the Tara Village subdivision is estimated at \$631,847.90. Please see the attached detailed estimate of construction cost. Please do not hesitate to contact me with any questions.

Sincerely,

**GEORGE F. YOUNG, INC.**

Jacob T. Nussel, P.E.  
Project Engineer



ITEM	UNIT	QUANTITY	UNIT COST	COST	TOTALS
<b>Paving and Concrete</b>					
2" Asphalt, 8" Lime Rock, 12" Subbase*	SY	3,152	\$ 25.00	\$ 78,800.00	
4" Concrete Sidewalk	SY	1,008	\$ 38.84	\$ 39,150.72	
6" Concrete Sidewalk	SY	491	\$ 51.42	\$ 25,247.22	
Curb Ramps*	EA	2	\$ 500.00	\$ 1,000.00	
Subtotal					\$ 144,197.94
<b>Earthwork and Site Preparation</b>					
Grading (Pond and Site Areas)					
Cut	CY	25,000	\$ 3.94	\$ 98,500.00	
Fill	CY	10,000	\$ 6.70	\$ 67,000.00	
Clearing/Grubbing/Demolition*	AC	10	\$ 5,000.00	\$ 50,000.00	
Erosion Control/Silt Fence	LF	2,200	\$ 1.89	\$ 4,158.00	
Ditch Blocks*	EA	6	\$ 500.00	\$ 3,000.00	
Subtotal					\$ 222,658.00
<b>Stormwater:</b>					
Stormwater Type "C" Structure*	EA	2	\$ 2,500.00	\$ 5,000.00	
24" Mitered End Structure*	EA	1	\$ 1,500.00	\$ 1,500.00	
24" Diameter Concrete Pipe*	LF	130	\$ 60.00	\$ 7,800.00	
Sub Total					\$ 14,300.00
<b>Landscape and Irrigation:</b>					
Trees (includes scrubs, groundcover, mulch)*	EA	348	\$ 125.00	\$ 43,500.00	
Subtotal					\$ 43,500.00
<b>Site Electrical:</b>					
Site Electric (Main Power Service)	LS	1	\$ -	\$ -	
Transformers	EA	5	\$ 1,573.38	\$ 7,866.90	
Subtotal					\$ 7,866.90
<b>Water:</b>					
6" PVC Waterline, Valves, and Water Risers	LF	1,000	\$ 43.55	\$ 43,550.00	
Fire Hydrant Assembly	EA	2	\$ 5,112.17	\$ 10,224.34	
Subtotal					\$ 53,774.34
<b>Sewer:</b>					
8" Sewer Main*	LF	1,160	\$ 30.00	\$ 34,800.00	
4" PVC Laterals with Cleanouts*	LF	880	\$ 12.00	\$ 10,560.00	
Sewer Manhole*	EA	4	\$ 2,500.00	\$ 10,000.00	
Subtotal					\$ 55,360.00
<b>Miscellaneous:</b>					
Traffic Signs and Striping*	LS	1	\$ 2,000.00	\$ 2,000.00	
Sodding, (for Pond, Banks & Road Side Areas)	SY	8300	\$ 2.50	\$ 20,750.00	
Mobilization*	LS	1	\$ 5,000.00	\$ 5,000.00	
Geotechnical Testing and Construction Layout*	LS	1	\$ 5,000.00	\$ 5,000.00	
Subtotal					\$ 32,750.00
Sub Total of Items					\$ 574,407.18
10% Contingency					\$ 57,440.72
<b>Grand Total</b>					<b>\$ 631,847.90</b>
Estimates are based on FDOT pay items Current 12					
Month Moving Statewide Averages (10/7/19), except items					
distinguished with an asterisk (*)					

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**Subdividers Agreement for Tara Village - Executed by Developer**

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**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Subdividers Agreement for Tara Village - Executed by Developer  
**To :** Silvia Moukhtara Nemer <silvia@nemerrealestate.com>  
**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Marian Rush <marian@robertarushpa.com>, Sayed Moukhtara <sayed@moukhtara.com>, Justin Mowitz <justin@mowitzlaw.com>

Wed, Nov 13, 2019 10:48 AM

 1 attachment

Ms. Moukhtara Nemer,

Please find attached the Subdividers Agreement for Tara Village, as executed by Tara Village, Inc. By way of this email, I am also confirming receipt of the 10% maintenance surety (Check 10137 in the amount of 63,184.79) as set forth in Paragraph 9 of the Agreement.

I will be following up to George F. Young with a letter detailing the next steps to prepare for the 12/9/19 City Commission Meeting.

If you have any questions, please feel free to contact me.

Sincerely,

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

***City Hall Hours of Operation***

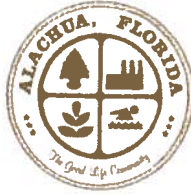
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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 **COMBINED\_Tara\_Village\_Subdividers\_Agmt\_Signed\_by\_Dev.pdf**  
4 MB

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## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 13, 2019

Also sent electronically to [sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)

Stacy A. Hall, P.S.M.  
George F. Young, Inc.  
1905 South Main Street  
Gainesville, FL 32601

RE: City Commission Public Hearing: Tara Village Final Plat

Dear Mr. Hall:

As of November 13, 2019, the City has received the materials as requested in our letter, dated November 7, 2019, in reference to the Tara Village Final Plat application. Based upon Staff's review of these materials, it has been determined that the application can now be scheduled for a public hearing before the City Commission on Monday, December 9, 2019.

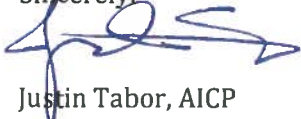
Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Monday, November 25, 2019. Staff will contact notify you when the signs are available for pick up at City Hall.

You must deliver to the City the mylar signed by all signatories (with the exception of City signatories) no less than one (1) week before the City Commission meeting for which the final plat is to be heard (the mylar must be delivered by Monday, December 2, 2019).

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the City Commission meeting (no later than Thursday, December 5, 2019). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Marian B. Rush, City Attorney (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Silvia Moukhtara Nemer, President, Tara Village, Inc. (by electronic mail)  
Sayed Moukhtara, Vice President, Tara Village, Inc. (by electronic mail)  
Justin Mowitz, Esq. (by electronic mail)  
Project File

PO Box 9  
Alachua, Florida 32616-0009

"The Good Life Community"  
[www.cityofalachua.com](http://www.cityofalachua.com)

Phone: (386) 418-6120  
Fax: (386) 418-6130

---

**Re: Developer's Agreement**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Re: Developer's Agreement  
**To :** Justin Mowitz <justin@mowitztitle.com>  
**Cc :** Marian Rush <marian@robertarushpa.com>, Sayed Moukhtara <Sayed@moukhtara.com>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>

Mon, Nov 11, 2019 01:27 PM

 5 attachments

Justin,

I believe you were copied on the email sent on Thursday, November 7 which had the final Suvdividers Agreement and Certificate of Concurrence Compliance attached. I have attached the documents to this email as well. These documents must be signed and returned to the City by 12 PM on Thursday, November 14. Ms. Moukhtara Nemer is actually the signatory on behalf of Tara Village, Inc., as she is the President of the corporation.

Thanks.

Sincerely,

**Justin Tabor, AICP**

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

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---

**From:** "Justin Mowitz" <justin@mowitztitle.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "Marian Rush" <marian@robertarushpa.com>, "Sayed Moukhtara" <Sayed@moukhtara.com>, "Silvia Moukhtara Nemer" <silvia@nemerrealestate.com>  
**Sent:** Monday, November 11, 2019 11:46:43 AM  
**Subject:** Developer's Agreement

Justin,

Would you send me a copy of the latest version of the developer's agreement you will be presenting to Mr. Moukhtara to sign so I can review? It's been some time since I've had my eyes on this agreement, and wasn't sure if there might be or have been any changes made to that document since the last time I've seen it.

Thank you,

JM

*Justin M. Mowitz, Esq.*



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Mowitz Law, LLC/Mowitz Title, LLC

5341 SW 91<sup>st</sup> Terrace, Suite A  
Gainesville, FL 32608

O: [\(352\)533-5035](tel:(352)533-5035)

F: [\(352\)533-5493](tel:(352)533-5493)

C: [\(352\)682-0435](tel:(352)682-0435)

[justin@mowitztitle.com](mailto:justin@mowitztitle.com)



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— **Tara\_Village\_Subdividers\_Agmt\_FINAL\_DRAFT\_2019\_11\_7\_COMBINED.pdf**  
3 MB

— **TARA\_VILLAGE\_CERTIFICATE\_OF\_CONCURRENCY\_COMPLIANCE\_FINAL.pdf**  
175 KB

---

**Re: DRT Review Comments: Tara Village Final Plat**

**From :** Justin Mowitz <justin@mowitzlaw.com>  
**Subject :** Re: DRT Review Comments: Tara Village Final Plat  
**To :** Hall, Stacy <sahall@georgefyoung.com>, Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Marian Rush <marian@robertarushpa.com>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>, Adam Boukari <aboukari@cityofalachua.org>, Sayed Moukhtara <sayed@moukhtara.com>, Adam Hall <ad\_hall@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.org>

Fri, Nov 08, 2019 05:02 PM

📎 5 attachments

All,

Just to make sure the document is getting through correctly, I am re-sending. Please let me know if you are able to access the document.

Sincerely,

Justin

**WIRE FRAUD ALERT: WIRE FRAUD ALERT:** Before you initiate any wire transferring money to Mowitz Law, LLC, you must first contact our office by phone (352-533-5035) and speak with a staff member to confirm the wiring instructions. Only rely on wiring instructions delivered to you from a member of this office. If delivered by e-mail, the sender's account will be "[sender's name]@mowitzlaw.com." Our banking institution is SunTrust Bank. **THE LAST FOUR DIGITS OF OUR ACCOUNT NUMBER HAVE BEEN INTENTIONALLY OMITTED FROM THE WIRING INSTRUCTIONS, THIS IS NOT A MISTAKE. YOU MUST CALL TO VERIFY THE INSTRUCTIONS AND WILL RECEIVE THE REMAINING INFORMATION AT THAT TIME.**

Justin M. Mowitz, Esq.



Mowitz Law, LLC/Mowitz Title, LLC  
5341 SW 91st Terrace, Suite A  
Gainesville, FL 32608

O: [\(352\)533-5035](tel:(352)533-5035)

F: [\(352\)533-5493](tel:(352)533-5493)

C: [\(352\)682-0435](tel:(352)682-0435)

[justin@mowitztitle.com](mailto:justin@mowitztitle.com)

[www.mowitzlaw.com](http://www.mowitzlaw.com)



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On November 8, 2019 at 4:56:49 PM, Hall, Stacy ([sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)) wrote:

I will wait until you have everything you need

Thanks

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On Fri, Nov 8, 2019 at 4:48 PM -0500, "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)> wrote:

Stacy,

I responded to the message which Justin sent. The ordinance number and section were not corrected as needed.

Please wait to print the mylar and begin obtaining signatures until the City has received the signed Subdividers Agreement and Certificate of Concurrency Compliance from Ms. Moukhtara-Nemer. We do not need the mylar until 1 week before the City Commission Meeting date (need the mylar on or before December 2).

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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

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---

**From:** "Stacy Hall" <[sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)>

**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>, "Silvia Moukhtara Nemer" <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)>

**Cc:** "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "kwinburn" <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>, "Marian Rush" <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>, "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>, "Justin Mowitz" <[justin@mowitzlaw.com](mailto:justin@mowitzlaw.com)>, "Sayed Moukhtara" <[sayed@moukhtara.com](mailto:sayed@moukhtara.com)>

**Sent:** Friday, November 8, 2019 9:15:43 AM

**Subject:** RE: DRT Review Comments: Tara Village Final Plat

Good Morning Justin,

After receiving your email below yesterday, Mr. Mowitz submitted the revised covenants etc addressing your comments. Please verify the revisions sufficiently address your comments. If all of the comments have been addressed I will make the mylar and secure the signatures.

Thank you

Stacy

**Stacy Hall, PSM**

*Vice President- Gainesville Survey*



**George F. Young, Inc.**

1905 South Main Street

Gainesville, FL 32601

Phone: 352-378-1444

Cell:(352) 682-5992

*COMMERCIAL AND INDUSTRIAL*

[www.georgefyoung.com](http://www.georgefyoung.com)

---

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---

**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]

**Sent:** Thursday, November 07, 2019 4:00 PM

**To:** Silvia Moukhtara Nemer; Hall, Stacy

**Cc:** Adam Boukari; Kathy Winburn; Marian Rush; Adam Hall; Justin Mowitz; Sayed Moukhtara

**Subject:** DRT Review Comments: Tara Village Final Plat

Ms. Moukhtara-Nemer & Mr. Hall,

Please see the attached letter in reference to the DRT review of the Tara Village Final Plat application resubmitted on November 6, 2019. There is only one minor comment which will need to be addressed, and is concerning a reference in the draft Covenants, Conditions, & Restrictions to a section in the the PD Ordinance Number.

Please review the attached Subdividers Agreement and Certificate of Concurrency Compliance, sign, and return **by 12 PM on Tuesday, November 14, 2019.**

If the Subdividers Agreement has been received by the time stated above, and if the draft Covenants, Conditions, & Restrictions have been corrected by the time stated above, we expect to be able to schedule the application for a hearing before the City Commission on December 9, 2019.

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

Thank you.

Sincerely,

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

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 **Tara Village - DCCRs[3].DOCX**  
426 KB

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**DRT Review Comments: Tara Village Final Plat**

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**From :** Justin Tabor <jtabor@cityofalachua.com> Thu, Nov 07, 2019 03:57 PM  
**Subject :** DRT Review Comments: Tara Village Final Plat 📎 3 attachments  
**To :** Silvia Moukhtara Nemer <silvia@nemerrealestate.com>, Stacy Hall <sahall@georgefyoung.com>  
**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Marian Rush <marian@robertarushpa.com>, Adam Hall <ad\_hall@cityofalachua.org>, Justin Mowitz <justin@mowitzlaw.com>, Sayed Moukhtara <sayed@moukhtara.com>

Ms. Moukhtara-Nemer & Mr. Hall,

Please see the attached letter in reference to the DRT review of the Tara Village Final Plat application resubmitted on November 6, 2019. There is only one minor comment which will need to be addressed, and is concerning a reference in the draft Covenants, Conditions, & Restrictions to a section in the the PD Ordinance Number.

Please review the attached Subdividers Agreement and Certificate of Concurrency Compliance, sign, and return **by 12 PM on Tuesday, November 14, 2019.**

If the Subdividers Agreement has been received by the time stated above, and if the draft Covenants, Conditions, & Restrictions have been corrected by the time stated above, we expect to be able to schedule the application for a hearing before the City Commission on December 9, 2019.

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

Thank you.

Sincerely,

**Justin Tabor, AICP**

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

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📎 **TARA\_VILLAGE\_CERTIFICATE\_OF\_CONCURRENCY\_COMPLIANCE\_FINAL.pdf**  
175 KB

📎 **Tara\_Village\_Final\_Plat\_DRT\_Resubmit1\_Letter\_2019\_11\_07.pdf**  
599 KB

📎 **Tara\_Village\_Subdividers\_Agmt\_FINAL\_DRAFT\_2019\_11\_7\_COMBINED.pdf**

3 MB

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## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 7, 2019

*Also sent electronically to [sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)*

Stacy A. Hall, P.S.M.  
George F. Young, Inc.  
1905 South Main Street  
Gainesville, FL 32601

RE: Development Review Team (DRT) Comments: Tara Village Final Plat

Dear Mr. Hall:

On November 6, 2019, the City received your revised application and materials for the Tara Village Final Plat. The revised application and materials were submitted to address the Development Review Team's (DRT) comments issued in a letter dated January 17, 2019 and as discussed at a DRT Meeting held on the same date.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the City Commission.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **12:00 PM on Thursday, November 14, 2019**. The revised materials may be submitted digitally either by submitting a CD or by emailing a Cloud / FTP link to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

The final draft of the Subdivider's Agreement and Certificate of Concurrency Compliance are enclosed. The developer must sign and return the documents by **12:00 PM on Thursday, November 14, 2019**.

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.

Upon fully addressing the comments provided below and being notified by Staff that such comments have been addressed, the applicant must deliver to the City the mylar **signed by all signatories** (with the exception of City signatories) **no less than one (1) week before the City Commission meeting** for which the final plat is to be heard.

Please address the following:

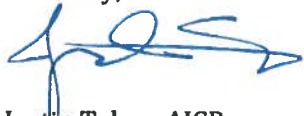
**Previous Comments**

1. Section 3, #11, of the PD Ordinance requires a long-term implementation plan of an exotic plants management plan to ensure the management of all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species. The provision further requires this plan to be included within the covenants and restrictions and to be implemented by a property owner's association or other mechanism acceptable to the City. The draft covenants and restrictions submitted by the applicant do not provide for such a plan. Please address.

**Remaining Issues:** The amendments made to Section 6.02 of the Declaration of Covenants and Conditions references Section 3, #6 of Ordinance 15-05. The correct reference is Section 3, #11 of Ordinance 17-03. Revise accordingly.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

ENCLOSURE: Subdividers Agreement for Tara Village

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



# JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

November 7, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107

Re: ***Tara Village – Cost of Construction***

Dear Mr. Tabor:

As requested, **JBrown Professional Group (JBPro)** has reviewed the 10-15-19 George F. Young revised certification letter pertaining to the cost of construction for the Tara Village subdivision. I believe the updated cost estimate provided is reasonable and represents a fair value to construct the required site work improvements.

Please let me know if you have any questions or if we can provide any additional services related to this project.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

**RE: Tara Village Final Plat - Confirmation of Previous Reviews**

**From :** A. J. 'Jay' Brown Jr. PE <jay.brown@jbprogroup.com>  
**Subject :** RE: Tara Village Final Plat - Confirmation of Previous Reviews  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Tim Boehlein <tim.boehlein@jbprogroup.com>

Thu, Nov 07, 2019 09:05 AM

📎 1 attachment

Yes, Justin I was able to review he revised cost estimate and do a comparison to the original cost estimate. I think the revised numbers are adequate to build the project. The 2 main items that changed and adjusted the cost estimate were the Clearing & Grubbing and Wastewater system. Those 2 items accounted for the entire difference in the cost estimates. I think both of those items are reasonable to construct per the approved design construction drawings. As I mentioned on the phone yesterday, my guess is they were able to adjust preliminary estimates based on current bid pricing. I will send you a letter stating my approval of this cost estimate in just a few minutes. Please be aware that I am not suitable to provide good review of electrical and landscape costs that are included. Those items are not my specialty.

Jay

**A. J. "Jay" Brown, Jr., P.E.**  
**President**



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3530 NW 43<sup>rd</sup> Street • Gainesville, FL 32606-6104

Office: (352) 375-8999 x102 • Fax: (352) 375-0833 • Mobile: (352) 318-9462

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---

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Thursday, November 7, 2019 8:41 AM  
**To:** A. J. 'Jay' Brown Jr. PE  
**Cc:** Tim Boehlein; Laurie Thomas  
**Subject:** Re: Tara Village Final Plat - Confirmation of Previous Reviews

Good Morning, Jay,

Following up to our phone call yesterday. Just checking in to see if you've had an opportunity to review the cost of construction. Please feel free to call to discuss if needed.

Thanks!

Sincerely,

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

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

Tue, Oct 29, 2019 04:21 PM

**Subject :** Re: Tara Village

1 attachment

**To :** Sayed Moukhtara <sayed@moukhtara.com>, Stacy Hall <sahall@georgefyoung.com>**Cc :** Adam Boukari <aboukari@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.com>, Adam Hall <ad\_hall@cityofalachua.org>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>, Philip Moukhtara <philip@nemerrealestate.com>, Justin Mowitz <justin@mowitzlaw.com>**Bcc :** Marian Rush <marian@robertarushpa.com>

Mr. Moukhtara and Mr. Hall,

This email is sent in response to the email sent by Mr. Moukhtara on 10/23/19 and the email sent by Mr. Hall on 10/29/19.

For your information, attached is a summary timeline of the Tara Village project to clarify the time which has elapsed over the course of permitting the project.

On Monday, 10/21/19, Mr. Hall delivered one copy of the revised application and materials for the Tara Village Final Plat application. He requested we review it for content before he prints and delivers the three additional copies which must be submitted for review.

After reviewing the copy of the revised application and materials, and without waiving the City's rights and responsibilities to formally review and comment on the revised application once the comments below are addressed, the following comments are provided as preliminary feedback. In order for the review to formally begin, please submit 4 copies of materials to address the comments below (except for mailing labels), and 3 copies of all other application materials submitted on 10/21/19:

1. The Final Plat application was originally submitted in December 2018. Please submit a new set of mailing labels in order to ensure current property owners receive the required public hearing notice.
2. Proof of payment of taxes which was submitted with the revised application on 10/21/19 is not current. Submit updated tax collector records showing payment through tax year 2018.

Once we receive the additional sets of application materials, the application will be sent to the Development Review Team (DRT) members to review and confirm that the DRT's review comments (issued in a letter dated January 17, 2019) have been sufficiently addressed. After the DRT has reviewed the application, comments / feedback will be provided. Any comments which required revisions to the application must be made before it is scheduled for a public hearing.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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---

**From:** "Sayed Moukhtara" <sayed@moukhtara.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "Adam Hall" <ad\_hall@cityofalachua.org>, "Adam Boukari" <aboukari@cityofalachua.org>, "Silvia Moukhtara Nemer" <silvia@nemerrealestate.com>, "Philip Moukhtara" <philip@nemerrealestate.com>, "Justin Mowitz" <justin@mowitzlaw.com>  
**Sent:** Wednesday, October 23, 2019 8:41:08 AM  
**Subject:** Tara Village

Good morning Mr Tabor,

1-

Now that there are no more obstacles in our way, could you kindly give us a schedule for the Tara Village approval to plan our ground breaking accordingly?

Thanks for your cooperation.

2-

For your information & I only state this in a constructive spirit:

Our first application for the Tara Village project in the City of Alachua was submitted on Dec.4, 2006. Soon 13 years for this small project, not to mention the colossal amounts spent so far....

While we currently (in the last 2 years 2018 & 2019) have 3 projects ongoing in Jonesville in Alachua County jurisdiction. And we have 2 more in design & permitting phase.

We count on your professionalism to kindly do your best to fast track our various projects in the City of Alachua. We believe in the appeal of this city & its potential. We are invested in it & wish only the best for it & its citizens. Appealing & Counting on your administration for facilitation.

Sincerely

Sayed Moukhtara  
+1(352)278 5317

---

 **Tara\_Village\_Time\_Line\_2006-2019\_10\_21.docx**  
19 KB

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## **TIME LINE OF TARA VILLAGE REVIEWS** **2006 THROUGH OCTOBER 21, 2019**

### **Amendments to the Future Land Use Map (FLUM) Designation and Rezoning**

- In 2006, a Large Scale Comprehensive Plan Amendment (LSCPA) application was submitted to the City to amend the FLUM Designation from Agriculture (1 unit per 5 acres) to Medium Density Residential (4 - 8 units per acre). This application was heard by the City Commission on July 16, 2007 and was denied.
- There were several discussions and meetings held between July 2007 and March 2011, however, no applications were submitted to the City for review during this time frame.
- In March 2011, a Small Scale Comprehensive Plan Amendment (SSCPA) application to amend the FLUM Designation on a 1 acre portion of a 32.8 acre property was submitted to the City.
- Concurrent with the SSCPA application, a Rezoning application was submitted to rezone the entire 32.8 acre property from Agricultural (A) to Planned Development - Residential (PD-R). The PD-R application proposed a maximum of 10 single-family residential dwellings.
- The Rezoning was formally submitted to the City four times between March 2011 and January 2014: March 31, 2011; January 31, 2013; December 19, 2013, and January 9, 2014. After this date, the application remained inactive until May 31, 2016.
- Between July 2007 and January 2014, the development plan concept and the PD-R Master Plan went through multiple varying designs (approximately 10.) Each of these concepts/plans were presented to City Staff by Tara Village, Inc.'s consultant, and each required their own review for compliance with applicable regulations. Variations in design included variations in the road network configuration, the number of lots proposed (from 10 to 20), and even acreage of the proposed PD-R (from the original 32.8 acres, down to the 20 acres which was approved in February 2017).
- The 1 acre SSCPA originally proposed in March 2011 resulted in an extended review process that added time to the review of the application, as Tara Village, Inc.'s consultant was proposing to "transfer" density from the 1 acre portion of the 32.8 acre property to the remaining 31.8 acres. This review of the SSCPA resulted in a change from a SSCPA to a LSCPA with a Comprehensive Plan Text Amendment to limit the density to 20 units rather than the 80 units that could be permitted by the FLUM Designation which was proposed (and ultimately approved in February 2017).
- Once the applications were resubmitted on May 31, 2016:
  - Completeness review comments issued on June 7, 2016.
  - Applications resubmitted on June 21, 2016 and again on June 27, 2016
  - DRT comments issued on July 19, 2016.
  - Applications resubmitted on August 4, 2016 and again on August 16, 2016.
  - Planning & Zoning Board (PZB) held hearings on applications on September 13, 2016.
  - City Commission held hearings on applications on November 28, 2016.
  - After these hearings, LSCPA and Comprehensive Plan Text Amendment are transmitted to the Florida Department of Economic Opportunity and other agencies as required by State law.

- After the required time had elapsed following the transmittal to other governmental agencies, City Commission held the final hearing on the applications on February 13, 2017.
- Applications fees paid in 2011 for the SSCPA and Rezoning were credited to the applications received in 2016.

#### **Preliminary Plat / Final PD Plan Review**

- Application submitted on June 29, 2017.
- Completeness review comments issued on July 6, 2017.
- Application resubmitted on July 17, 2017.
- Application deemed complete on July 18, 2017.
- DRT comments issued on August 1, 2017.
- Application resubmitted on August 8, 2017.
- DRT #2 review comments issued on August 17, 2017.
- Application resubmitted on August 21, 2017.
- PZB hearing scheduled on August 22, 2017.
- PZB hearing held on September 12, 2017.
- City Commission hearing held on October 9, 2017.

#### **Construction Plans Review**

- Application submitted on February 28, 2018.
- Completeness review comments issued on March 6, 2018.
- Application resubmitted on April 12, 2018.
- Application deemed complete on April 19, 2018.
- DRT comments issued on May 7, 2018.
- Application resubmitted on July 26, 2018.
- DRT #2 review comments issued on August 14, 2018.
- Application resubmitted on September 6, 2018.
- DRT #3 review comments issued on September 20, 2018.
- Application resubmitted on October 1, 2018.
- Construction Plans deemed approvable on October 15, 2018.

#### **Final Plat Review**

- Application submitted on November 21, 2018.
- Completeness review comments issued on November 29, 2018.
- Application resubmitted on December 20, 2018.
- Application deemed complete on January 3, 2019.
- DRT comments issued on January 17, 2019.
- Subdividers Agreement developed from January 29, 2019 through March 4, 2019.
- Tara Village, Inc. requests the application be placed on hold on March 8, 2019.
- George F. Young inquires about resubmitting application on August 29, 2019 and City Staff responds on the same day.
- Tara Village, Inc. submits Pre-Sale Termination to address Subdividers Agreement requirements on September 9, 2019.
- Application resubmitted on October 21, 2019.

---

**RE: Tara Village Updates**

---

**From :** Hall, Stacy <sahall@georgefyoung.com>  
**Subject :** RE: Tara Village Updates  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Nussel, Jacob <jnussel@georgefyoung.com>, Silvia  
<silvia@nemerrealestate.com>, Philip Moukhtara  
<philip@nemerrealestate.com>, Sayed Moukhtara  
<sayed@moukhtara.com>

Tue, Oct 29, 2019 10:20 AM

📎 1 attachment

Good Morning Justin,

When do you expect to have a chance to review our submittal?

Thanks

Stacy

**Stacy Hall, PSM**  
*Vice President- Gainesville Survey*



**George F. Young, Inc.**

1905 South Main Street

Gainesville, FL 32601

Phone: 352-378-1444

Cell:(352) 682-5992

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---

**From:** Sayed Moukhtara [mailto:sayed@moukhtara.com]

**Sent:** Tuesday, October 29, 2019 10:13 AM

**To:** Hall, Stacy

**Cc:** Nussel, Jacob; Silvia; Philip Moukhtara

**Subject:** Tara Village Updates

Hello Stacy,

Do we have some updates Pls?

Sincerely

Sayed Moukhtara  
+1(352)278 5317

---

# George F. Young, Inc.

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ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

October 21, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 N.W. 142<sup>nd</sup> Terrace – P.O. Box 9  
Alachua, Florida 32616

Re: Tara Village Subdivision - Response Letter for Completeness Review from DRT dated January 17, 2019

Dear Mr. Tabor:

Here is my response letter regarding the comments from the DRT dated January 17, 2019. I have formatted this letter to be in line with the items outlined in the DRT Summary. Each item listed below corresponds with the items in your letter as follows:

- 1) Compliance with Land Development Regulations:
  - a. We have received the Surety instruments the developer is reviewing them.
  - b. We have included a signed copy of the engineer's estimate of the infrastructure improvements
  - c. The Declaration of Covenants and Restrictions has been revised to include the necessary verbage regarding payment of taxes, continuing maintenance of common areas, recreational facilities, and all other community facilities, and disclosing the City provides no liability insurance for any common areas or recreational facilities. See Section 6.03 page 25 of the revised HOA's. (included with this submittal)
- 2) Compliance with PD ordinance, PD Agreement, PD Master Plan, Preliminary Plat and Construction Plans:
  - a. Please see Section 6.02 page 24 of the revised HOA's (included with this submittal)
- 3) Concurrency Impact Analysis: We have revised this document and this revision is included with this submittal.
- 4) Miscellaneous/General Issues
  - a. All dates have been revised
  - b. "Under Construction" has been removed
  - c. Tax Parcel No's have been revised to include all of both parcels
  - d. Typographical error has been corrected
  - e. Developer is reviewing the Subdivider's agreement that we received.
- 5) All comments received from JBrown Professional Group have been addressed

Regards,

  
George F. Young, Inc.

Stacy A. Hall, P.S.M.  
Vice President

i:\project\sur\17007200gc - tara village\final plat resubmittal 10-21-19\final cover sheet 10-21-19.docx

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**Re: Tara Village Pre-Sale Termination**

---

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

Thu, Sep 19, 2019 04:51 PM

**Subject :** Re: Tara Village Pre-Sale Termination 2 attachments**To :** Sayed Moukhtara <sayed@moukhtara.com>**Cc :** Stacy Hall <sahall@georgefyoung.com>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>, Philip Moukhtara <philip@nemerrealestate.com>, Adam Boukari <aboukari@cityofalachua.org>, Justin Mowitz <justin@mowitzlaw.com>, Adam Hall <ad\_hall@cityofalachua.org>**Bcc :** Kathy Winburn <kwinburn@cityofalachua.com>, Marian Rush <marian@robertarushpa.com>

Mr. Moukhtara,

I am in receipt of your email of September 9, 2019 requesting that your application for Final Plat review be placed back into active status.

As you recall, on March 8, 2019, Tara Village, Inc. requested that this review be placed on hold. Under separate email, dated August 29, 2019 (attached), your surveyor, Stacy Hall, inquired about what would be required to reinstate the review of the Final Plat. A response was provided the same day (also attached).

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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---

**From:** "Sayed Moukhtara" <sayed@moukhtara.com>**To:** "Justin Tabor" <jtabor@cityofalachua.org>**Cc:** "Stacy Hall" <sahall@georgefyoung.com>, "Silvia Moukhtara Nemer" <silvia@nemerrealestate.com>, "Philip Moukhtara" <philip@nemerrealestate.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "Justin Mowitz" <justin@mowitzlaw.com>, "Adam Hall" <ad\_hall@cityofalachua.org>**Sent:** Monday, September 9, 2019 9:53:48 AM**Subject:** Tara Village Pre-Sale Termination

Mr Tabor,

With great regret, I am sharing with you our Pre-Sales Agreement termination for the lots to be developed in the City of Alachua.

I will refrain from further comments on this matter.

Yet, I am now hoping, that this gives you the sought comfort & satisfaction, to proceed with our Tara Village project permitting.

Your confirmation by return would be much appreciated.

Regards

Sayed Moukhtara  
+1(352)278 5317

---

 **Tara\_Village\_Stacy\_Hall\_Email\_Response\_2019\_08\_29.pdf**  
242 KB

 **Tara\_Village\_Stacy\_Hall\_Email\_2019\_08\_29.pdf**  
190 KB

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**Re: Final OPlat of Tara Village**

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**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Re: Final OPlat of Tara Village  
**To :** Stacy Hall <sahall@georgefyoung.com>  
**Cc :** Sayed Moukhtara <sayed@moukhtara.com>  
**Bcc :** Marian Rush <marian@robertarushpa.com>

Thu, Aug 29, 2019 11:56 AM

 3 attachments

Stacy,

I also want to mention that you need to make sure that all documentation required per Chapter 177 and our LDRs is updated and current. This will include, but may not be limited to, the certified cost of construction (attached) and the title opinion (attached). To clarify as well, we will also review the Subdivider's Agreement and Certificate of Concurrency Compliance and may have other changes to include in the final document. The drafts sent in my previous email were the last drafts of each document we had reviewed and discussed with Mr. Moukhtara and his attorney.

Sincerely,

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

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---

**From:** "Justin Tabor" <jtabor@cityofalachua.com>  
**To:** "Stacy Hall" <sahall@georgefyoung.com>  
**Cc:** "Sayed Moukhtara" <sayed@moukhtara.com>  
**Sent:** Thursday, August 29, 2019 11:28:35 AM  
**Subject:** Re: Final OPlat of Tara Village

Stacy,

We have not received the resubmittal addressing the DRT comments issued on 1/17/19 (see attached letter). Please ensure the plat and materials have been corrected to address these comments. The Concurrency Impact Analysis should also be updated to reflect any changes to reserved capacities. I have attached the most current Development Monitoring Report (dated July 2019).

Mr. Moukhtara will need to confirm his agreement to the terms of the Subdivider's Agreement and the Certificate of Concurrency Compliance, which have been previously sent to him (also attached). Once we receive an acknowledgement of his agreement, we will place the documents in a final form for his signature and send to him to sign.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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---

**From:** "Stacy Hall" <sahall@georgefyoung.com>**To:** "Justin Tabor" <jtabor@cityofalachua.org>**Cc:** "Sayed Moukhtara" <sayed@moukhtara.com>**Sent:** Thursday, August 29, 2019 10:53:10 AM**Subject:** Final OPlat of Tara Village

Good Morning Justin,

Mr. Moukhtara just called and asked me to submit the final plat for the City's review. He informed me he is getting a cancellation of the pre-sale agreement. I will be submitting a copy of this cancellation along with my final plat submittal. Will you please send me anything additional that you require for this submittal. I understand we are still proceeding under the existing LDR's since the new LDR's has yet to be adopted. Please verify.

Thanks for your help and be safe with the hurricane approaching.

Stacy

Stacy Hall, PSM

Vice President- Gainesville Survey

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 **Tara\_Village\_Title\_Opinion\_2018\_12\_05.pdf**

71 KB

 **2019-01-31, Cover Letter with Cost Estimate (sealed).PDF**

286 KB



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**Re: Tara Village, City Of Alachua**

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

Mon, Jun 24, 2019 11:19 AM

**Subject :** Re: Tara Village, City Of Alachua 2 attachments**To :** Stacy Hall <sahall@georgefyoung.com>**Cc :** Sayed Moukhtara <sayed@moukhtara.com>, Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Marian Rush <marian@robertarushpa.com>

Stacy,

Section 2.4.10(G)(2)(h) establishes the time frames for the expiration of a preliminary plat:

*Expiration.**(i) The approval of a subdivision preliminary plat shall expire at the end of 12 months from the date approval was granted by the City Commission unless the applicant has submitted construction plans.**(ii) In the event a subdivision final plat for all or a portion of the subdivision preliminary plat is not applied for within 18 months, approval shall expire.*

Section 2.4.10(G)(5)(a) requires a final plat to be submitted within six months of the approval of construction plans:

*Generally. Within six months of the approval of construction plans and simultaneously with the submittal of a subdivider agreement and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, the subdivider shall prepare a subdivision final plat for review in accordance with this section.*

For reference, I have attached the letter of approval for the preliminary plat which provided these time frames.

Please also be aware that there is a code violation for the unauthorized removal of trees on the property. This code violation must be resolved before any further action on the final plat can occur.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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**From:** "Stacy Hall" <sahall@georgefyoung.com>**To:** "Justin Tabor" <jtabor@cityofalachua.org>

**Cc:** "Sayed Moukhtara" <sayed@moukhtara.com>  
**Sent:** Monday, June 17, 2019 10:16:38 AM  
**Subject:** FW: Tara Village, City Of Alachua

Justin,

How much longer can we wait to submit for final plat approval before we run the chance of having to start over again?

Stacy

**Stacy Hall, PSM**  
Vice President- Gainesville Survey



**George F. Young, Inc.**

1905 South Main Street

Gainesville, FL 32601

Phone: 352-378-1444

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**From:** Sayed Moukhtara [mailto:sayed@moukhtara.com]

**Sent:** Saturday, June 15, 2019 10:16 AM

**To:** Hall, Stacy

**Cc:** Silvia Moukhtara Nemer; Philip Moukhtara

**Subject:** Re: Tara Village, City Of Alachua

Hello Stacy,

Thanks for your update.

The only reason we delayed the conclusion of this permit file was to wait for the LDR revision outcome, that we were told should be ready in May/June.

Since we waited this long so far, how much more can we further delay, in your opinion, without jeopardizing the validity of the works that are part of our submittal that is on hold for the purpose?

In other words, if our submittal validity serves for another month or two, we might as well continue waiting until the LDR revision is completed, now that we have already waited/wasted so much time.

Your comments would be of great help.

Sayed Moukhtara  
+1(352)278 5317

On Jun 13, 2019, at 12:17 PM, Hall, Stacy <[sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)> wrote:

Good Morning,

I spoke with Justin a few minutes ago. He indicated that he could not say when the new LDR's would be on the Commission agenda. They are still working through the language. He said he knows it will not be in July and maybe not even in August. He just could not

give me a date. He even indicated that he is not sure the language in the new LDR's would specifically deal with your needs regarding the surety agreement.

How would you like me to proceed?

Stacy

**Stacy Hall, PSM**  
Vice President- Gainesville Survey



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**From:** Justin Tabor [**MailScanner has detected a possible fraud attempt from "cityofalachua.org" claiming to be** <mailto:jtabor@cityofalachua.org>]

**Sent:** Wednesday, June 12, 2019 3:26 PM

**To:** Silvia Moukhtara Nemer

**Cc:** Adam Boukari; Hall, Stacy; Sayed Moukhtara; Kathy Winburn; Marian Rush

**Subject:** Re: Tara Village

Silvia,

At this time, the LDR text amendments are not scheduled for public hearings or any specific meetings.

Concerning the application for the Tara Village final plat, I recommend you discuss this matter with your consultant.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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**From:** "Silvia Moukhtara Nemer" <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)>

**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Cc:** "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "Stacy Hall" <[sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)>, "Sayed Moukhtara" <[sayed@moukhtara.com](mailto:sayed@moukhtara.com)>

**Sent:** Saturday, June 8, 2019 6:51:47 PM

**Subject:** Re: Tara Village

Hello Justin,  
I hope all is well!

I am just following up on the below email.

Thank you,  
Silvia

Silvia Moukhtara Nemer - Realtor®  
Broker | Owner  
Nemer Real Estate, LLC  
[7717 NW 20th Lane](#)  
[Gainesville, FL 32605](#)  
[352.870.8772](#)  
[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)

Sent from my iPhone

On May 30, 2019, at 5:10 PM, Silvia Moukhtara Nemer <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)> wrote:

Good morning Justin,

I hope all is well!

We are just following up to make sure that the LDR amendments proposed by CHW passed and have been adopted.

Also how do you recommend we proceed with the permit for our Tara Village project at this time?

Thank you,  
Silvia

Silvia Moukhtara Nemer - Realtor®  
Broker | Owner  
Nemer Real Estate, LLC  
[7717 NW 20th Lane](#)  
[Gainesville, FL 32605](#)  
[352.870.8772](#)  
[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)

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 **Tara\_Village\_Prelim\_Plat\_Determination\_Letter\_2017\_10\_11.pdf**  
163 KB

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**Re: Tara Village - Developer's agreement**

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**From :** Silvia Moukhtara Nemer <silvia@nemerrealestate.com>

Mon, Mar 11, 2019 02:07 PM

**Subject :** Re: Tara Village - Developer's agreement**To :** Adam Boukari <aboukari@cityofalachua.org>**Cc :** Justin Tabor <jtabor@cityofalachua.org>, Justin Mowitz <justin@mowitztitle.com>, ad hall <ad\_hall@cityofalachua.org>, Nussel, Jacob <jnussel@georgefyoung.com>, Stacy Hall <sahall@georgefyoung.com>, Sayed Moukhtara <sayed@moukhtara.com>, Philip Moukhtara <philip@nemerrealestate.com>

Hi Adam,

Thank you for your email!

I apologize if there was any misunderstanding and if I took our conversation as advice.

After evaluating the information, and the hope that the commission will accept this logical change to the LDR, we are making this decision on our own accord.

Thank you,  
Silvia

Silvia Moukhtara Nemer - Realtor®  
Broker | Owner  
Nemer Real Estate, LLC  
7717 NW 20th Lane  
Gainesville, FL 32605  
352.870.8772  
silvia@nemerrealestate.com

Sent from my iPhone

On Mar 11, 2019, at 1:02 PM, Adam Boukari <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)> wrote:

Good Afternoon, Silvia,

I enjoyed our discussion last week regarding a variety of topics. I did indicate the City is currently reviewing potential revisions to our LDRs related to the subdivision process. That review is ongoing and we are projected to bring recommendations to the Planning & Zoning Board and City Commission in May 2019. As you know, the City Commission is the final authority on these matters. I do not want any part of our discussion to be interpreted as advice, as that would be inappropriate. I simply provided updates regarding the status of current LDR provisions under review for your consideration. I appreciate you providing feedback regarding ways our processes can be improved as well.

Please give me a call if you have any questions.

Best,  
Adam

Adam Boukari  
City Manager

City of Alachua  
P.O. Box 9  
Alachua, FL 32616

PH: (386) 418-6100  
FX: (386) 418-6175

---

**From:** "Silvia Moukhtara Nemer" <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "Justin Mowitz" <[justin@mowitztitle.com](mailto:justin@mowitztitle.com)>, "ad hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>, "Nussel, Jacob" <[jnussel@georgefyoung.com](mailto:jnussel@georgefyoung.com)>, "Stacy Hall" <[sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)>, "Sayed Moukhtara" <[sayed@moukhtara.com](mailto:sayed@moukhtara.com)>, "Philip Moukhtara" <[philip@nemerrealestate.com](mailto:philip@nemerrealestate.com)>  
**Sent:** Friday, March 8, 2019 9:25:36 AM  
**Subject:** Tara Village - Developer's agreement

Good morning Justin,

I hope this email finds you well!

Based on the City Manager, Mr Adam Boukari, and your advice, we are requesting to postpone the adoption of our Developer's Agreement until the LDR amendments, in which the requirement for a 125% surety to develop a subdivision will be waived, are enacted in May 2019.

Also by this email, we are requesting that our final plat approval be scheduled for the June Planning and Zoning Board.

Please let me know if you need anything further from us to table this approval.

Thank you,  
Silvia Moukhtara Nemer  
President  
Tara Village, Inc.

Silvia Moukhtara Nemer - Realtor®  
Broker | Owner  
Nemer Real Estate, LLC  
7717 NW 20th Lane  
Gainesville, FL 32605  
352.870.8772  
[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)

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**Re: Tara Village approvals' expiration dates**

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**From :** Silvia Moukhtara Nemer <silvia@nemerrealestate.com>

Wed, Mar 06, 2019 05:23 PM

**Subject :** Re: Tara Village approvals' expiration dates**To :** Justin Tabor <jtabor@cityofalachua.org>**Cc :** Justin Mowitz <justin@mowitztitle.com>, Adam Hall <ad\_hall@cityofalachua.org>, Adam Boukari <aboukari@cityofalachua.org>, Stacy Hall <sahall@georgefyoung.com>, Sayed Moukhtara <sayed@moukhtara.com>, Philip Moukhtara <philip@nemerrealestate.com>, Jacob Nussel <jnussel@georgefyoung.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Thank you for the quick response! We will notify you in writing if we do decide to proceed.

Have a great evening,  
Silvia

Silvia Moukhtara Nemer - Realtor®  
Broker | Owner  
Nemer Real Estate, LLC  
7717 NW 20th Lane  
Gainesville, FL 32605  
352.870.8772  
[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)

On Wed, Mar 6, 2019 at 3:42 PM Justin Tabor <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)> wrote:  
Ms. Nemer,

If you voluntarily wait until the referenced LDR Text Amendments are adopted, and presuming they would be adopted in May, there would be no issue with the expiration of the permits for the preliminary plat and construction plans for the project. Please note this would likely require the final plat for the project to be tabled until the June PZB Meeting, given notice requirements for the final plat's public hearing and the dates of the May City Commission Meetings.

If you choose to wait, please send us a request in writing.

Sincerely,

**Justin Tabor, AICP**

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

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**From:** "Silvia Moukhtara Nemer" <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "Justin Mowitz" <[justin@mowitztitle.com](mailto:justin@mowitztitle.com)>, "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>, "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "Stacy Hall" <[sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)>, "Sayed Moukhtara" <[sayed@moukhtara.com](mailto:sayed@moukhtara.com)>, "Philip Moukhtara" <[philip@nemerrealestate.com](mailto:philip@nemerrealestate.com)>, "Jacob Nussel" <[jnussel@georgefyoung.com](mailto:jnussel@georgefyoung.com)>  
**Sent:** Wednesday, March 6, 2019 12:53:36 PM  
**Subject:** Tara Village approvals' expiration dates

Hi Justin,

Thank you again for your time this morning! We are happy that we were able to find an acceptable solution to the swale amendment.

During our meeting with Adam Bukari after you left, he mentioned that the new LDR revisions that CHW are doing should go into effect by May. And one of the changes that is being made is to the surety requirement for new developments.

We are considering waiting for these changes to go into effect before finalizing the subdivider's agreement for Tara Village. However, Adam Bukari advised us to check with your department on our permits' timelines and expiration dates, in particular relating to preliminary plat and construction documents approval, to ensure that waiting does not cause any of our approvals to expire and/or cause any other delays.

Can you please give us a timeline from your records on when certain approvals and agreements expire?

If they do expire soon, are they able to be extended?

If they are able to be extended, when would that process have to start? And what does the process entail?

Thanks,  
Silvia

Silvia Moukhtara Nemer - Realtor®  
Broker | Owner  
Nemer Real Estate, LLC  
7717 NW 20th Lane  
Gainesville, FL 32605  
[352.870.8772](tel:352.870.8772)  
[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)

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**RE: Tara Village Subdivider's Agreement****From :** Marian Rush <marian@robertarushpa.com>

Mon, Mar 04, 2019 02:56 PM

**Subject :** RE: Tara Village Subdivider's Agreement 6 attachments**To :** Justin Mowitz <justin@mowitztitle.com>**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Justin Tabor  
(jtabor@cityofalachua.org) <jtabor@cityofalachua.org>

I just looked at the agreement itself and paragraph 9(b) is for the maintenance surety. What is the type of surety instrument that will be used for the infrastructure improvements themselves, not for the maintenance?

*Marian B. Rush***Marian B. Rush, Esq.**

Attorney at Law  
Board Certified City County and Local Government  
Robert A Rush PA  
11 S.E. Second Avenue  
Gainesville, Florida 32601  
Office: (352) 373-7566  
Fax: (352) 376-7760

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**From:** Justin Mowitz [mailto:justin@mowitztitle.com]**Sent:** Monday, March 04, 2019 2:13 PM**To:** Marian Rush <marian@robertarushpa.com>**Cc:** Adam Boukari <aboukari@cityofalachua.org>; Justin Tabor (jtabor@cityofalachua.org) <jtabor@cityofalachua.org>**Subject:** Re: Tara Village Subdivider's Agreement

Marian,

I thought I had responded to your previous email already, but I see I did not. Please accept my apologies.

The surety provided for in 9(b) of the subdivider's agreement will be in the form of cash deposit. I understand Mr. Moukhtara has informed Mr. Tabor of this already.

Thank you,

Justin

*Justin M. Mowitz, Esq.*



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Gainesville, FL 32608  
O: (352)533-5035  
F: (352)533-5493  
C:(352)682-0435

[justin@mowitztitle.com](mailto:justin@mowitztitle.com)



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**From:** Marian Rush <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>  
**Date:** Monday, March 4, 2019 at 10:18 AM  
**To:** Justin Mowitz <[justin@mowitztitle.com](mailto:justin@mowitztitle.com)>  
**Cc:** Adam Boukari <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "Justin Tabor" (<[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>)  
**Subject:** RE: Tara Village Subdivider's Agreement

In order to revise the Subdividers Agreement we need to know the type of surety instrument Mr. Moukhtara will be using, an irrevocable letter of credit or a performance bond. I will provide you with sample forms as soon as you let me know. Thank you.

Best regards,

*Marian B. Rush*

Marian B. Rush, Esq.  
Attorney at Law  
Board Certified City County and Local Government

Robert A Rush PA  
11 S.E. Second Avenue  
Gainesville, Florida 32601  
Office: (352) 373-7566  
Fax: (352) 376-7760

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**From:** Justin Mowitz **[MailScanner has detected a possible fraud attempt from "mowitztitle.com" claiming to be <mailto:justin@mowitztitle.com>]**  
**Sent:** Monday, March 04, 2019 8:34 AM  
**To:** Marian Rush <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>  
**Subject:** Tara Village Subdivider's Agreement

Good morning, Marian,

You indicated a new version of this document was being produced. Please let me know what the status of that is. Mr. Moukhtara is awaiting the new version so he can execute and get things moving forward.

Thank you,

Justin

*Justin M. Mowitz, Esq.*



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**Re: Draft Subdividers Agreement for Tara Village**

**From :** Justin Mowitz <justin@mowitztitle.com>  
**Subject :** Re: Draft Subdividers Agreement for Tara Village  
**To :** Justin Tabor <jtabor@cityofalachua.org>, Sayed Moukhtara, smaaps@atlantic.net <smaaps@atlantic.net>  
**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Marian Rush <marian@robertarushpa.com>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>

Wed, Feb 06, 2019 08:15 AM

 7 attachments

Good morning, Mr. Tabor and Mr. Rush,

I neglected to provide one additional point in my email from yesterday afternoon.

Regarding the Concurrency Certificate, Para. 8 - we would like to have language in the concurrency certificate giving the developer an option to extend the certificate if needed, as final construction of all of the planned residential is unlikely to occur within one year of the date of approval of the subdividers agreement.

My apologies for neglecting to include this yesterday.

Sincerely,

Justin

*Justin M. Mowitz, Esq.*



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Gainesville, FL 32608  
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F: (352)533-5493

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**From:** Justin Mowitz <[justin@mowitztitle.com](mailto:justin@mowitztitle.com)>

**Date:** Tuesday, February 5, 2019 at 5:02 PM

**To:** Justin Tabor <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>, "Sayed Moukhtara, [smaaps@atlantic.net](mailto:smaaps@atlantic.net)" <[smaaps@atlantic.net](mailto:smaaps@atlantic.net)>

**Cc:** Adam Boukari <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, Marian Rush <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>, Silvia Moukhtara Nemer <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)>

**Subject:** Re: Draft Subdividers Agreement for Tara Village

Good afternoon, Mr. Tabor and Mr. Rush,

I represent have the pleasure of representing Mr. Moukhtara in this project. Please find below my comments/concerns regarding the Draft Subdivider's agreement for Tara Village:

Subdivider's Agreement:

Page 3, Paragraph 9(a): The language regarding reliance by any third party, and other agreements for conveyance of property should be deleted entirely, as Developer does have an agreement to sell all of the lots, and intends to obtain a Development loan, for which a mortgage will be recorded, conveying a security interest in the property.

9(d): "Up to and including developer's completion and the City's approval of the Improvements, the Developer shall not in any way convey any interest, by contract or sale of interest equitable or otherwise, in the Property or any portion thereof, except for that certain Finished Lot Purchase agreement between Developer and Maronda Homes of Florida, Inc., dated \_\_\_\_\_, 2018, and except for any mortgage interest which may be conveyed by Developer to secure a Development loan for the project."

11 - Warranty Period – I would like to see a requirement for repairs to be accompanied by an engineer's certification that the repair work is necessary, so that any repair requests are not based on speculation or casual observation.

17 – there seems to be a word or two missing in the first sentence "... or anyone else acting on behalf of developer or the developer's contactor or subcontractors may be liable..." Should it be: "... or anyone else acting on behalf of developer or the developer's contactor or subcontractors or for whom developer or the developer's contactor or subcontractors may be liable..."?

18 – Last sentence should read: "...responsibility set forth herein to its contractor or subcontractors, or other agent(s) or employee(s)..."

Please let me know if we can schedule some time to discuss these comments and concerns and push to a final document. I will make myself available to discuss this at your convenience.

Sincerely,

Justin

*Justin M. Mowitz, Esq.*



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F: [\(352\)533-5493](tel:3525335493)  
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**From:** Justin Tabor <jtabor@cityofalachua.org>

**Date:** Tuesday, February 5, 2019 at 9:14 AM

**To:** "Sayed Moukhtara, smaaps@atlantic.net" <smaaps@atlantic.net>

**Cc:** Adam Boukari <aboukari@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.org>, Marian Rush <marian@robertarushpa.com>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>, Stacy Hall <sahall@georgefyoung.com>, Jacob Nussel <jnussel@georgefyoung.com>, Justin Mowitz <justin@mowitztitle.com>

**Subject:** Re: Draft Subdividers Agreement for Tara Village

Mr. Moukhtara,

Thank you for your response. I presume the engineer of record, who appears to be copied on your email, is in agreement with a maximum construction period of 12 months?

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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**From:** "Sayed Moukhtara, smaaps@atlantic.net" <smaaps@atlantic.net>

**To:** "Justin Tabor" <jtabor@cityofalachua.org>

**Cc:** "Adam Boukari" <aboukari@cityofalachua.org>, "kwinburn" <kwinburn@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "Silvia Moukhtara Nemer" <silvia@nemerrealestate.com>, "Stacy Hall" <sahall@georgefyoung.com>, "Jacob Nussel" <jnussel@georgefyoung.com>, "Justin Mowitz" <justin@mowitztitle.com>

**Sent:** Tuesday, February 5, 2019 9:10:25 AM

**Subject:** Re: Draft Subdividers Agreement for Tara Village

Mr Tabor,

Thank you.

In the absence of a timeline governed by the LDR, I suggest we plan for Max. 12 months period to complete the project's construction.

Kind regards

Sayed Moukhtara  
+1(352)278 5317

New Email Account:  
[Sayed@moukhtara.com](mailto:Sayed@moukhtara.com)

On Feb 5, 2019, at 8:48 AM, Justin Tabor <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)> wrote:

Mr. Moukhtara,

Section 2.4.10(G)(4) of the LDRs requires the subdividers agreement to establish the time for the installation of infrastructure improvements to be completed by the subdivider. We have requested a

time frame for infrastructure completion from you to ensure the terms of the subdividers agreement will reflect the amount of time needed to complete such improvements.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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

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**From:** "Sayed Moukhtara, [smaaps@atlantic.net](mailto:smaaps@atlantic.net)" <[smaaps@atlantic.net](mailto:smaaps@atlantic.net)>

**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Cc:** "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "kwinburn" <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>, "Marian Rush" <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>, "Silvia Moukhtara Nemer" <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)>, "Stacy Hall" <[sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)>, "Jacob Nussel" <[jnussel@georgefyoung.com](mailto:jnussel@georgefyoung.com)>

**Sent:** Tuesday, February 5, 2019 8:29:54 AM

**Subject:** Re: Draft Subdividers Agreement for Tara Village

Good morning Mr Tabor,

I just wanted to know if there were any City rules governing construction commencement & completion periods, to ensure we adhere by them.

Looking forward to your response,

Best regards

Sayed Moukhtara  
+1(352)278 5317

New Email Account:

[Sayed@moukhtara.com](mailto:Sayed@moukhtara.com)

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Mr. Moukhtara,

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Could you please clarify what information is being requested from the City concerning the time needed to complete the construction of all improvements?

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
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**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "kwinburn" <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>, "Marian Rush" <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>, "Silvia Moukhtara Nemer" <[silvia@nemerrealestate.com](mailto:silvia@nemerrealestate.com)>, "Stacy Hall" <[sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)>, "Jacob Nussel" <[jnussel@georgefyoung.com](mailto:jnussel@georgefyoung.com)>  
**Sent:** Monday, February 4, 2019 10:04:32 AM  
**Subject:** Re: Draft Subdividers Agreement for Tara Village

Good morning Mr Tabor,

My reply is in red font within your message below.

Best regards

Sayed Moukhtara  
+1(352)278 5317

New Email Account:  
[Sayed@moukhtara.com](mailto:Sayed@moukhtara.com)

On Jan 29, 2019, at 12:01 PM, Justin Tabor <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)> wrote:

Mr. Moukhtara,

Attached for review is a draft of the Subdividers Agreement for Tara Village, dated January 29, 2019. Also attached is a draft of the Certificate of Concurrency Compliance for Tara Village, dated January 29, 2019. The Certificate will be attached to the Agreement as an exhibit. Both will require the signature by the developer prior to the City Commission hearing.

Prior to finalizing the Agreement, please provide the following information:

- The form of surety intended to be provided for maintenance (i.e., cash or an irrevocable letter of credit), which will need to be provided to the City prior to the City Commission hearing;

**We will provide the City with a check payment deposit for 10% value of the cost estimate provided by our Professional engineer.**

- The expected time (in days or months) to complete the construction of all improvements (this estimate should be conservative but reasonably estimate the construction period);

Kindly give us the time window provided by the city after it grants us a green light.

1- Construction to start by?

2- Construction to finish by?

This is required to plan with contractor & buyer.

- A Certified Cost of Construction of all infrastructure improvements (including all costs associated with the construction and installation of such improvements), prepared by a professional engineer registered in the State of Florida.

This was already provided by GF Young.

But per your request, Pls find attached a copy FYI.

Please provide this information at your earliest convenience.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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**RE: Draft Subdividers Agreement for Tara Village**

**From :** Nussel, Jacob <jnussel@georgefyoung.com>  
**Subject :** RE: Draft Subdividers Agreement for Tara Village  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Tue, Feb 05, 2019 03:30 PM

📎 1 attachment

**Cc :** Adam Boukari <aboukari@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.org>, Marian Rush <marian@robertarushpa.com>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>, Hall, Stacy <sahall@georgefyoung.com>, Justin Mowitz <justin@mowitztitle.com>, Sayed Moukhtara, smaaps@atlantic.net <smaaps@atlantic.net>

Good afternoon Justin,

Confirmed.

Regards,

**Jacob Nussel, PE**  
Project Engineer

**George F. Young, Inc.**

1905 South Main Street  
Gainesville, FL 32601  
Phone: 352-378-1444  
Cell: 352-538-1322

Check out our new Web Site!

[www.georgefyoung.com](http://www.georgefyoung.com)

**PRIVACY/CONFIDENTIALITY NOTICE:**

This message contains private, confidential, or legally privileged information and is intended for the recipient ONLY. If you are not the intended recipient or have received this e-mail in error, please notify [postmaster@georgefyoung.com](mailto:postmaster@georgefyoung.com) immediately by return e-mail or phone and delete all copies of this e-mail, including all attachments without reading them or saving to any storage device. If you are the intended recipient(s) you will need to secure the contents conforming to all applicable state and/or federal requirements relating to the privacy and confidentiality of such information. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender and George F. Young, Inc. therefore do not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Tuesday, February 05, 2019 10:31 AM  
**To:** Nussel, Jacob  
**Cc:** Adam Boukari; kwinburn; Marian Rush; Silvia Moukhtara Nemer; Hall, Stacy; Justin Mowitz; Sayed Moukhtara, smaaps@atlantic.net  
**Subject:** Re: Draft Subdividers Agreement for Tara Village

Jason,

Could I request your confirmation that 12 months will, in your opinion, permit the completion of infrastructure?

Thank you.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

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<kwinburn@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "Silvia

Moukhtara Nemer" <silvia@nemerrealestate.com>, "Stacy Hall"

<sahall@georgefyoung.com>, "Jacob Nussel" <jnussel@georgefyoung.com>, "Justin Mowitz"

<justin@mowitztitle.com>

**Sent:** Tuesday, February 5, 2019 10:03:40 AM

**Subject:** Re: Draft Subdividers Agreement for Tara Village

Mr Tabor,

He should be.

Thank you

Sayed Moukhtara  
+1(352)278 5317

New Email Account:

[Sayed@moukhtara.com](mailto:Sayed@moukhtara.com)

On Feb 5, 2019, at 9:14 AM, Justin Tabor <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)> wrote:

Mr. Moukhtara,

Thank you for your response. I presume the engineer of record, who appears to be copied on your email, is in agreement with a maximum construction period of 12 months?

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

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**Sent:** Tuesday, February 5, 2019 9:10:25 AM  
**Subject:** Re: Draft Subdividers Agreement for Tara Village

Mr Tabor,

Thank you.

In the absence of a timeline governed by the LDR, I suggest we plan for Max. 12 months period to complete the project's construction.

Kind regards

Sayed Moukhtara  
+1(352)278 5317

New Email Account:

[Sayed@moukhtara.com](mailto:Sayed@moukhtara.com)

On Feb 5, 2019, at 8:48 AM, Justin Tabor <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)> wrote:

Mr. Moukhtara,

Section 2.4.10(G)(4) of the LDRs requires the subdividers agreement to establish the time for the installation of infrastructure improvements to be completed by the subdivider. We have requested a time frame for infrastructure completion from you to ensure the terms of the

subdividers agreement will reflect the amount of time needed to complete such improvements.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
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Principal Planner

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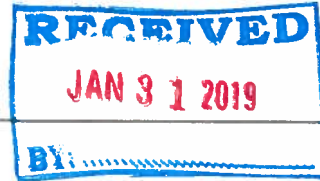
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---



**Y George F. Young, Inc.**  
*Turning Vision Into Reality Since 1919*

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

January 29, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 N.W. 142<sup>nd</sup> Terrace – P.O. Box 9  
Alachua, Florida 32616

Re: Tara Village Subdivision - Response Letter for Completeness Review from DRT dated January 17, 2019

Dear Mr. Tabor:

Here is my response letter regarding the comments from the DRT dated January 17, 2019. I have formatted this letter to be in line with the items outlined in the DRT Summary. Each item listed below corresponds with the items in your letter as follows:

- 1) Compliance with Land Development Regulations:
  - a. We have received the Surety instruments the developer is reviewing them.
  - b. We have included a signed copy of the engineer's estimate of the infrastructure improvements
  - c. The Declaration of Covenants and Restrictions has been revised to include the necessary verbage regarding payment of taxes, continuing maintenance of common areas, recreational facilities, and all other community facilities, and disclosing the City provides no liability insurance for any common areas or recreational facilities. See Section 6.03 page 25 of the revised HOA's. (included with this submittal)
- 2) Compliance with PD ordinance, PD Agreement, PD Master Plan, Preliminary Plat and Construction Plans:
  - a. Please see Section 6.02 page 24 of the revised HOA's (included with this submittal)
- 3) Concurrency Impact Analysis: We have revised this document and this revision is included with this submittal.
- 4) Miscellaneous/General Issues
  - a. All dates have been revised
  - b. "Under Construction" has been removed
  - c. Tax Parcel No's have been revised to include all of both parcels
  - d. Typographical error has been corrected
  - e. Developer is reviewing the Subdivider's agreement that we received.
- 5) All comments received from JBrown Professional Group have been addressed

Regards,  
George F. Young, Inc.

Stacy A. Huff, P.S.M.  
Vice President

i:\project\sur\17007200gc - tara village\final submittial 1-28-2019\final cover sheet.docx



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

February 11, 2019

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Tara Village - Final Plat

Dear Mr. Tabor:

As you requested, we have reviewed the Final Plat drawings and documents, prepared by George F. Young Inc., that were provided to our office on 2-4-2019. We focused our attention on reviewing the previous comments provided with our initial final plat review on 1-16-2019. We have reviewed the new documents and all of our previous comments have been satisfied.

Please let me know if we can provide any additional services related to this project.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

# City of Alachua

**RECEIVED**

FEB 05 2019

BY: .....

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

12/1/2018

NAME &amp; DESCRIPTION OF PROJECT

Tara Village

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

12207 NW 157th Street

Tax Parcel Numbers

03974-004-000 and 03974-005-000

Acreage

21.83

### DEVELOPMENT DATA (check all that apply)

☒ Single Family☐ Multi Family☐ Exempt (See exemptions on page 2)

Number of Units

20

Number of Units

### Level of Review

☐ Pre-Application Conference☐ Preliminary☒ Final☒ Revised☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

### EXPLANATION OF STUDENT GENERATION CALCULATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

[http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

## CERTIFICATION

PROJECT NAME : Tara Village

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

3



Capacity Available

Available Capacity 239



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Mebane

Capacity Required

1



Capacity Available

Available Capacity 424



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Santa Fe

2



Capacity Available

Available Capacity 409



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity



**Denial** for reasons stated

Approved by

City of Alachua

School Board Staff Certification

A complete application for the development project was accepted on



Date:

Suzanne M. Wynn

Community Planning Director  
Alachua County Public Schools  
352.955.7400 x 1445

Signed:

Printed Name:

Date:

01.15.2019



# JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

February 4, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107

Re: ***Tara Village – Cost of Construction***

Dear Mr. Tabor:

As requested, ***JBrown Professional Group (JBPro)*** has reviewed the 1-31-19 George F. Young certification letter pertaining to the cost of construction for the Tara Village subdivision. I believe the cost estimate provided is reasonable and represents a fair value to construct the required site work improvements.

Please let me know if you have any questions or if we can provide any additional services related to this project.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

January 17, 2019

Also sent electronically to [sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)

Stacy A. Hall, P.S.M.  
George F. Young, Inc.  
1905 South Main Street  
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary for: Tara Village Final Plat

Dear Mr. Hall:

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, January 31, 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 & Zoning Board (PZB). 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. You must provide *13 double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Compliance with Land Development Regulations (LDRs)

- a. Sections 7.4.1 and 6.10 require a surety device in accordance with those set forth in Section 6.10.2 to be posted with the City prior to the approval of a final plat. Additionally, Sections 7.4.1 and 6.10 set forth specific requirements for the surety instrument. The applicant has not stated within application materials how it will comply with the requirements of Sections 7.4.1 and 6.10. Please address.
- b. Section 7.4.1(B) requires the subdivider's engineer of record to prepare and submit the estimated cost of all infrastructure improvements. This estimate must include all costs associated with the construction and installation of such improvements, and must be signed and sealed by a professional engineer registered in the state of Florida.
- c. Per Section 7.7.2, the Declaration of Covenants and Restrictions must include provisions establishing that the association or, if applicable, the developer shall be responsible for providing for local taxes (if any), and the continuing maintenance of common areas, recreational facilities, and all other community facilities, and disclosing that the City provides

no liability insurance for any common areas or recreational facilities. Revise the Declaration of Covenants and Restrictions accordingly.

2. Compliance with PD Ordinance, PD Agreement, PD Master Plan, Preliminary Plat & Construction Plans

- i. Section 3, #11, of the PD Ordinance requires a long-term implementation plan of an exotic plants management plan to ensure the management of all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species. The provision further requires this plan to be included within the covenants and restrictions and to be implemented by a property owner's association or other mechanism acceptable to the City. The draft covenants and restrictions submitted by the applicant do not provide for such a plan. Please address.

3. Concurrency Impact Analysis

- a. Verify reserved capacities for water, wastewater, solid waste facilities. Corrections will also affect available capacities and residual capacities.

4. Miscellaneous/General Issues

- a. Please confirm all dates for signature on the plat are dated 2019.
- b. Sheet 2 notes that NW 157<sup>th</sup> Street is "Under Construction". No construction is presently occurring. Revise accordingly.
- c. The tax parcel numbers listed under the legal description on Sheet 1 state "a portion of Tax Parcel Number 03974-005-000". The subject property is comprised of both tax parcels in their entirety. Revise accordingly.
- d. There is a typographical error in the callout in the upper left corner of Sheet 2: "Point of Terminus Official Record Book 1112, Page 206".
- e. The City will prepare and provide the property owner a draft Subdivider's Agreement for the project. The Subdivider's Agreement must be signed by the property owner and returned to the City in advance of the City Commission meeting for which the final plat is to be heard.
- f. Upon fully addressing the comments provided herein and being notified such comments have been addressed, the applicant shall deliver to the City the mylar signed by all signatories (with the exception of City signatories) no less than one (1) week before the City Commission meeting for which the final plat is to be heard.

5. Outside Engineering Review Comments

- a. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated January 16, 2019.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

Attachments: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated January 17, 2019

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



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 16, 2019

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Tara Village - Final Plat

Dear Mr. Tabor:

As you requested, our surveyor, Troy Wright, PSM, and myself have reviewed the Final Plat drawings prepared by George F. Young Inc., that were provided to our office on 1-7-19. We find the plat to be compliant with Chapter 177, Part 1 F.S. and offer the following minor comments to be addressed.

1. Abbreviations should be added to the legend on both sheets for: (R), (M), OR, P.R.M., P.C.P., and PSM.
2. On Sheet 1, Note 4, be sure to update the Date. The current date is in the future.
3. The words road side in Note 7 on sheet 1 should be a single word (roadside).
4. Suggest re-wording Note 7 on Sheet 1 as follows: "...privately maintained. This shall include but not be limited to any swales, storm sewer piping and structures, conveyance systems, and stormwater management basins."
5. Eliminate the word "The" before Tara Village Homeowners'.... In Note 8 and in the Owner's Certification note on Sheet 1.
6. Shift the word "witness" up closer to the lines in each of the Owner's Certification witness lines.
7. "Statutes" is spelled wrong in Surveyor's Certification.
8. A rod and cap symbol is missing from Curve C-7.
9. Dimensions and dimension arrows should be checked carefully on the west line of section 27 on both the plat and the accompanying boundary survey.
10. On NW 157<sup>th</sup> street, the right of way line cuts through the word "construction".
11. Label 120<sup>th</sup> Place, NW 120<sup>th</sup> Place on Sheet 2.
12. Adjust location of 1.495 acres callout in NW 121<sup>st</sup> Place for clarity.
13. There is an extra dimension arrow in the SE corner pointing north.

Please let me know if we can provide any additional services related to this project.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.



# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Tara Village

**APPLICATION TYPE:** Final Plat

**APPLICANT/AGENT:** Stacy Hall, PSM, George F. Young, Inc.

**PROPERTY OWNER:** Tara Village, Inc.

**DRT MEETING DATE:** January 17, 2019

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Moderate Density Residential

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

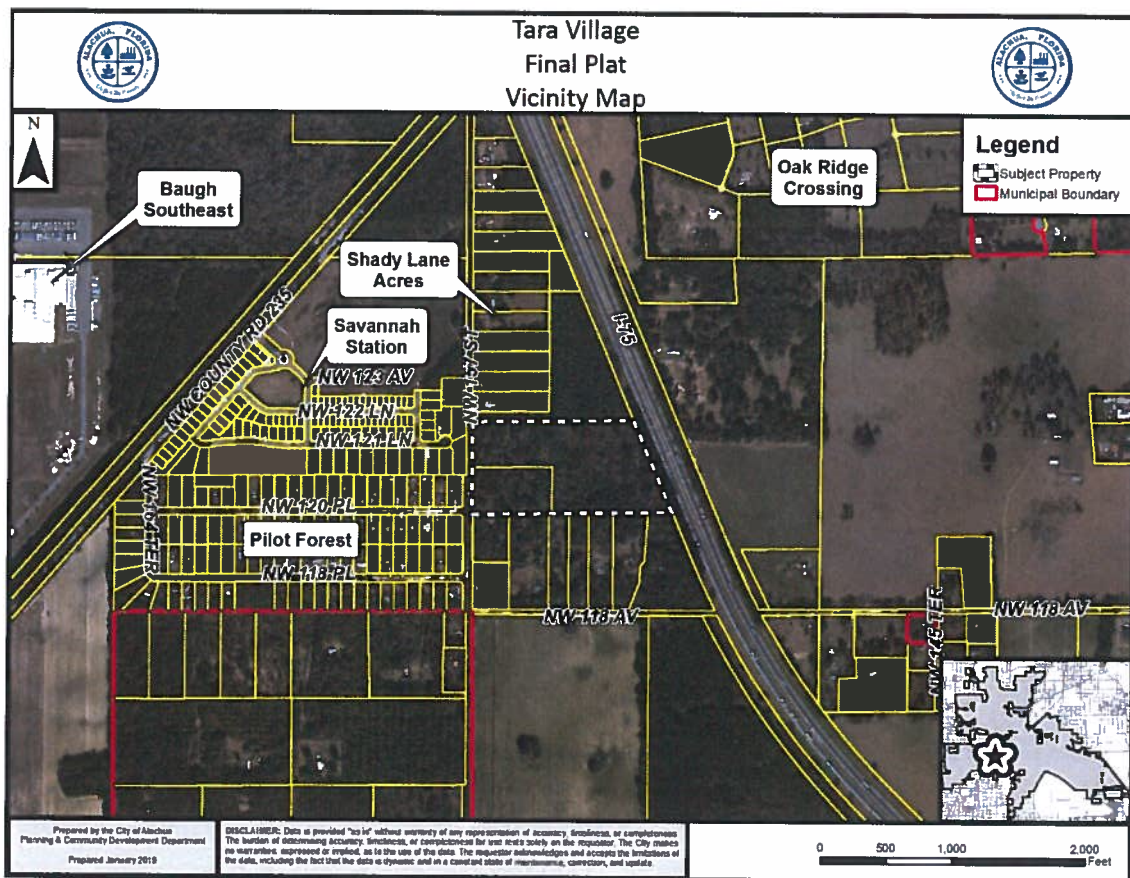
**OVERLAY:** N/A

**ACREAGE:** ±21.83 acres

**PARCELS:** 03974-004-000; 03974-005-000

**PROJECT SUMMARY:** A request to subdivide a ±21.83 acre tract into a total of 20 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, January 31, 2019.



## ***Deficiencies to be Addressed***

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

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

- a. Sections 7.4.1 and 6.10 require a surety device in accordance with those set forth in Section 6.10.2 to be posted with the City prior to the approval of a final plat. Additionally, Sections 7.4.1 and 6.10 set forth specific requirements for the surety instrument. The applicant has not stated within application materials how it will comply with the requirements of Sections 7.4.1 and 6.10. Please address.
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- i. Section 3, #11, of the PD Ordinance requires a long-term implementation plan of an exotic plants management plan to ensure the management of all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species. The provision further requires this plan to be included within the covenants and restrictions and to be implemented by a property owner's association or other mechanism acceptable to the City. The draft covenants and restrictions submitted by the applicant do not provide for such a plan. Please address.

### **3. Concurrency Impact Analysis**

- a. Verify reserved capacities for water, wastewater, solid waste facilities. Corrections will also affect available capacities and residual capacities.

### **4. Miscellaneous/General Issues**

- a. Please confirm all dates for signature on the plat are dated 2019.
- b. Sheet 2 notes that NW 157<sup>th</sup> Street is "Under Construction". No construction is presently occurring. Revise accordingly.
- c. The tax parcel numbers listed under the legal description on Sheet 1 state "a portion of Tax Parcel Number 03974-005-000". The subject property is comprised of both tax parcels in their entirety. Revise accordingly.
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### **5. Outside Engineering Review Comments**

- a. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated January 16, 2019.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH  
AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION  
DATE OF JANUARY 31, 2019.**



# JBrown Professional Group

## CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 16, 2019

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Tara Village - Final Plat

Dear Mr. Tabor:

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Please let me know if we can provide any additional services related to this project.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Tara Village

**APPLICATION TYPE:** Final Plat

**APPLICANT/AGENT:** Stacy Hall, PSM, George F. Young, Inc.

**PROPERTY OWNER:** Tara Village, Inc.

**DRT MEETING DATE:** January 16, 2019

**DRT MEETING TYPE:** Staff

**FLUM DESIGNATION:** Moderate Density Residential

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

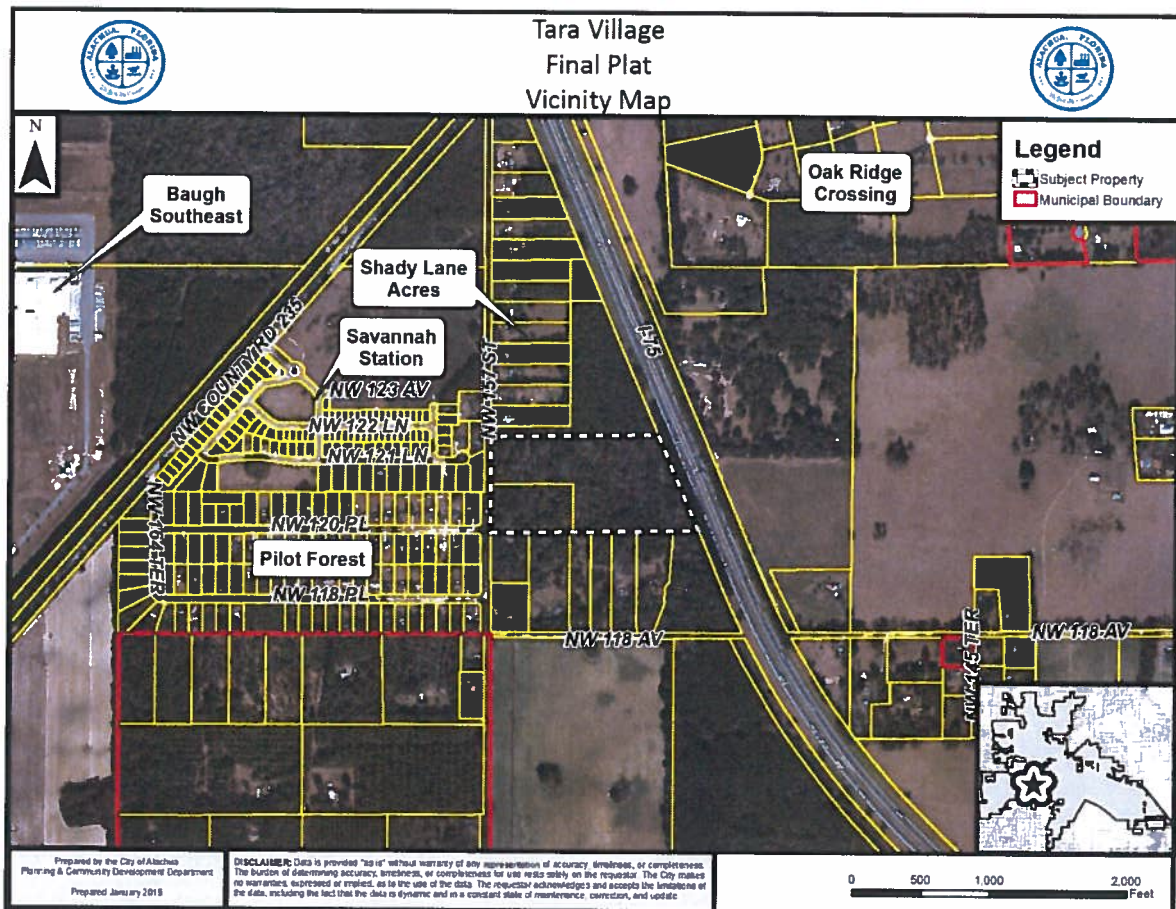
**OVERLAY:** N/A

**ACREAGE:** ±21.83 acres

**PARCELS:** 03974-004-000; 03974-005-000

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## ***Deficiencies to be Addressed***

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  - a. Sections 7.4.1 and 6.10 require a surety device in accordance with those set forth in Section 6.10.2 to be posted with the City prior to the approval of a final plat. Additionally, Sections 7.4.1 and 6.10 set forth specific requirements for the surety instrument. The applicant has not stated within application materials how it will comply with the requirements of Sections 7.4.1 and 6.10. Please address.
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  - d. The City will prepare and provide the property owner a draft Subdivider's Agreement for the project. The Subdivider's Agreement must be signed by the property owner and returned to the City in advance of the City Commission meeting for which the final plat is to be heard.
5. ***Public Services/Outside Engineering Review Comments***
  - a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.
  - b. The applicant must address comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH  
AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION  
DATE OF JANUARY 31, 2019.**

## Development Review Team (DRT) Meeting

**Meeting Date:** January 16, 2019 (Staff DRT)

Name

Email

**Mailing Address**

Phone

[illegible]

386 418-6100 x105

---

**Request for Concurrency Review: Tara Village Final Plat**

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**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Request for Concurrency Review: Tara Village Final Plat  
**To :** Suzanne M Wynn <wynnsm@gm.sbac.edu>  
**Cc :** gboles <gboles@ufl.edu>, Kathy Winburn <kwinburn@cityofalachua.com>

Mon, Jan 14, 2019 04:49 PM

 1 attachment

Suzanne:

The City of Alachua has received the application for final plat of the Tara Village project, which proposes to subdivide a +/- 21.83 tract into a total of 20 lots.

We request that the School Board provide a Determination of Adequate Capacity and concurrency for the project.

A link to the applications for each project can be found here: [LINK](#).

Should you have any questions, please feel free to contact me.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

***City Hall Hours of Operation***

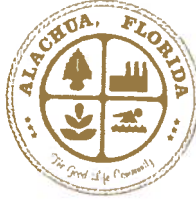
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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 **Tara\_Village\_Final\_Plat\_PS\_Gen\_Form.pdf**  
110 KB

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## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

January 3, 2019

Also sent electronically to [sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)

Stacy A. Hall, P.S.M.  
George F. Young, Inc.  
1905 South Main Street  
Gainesville, FL 32601

RE: Application Acceptance: Tara Village Final Plat

Dear Mr. Hall:

On November 21, 2018, the City of Alachua received your application for the Final Plat of Tara Village, which proposes the subdivision of a ±21.83 acre tract (Tax Parcels 03974-004-000 and 03974-005-000) into a total of 20 lots, with associated common areas and right-of-way.

Completeness review comments were issued in a letter dated November 29, 2018. A revised application and materials were reviewed with City Staff on December 13, 2018, and were formally submitted on December 19, 2018.

The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete. Please note the following for future application submittals:

1. The materials received on December 19, 2018 did not include all supporting application materials. Please ensure all supporting application materials are submitted with future application resubmittals.
2. The materials reviewed with City Staff on December 13, 2018 included the following documents, however, the materials received on December 19, 2018 did not include these materials. Please ensure the following are included with future application resubmittals:
  - Updated title opinion letter (current through December 5, 2018 at 8:00 AM) indicating 2018 ad valorem taxes on the property are paid;
  - Revised Concurrency Impact Analysis, dated December 13, 2018, addressing the comments issued in the November 29, 2018 completeness review letter
  - Revised Public School Student Generation Form addressing the comments issued in the November 29, 2018 completeness review letter.

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

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Sayed Moukhtara, Tara Village, Inc. (by electronic mail)  
Project File

PO Box 9  
Alachua, Florida 32616-0009

"The Good Life Community"  
[www.cityofalachua.com](http://www.cityofalachua.com)

Phone: (386) 418-6120  
Fax: (386) 418-6130



## George F. Young, Inc.

*Turning Vision Into Reality Since 1919*

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

December 18, 2018

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 N.W. 142<sup>nd</sup> Terrace – P.O. Box 9  
Alachua, Florida 32616

Re: Tara Village Subdivision - Response Letter for Completeness Review letter dated November 29, 2018

Dear Mr. Tabor:

Here is my response letter from your comments dated November 29. I have formatted this letter to be in line with the items outlined in your comment letter. Each item listed below corresponds with the items in your letter as follows:

- 1) It is my understanding the City is working with the Owner/Developer to develop a strategy to deal with the Surety Instrument
- 2) We have included an Authorized Agent Affidavit in this resubmittal package.
- 3) We have included a new subdivision application with this resubmittal package.
- 4) We have changed the scale of the vicinity map on sheet 1 of the plat to a scale of 1"=200'
- 5) We received the road name from E-911 (N.W. 121<sup>st</sup> Place). It is shown on the plat.
- 6) We have included a copy of the final Bylaws & Declaration of Covenants, Conditions, & Restrictions. Once the plat is recorded we will fill in the recording information for the plat in the appropriate places. The developer/owner will execute these documents and they will be recorded.
- 7) We have included a revised title opinion letter that indicates all taxes have been paid.
- 8) We have included a revised Concurrency Impact Analysis based on the most recent Development Monitoring Report dated October 2018.
- 9) We have included an 8.5"X11" sheet of paper on George F. Young letterhead with the legal description of the subject property along with the two tax parcel numbers
- 10) We have included a revised Public School Student Generation Form showing the current agent/contact person which reflects the Final Plat submittal.
- 11) We have created a new list of mailing labels that have the correct spacing with no overlap. We have also included labels for the most recent notice list from the City's website.
- 12) We have included a statement from John Powers Tax Collector showing all taxes were paid November 12, 2018.

Included with this package is also a copy of your completeness review letter.

Regards,  
George F. Young, Inc.

  
Stacy A. Hall, P.S.M.  
Vice President

i:\stacy\proposals\response letter from city comments of november 29, 2018.docx



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 29, 2018

*Also sent electronically to [sahall@georgefyoung.com](mailto:sahall@georgefyoung.com)*

Stacy A. Hall, P.S.M.  
George F. Young, Inc.  
1905 South Main Street  
Gainesville, FL 32601

RE: Completeness Review of Tara Village Final Plat Application

Dear Mr. Hall:

On November 21, 2018, the City of Alachua received your application for the Final Plat of Tara Village, which proposes the subdivision of a ±21.83 acre tract (Tax Parcels 03974-004-000 and 03974-005-000) into a total of 20 lots, with associated common areas and right-of-way.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Monday, December 10, 2018**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** 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, Final Plat Requirements: Surety Instrument**

**Issue:** The applicant's cover letter states, "[r]egarding the posting of surety devices for public improvements stated in Sec 7.4.1 of the City's Code of Ordinances (sic - City of Alachua Land Development Regulations), I would like to draw your attention to Sec 6.10.1 (B). This section allows for the LDR administrator to issue a waiver for this requirement... We would like for you to review this section in light of issuing this waiver."

Section 6.10.1(B) states, “[i]n situations where the amount of improvements to be constructed ***is of a minimal nature***, the LDR Administrator may waive the requirement for financial security if the completion of all improvements to be constructed is guaranteed by requirement of completion prior to issuance of any building permit or certificate of occupancy permit” (emphasis added).

Section 6.10 pertains to improvement guarantees for ***private*** improvements. The Tara Village project is comprised primarily of ***public*** improvements. Additionally, the request to consider a waiver of a guarantee does not consider nor address the requirements of other applicable sections of the LDRs, including but not limited to Sections 2.4.10(G)(4) and (5). These sections require a surety device to be posted in accordance with Section 7.4 concurrent with and as a part of the subdivider agreement, and concurrent with the approval of the final plat.

**Action Needed to Address Deficiency:** The applicant must provide a draft surety instrument in accordance with the criteria set forth in and as required by the City’s LDRs.

**2. Subdivision Application: Agent Authorization**

**Action Needed to Address Deficiency:** The applicant has not provided an Authorized Agent Affidavit or other documentation to authorize George F. Young, Inc. to act on the property owner’s behalf. Provide agent authorization.

**3. Subdivision Application: Section B.2., Name of Applicant / Contact Person**

**Action Needed to Address Deficiency:** (1) Name of applicant / contact person and associated contact information should be revised to reflect current applicant / contact person. (2) Application signatory should be updated to reflect current applicant / contact person.

**4. Subdivision Application: Section 2.e., Vicinity Map Scale**

**Action Needed to Address Deficiency:** Vicinity map shall not be less than 1 inch = 200 feet. Scale stated on plat is 1 inch = 400 feet.

**5. Subdivision Application: Section 2.n., Name of Streets**

**Action Needed to Address Deficiency:** The name of Road “A” must be placed on the plat. Coordinate with Alachua County E911 Office ([e911addressing@alachuacounty.us](mailto:e911addressing@alachuacounty.us)) to establish name for the proposed road.

**6. Subdivision Application: Section 2.v., Proposed Bylaws & Declaration of Covenants, Conditions, & Restrictions**

**Action Needed to Address Deficiency:** Common areas and stormwater system are to be conveyed to and maintained by a homeowner’s association. Provide with the application materials a copy of proposed Bylaws and Declaration of Covenants, Conditions, & Restrictions for the development, which must indicate ownership and maintenance of common areas / stormwater system shall be the responsibility of the HOA.

**7. Final Plat Attachment 2.w.: Certification that Taxes Have Been Paid**

**Action Needed to Address Deficiency:** Item G. on the title opinion included with the application, and dated 10/30/2018, indicates 2018 ad valorem taxes on the subject property are due. Current tax collector records indicate 2018 ad valorem taxes have been paid. The title opinion must be revised to reflect payment of taxes for 2018.

**8. Final Plat Attachment 3.: Concurrency Impact Analysis**

**Action Needed to Address Deficiency:** Concurrency Impact Analysis is dated July 25, 2018, and uses data from the July 2018 City of Alachua Development Monitoring Report. The most current Development Monitoring Report is dated October 2018. A final plat is a final development order, and as such, it is imperative that the Concurrency Impact Analysis use the most current data. Revise the analysis accordingly.

**9. Final Plat Attachment 5.: Legal Description with Tax Parcel Number**

**Action Needed to Address Deficiency:** Provide the legal description of the subject property with tax parcel numbers separate from all other documentation, on 8.5" x 11" paper.

**10. Final Plat Attachment 6.: Public School Student Generation Form**

**Action Needed to Address Deficiency:** (1) Name of applicant / contact person and associated contact information should be revised to reflect current applicant / contact person. (2) Application signatory should be updated to reflect current applicant / contact person. (3) Selected review type is Preliminary Plat review. Update to Final Plat review.

**11. Final Plat Attachment 7.: Mailing Labels**

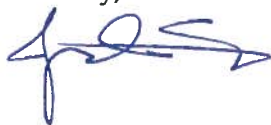
**Action Needed to Address Deficiency:** (1) Mailing labels for persons / organizations on file with the City to receive notice of hearing is outdated. Submit new mailing labels using the most recent notice list, accessible from the City's web site. (2) Mailing labels are misaligned, and address / parcel information overlap onto more than 1 mailing label. (3) The City / State / ZIP line for parcels within 400 feet does not provide proper spacing between City / State / ZIP, which may affect delivery of the notices. Submit revised mailing labels correcting the error. (4) City Manager contact is incorrect. Revise accordingly.

**12. Final Plat Attachment 9.: Proof of Payment of Taxes**

**Action Needed to Address Deficiency:** Proof of payment of taxes not submitted for Tax Parcel 03974-004-000. Include of proof payment of taxes for Tax Parcel 03974-004-000 within the application materials.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)  
Marian B. Rush, City Attorney (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Sayed Moukhtara, Tara Village, Inc. (by electronic mail)  
Project File



## George F. Young, Inc.

*Turning Vision Into Reality Since 1919*

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

November 21, 2018

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 N.W. 142<sup>nd</sup> Terrace – P.O. Box 9  
Alachua, Florida 32616

Re: Final Plat Submittal for Tara Village Subdivision

Mr. Tabor:

Please accept this package as the final plat submittal for the referenced subdivision. As per the City's requirements the package includes the following:

- 1) 9 copies of the final plat map
- 2) 9 copies of the original boundary (and topographic) Survey
- 3) 1 copy of the labels for all property owners within 400 feet and 1 copy of the labels for the additional entities requesting notice of all submittals within the City
- 4) 9 copies of the original application for the subdivision
- 5) 9 copies of the title letter from First American Title Insurance Company to meet Chapter 177
- 6) 9 copies of the two deeds showing ownership into Tara Village, Inc.
- 7) 9 copies of the proof of paid taxes from Alachua County Tax Collect
- 8) 9 copies of the SRWMD Permit
- 9) 9 copies of the Public School Generation Form
- 10) 9 copies of the Analysis of Consistency Report
- 11) 9 copies of the Concurrency Impact Analysis Report
- 12) A thumb drive with all of the information itemized above in pdf format

Regarding the posting of surety devices for public improvements stated in Sec 7.4.1 of the City's Code of Ordinances, I would like to draw your attention to Sec 6.10.1 (B). This section allows for the LDR administrator to issue a waiver for this requirement (a copy of this section is included with this cover letter). We would like for you to review this section in light of issuing this waiver.

Thank You  
George F. Young, Inc.

Stacy A. Hall, P.S.M.  
Vice President

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Sec. 6.10. - Improvement guarantees for private improvements.

6.10.1 *Development assurances or guarantees.*

- (A) *Generally.* The City shall require adequate financial assurance (performance guarantees), in a form and manner that it approves, for on-site private improvements such as off-street parking and loading, landscaping, exterior lighting, open space set-asides, and other relevant features shown on or described in a site and development plan (Section 2.4.9) subdivision (Section 2.4.10), planned development (Section 2.4.3), special exception permit (Section 2.4.4), special permit (Section 2.4.16), or building permits.
- (B) *Waiver of guarantee for public improvements.* In situations where the amount of improvements to be constructed is of a minimal nature, the LDR Administrator may waive the requirement for financial security if the completion of all improvements to be constructed is guaranteed by requirement of completion prior to issuance of any building permit or certificate of occupancy permit.

6.10.2 *Form of performance guarantees.* The owner or developer shall furnish a performance guarantee in any of the following acceptable forms:

- (A) *Cash deposit.* Cash deposit with the City of Alachua;
- (B) *Guarantee from a lender.* Guarantee from a Florida lender based upon a cash deposit, in a form acceptable to the City Attorney;
- (C) *Irrevocable letter of credit.* Irrevocable letter of credit from a Florida banking institution in a form acceptable to the City Attorney;
- (D) *Performance bond.* Performance bond from a Florida banking institution in a form acceptable to the City Attorney; or
- (E) *Other acceptable security.* Any other financial security found acceptable by the City Attorney.

6.10.3 *Performance guarantees for common and private on-site improvements.*

- (A) *Common improvements.* Common private improvements on parcels not maintained by the City shall be guaranteed at 125 percent of the materials and labor for all improvements prior to recording the plat for the subdivision, unless waived or reduced by the City.
- (B)