



City of Alachua

Planning & Community Development Department Staff Report

City Commission Hearing Date: Quasi-Judicial Hearing

December 9, 2019

SUBJECT: A request for consideration of the final plat of Savannah Station Phase IIA, Unit 1, which proposes the subdivision of a ± 8.46 acre subject property into a total of 37 lots, with associated right-of-way and common areas

APPLICANT/AGENT: Daniel Young, P.E., CHW, Inc.

PROPERTY OWNER: Fletcher Development, LLC.

PARCEL ID NUMBER: A portion of Parcel Number 03980-002-001

FLUM DESIGNATION: Moderate Density Residential

ZONING: Planned Development – Residential (PD-R)

OVERLAY: N/A

ACREAGE: ± 8.46

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION:

1. Approve the Final Plat of Savannah Station Phase IIA, Unit 1 ("Final Plat");
2. Approve the "Subdividers Agreement for Savannah Station Phase IIA, Unit 1" ("Subdividers Agreement");
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,
4. Accept the irrevocable letter of credit from Fletcher Development, LLC. in the amount of \$1,164,739.80 as the surety instrument for infrastructure improvements.

RECOMMENDED MOTION:

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 Savannah Station Phase IIA, Unit 1 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and:

- (1) Approve the Final Plat of Savannah Station Phase IIA, Unit 1 ("Final Plat");*
- (2) Approve the "Subdividers Agreement for Savannah Station Phase IIA, Unit 1" ("Subdividers Agreement");*
- (3) Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
- (4) Accept the irrevocable letter of credit from Fletcher Development, LLC., in the amount of \$1,164,739.80 as the surety instrument for infrastructure improvements.*

SUMMARY & BACKGROUND

This application is a request by Daniel Young, P.E., of CHW, Inc., applicant and agent for Fletcher Development, LLC, property owner, for consideration of the final plat of Savannah Station Phase IIA, Unit 1, which proposes the subdivision of the ±8.46 acre subject property into a total of 37 lots, with associated right-of-way and common areas.

The subject property consists of a portion of Parcel Number 03980-002-001, and is located north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

The property is comprised of the Savannah Station Planned Development – Residential (PD-R), which was approved in September 2018 by the adoption of Ordinance 18-19. The Savannah Station Phase II PD-R permits a maximum of 180 dwellings on the subject property. The subject property has a Moderate Density Residential Future Land Use Map Designation, which allows a maximum gross density of 4 units per acre.

The Savannah Station PD-R requires the development to provide a minimum 15 foot landscaped buffer along the project's eastern property boundary lines. The buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to one existing retention basin located in Savannah Station Phase 1. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

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

The preliminary plat for Savannah Station Phase II was originally approved by the City Commission on February 12, 2019. The phasing schedule for the preliminary plat was amended by the City Commission on August 12, 2019. The construction plans for Savannah

Station Phase IIA (Units 1 and 2) were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on October 3, 2019).

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 Lands	Industrial; Commercial	General Industrial (IG); Commercial Intensive (CI)
South	Single Family Residential	Moderate Density Residential	PUD
West	Vacant Lands; Industrial	Industrial	General Industrial (IG)
East	Single Family Residential	Agricultural	Agriculture (A)

Map 1. Vicinity Map



Illustration 1. Sheet 1, Savannah Station Phase II PD-R PD Master Plan

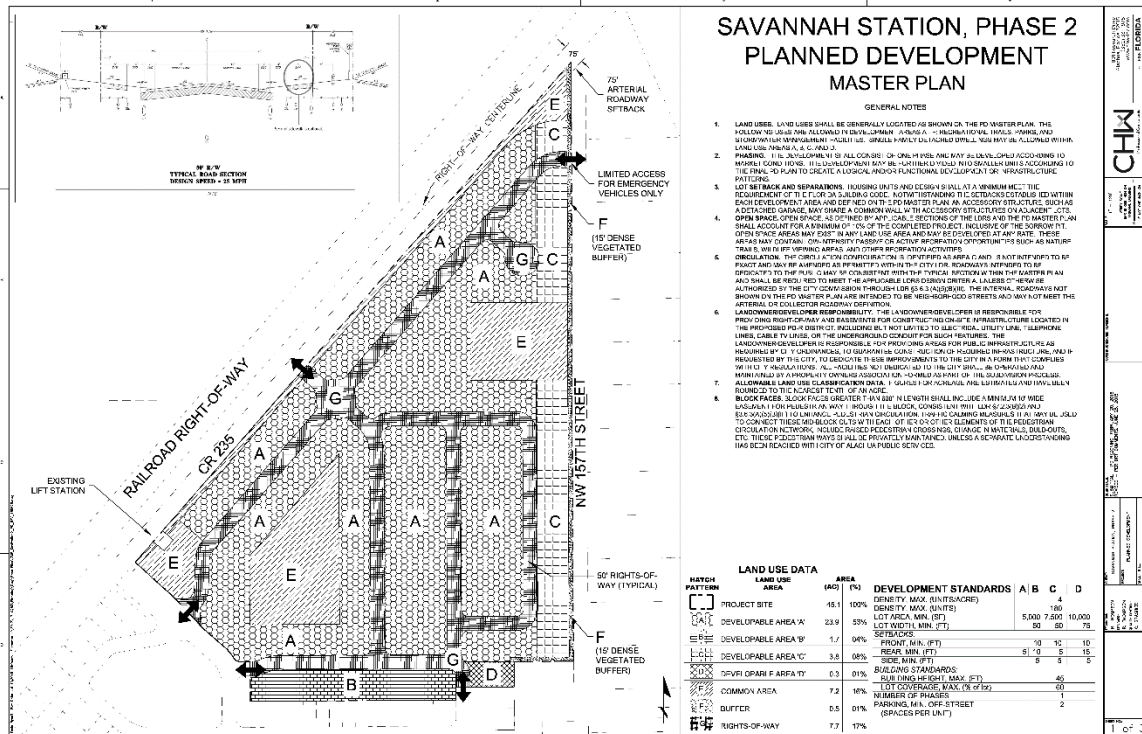


Illustration 2. Sheet 1, Savannah Station Phase II Preliminary Plat

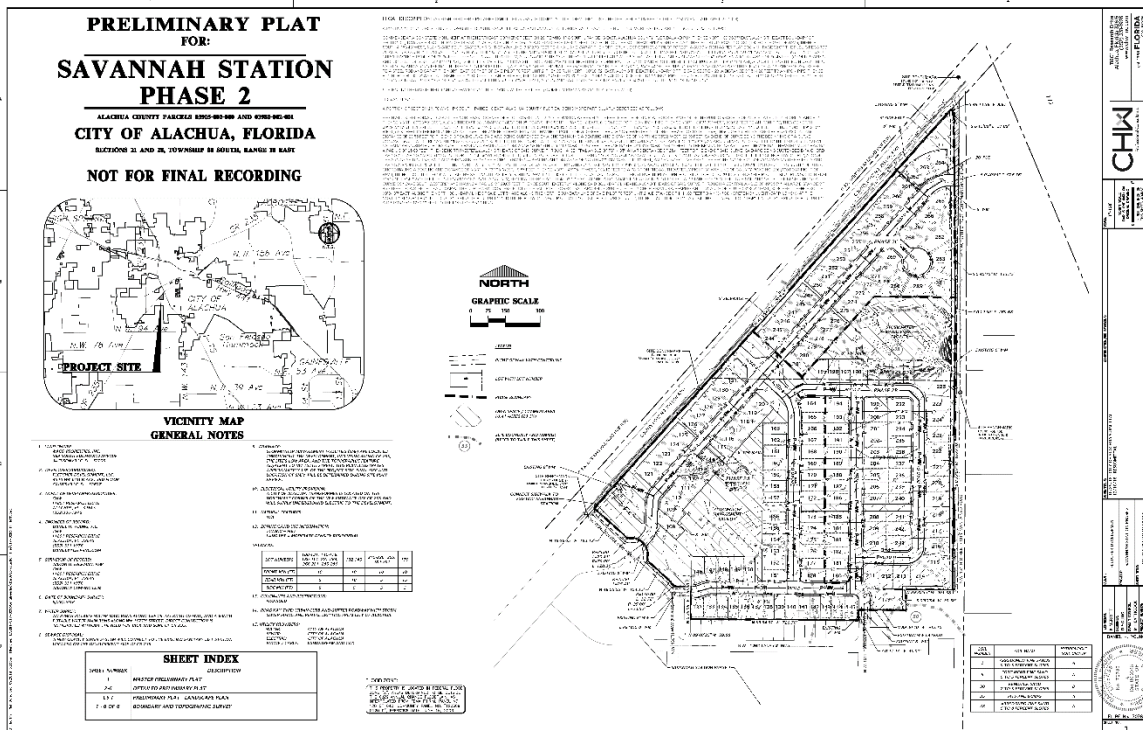


Illustration 3. Sheet 1 of Savannah Station Phase IIA, Unit 1, Final Plat

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CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: Residential

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

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

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

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

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

Objective 2.1: Planned Development (PD) Standards

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

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

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

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: The subject property has been rezoned in accordance with the standards for Planned Developments found in the City's LDRs.

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on November 11, 2019.

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

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

GOAL 9: Water and Wastewater Service:

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

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

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

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care

facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

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

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

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

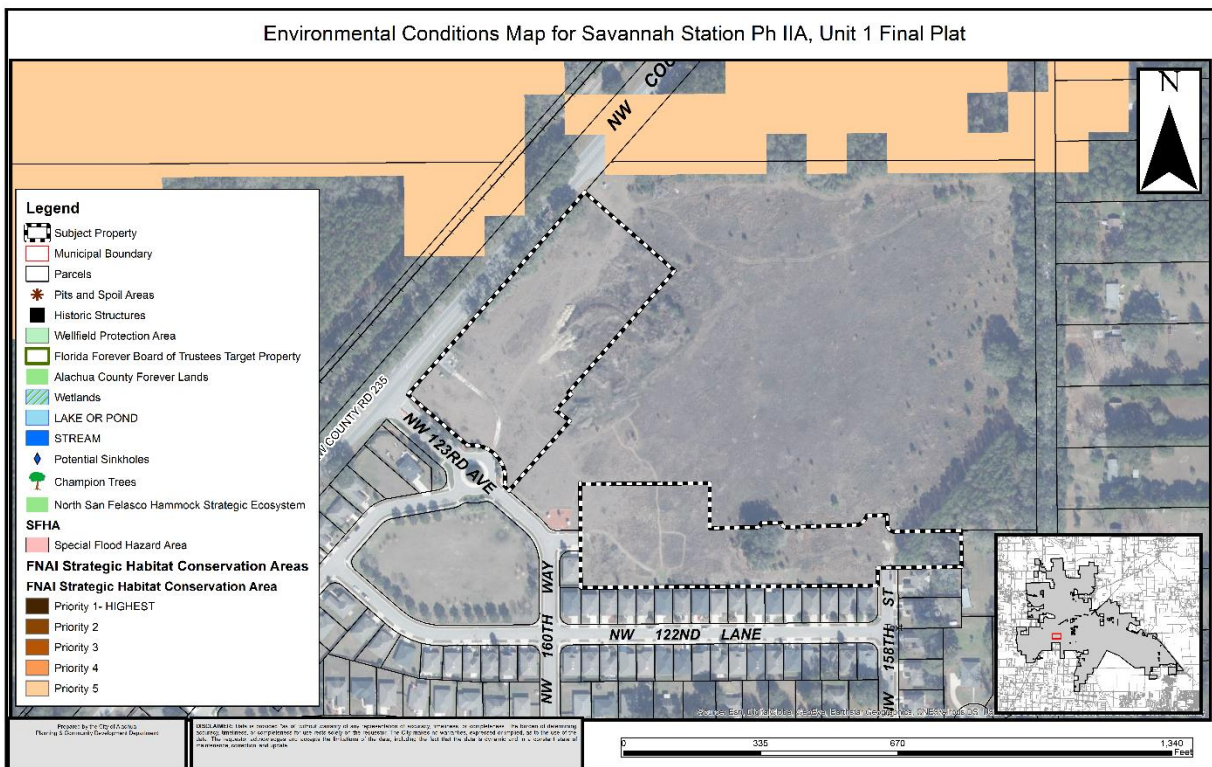
Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any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

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on November 11, 2019.

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Map 2. Environmental Features



Wetlands

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

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on November 11, 2019.

Soil Survey

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

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

Arredondo Fine Sand (0-5% slopes)

Hydrologic Group: A

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

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. Surface runoff is moderately slow. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Pits and Dumps

Hydrologic Soil Group: N/A

This soil type is found in areas where surface mining has taken place or where overburden material from associated mining operations have been placed. Also known as borrow pits, these areas are not generally suitable for urban or agricultural uses without reshaping and/or revegetating.

Gainesville Sand (0% to 5% slopes)

Hydrologic Soil Group: B

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

Evaluation: Except for area designated as Pits and Dumps soil, the soil types located within the subject property do not pose any significant limitations for development. The location of the borrow pit has been set aside as open space and no residential uses or roads will be located on the area with this soil classification. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

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

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(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 Savannah Station Phase 2 PD Ordinance (Ordinance 18-19) 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 impacts which would be generated by the proposed development, which consists of 37 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
NA	CR 235 (from South City Limits to CR 241)	2U	County Maintained Major Collector	NA	D
NA	CR 2054 West (west of SR 235)	2U	County Maintained Major Collector	NA	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Savannah Station Phase 2A, Unit 1	Single- Family, Detached ² (ITE Code 230)	352 (176/176)	28 (5/23)	38 (25/13)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 9.52 trips per dwelling unit x 37 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling unit x 37 dwelling units (17% entering/83% exiting); PM Peak Hour – 1.02 trips per dwelling unit x 37 dwelling units (67% entering/33% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	15,120	15,120	15,120
Existing Traffic ³	6,341	4,960	1,914
Reserved Trips ⁴	0	233	1,481
Available Capacity ⁴	8,779	9,927	11,725
Potential Impact Generated by Proposed Final Plat	352	175	18
Residual Capacity after Proposed Plat⁵	8,427	9,752	11,707
PM Peak Hour Traffic Analysis	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	1,359	1,359	1,359
Existing Traffic ³	602	471	182
Reserved Trips ⁴	0	31	166
Available Capacity ⁴	757	857	1,011
Potential Impact Generated by Proposed Final Plat	38	19	2
Residual Capacity after Proposed Plat⁵	719	838	1,009

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua November 2019 Development Monitoring Report.
⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 37 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 37 single-family residential dwellings.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,295,603
Reserved Capacity*	115,938
Potential Potable Water Demand from Proposed Amendment **	10,175
Residual Capacity	878,284
Percentage of Permitted Design Capacity Utilized	61.81%

Sources:
* City of Alachua November 2019 Development Monitoring Report
** City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 10,175 gallons per day. This analysis is based on the maximum development potential of 37 single-family residential dwellings that would be permitted by the proposed Final Plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	729,000
Reserved Capacity*	109,855
Projected Potential Wastewater Demand from Proposed Amendment **	9,250
Residual Capacity	651,895
Percentage of Permitted Design Capacity Utilized	56.54%
Sources: * City of Alachua November 2019 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 9,250 gallons per day. This analysis is based on the maximum development potential of 37 single-family residential dwellings that would be permitted by the proposed Final Plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ¹	1.50
Potential Demand Generated by Development ³	0.48
Residual Recreational Capacity After Impacts	82.73
Sources: 1 City of Alachua November 2019 Development Monitoring Report. 2 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida</i> , April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 37 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 ¹	10.46 acres
Acreage Required to Serve Demand Generated by Development ²	0.10 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.56 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.33%
1 Source: City of Alachua November 2019 Development Monitoring Report. 2 Formula: Recreation Demand Generated by Development (0.48 acres) x 20%. 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 0.48 acres, and for passive park space by 0.10 acres. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	383.56	70.00
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,936 persons x 0.73 tons per year) ² City of Alachua August 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 37 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 308 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on November 7, 2019, the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT “A”

TO

SAVANNAH STATION PHASE IIA, UNIT 1

FINAL PLAT

STAFF REPORT

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE CITY
COMMISSION**



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 26th, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/24/2019
2

RE: Final Plat – Savannah Station Phase 2A

Public Services has reviewed the Savannah Station Phase 2A, Unit 1 Final Plat, Nov 14th Submittal and offers the following comments:

NO.	COMMENTS
1.	<p>Oct 28th Submittal Comment</p> <p>Plat Book, Sheet 1, Owner's Certification and Dedication," (Upper Right)</p> <p>After "dedicate the use of drainage easements to the public for the right to discharge stormwater", please add:</p> <p>"MAINTENANCE OF THE STORMWATER INFRASTRUCTURE SHALL BE THE RESPONSIBILITY OF THE SAVANNAH STATION PROPERTY OWNER'S ASSOCIATION, A FLORIDA CORPORATION." I.</p> <p>Revise and Resubmit</p> <p>Nov 14th Submittal Comment</p> <p>Approved</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Tom Ridgik – Engineering Supervisor

RE: Cost of Construction Review Letter for Savannah Station Phase 2A Unit 1

From : A. J. 'Jay' Brown Jr. PE <jay.brown@jbprogroup.com> Thu, Nov 21, 2019 07:20 PM
Subject : RE: Cost of Construction Review Letter for Savannah Station Phase 2A Unit 1 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>
Cc : Laurie Thomas <laurie.thomas@jbprogroup.com>, Tim Boehlein <tim.boehlein@jbprogroup.com>, Logan Peters <logan.peters@jbprogroup.com>, Jack Charnas <jack.arnas@jbprogroup.com>, Daniel Young (daniely@chw-inc.com) <daniely@chw-inc.com>

Adam,

These responses satisfy our review. The Limerock cost is fine with me and I confirmed that is reasonable. We actually got some pricing today on a job that was very similar. I approve their estimate and their responses provided.

Jay

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



www.JBProGroup.com

3530 NW 43rd Street • Gainesville, FL 32606-6104

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

"Our services now include surveying. Please contact us for all of your surveying needs!"

From: Adam Hall [mailto:ad_hall@cityofalachua.org]
Sent: Thursday, November 21, 2019 3:34 PM
To: A. J. 'Jay' Brown Jr. PE
Cc: Laurie Thomas; Tim Boehlein; Logan Peters; Jack Charnas
Subject: Re: Cost of Construction Review Letter for Savannah Station Phase 2A Unit 1

Jay,

Please see attached revised cost estimate from CHW and response letter.

Let me know if there is a need to discuss or if they have sufficiently answered your comments.

Thanks,

November 21, 2019

Adam Hall, Planner
City of Alachua
PO Box 9
Alachua, Florida 32616

RE: Savannah Station Phase 2A

Dear Adam:

Please find attached a PDF copy of the following for review and approval of the above-referenced project:

- Revised Cost of Construction

We submit this letter as a means to address your comments from November 19, 2019.

Comments from JBrown:

Demolition/Earthwork

1. Does seeding include Stormwater Management Facility No. 4, which is located in Phase 2A-2? If not, remove "bottom of basin" text from the cost estimate.
 - **Removed bottom basin text.**

Roadway

2. The unit price for item 9 (Limerock Base) appears low. The FDOT Item Average Cost for Alachua County is approximately \$17.00/SY, which is closer to recent local pricing we have seen.
 - **FDOT average for Alachua county area has only 1 contract which was \$17/SY and for only a small amount of limerock (1,045 SY), where the state average has 17 contracts and is \$9.99/SY (based on 341,602 SY). We are using a conservative \$11/SY based on recent pricing we have received.**

Water Service

3. Suggest separating cost of water meter installation/fittings (double & single) from 2" water service line.
 - **Water service connection costs have been separated into long/short and double/single meter connections.**

Drainage

4. Only 4 "Type '6' Curb Inlets" were located in Phase 2A-1.
 - **Revised accordingly.**

5. Is structure S-30 (C2.00) included in Phase 2A-1 or an addition in Phase 2A-2? If it is included in Phase 2A-1, please include it in the cost estimate.
- **Structure S-30 is not included in Phase 2A-1. The 15" RCP from S-6 will be capped after installation. S-30 will be installed in Phase 2A-2.**

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at daniely@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

A handwritten signature in blue ink, appearing to be 'D. Young', with a stylized flourish extending to the right.

Daniel Young, P.E.
Director of Engineering, Land Development

L:\2017\17-0293\Engineering\Cost Estimate\1911XX Submittal to Address JBrown Comments\LTR 191120 Savannah Station Phase 2A - JBRown Comment Responses.docx



Project Name: Savannah Station Phase 2A-1
 CHW Project No: 17-0293
 Date: 11/21/2019

Phase 2A-1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	8.45	AC	\$ 2,500.00	\$ 21,125.80
2	Excavation	14,431	CY	\$ 4.50	\$ 64,939.50
3	Fill	5,271	CY	\$ 4.50	\$ 23,719.50
4	Sod (within ROW and common areas)	96,230	SF	\$ 0.35	\$ 33,680.50
5	Seed (within lots)	217,199	SF	\$ 0.10	\$ 21,719.90
6	Silt Fence	3,512	LF	\$ 2.50	\$ 8,780.00
7	Tree Barricade	387	LF	\$ 4.00	\$ 1,548.00
Earthwork Subtotal					\$ 175,513.20
ROADWAY					
8	Asphaltic Concrete, 1.5" SP 9.5	343	TN	\$ 95.00	\$ 32,585.00
9	6" Limerock Base (Optional Base Group 4)	4,154	SY	\$ 11.00	\$ 45,694.00
10	12" Type B Stabilized Subgrade	5,596	SY	\$ 4.50	\$ 25,182.00
11	Concrete Sidewalks, 4"	12,978	SF	\$ 5.00	\$ 64,890.00
12	Type 'F' Curb and Gutter	2,954	LF	\$ 28.00	\$ 82,712.00
13	Striping and Signage	1	LS	\$ 5,000.00	\$ 5,000.00
14	Detectable Warnings	70	SF	\$ 28.00	\$ 1,960.00
Roadway Subtotal					\$ 258,023.00
SANITARY SEWER					
15	8" PVC Wastewater Main	1,278	LF	\$ 27.00	\$ 34,506.00
16	Sanitary Sewer Laterals 4" PVC w/ CO	1,291	LF	\$ 16.00	\$ 20,656.00
17	Sanitary Manhole	8	EA	\$ 4,150.00	\$ 33,200.00
Sanitary Sewer Subtotal					\$ 88,362.00
WATER SERVICE					
18	Single Water Service (2" PVC), Short	3	EA	\$ 658.00	\$ 1,974.00
19	Single Water Service (2" PVC), Long	2	EA	\$ 933.00	\$ 1,866.00
20	Double Water Service (2" PVC), Short	10	EA	\$ 786.00	\$ 7,860.00
21	Double Water Service (2" PVC), Long	6	EA	\$ 1,463.00	\$ 8,778.00
22	4" PVC Water Service Sleeve	272	LF	\$ 25.00	\$ 6,800.00
23	Fire Hydrant Assembly	3	EA	\$ 4,500.00	\$ 13,500.00
24	8" PVC Watermain	1,424	LF	\$ 20.00	\$ 28,480.00
25	8" DIP Watermain	162	LF	\$ 34.00	\$ 5,508.00
26	3" Blow-Off Assembly	3	EA	\$ 2,500.00	\$ 7,500.00
27	8" Gate Valve	4	EA	\$ 2,000.00	\$ 8,000.00



Project Name: **Savannah Station Phase 2A-1**
 CHW Project No: **17-0293**
 Date: **11/21/2019**

					Water Service Subtotal	\$ 90,266.00
DRAINAGE						
28	Storm Water Pipe (15" RCP)	797	LF	\$ 22.00	\$	17,534.00
29	Storm Water Pipe (18" RCP)	461	LF	\$ 27.00	\$	12,447.00
30	Storm Water Pipe (24" RCP)	447	LF	\$ 45.00	\$	20,115.00
31	Type '5' Curb Inlet	6	EA	\$ 5,000.00	\$	30,000.00
32	Type '6' Curb Inlet	4	EA	\$ 6,000.00	\$	24,000.00
33	Type 'C' Inlet	2	EA	\$ 4,000.00	\$	8,000.00
34	Storm Manhole	3	EA	\$ 3,600.00	\$	10,800.00
35	Modify Existing Drainage Structure	2	EA	\$ 2,000.00	\$	4,000.00
					Drainage Subtotal	\$ 126,896.00
ELECTRIC						
36	Primary Electric Conduit (2")	1,649	LF	\$ 7.00	\$	11,543.00
37	Secondary Electric Conduit (1.5")	279	LF	\$ 6.00	\$	1,674.00
38	Secondary Electric Conduit (2.5")	2,127	LF	\$ 8.00	\$	17,016.00
39	Electric Connection Fee	36	EA	\$ 200.00	\$	7,200.00
					Electric Subtotal	\$ 37,433.00
					Subtotal	\$ 776,493.20
					Mobilization (10%)	\$ 77,649.32
					Contingency (10%)	\$ 77,649.32
					TOTAL	\$ 931,791.84

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

November 11, 2019

Fletcher Development
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

**Re: Gopher Tortoise Relocation for Fletcher Development Savannah Station Phase 2,
Parcels 3980-002-001 and 3905-002-000 (±45 acres), Alachua County, Florida**
Normandeau Project Numbers 24306.001, Task 002 & 24306.002, Task 002

Dear Mr. Fletcher:

On October 15, 16, and 17, 2019, Normandeau Associates, Inc., performed a 100% Gopher Tortoise survey of the proposed Savannah Station phased development. In total, 20 potentially occupied Gopher Tortoise burrows and 40 abandoned Gopher Tortoise burrows were found (Figure 1; Table 1). In addition to the Gopher Tortoise burrows, evidence of armadillo activity and burrowing were observed across the site (>200 armadillo burrows).

Table 1. Potentially Occupied Burrows Observed On Site

Burrow	Status	Activity	Class	Latitude	Longitude
9	Potentially Occupied	Active	Subadult	29.76917345	-82.51045324
10	Potentially Occupied	Inactive	Adult	29.76916023	-82.51036535
11	Potentially Occupied	Inactive	Adult	29.76893984	-82.51053941
12	Potentially Occupied	Inactive	Adult	29.76885912	-82.5112393
15	Potentially Occupied	Active	Adult	29.76893651	-82.51243169
16	Potentially Occupied	Inactive	Adult	29.7689279	-82.51326196
27	Potentially Occupied	Inactive	Adult	29.7687784	-82.51224446
28	Potentially Occupied	Inactive	Adult	29.76853323	-82.51324057
31	Potentially Occupied	Inactive	Adult	29.76836873	-82.51142263
34	Potentially Occupied	Active	Adult	29.7683339	-82.51328646
35	Potentially Occupied	Inactive	Adult	29.76811562	-82.51171802
37	Potentially Occupied	Active	Subadult	29.76818479	-82.51152907
39	Potentially Occupied	Active	Adult	29.76944262	-82.5109288
41	Potentially Occupied	Active	Adult	29.76948078	-82.51190785
43	Potentially Occupied	inactive	Adult	29.76974256	-82.51065585
44	Potentially Occupied	inactive	Subadult	29.76977228	-82.51063646
46	Potentially Occupied	Active	Adult	29.76986778	-82.51133546
47	Potentially Occupied	Inactive	Adult	29.76985295	-82.51179991
49	Potentially Occupied	Inactive	Adult	29.77029251	-82.51112102
55	Potentially Occupied	Inactive	Adult	29.77030606	-82.51042474

Note: Only potentially occupied burrows are listed in this table. Abandoned burrows do not require permitting or excavation.

On Monday and Tuesday, November 4 and 5, 2019, a Normandeau FWC Authorized Gopher Tortoise Agent (GTA-11-00003G) supervised the backhoe excavation of all twenty potentially occupied Gopher Tortoise burrows identified in the 100% survey effort. Efforts were completed under FWC conservation permit GTC-19-00307A (Appendix A) following approved extraction methodology. All potentially occupied burrows were excavated to their terminus. In total, three Gopher Tortoise were captured and transported to the long-term protected recipient site Apalachicola National Forest Research and Restoration Site/Site 2–West Munson (Table 2; Photos 1, 2, & 3). The majority of burrows were inactive, likely due to the overgrown, marginal Gopher Tortoise habitat on site. Many of the burrows were obstructed or partially blocked mid-length by armadillo nests. All excavations were back-filled to grade.

Table 2. Translocated Gopher Tortoises

Excavated Burrow #	Recipient Site ID	Date Captured	Date Released	Size (mm)	Weight (g)	Class	Sex*	Health
9	2243	11-04-19	11-05-19	122	368	Juvenile	-	Healthy
37	2244	11-04-19	11-05-19	111	252	Juvenile	-	Healthy
46	2245	11-05-19	11-05-19	275	4200	Adult	Male	Healthy

**Visually unable to discern juvenile sex*

Per permit condition, the executed conservation permit must be clearly posted on site during all development activities. FWC-recommended silt-fence barriers should be installed and maintained around the footprint of development to prevent tortoises on adjacent lands from entering the development footprint during construction activities. Should a new burrow or Gopher Tortoise be observed during construction activities, all development activities should be stopped and Normandeau contacted to coordinate next steps. Once development activities have been completed, Normandeau should be contacted to close out the permit.

Please let us know if you have any questions or concerns.

Sincerely,



Martin Costello

Biologist | FWC Authorized Gopher Tortoise Agent

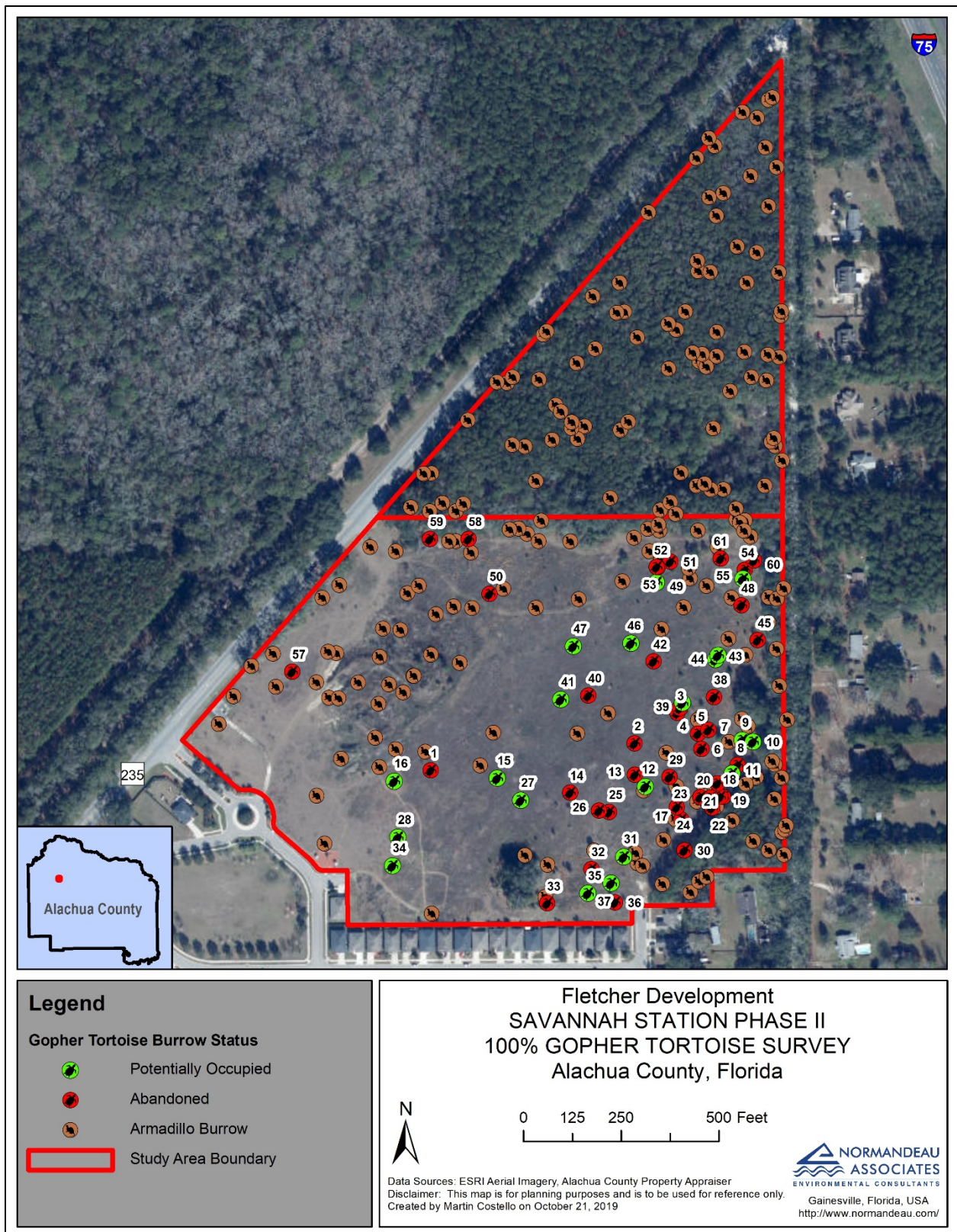


Figure 1. Burrow Map

PHOTOGRAPHS



Photo 1. Excavation of potentially occupied burrow #46.



Photo 2. Adult tortoise captured, transported and released from burrow #46



Photo 3. One of two sub-adult/juvenile tortoise captured, transported and released.

APPENDIX A



Gopher Tortoise Conservation
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Species Conservation Planning Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031

Permittee Name: Fletcher Development, LLC.
Permittee Address: 4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FLORIDA
32607 UNITED STATES

Permit Number: GTC-19-00307A
Effective Date: **October 29, 2019**
Expiration Date: August 29, 2020

Agent Name: Martin Costello
Agent Address: Normandeau Associates, Inc. formerly
Pandion Systems
4581 NW 6th Street Suite A
GAINESVILLE, FLORIDA 32609
UNITED STATES

IS AUTHORIZED TO:

Capture and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to **12 (an additional 3)** gopher tortoises greater than 60 mm CL by non-harmful means and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities at the following site.

Authorized Capture Methods:

1. Capture gopher tortoises using bucket traps
2. Capture gopher tortoises using hand shovel excavation of gopher tortoise burrows
3. Transport, marking and release of gopher tortoises
4. Supervise backhoe excavation of gopher tortoise burrows to capture gopher tortoises

AUTHORIZED LOCATION(S): 43.7-acre Savannah Station Phase 2 project site (T8S,R18E,S21 & 28; Latitude 29° 46' 12.86" N Longitude 82° 30' 47.04" W), in Alachua County, relocated to the 2,230.45-acre Apalachicola National Forest -West Munson research recipient site (T1S,R1E,S31; T1S,R1W,S36; T2S,R1W,S1 & 2; T2S,R2E,S6; with Latitude 30°20'49.81"N and Longitude 84°16'57.08"W), in Leon Co., that is authorized to receive gopher tortoises under permits GTR-10-00001A and LSSC-10-00040A.


Permittee Signature: 

Date: 10/31/19

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Deborah Burr

Authorized for: Eric Sutton, Executive Director

Authorizing Signature: 

Date: 10/29/2019

Species Conservation Planning Section

Is Authorized To (Continued)

This permit is in effect an amendment and supersedes all previous versions. All amended conditions and provisions of the previous permit (changed or new items) are indicated in bold text.

PERMIT CONDITIONS AND PROVISIONS:

- 1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27 Florida Administrative Code (F.A.C.), and the Florida Fish and Wildlife Conservation Commission's (hereafter, "FWC") Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017) [hereafter, "Permitting Guidelines"], and the following provisions/conditions.
- 2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's **10/28/2019 application**, the assurances of which are herein incorporated by reference.
- 3 During colder months, tortoises shall only be captured and relocated when the low temperature at the recipient site is forecasted by the National Weather Service (www.weather.gov) to be above 50° F for three consecutive days [72 hours] after release (including the day of relocation). This three-day window of milder temperatures is required to allow the relocated tortoises to settle into the recipient site and reduce the chance of cold-related stress or mortality. If capturing tortoises using bucket traps, the Permittee shall cover all traps on days forecasted to be below 50° F. The 28 consecutive day trapping period must restart at day 1 when a trap is closed for any reason.
- 4 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.
- 5 Gopher tortoise capture and relocation activities may be conducted only if written local government approvals have been obtained for land clearing, grading, or construction activities and provided to the Gopher Tortoise Program Coordinator (via the FWC online permit system or via email to GTPermits@MyFWC.com) prior to commencing relocation activities.
- 6 This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, F.A.C. and Chapter 120, Florida Statutes. It is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities.
- 7 The activities authorized under this Permit must be carried out by the Authorized Gopher Tortoise Agent ("Authorized Agent") designated on this permit, or under the direct supervision and responsibility of that Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit.
- 8 A gopher tortoise burrow survey covering 100% of the gopher tortoise habitat within the donor site must be conducted by the Authorized Agent and a burrow location map depicting the survey results shall be submitted to the FWC (via the FWC online permit system or via email to GTPermits@MyFWC.com) no more than 90 days and no fewer than 72 hours (excluding weekends and holidays) prior to commencing any gopher tortoise capture and relocation activities. Site preparation or development activities that disturb the vegetation or the ground which prevent the FWC from checking the accuracy of 100% gopher tortoise burrow surveys shall not be conducted until all gopher tortoises have been relocated from the project site, and at least 72 hours (excluding weekends and holidays) after the 100% burrow survey results and burrow location map have been received by FWC. If construction does not begin within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new 100% gopher tortoise burrow survey must be completed to ensure that additional gopher tortoises have not moved onto the site.
- 9 The Permittee shall notify the Gopher Tortoise Program Coordinator by uploading the notice to the FWC online permit system, by email at GTPermits@MyFWC.com, or by phone at (850)921-1031 at least 24 hours (excluding weekends and holidays) before initiating the tortoise relocation effort.
- 10 Either this original permit, or a complete copy, must be clearly posted at the affected site at all times while engaged in the permitted tortoises relocation activities, and should remain posted until construction activities are completed.
- 11 Any gopher tortoise mortality or injury that occurs while conducting activities authorized under this permit shall be reported to the Gopher Tortoise Program Coordinator (by phone at 850-921-1031 or by email to

GTPermits@MyFWC.com) within 48 hours of the occurrence. An injured gopher tortoise shall be promptly taken to either a licensed wildlife rehabilitation facility or a licensed veterinarian for evaluation and treatment. Contact information for the facility or veterinarian shall be included with the information reported.

- 12 The Permittee, by signing this permit, specifically agrees to allow authorized FWC personnel, upon presentation of credentials as may be required by law, access to the donor and recipient sites, at reasonable times, for the purpose of inspecting the capture/relocation activities authorized under this permit.
- 13 The Permittee shall submit a report detailing the capture and relocation activities via the FWC online permit system within 30 days of the release of the captured/relocated tortoises. An after action report checklist is attached for use in that regard. Any request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.
- 14 Nonnative wildlife that are members of the families Pythonidae, Boidae, Varanidae, Iguanidae and Teiidae captured during gopher tortoise relocation activities shall be euthanized in accordance with the requirements of the Permitting Guidelines. Authorized Agents are authorized to transport conditional species for purposes of euthanasia in accordance with the transport requirements in the Permitting Guidelines. All other non-native wildlife captured should be humanely euthanized or allowed to escape on-site. Sightings of Burmese python, Argentine tegu, or other nonnative wildlife species should be reported to the FWC within 48 hours by either calling the toll-free number 1-888-IVEGOT1 (1-888-483-4681) or online at www.IveGot1.org.
- 15 Gopher tortoise commensals listed in 68A-27 F.A.C. as State-designated threatened species and encountered in the gopher tortoise capture operation should either be released on-site or allowed to escape unharmed, or be donated to an educational or research facility that possesses the appropriate FWC scientific collecting/educational use permit and is authorized to receive additional specimens of the captured species. Non-listed native commensals should either be allowed to escape unharmed or released on-site. Refer to Appendix 9 of the Permitting Guidelines for additional information on gopher tortoise commensals. If you have questions regarding handling/releasing gopher tortoise commensals encountered during capture operations, contact the Gopher Tortoise Program Coordinator's office by calling 850-921-1031.
- 16 This permit does not authorize the take of Federally-designated Endangered and Threatened species. Only individuals who are in possession of a valid permit or authorization issued by the United States Fish and Wildlife Service (USFWS) to capture or possess an eastern indigo snake or other Federally-designated Endangered and Threatened species may physically handle those species. If individuals without a USFWS permit or authorization encounter an eastern indigo snake during attempts to capture gopher tortoises or during subsequent land alteration or development activities within the property, all movement of heavy equipment and land alteration or development activities within the vicinity of the snake shall cease to allow the snake to vacate the area. No movement of heavy equipment, or land alteration or development activities within the vicinity of the snake shall resume until the snake has vacated the work area.
- 17 This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. Upon such notification, the Permittee shall cease all work authorized by this permit until the petition is resolved. The enclosed Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

November 6, 2019

NAME & DESCRIPTION OF PROJECT

Savannah Station Ph 2A, Unit 1

37 single family lots on 8.46 acres

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

NW 162nd Drive and Nw 123rd Avenue

Tax Parcel Numbers

03980-002-001

Acreage

8.46

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

37

Number of Units

Level of Review

☐ Pre-Application Conference

☐ Preliminary

☒ Final

☒ Revised

☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="37"/>	units X 0.14 Elementary School Multiplier	<input type="text" value="5"/>	Student Stations
MIDDLE	<input type="text" value="37"/>	units X 0.06 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="37"/>	units X 0.08 High School Multiplier	<input type="text" value="3"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : Savannah Station Ph 2/1

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

5

- ☒ Capacity Available
☐ Capacity Available in 3 yrs
☐ Capacity Available in Adjacent SCSA

Available Capacity 239

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required

2

- ☒ Capacity Available
☐ Capacity Available in 3 yrs
☐ Capacity Available in Adjacent SCSA

Available Capacity 424

Available Capacity

Available Capacity

High SCSA

Santa Fe

3

- ☒ Capacity Available
☐ Capacity Available in 3 yrs
☐ Capacity Available in Adjacent SCSA

Available Capacity 409

Available Capacity

Available Capacity

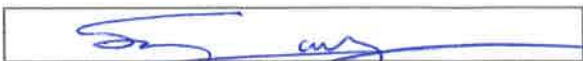
☐ **Denial** for reasons stated

Approved by

City of Alachua

School Board Staff Certification

A complete application for the development project was accepted on



Date:

11/6/2019

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

Signed:

Printed Name:

Adam Hall

Date:

11.07.2019



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 7, 2019

Also sent electronically to daniely@chw-inc.com

Daniel Young, P.E., LEED A.P.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: DRT Comments for Savannah Station Phase 2A, Unit 1 Final Plat
Dear Mr Young:

On October 28, 2019, the City received your initial application for the Final Plat of Savannah Station Phase 2A, Unit 1. The Final Plat for Savannah Station Phase 2A, Unit 1 proposes to subdivide a ± 8.46 acre portion of a 44.67 acre subject property (consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000) into a total of 37 lots, with associated open space areas and right-of-way. On February 11, 2019, the City Commission of the City of Alachua approved your application for the Preliminary Plat of Savannah Station Phase II, which proposes to subdivide a ± 44.67 acre subject property (consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000) into a total of 178 lots, with associated open space areas and right-of-way. The Construction Plans for Phase 2A were approved on October 3, 2019.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, November 14, 2019**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be approved by the City of Alachua.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. *Land Development Regulations / Comprehensive Plan / Conformance with Preliminary Plat and Construction Plans*
 - a. Lot Number 139 (previously 179) rear setback is stated as 15' but lot shows 5'. Rear lot setback should be 15' based on PD Master Plan. Please revise.
 - b. Condition 1 of the Preliminary Plat requires the submission of a 100% gopher tortoise survey for the area subject to this Final Plat. Based on submitted 100% gopher tortoise survey, one potentially occupied burrow will need to be permitted through FWC. Please confirm.
 - c. Section 3, Paragraph 6 requires a long term exotic plants management plan to be included in covenants and restrictions. Such a plan was not identified in the Covenants and Restrictions or Supplemental Covenants and Restrictions. Please revise.
2. *Miscellaneous*
 - a. Submitted application signature page must be updated to reflect an application actively with CHW, Inc.
3. *Public Services/ Engineering Review Comments*
 - a. The applicant must address the comments provided by Troy Wright, PSM., of JBrown Professional Group in a letter dated October 29, 2019 (attached).
 - b. The applicant must address comments provided by the Public Services Department in a memo dated November 6, 2019 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 6th, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/6/2019

RE: Final Plat – Savannah Station Phase 2A

Public Services has reviewed the Savannah Station Phase 2A, Unit 1 Final Plat, Oct 28th Submittal and offers the following comments:

NO.	COMMENTS
1.	<p>Plat Book, Sheet 1, Owner's Certification and Dedication," (Upper Right)</p> <p>After "dedicate the use of drainage easements to the public for the right to discharge stormwater", please add:</p> <p>"MAINTENANCE OF THE STORMWATER INFRASTRUCTURE SHALL BE THE RESPONSIBILITY OF THE SAVANNAH STATION PROPERTY OWNER'S ASSOCIATION, A FLORIDA CORPORATION." L</p> <p>Revise and Resubmit</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Tom Ridgik – Engineering Supervisor

Harry Dillard – Lead Engineering Technician

October 29, 2019

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

Re: Savannah Station Phase IIA-1 Final Plat Review

Dear Mr. Hall:

As you requested, we have reviewed the Final Plat of Savannah Station Phase IIA-1. Our review generated the following comments and recommendations that are outlined below.

All Sheets

1. Note "2" must read "1:5000" and error of closure must be within tolerance.
2. The benchmarks are not tied to the plat lines or State Plan Coordinates. Please revise.

Sheet 1

1. Name of owner on the title opinion does not match the name of the dedication.
2. Names of owner and adjoining lands should replace "unplatted lands"
3. Curve information doesn't match legal description for curves C1, C2, C3, and C8.
4. The call between Curve C10 and C11 misspelled the word "Curvature" in the phrase "Reverse Curvature" in the legal description for Parcel B.

Sheet 2

1. Suggest adding a benchmark to Parcel B on Sheet 2.
2. Suggest removing line table and curves in curve table not in map on this sheet. (C1, C2, C3, C22, C23, etc.)

Sheet 3

3. Suggest removing curves in table not shown on this page.
4. Suggest removing symbols from legend not shown on this page.

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

Sincerely,

Troy Wright

Troy Wright, PSM
Director of Survey