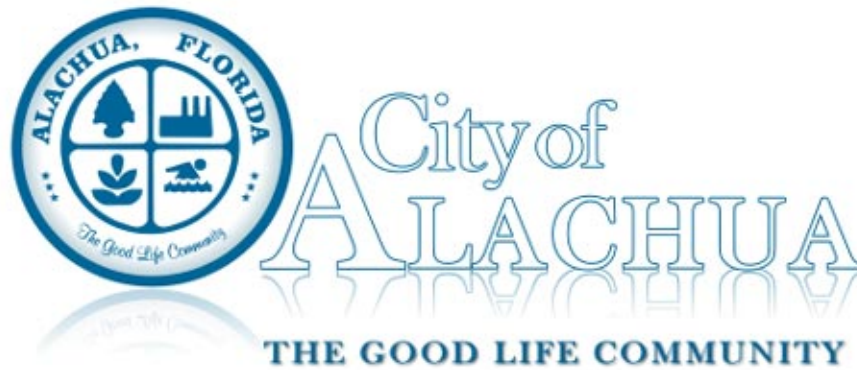




Planning and Zoning Board Agenda February 13, 2018

Chair Gary Thomas

City Manager Traci L. Gresham

Vice Chair

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

Meeting Date: February 13, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the January 9, 2018 PZB Meeting

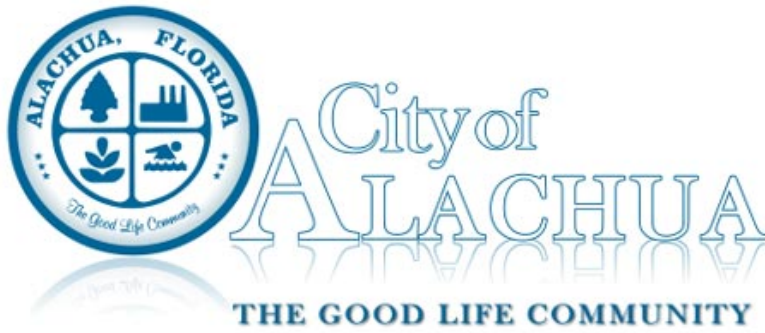
B. Minor Subdivision / Final Plat: Replat of Lots 1 & 4, Block 14, Alachua Realty Co.'s Addition to

the City of Alachua, Fla. - A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, to subdivide the subject property into a total of 4 lots. A portion of Tax Parcel No. 03095-000-000 & Tax Parcel No. 03095-001-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 2/13/2018

SUBJECT: Approval of the Minutes of the January 9, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes of the January 9, 2018 Planning & Zoning Board (PZB) Meeting.

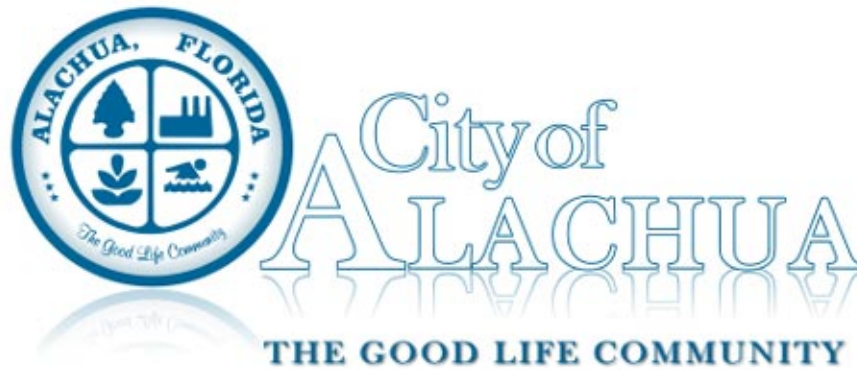
Summary

Approve the minutes of the January 9, 2018 Planning & Zoning Board (PZB) Meeting.

ATTACHMENTS:

Description

- ▢ PZB Minutes - 1/9/18 Meeting



Planning and Zoning Board Minutes January 9, 2018

Chair Gary Thomas

City Manager Traci L. Gresham

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: January 9, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called meeting to order. All members were present.

INVOCATION

Member Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

There were no changes to the agenda.

Vice Chair Dayna Miller moved to approve the agenda; seconded by Member Wright.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the December 12, 2017 PZB Meeting

Member Fred Hilton moved to accept the minutes; seconded by Member Wright.

Passed by unanimous consent.

- B. Land Development Regulations (LDR) Text Amendment: A request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Subpart B of the City of Alachua Code of Ordinances, Land Development Regulations; amending Section 4.6, Special Events, to provide for the regulation of special events where alcoholic beverages are sold or consumed; to provide an exemption from the standards of Section 4.6 for agritourism, as set forth in Chapter 570.85 -570.89, Florida Statutes, as amended, and to clarify the standards of an application for a special event permit and the conditions which may be imposed upon a special event permit (Legislative Hearing).

Department Director Kathy Winburn, AICP, introduced the item.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Chair Thomas asked the Board for questions or comments.

Vice Chair Miller inquired about current special events permitting requirements.

Principal Planner Tabor responded to the question.

Vice Chair Miller requested clarification of the City properties proposed to be designated locations where the regulations would apply.

Member Hilton requested examples of the types of events subject to permitting.

Principal Planner Tabor responded to the questions.

Member Wright asked about insurance requirements for special events.

City Attorney Marian Rush responded to the question.

Member Virginia Johns asked if permits would be required of individual vendors.

City Attorney Rush responded to the question.

Member Hilton moved that the Board find the proposed Text Amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve; seconded by Vice Chair Miller.

Chair Thomas opened the floor for comments.

Jeannette Hinsdale spoke in favor of the amendment and asked if police are required for special events.

City Attorney Rush responded to the question.

Motion Passed 5-0 on a roll call vote.

- C. Land Development Regulations (LDR) Text Amendment: A request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) to coordinate the City's floodplain management regulations with the Florida Building Code, as follows: amending Subpart B of the City of Alachua Code of Ordinances, Land Development Regulations; amending Section 2.4.7, Variance Permits; amending Section 2.4.15, Certificate of LDR Compliance; repealing Section 6.9.4, Floodprobe Area Standards; adopting a new Section 6.9.4, Floodprone Area Standards, to adopt flood hazard maps and to designate a floodplain administrator; and modifying Section 10.2, Definitions, to amend, delete, and add definitions related to the regulations established in new Section 6.9.4, Floodprone Area Standards (Legislative Hearing).

Department Director Winburn introduced the item.

City Attorney Rush provided the Board a synopsis of the coordination efforts between the City and State Department of Emergency Management to prepare these amendments.

Principal Planner Tabor presented the Staff Report.

Chair Thomas asked the Board for questions or comments.

Member Virginia Johns inquired about the means by which variances from the regulations could occur.

Principal Planner Tabor responded to the question.

Member Wright moved that the Board find the proposed Text Amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve; seconded by Member Fred Hilton.

Chair Thomas opened the floor for public comments.

Jeannette Hinsdale asked for clarification concerning the floodplain administrator and voiced support for the protection for floodplains.

City Attorney Rush responded to question.

Motion Passed on a 5-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be February 13, 2018.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Wright moved to adjourn; seconded by Member Hilton.

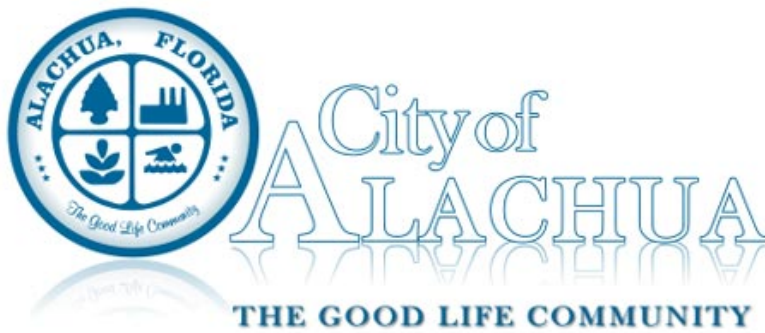
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 2/13/2018

SUBJECT: Minor Subdivision / Final Plat: Replat of Lots 1 & 4, Block 14, Alachua Realty Co.'s Addition to the City of Alachua, Fla. - A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, to subdivide the subject property into a total of 4 lots. A portion of Tax Parcel No. 03095-000-000 & Tax Parcel No. 03095-001-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve, subject to the one (1) condition provided in Exhibit "A" and located on Page 16 of the February 13, 2018 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the one (1) condition provided in Exhibit "A" and located on Page 16 of the February 13, 2018 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, for a request to replat Lots 1 and 4, Block 14, of Alachua Realty Co.'s Addition to the City of Alachua, Fla., as per the plat thereof recorded in Plat Book "A", Page 100, of the Public Records of Alachua County, Florida, into a total of four (4) lots.

The subject property is comprised of ±1.34 acres, and is located to the west of NW 141st Street, one block south of the intersection of NW 165th Place and NW 141st Street. The subject property presently has a manufactured home located on Lot 4 (Tax Parcel 03095-001-000). The application materials include a survey of the property, depicting the location of the existing manufactured home. The existing manufactured home would meet the setback requirements for the lot to be created – Lot 4A – should the replat be approved.

The proposed subdivision is within the City's potable water and sanitary sewer service areas, and therefore, any future development on the proposed lots would be required to connect to these systems. The applicant has submitted to the Suwannee River Water Management District to confirm the project is exempt from SRWMD permitting requirements. Staff has proposed a condition which would require confirmation from SRWMD that the project is exempt and that an Environmental Resource Permit (ERP) is not required for the project prior to the approval of the final plat. An analysis of the development's impact on other public facilities is provided within the Staff Report, attached to this agenda item.

The project meets the criteria established within Section 2.4.10(F)(1) of the City's Land Development Regulations (LDRs)

for review as a Minor Subdivision. In accordance with Section 2.4.10(F)(2), Minor Subdivisions are exempt from preliminary plat and construction plan review, but are required to obtain final plat approval. This application represents the final plat for the project.

Section 2.4.10(F)(3) establishes the standards for the approval of a minor subdivision. An analysis of the application's compliance with the applicable standards of this section is provided within the attached Staff Report.

ATTACHMENTS:

Description

- ▢ Final Plat: Replat of Lots 1 & 14, Block 14, Alachua Realty Co.'s Addition
- ▢ Staff Report
- ▢ Exhibit "A" to Staff Report: Staff Supporting Application Materials
- ▢ Application & Supporting Materials
- ▢ Title Opinion Letter
- ▢ 2/13/18 PZB Public Notice Affidavits

\\SERVER3\survey\Projects\2017\2017-0074 (Syne)\DWG\2017-0074.SD2.dwg - Sheet 1
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ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOTS 1 & 4, BLOCK 14,
ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100,
OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 1 OF 2

LEGAL DESCRIPTION

LOTS 1 & 4 BLOCK 14, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF BLOCK 14 AS BEING SOUTH 00 DEGREES, 54 MINUTES, 59 SECONDS WEST.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR. THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
REAR 15 FEET
SIDE 7.5 FEET
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C, PANEL 0140D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 4
- TOTAL ACREAGE OF SUBDIVISION = 1.34± ACRES
- PURSUANT TO FLORIDA STATUTES CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.

OWNER'S CERTIFICATION AND DEDICATION

SERENE SYER, MANAGING MEMBER OF GURU KULI HOLDING, LLC; GOVINDA CAROL; AND MAHENDRA KUMAR SHARMA, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON.

SERENE SYER MANAGING MEMBER GURU KULI HOLDING, LLC SUBDIVIDER MAILING: P.O. BOX 1300 ALACHUA, FLORIDA, 32616	WITNESS	WITNESS
GOVINDA CAROL SUBDIVIDER MAILING: 7200 SW 8th AVENUE, #T-130 GAINESVILLE, FLORIDA 32607	WITNESS	WITNESS
MAHENDRA KUMAR SHARMA SUBDIVIDER MAILING: 7200 SW 8th AVENUE, #T-130 GAINESVILLE, FLORIDA 32607	WITNESS	WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SERENE SYER, MANAGING MEMBER OF GURU KULI HOLDING, LLC, WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
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ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME GOVINDA CAROL, WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
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ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME MAHENDRA KUMAR SHARMA, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
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MORTGAGEE'S CONSENT

THE UNDERSIGNED, HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 3888, PAGE 1141; AS MODIFIED IN OFFICIAL RECORDS BOOK 4055, PAGE 75; AND AS FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 4252, PAGE 2407; ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

ROBERT MABIN	WITNESS	WITNESS
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ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT MARIN, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

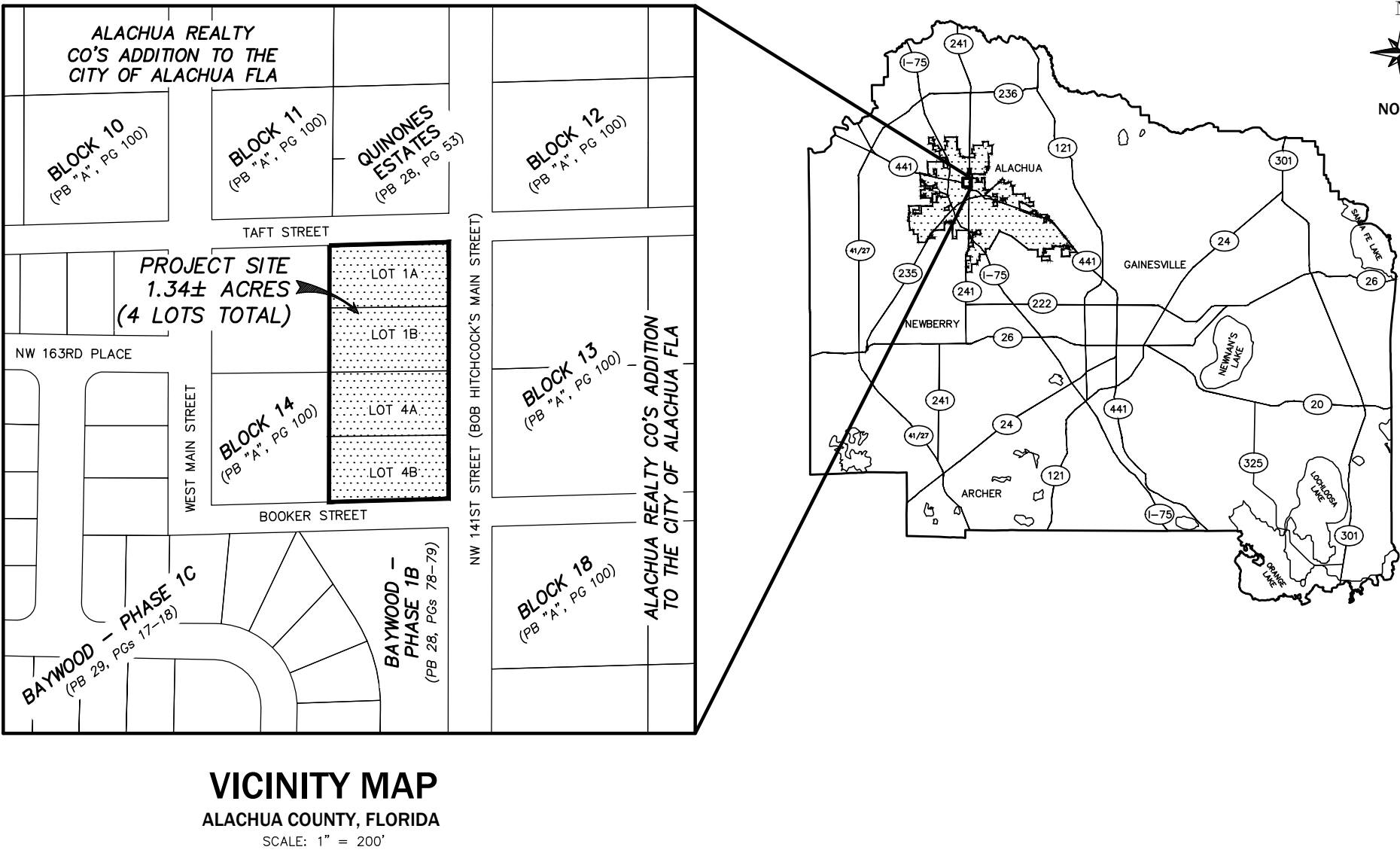
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES	TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------	--

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 (PLATTING), OF THE FLORIDA STATUTES.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 6687



CERTIFICATE AND SIGNATURE CITY REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

CHARLES D. SAPP, PLS
FLORIDA CERTIFICATION No. 4948

DATE

CERTIFICATE OF APPROVAL FOR CITY OF ALACHUA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA'S ORDINANCES AND REGULATIONS:

FORM AND LEGALITY	CITY ATTORNEY	DATE
-------------------	---------------	------

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF ALACHUA	MAYOR	DATE
--	-------	------

CITY MANAGER	DATE
--------------	------

CERTIFICATE OF APPROVAL BY THE ALACHUA COUNTY HEALTH DEPARTMENT

DATE

CLERK OF THE CIRCUIT COURT

RECEIVED AND RECORDED FOR RECORD ON THIS ____ DAY OF _____, 2018.

CLERK OF THE COURT	DEPUTY CLERK
--------------------	--------------

NOT FOR FINAL RECORDING

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOTS 1 & 4, BLOCK 14,
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AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100,
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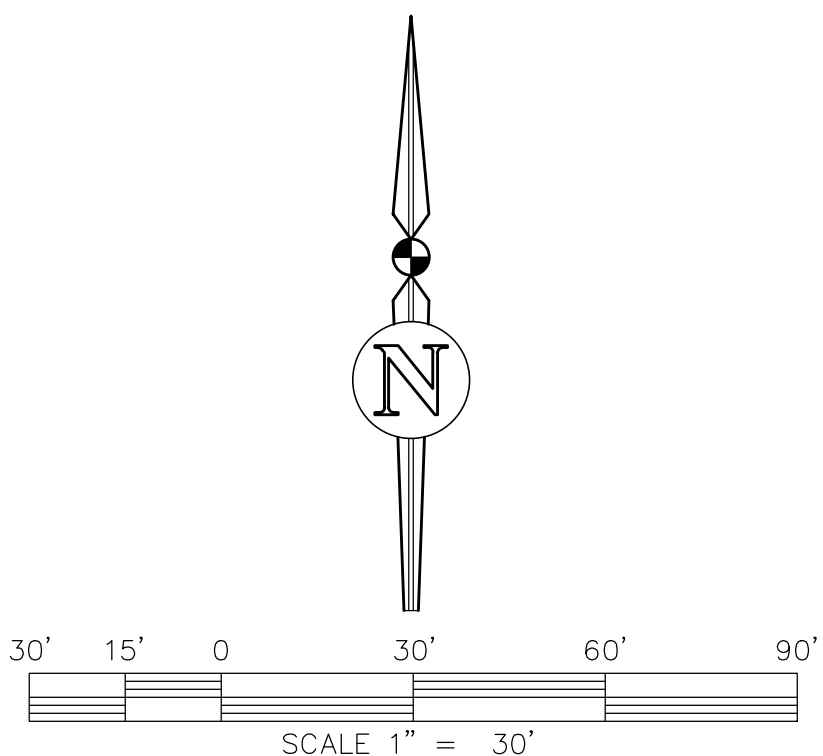
LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT	PUE	PUBLIC UTILITY EASEMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT	DE	DRAINAGE EASEMENT
R	RADIUS	POC	POINT OF COMMENCEMENT	BSL	BUILDING SETBACK LINE
L	ARC LENGTH	POB	POINT OF BEGINNING	CM	CONCRETE MONUMENT
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK	IR	IRON ROD
CB	CHORD BEARING	ORB	OFFICIAL RECORDS BOOK	IP	IRON PIPE
CD	CHORD DISTANCE	PG(S)	PAGE OR PAGES	IR/C	IRON ROD WITH PLASTIC CAP
(R)	RADIAL	SEC	SECTION	IP/C	IRON PIPE WITH PLASTIC CAP
(NR)	NON-RADIAL	TWN	TOWNSHIP	PK	PARKER-KALON BRAND
R/W	RIGHT-OF-WAY	RNG	RANGE	MAG	CHRISNIK'S BRAND
±	MORE OR LESS				
●	PERMANENT REFERENCE MONUMENT (PRM) - SET 5/8" IR/C "PRM LB 2389" (UNLESS OTHERWISE NOTED)				
■	FOUND 4"x4" CM - NO IDENTIFICATION (UNLESS OTHERWISE NOTED)				
○	SET 5/8" IR/C "LB 2389"				

GENERAL NOTES

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- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:

FRONT	20 FEET
REAR	15 FEET
SIDE	7.5 FEET
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS ORANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
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- TOTAL NUMBER OF RESIDENTIAL LOTS = 4
- TOTAL ACREAGE OF SUBDIVISION = 1.34± ACRES
- PURSUANT TO FLORIDA STATUTES CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.



NOT FOR FINAL RECORDING



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

February 13, 2018

SUBJECT:	A request for consideration to replat Lots 1 and 4, Block 14, of Alachua Realty Co.'s Addition to the City of Alachua, Fla., into a total of four (4) lots
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.
PROPERTY OWNER(S):	Guru Kuli Holding, LLC Govinda Carol and Mahendra Kumar Sharma
PARCEL ID NUMBER(S):	A portion of 03095-000-000 and 03095-001-000 in its entirety
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Residential Single Family – 3 (RSF-3)
OVERLAY:	N/A
ACREAGE:	± 1.34
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve, subject to the one (1) condition provided in Exhibit “A” and located on Page 16 of the February 13, 2018 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the one (1) condition provided in Exhibit “A” and located on Page 16 of the February 13, 2018 Staff Report to the Planning & Zoning Board.</i>

SUMMARY & BACKGROUND

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, for a request to replat Lots 1 and 4, Block 14, of Alachua Realty Co.'s Addition to the City of Alachua, Fla., as per the plat thereof recorded in Plat Book "A", Page 100, of the Public Records of Alachua County, Florida, into a total of four (4) lots.

The subject property is comprised of ±1.34 acres, and is located to the west of NW 141st Street, one block south of the intersection of NW 165th Place and NW 141st Street. The subject property presently has a manufactured home located on Lot 4 (Tax Parcel 03095-001-000). The application materials include a survey of the property, depicting the location of the existing manufactured home. The existing manufactured home would meet the setback requirements for the lot to be created – Lot 4A – should the replat be approved.

The proposed subdivision is within the City's potable water and sanitary sewer service areas, and therefore, any future development on the proposed lots would be required to connect to these systems. The applicant has submitted to the Suwannee River Water Management District to confirm the project is exempt from SRWMD permitting requirements. Staff has proposed a condition which would require confirmation from SRWMD that the project is exempt and that an Environmental Resource Permit (ERP) is not required for the project prior to the approval of the final plat. An analysis of the development's impact on other public facilities is provided within this report.

The project meets the criteria established within Section 2.4.10(F)(1) of the City's Land Development Regulations (LDRs) for review as a Minor Subdivision. In accordance with Section 2.4.10(F)(2), Minor Subdivisions are exempt from preliminary plat and construction plan review, but are required to obtain final plat approval. This application represents the final plat for the project.

Section 2.4.10(F)(3) establishes the standards for the approval of a minor subdivision. An analysis of the application's compliance with the applicable standards of this section is provided within this report.

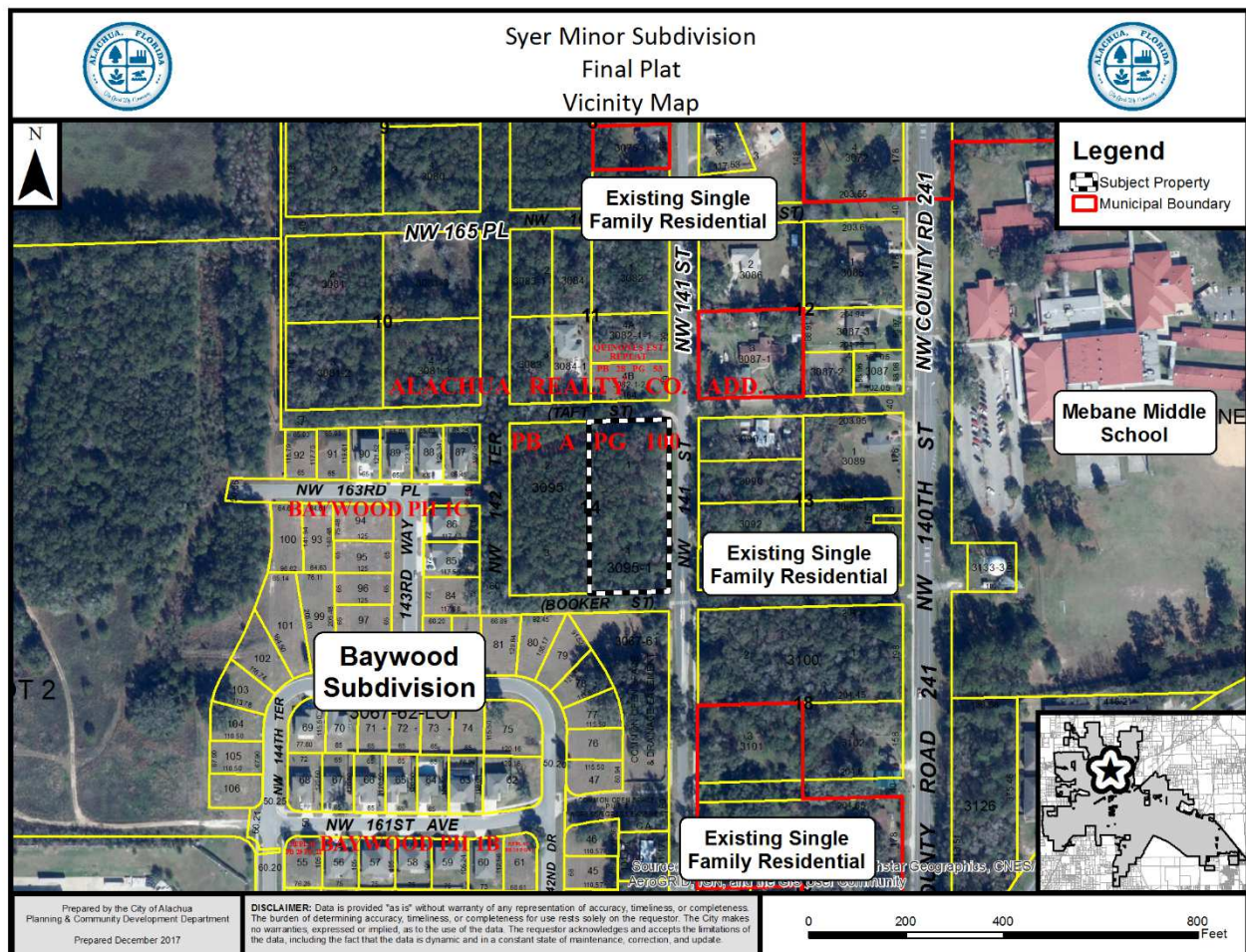
SURROUNDING USES

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

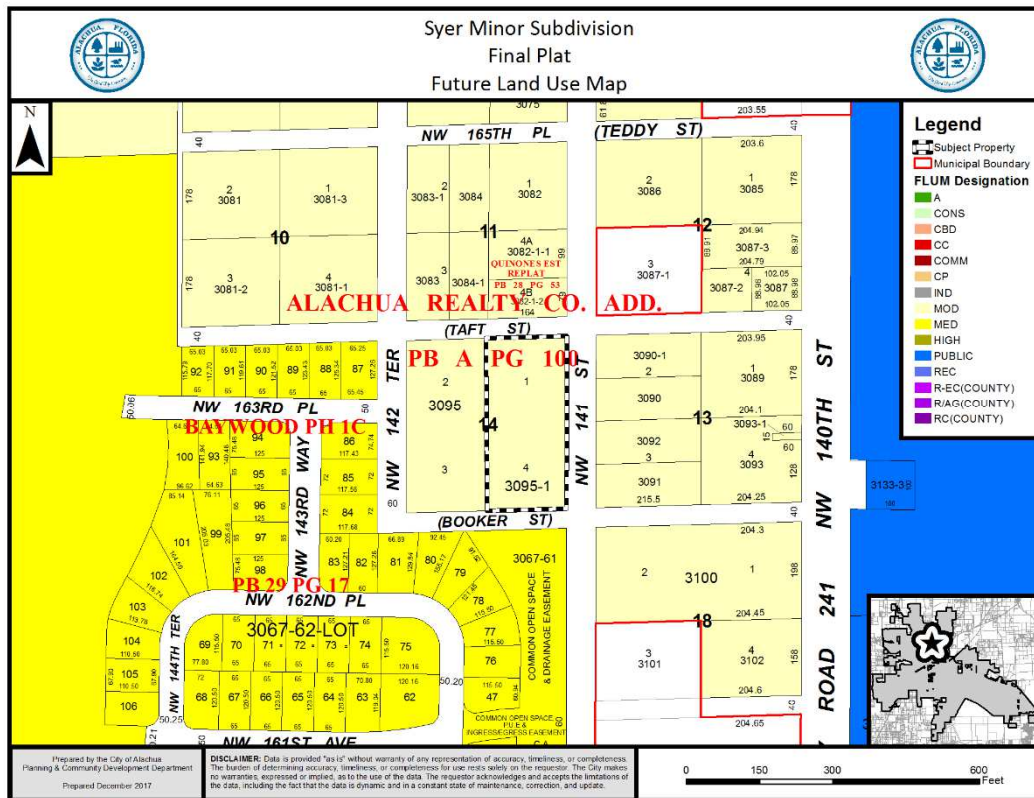
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Unimproved ROW / Vacant Residential Lands / Single Family Residential	Moderate Density Residential	Residential Single Family – 3 (RSF-3)
South	Unimproved ROW / Single Family Residential / Stormwater Management & Common Areas (Baywood)	Medium Density Residential	Residential Single Family – 6 (RSF-6)
East	Vacant Residential Lands / Single Family Residential	Moderate Density Residential	Residential Single Family – 3 (RSF-3)
West	Vacant Residential Lands / Unimproved ROW / Single Family Residential (Baywood)	Moderate Density Residential / Medium Density Residential	Residential Single Family – 3 (RSF-3); Residential Single Family – 6 (RSF-6)

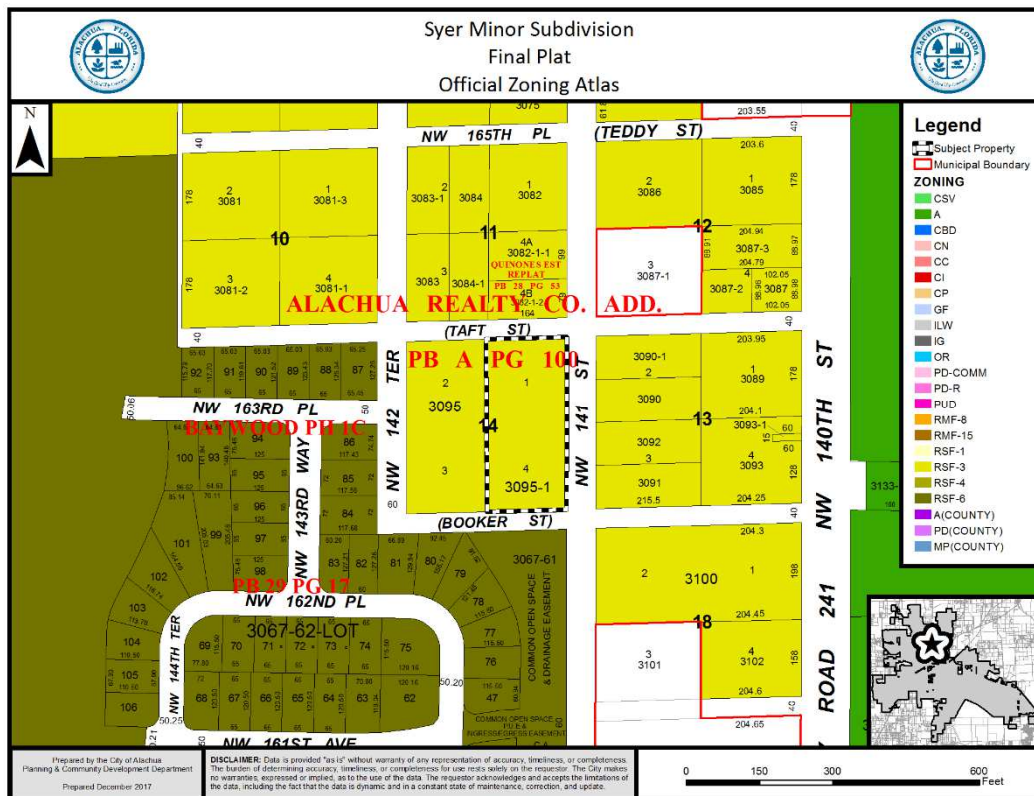
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4(C) of the City's LDRs, a neighborhood meeting is optional for a minor subdivision final plat. As such, a neighborhood meeting was held note held for this application.

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. The proposed development is consistent with the density limitations established within Policy 1.2.a.

GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development:

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density, but design standards shall be utilized to protect the traditional character of the residential neighborhood. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Analysis of Consistency with Goal 4, Objective 4.1, and Policy 4.1.a: While the subject property is not located within the City's Community Redevelopment Area or Central City Area, as designated within the Comprehensive Plan, the proposed replat is representative of infill development and the adopted goals, objectives, and policies which encourage such principles. The proposed replat would provide additional residential lots within the historical central part of the City. This reduces potential for development to occur in areas presently not developed, thereby reducing potential for urban sprawl. The City's LDRs establish design standards intended to ensure compatibility between new residential development in developed areas, including but not limited to Use-Specific Standards (Section 4.3) and Infill Standards (Section 6.6).

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 are provided separately in this report. Best available data indicates that the development will provide adequate protection of environmental features and the requirements of the City of Alachua Comprehensive Plan and LDRs.

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 subject property is within the City's potable water and sanitary sewer service areas, and therefore, any future development on the proposed lots would be required to connect to these systems. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for public facilities.

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 has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards 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 project would provide additional housing opportunities 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 has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards 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:

2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater

system 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 future development on the subject property would 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 is provided within this report and indicates that, based upon current demand, the proposed subdivision would 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:

2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less 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 future development on the subject property would be required to connect to the potable water system.

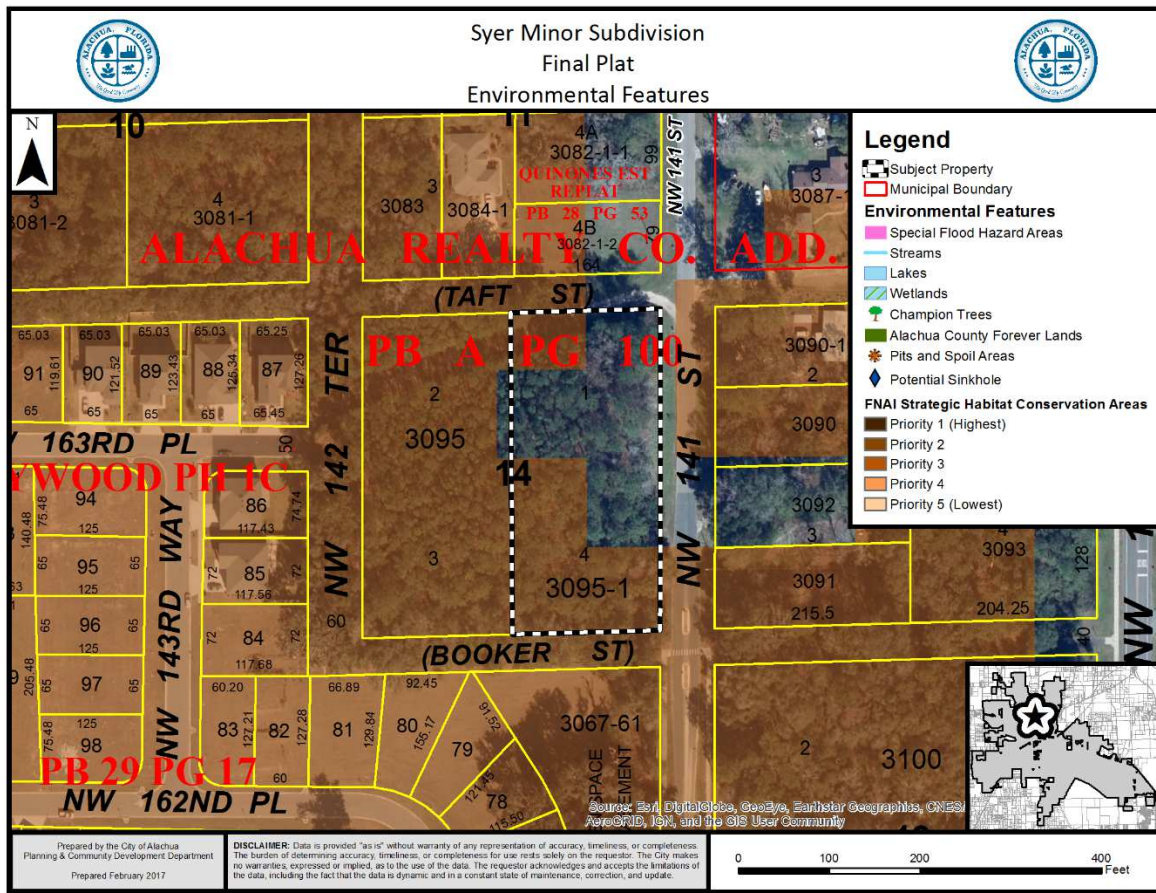
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data from the Suwannee River Water Management District, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 4. Environmental Features



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. The property contains lands identified as “Priority 3” in the PNA data layer. The subject property is contiguous to a larger area primarily to the west of the subject property. This area consists of the Baywood subdivision and other surrounding residential areas. While Priority 3 of the FNAI PNA data layer indicates that the property may 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 is one (1) soil type found within developable areas (i.e., outside building setback areas) on the subject property:

Millhopper Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Evaluation: The soils present on the subject property only pose slight limitations for dwellings. New homes constructed on the subject property will be subject to the Florida Building Code, including those portions pertaining to soil testing (R401.4).

Flood Potential

Panel 0140D 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 located on the subject property.

Evaluation: Best available data indicates that there are no features located on the subject property which 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(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) Minor subdivision standards. A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards. In addition, the application has been reviewed for compliance with other applicable sections on the City's LDRs, including but not limited to Article 3, Zone Districts, and Article 5, Density, Intensity, and Dimensional Standards, and is found to be in compliance with the applicable provisions contained therein.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the new impacts generated by the development. Proposed impacts are based upon the proposed development, consisting of 3 single-family residential units (Lot 4A of the proposed subdivision is presently developed).

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.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
9 (109/4109)	SR 235 (From US 441 to North City Limit of Alachua)	2/U	Major Collector	COMM	C
¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element. ² 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)(a) 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 Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Single-Family Detached Housing (ITE Code 210)	29 (14/15)	2 (1/1)	3 (1/2)
¹ Source: ITE Trip Generation, 9th Edition. ² Formulas: AADT – 9.52 trips per dwelling x 3 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 3 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 3 dwellings (64% entering/36% exiting.)			

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

Traffic System Category	SR 235 (From US 441 to North City Limits of Alachua) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	13,300
Existing Traffic ³	10,000
Reserved Trips ⁴	0
Available Capacity ⁴	3,300
Increase in Daily Trips Generated by Development ⁵	29
Residual Capacity Post-Approval⁶	3,271
Traffic System Category	SR 235 (From US 441 to North City Limits of Alachua) ¹
PM Peak Trips	
Maximum Service Volume ²	1,200
Existing Traffic ³	950
Reserved Trips ⁴	0
Available Capacity ⁴	250
Increase in PM Peak Hour Trips Generated by Development ⁵	2
Residual Capacity Post-Approval⁶	248
¹ Roadway segments number showing 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 2013 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 2015, Florida Department of Transportation, District II. August 2016. ⁴ Source: City of Alachua August 2017 Development Monitoring Report ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved if the Final Plat is approved by the City Commission.	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,301,000
Reserved Capacity ²	60,524
Available Capacity	938,476
Potential Demand Generated by Development ³	825
Residual Capacity	997,103
Percentage of Permitted Design Capacity Utilized	59.23%
Sources: ¹ City of Alachua Public Services Department, May 2017 ² City of Alachua August 2017 Development Monitoring Report ³ City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is 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 ¹	654,000
Reserved Capacity ²	57,964
Available Capacity	788,036
Potential Demand Generated by Development ³	750
Residual Capacity	787,286
Percentage of Permitted Design Capacity Utilized	47.51%
Sources: ¹ City of Alachua Public Services Department, May 2017 ² City of Alachua August 2017 Development Monitoring Report ³ City of Alachua Comprehensive Plan Wastewater Level of Service of 250 gallons/du/ day	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of sanitary sewer facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	39,568	7,221.16
Reserved Capacity ²	5,280.27	963.65
Potential Demand Generated by Development ³	28.42	5.19
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per person per year.)		
2 City of Alachua August 2017 Development Monitoring Report.		
3 Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 3 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.		
4 New River Solid Waste Facility, May 2017.		

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	49.46
Reserved Capacity ¹	0.60
Potential Demand Generated by Development ³	0.02
Residual Recreational Capacity After Impacts	38.54
Sources: ¹ City of Alachua August 2017 Development Monitoring Report ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2014</i> ; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 3 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.01 acres
Acreage Required to Serve Demand Generated by Development ²	0.01 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.02 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	36.13%
¹ Source: City of Alachua August 2017 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.52 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 impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Public School Facilities Impacts

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

The determination concludes that the students that would be generated by the proposed subdivision can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"
TO
EDA ENGINEERS – SURVEYORS – PLANNERS, INC.’S APPLICATION
ON BEHALF OF
GURU KULI HOLDING, LLC
&
GOVINDA CAROL & MAHENDRA KUMAR SHARMA
FOR A
MINOR SUBDIVISION FINAL PLAT APPLICATION
SYER MINOR SUBDIVISION
STAFF REPORT

CONDITIONS:

1. The applicant shall obtain a determination from the Suwannee River Water Management District (SRWMD) that the proposed subdivision is exempt from any permitting requirements through SRWMD prior to the approval of the Minor Subdivision Final Plat. Should SRWMD issue a determination that a permit(s) is (are) required, the proposed subdivision shall meet all applicable review requirements established by the City’s Land Development Regulations (“LDRs”), which may include, but are not limited to, review of the replat as a Major Subdivision.

EXHIBIT "B"
TO
EDA ENGINEERS – SURVEYORS – PLANNERS, INC.'S APPLICATION
ON BEHALF OF
GURU KULI HOLDING, LLC
&
GOVINDA CAROL & MAHENDRA KUMAR SHARMA
FOR A
MINOR SUBDIVISION FINAL PLAT APPLICATION
SYER MINOR SUBDIVISION
STAFF REPORT

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

January 18, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Response to DRT Comments Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on January 10, 2018 are below. Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Complete Application Package
- 1 CD of electronic files

DEFICIENCIES TO BE ADDRESSED:

1. Compliance with Chapter 177, Part I, Florida Statutes

1. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

Remaining Issue: The applicant responded in its January 3 resubmittal that a mortgagee's consent is provided on Sheet 1 of the plat, however, at this time, the mortgagee has provided no acknowledgement that consent shall be provided. Please provide either an acknowledgement from the mortgagee that such consent shall be provided under separate cover, or provide the signed plat with mortgagee consent.

RESPONSE: A letter of consent from the mortgagee is included in this submittal.

2. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as "Alachua County Realty Company's Addition to the City of Alachua". As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is "Alachua Realty Co's Addition to the City of Alachua Fla". Revise application materials and plat accordingly.

Remaining Issue: The title of the existing / recorded plat remains shown on the face of the proposed replat as "Alachua County Realty Company's Addition to the City of Alachua". Please correct the reference to the name of the existing / recorded plat of the lands, as recorded in Plat Book A, Page 100, to "Alachua Realty Co.'s Addition to the City of Alachua Fla".

RESPONSE: See revised Minor Subdivision Plat.

3. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #10

Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Remaining Issue: Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

RESPONSE: Documentation of our current application with the WMD is provided in this submittal.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 10, 2018

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Revised Application, Dated January 3, 2018: Syer Minor Subdivision – Final Plat

Dear Mr. Sweger:

On January 3, 2018, the City of Alachua received your revised application for the Syer Minor Subdivision – Final Plat. The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs), and to confirm the comments issued in a letter dated December 14, 2017, providing comments from the Development Review Team (DRT), were sufficiently addressed. Based upon Staff's review, revisions must be made to the application or additional information is needed before the application may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB).

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, January 18, 2018**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and a CD containing a PDF of **all** application materials must be provided by this date. 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 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*.

Please address the following insufficiencies:

1. **Compliance with Chapter 177, Part I, Florida Statutes**

- a. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

Remaining Issue: The applicant responded in its January 3 resubmittal that a mortgagee's consent is provided on Sheet 1 of the plat, however, at this time, the mortgagee has provided no acknowledgement that consent shall be provided. Please provide either an acknowledgement from the mortgagee that such consent shall be provided under separate cover, or provide the signed plat with mortgagee consent.

2. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as "Alachua County Realty Company's Addition to the City of Alachua". As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is "Alachua Realty Co's Addition to the City of Alachua Fla". Revise application materials and plat accordingly.

Remaining Issue: The title of the existing / recorded plat remains shown on the face of the proposed replat as "Alachua County Realty Company's Addition to the City of Alachua". Please correct the reference to the name of the existing /recorded plat of the lands, as recorded in Plat Book A, Page 100, to "Alachua Realty Co.'s Addition to the City of Alachua Fla".

3. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #10

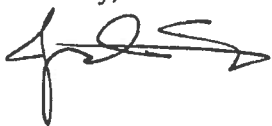
Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Remaining Issue: Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

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.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



JBrown Professional Group

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January 9, 2018

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



Re: Alachua County Realty Company's Addition to the City of Alachua - Replat
of Lots 1 & 4, Block 14 - Preliminary Plat (Surveying Review)

Dear Mr. Tabor:

As you requested, we have reviewed the revised Final Plat drawings, prepared by EDA and date stamped 1-3-18. We have reviewed the plat in order to check on the most recent review comments we provided on December 13, 2017. **The applicant has appropriately addressed all of our previous surveying comments and we have no further comments.** If we can provide any other services related to this project please let me know.

Sincerely,

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

January 03, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Response to DRT Comments Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on December 14, 2017 are below.
Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Application Documents
- 1 CD of electronic files

DEFICIENCIES TO BE ADDRESSED:

1. Compliance with Chapter 177, Part I, Florida Statutes

1. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

RESPONSE: A mortgagee's consent is shown on Sheet 1 of the subdivision plat document.

2. Section 177.091(11) states, "[e]ach plat shall show a description of the lands subdivided, and the description shall be the same in the title certification..." The legal description of the lands is provided on the reference line of a title opinion letter, dated December 8, 2017, from Marvin W. Bingham, Jr., Esq., however, while the legal description of the lands as stated in the reference line of the title opinion letter and the plat describe the same lands, the legal descriptions are not the same. Revise accordingly.

RESPONSE: See revised Title Opinion.

3. Chapter 177, Part I, does not require the professional surveyor and mapper (PSM) reviewing on behalf of the City to affirm the plat conforms to the requirements of the City of Alachua's ordinances and regulations (City staff performs such reviews, while the consulting PSM reviews for conformance to Chapter 177, Part 1). Please remove this portion of the certificate and signature by the reviewing PSM.

RESPONSE: Sheet 1 of the subdivision plat has been revised to address the comment.

2. Land Development Regulations (LDRs)

a. Article 5, Density, Intensity, and Dimensional Standards

1. Section 5.2.2(A)(7)(c) establishes setback requirements for corner lots. General Note 5), Sheet 1 of 2 of the proposed replat, provides setbacks for Lot 1A and Lot 4B based upon the provisions established within Section 5.2.2(A)(7)(c). While right-of-way exists to the north of Lot 1A and to the south of Lot 4B, these right-of-ways are unimproved. As such, the lands do not front two streets and are therefore not considered corner lots for purposes of setback requirements. Remove General Note 5) and revise plat accordingly.

RESPONSE: The subdivision plat has been revised to address this comment. Lots 1A & 4B are no longer considered corner lots.

3. Concurrency Impact Analysis

- a. Potable water and sanitary sewer demand for residential uses are established by Comprehensive Plan, CFNGAR Element, Policy 4.1.c (for water demand – 275 gpd) and Policy 1.1.d (for wastewater demand – 250 gpd). Revise Public Facilities Impact Analysis accordingly.

RESPONSE: See revised Concurrency Impact Analysis.

- b. Provide calculation of recreational demand in Public Facilities Impact Analysis. Per US Census Bureau, persons per household – 2.6; Per Policy 1.2.b, Comprehensive Plan Recreation Element, minimum LOS is 5 acres per 1,000 persons.

RESPONSE: See revised Concurrency Impact Analysis.

4. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as “Alachua County Realty Company’s Addition to the City of Alachua”. As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is “Alachua Realty Co’s Addition to the City of Alachua Fla”. Revise application materials and plat accordingly.

RESPONSE: The subdivision plat has been revised to address this comment by updating the referenced plat.

5. Public Services / Professional Surveyor and Mapper Review Comments

- a. Please reference the memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 14, 2017.

RESPONSE: Noted. There are no comments provided in the memorandum.

- b. The applicant must address the comments provided by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated December 13, 2017.

RESPONSE: Noted. Refer to pages 3 and 4 of this letter.

6. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #8

7. Subdivision Application

Final Plat Attachment #7.: One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: The mailing labels submitted on December 12, 2017 for those persons and organizations registered to receive notice of public hearings state at the top of each label “**NEIGHBORHOOD WORKSHOP NOTICE**”. The mailing labels submitted to the City will be used for public hearing notices. Please remove this statement from each label and resubmit two (2) copies of mailing labels for those persons and organizations registered to receive notice of public hearings.

RESPONSE: Mailing labels have been revised and 2 new sets provided with this resubmittal.

Completeness Review Comment #10

10. Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: Documentation submitted by the applicant to the City on December 12, 2017 evidences the SRWMD has received a Permit Determination ERP application and that the application is being evaluated by SRWMD staff. Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

RESPONSE: Letter of Exemption or other permit documentation will be provided when available.

JBROWN PROFESSIONAL GROUP:

Sheet 1 of 2:

1. In Owner’s Certification, the correct owner’s name should be Guru Kuli Holding Company, LLC. The word “company” was left out.

RESPONSE: The entity “Guru Kuli Holding Company, LLC” filed a name change with the State of Florida changing the name to “Guru Kuli Holding, LLC”. This was updated per completeness review comment #3 in City of Alachua’s comment letter dated 12/05/17.

2. Suggest changing all dates to 2018 as the plat will most likely be recorded then.

RESPONSE: The subdivision plat has been revised to address this comment.

3. Mortgagee’s Consent includes an extra “and as further modified in OR Book 4511, Page 1992” that does not appear in the 12-8-17 Title Opinion letter provided. Please coordinate with the attorney to either modify the title opinion letter or modify the consent language.

RESPONSE: See revised Title Opinion.

4. Recommend adding a notarization to the mortgagee’s consent.

RESPONSE: The subdivision plat has been revised to add an acknowledgement for the mortgagee.

5. Add surveyor Charles D. Sapp, PLS Certificate No. 4948 to Certificate and Signature City Representative.

RESPONSE: The subdivision plat has been revised to reflect the City's representative.

6. Regarding General Note 5. Currently, Booker St. and Taft St. are unimproved. We do not recommend allowing Lots 1A & 4B to front on an unimproved street. We suggest providing similar setbacks to Lots 1A & 4B as per Lots 1B and 4A and require all lots to front on NW 141st St.

RESPONSE: The subdivision plat has been revised to address this comment. Lots 1A & 4B are no longer considered corner lots.

Sheet 2 of 2:

1. Suggest replicating Sheet 1 General Notes 4 and 5 (if remaining) on Sheet 2 since they are applicable to the graphical interpretation of Sheet 2.

RESPONSE: The subdivision plat has been revised to address this comment. Notes are now shown on both sheet.

2. Suggest labeling Booker St., Taft St., and West Main St. as "unimproved".

RESPONSE: The subdivision plat has been revised to address this comment. These roads are now labeled "Unimproved".

3. Consider removing the solid line at the east end of NW 163rd Place since it connects to the ROW of W. Main Street.

RESPONSE: The subdivision plat has been revised to address this comment.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 14, 2017

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review by Development Review Team (DRT) of:
Syer Minor Subdivision – Final Plat Application

Dear Mr. Sweger:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, January 3, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the Planning & Zoning Board (PZB) may be scheduled for February 13, 2018.

Please address the following:

1. *Compliance with Chapter 177, Part I, Florida Statutes*
 - a. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.
 - b. Section 177.091(11) states, "[e]ach plat shall show a description of the lands subdivided, and the description shall be the same in the title certification..." The legal description of the lands is provided on the reference line of a title opinion letter, dated December 8, 2017, from Marvin W. Bingham, Jr., Esq., however, while the legal description of the lands as stated in the reference line of the title opinion letter and the plat describe the same lands, the legal descriptions are not the same. Revise accordingly.
 - c. Chapter 177, Part I, does not require the professional surveyor and mapper (PSM) reviewing on behalf of the City to affirm the plat conforms to the requirements of the City of Alachua's ordinances and regulations (City staff performs such reviews, while the consulting PSM reviews for conformance to Chapter 177, Part 1). Please remove this portion of the certificate and signature by the reviewing PSM.

2. Compliance with Land Development Regulations (LDRs)

a. Article 5, Density, Intensity, and Dimensional Standards

- i. Section 5.2.2(A)(7)(c) establishes setback requirements for corner lots. General Note 5), Sheet 1 of 2 of the proposed replat, provides setbacks for Lot 1A and Lot 4B based upon the provisions established within Section 5.2.2(A)(7)(c). While right-of-way exists to the north of Lot 1A and to the south of Lot 4B, these right-of-ways are unimproved. As such, the lands do not front two streets and are therefore not considered corner lots for purposes of setback requirements. Remove General Note 5) and revise plat accordingly.

3. Concurrency Impact Analysis

- a. Potable water and sanitary sewer demand for residential uses are established by Comprehensive Plan, CFNGAR Element, Policy 4.1.c (for water demand – 275 gpd) and Policy 1.1.d (for wastewater demand – 250 gpd). Revise Public Facilities Impact Analysis accordingly.
- b. Provide calculation of recreational demand in Public Facilities Impact Analysis. Per US Census Bureau, persons per household – 2.6; Per Policy 1.2.b, Comprehensive Plan Recreation Element, minimum LOS is 5 acres per 1,000 persons.

4. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as “Alachua County Realty Company’s Addition to the City of Alachua”. As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is “Alachua Realty Co’s Addition to the City of Alachua Fla”. Revise application materials and plat accordingly.

5. Public Services / Professional Surveyor and Mapper Review Comments

- a. Please reference the memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 14, 2017.
- b. The applicant must address the comments provided by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated December 13, 2017.

6. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #8

7. **Subdivision Application**

Final Plat Attachment #7.: One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: The mailing labels submitted on December 12, 2017 for those persons and organizations registered to receive notice of public hearings state at the top of each label “NEIGHBORHOOD WORKSHOP NOTICE”. The mailing labels submitted to the City will be used for public hearing notices. Please remove this statement from each label and resubmit two (2) copies of mailing labels for those persons and organizations registered to receive notice of public hearings.

Completeness Review Comment #10

10. **Subdivision Application**

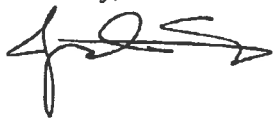
Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: Documentation submitted by the applicant to the City on December 12, 2017 evidences the SRWMD has received a Permit Determination ERP

application and that the application is being evaluated by SRWMD staff. Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

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.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 14, 2017
 Letter from A.J. "Jay" Brown, Jr., P.E., JBrown Professional Group, Inc., dated December 13, 2017

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: December 14th, 2017

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Syer Minor Subdivision Final Plat

Public Services have reviewed the Syer Minor Subdivision Final Plat and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	No Comments.
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician



JBrown Professional Group

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December 13, 2017

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

Re: Alachua County Realty Company's Addition to the City of Alachua - Replat
of Lots 1 & 4, Block 14 - Preliminary Plat (Surveying Review)

Dear Mr. Tabor:

As you requested, our survey staff and myself have reviewed the Final Plat drawings and other materials provided to us for the above referenced project. The Preliminary Plat drawings, created by EDA, and dated 11/29/17 are well prepared. We have several comments, all minor in nature. The comments are provided below.

Sheet 1 of 2

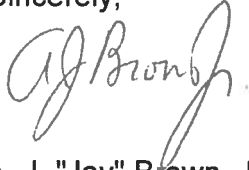
1. In Owner's Certification the correct owner's name should be Guru Kuli Holding Company, LLC. The word "company" was left out.
2. Suggest changing all dates to 2018 as the plat will most likely be recorded then.
3. Mortgagee's Consent includes an extra "and as further modified in OR Book 4511, Page 1992" that does not appear in the 12-8-17 Title Opinion letter provided. Please coordinate with the attorney to either modify the title opinion letter or modify the consent language.
4. Recommend adding a notarization to the mortgagee's consent.
5. Add surveyor Charles D. Sapp, PLS Certificate No. 4948 to Certificate and Signature City Representative.
6. Regarding General Note 5. Currently, Booker St. and Taft St. are unimproved. We do not recommend allowing Lots 1A & 4B to front on an unimproved street. We suggest providing similar setbacks to Lots 1A & 4B as per Lots 1B and 4A and require all lots to front on NW 141st St.

Sheet 2 of 2

1. Suggest replicating Sheet 1 General Notes 4 and 5 (if remaining) on Sheet 2 since they are applicable to the graphical interpretation of Sheet 2.
2. Suggest labeling Booker St., Taft St., and West Main St. as "unimproved".
3. Consider removing the solid line at the east end of NW 163rd Place since it connects to the ROW of W. Main Street.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. We are happy to review the revised plat drawings once the comments are addressed. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in black ink.

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

Development Review Team (DRT) Meeting

Project Name: Alachua West PD-R Preliminary Plat / Final PD Plan

Meeting Date: December 14, 2017 (Staff DRT)

PLEASE PRINT CLEARLY

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Syer Minor Subdivision

APPLICATION TYPE: Final Plat

PROPERTY OWNER: Guru Kuli Holding, LLC; Govinda Carol & Mahendra Kumar Sharma

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, eda engineers – surveyors – planners, inc.

DRT MEETING DATE: December 14, 2017

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

ZONING: Residential Single Family – 3 (RSF-3)

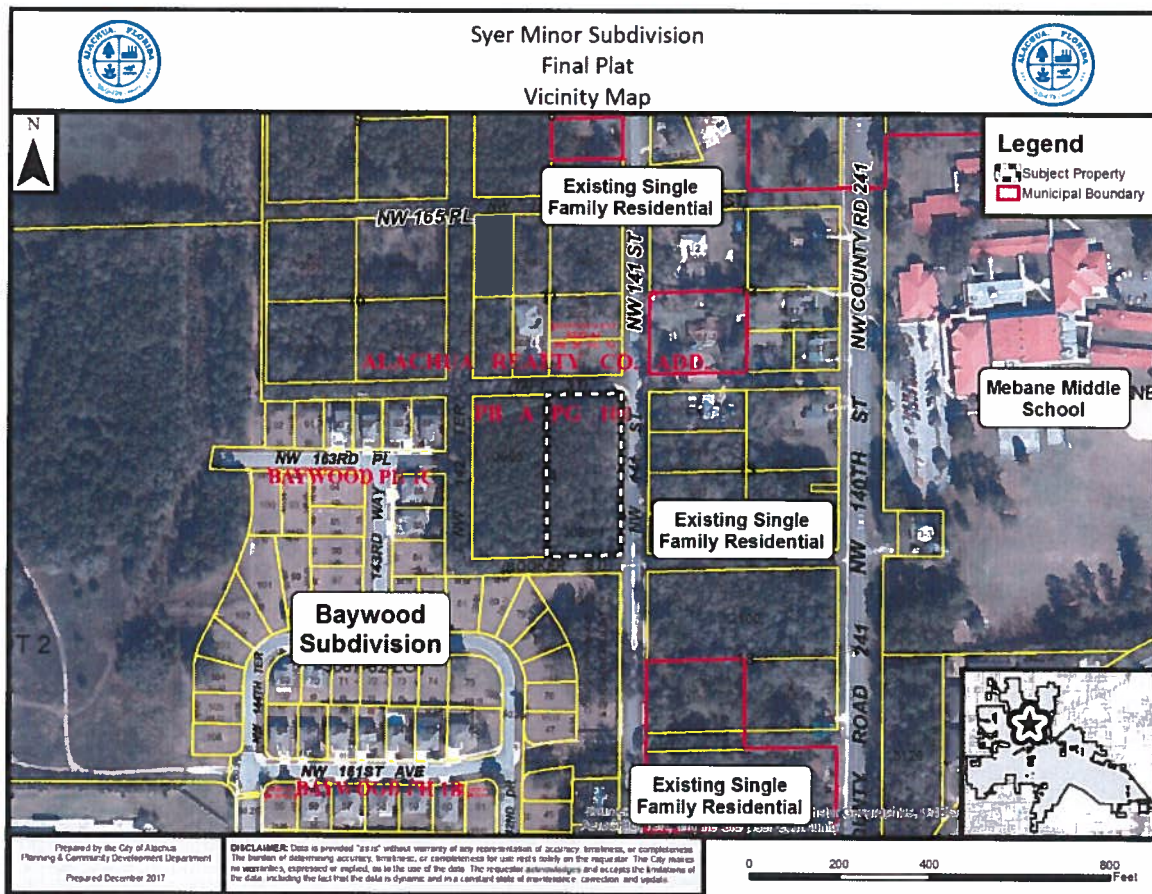
OVERLAY: N/A

ACREAGE: ±1.34 acres

PARCELS: A portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000

PROJECT SUMMARY: A request to subdivide a ±1.34 acre tract into a total of 4 lots

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 5:00 PM on **Wednesday, January 3, 2018.**



Deficiencies to be Addressed

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

1. Compliance with Chapter 177, Part I, Florida Statutes

- a. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.
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5. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated December 13, 2017.

6. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

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JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

December 13, 2017

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

Re: Alachua County Realty Company's Addition to the City of Alachua - Replat
of Lots 1 & 4, Block 14 - Preliminary Plat (Surveying Review)

Dear Mr. Tabor:

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Sheet 1 of 2

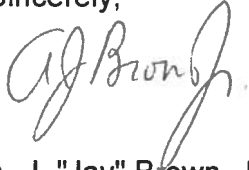
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Sheet 2 of 2

1. Suggest replicating Sheet 1 General Notes 4 and 5 (if remaining) on Sheet 2 since they are applicable to the graphical interpretation of Sheet 2.
2. Suggest labeling Booker St., Taft St., and West Main St. as "unimproved".
3. Consider removing the solid line at the east end of NW 163rd Place since it connects to the ROW of W. Main Street.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. We are happy to review the revised plat drawings once the comments are addressed. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in dark ink.

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: December 14th, 2017

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Syer Minor Subdivision Final Plat

Public Services have reviewed the Syer Minor Subdivision Final Plat and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	No Comments.
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

November 30, 2017

NAME & DESCRIPTION OF PROJECT

Syer Minor Subdivision

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

16280 NW 141st Street, Alachua, FL

Tax Parcel Numbers

03095-000-000, 03095-001-000

Acreage

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

2

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/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest

Middle

Mebane

High

Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	2	units X 0.15 Elementary School Multiplier	1	Student Stations
MIDDLE	2	units X 0.07 Middle School Multiplier	1	Student Stations
HIGH	2	units X 0.09 High School Multiplier	1	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.08 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : Syer Minor Subdivision

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:



Approved based upon the following findings (see 2017-2018 Capacity Tables)

Elementary SCSA

Northwest Alachua

Capacity Required

1



Capacity Available

Available Capacity 284



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Mebane

Capacity Required

1



Capacity Available

Available Capacity 405



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Santa Fe

1



Capacity Available

Available Capacity 383



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity



Denial for reasons stated

Approved by

School Board Staff Certification

Suzanne Wynn

Digitally signed by Suzanne Wynn
DN: cn=Suzanne Wynn, o=SCSAC, ou, email=suzannawynn@scsac.edu, c=US
Date: 2017.12.11 13:51:49 -0500

Suzanne M. Wynn

Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 12.11.2017

City of Alachua

A complete application for the
development project was accepted on

Date:

Signed:

Printed Name:

Plan / Concurrency Reviews - City of Alachua Projects

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Plan / Concurrency Reviews - City of Alachua Projects

Mon, Dec 11, 2017 11:14 AM

 3 attachments

To : Debbie J Matchett <matchedj@gm.sbac.edu>

Cc : gboles <gboles@ufl.edu>, Adam Hall <ad_hall@cityofalachua.org>

Debbie,

The City of Alachua has received applications for the following projects:

1. Alachua West PD-R - Preliminary Plat - a proposed 138 lot single-family residential subdivision, consisting of a ± 35.82 acre tract (Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006);
2. Syer Final Plat / Minor Subdivision - Final Plat - a proposed replat of 2 historic lots, into a total of 4 lots (2 additional lots), consisting of a ± 1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000); and,
3. March Acres, First Addition - Final Plat - a proposed 4 lot subdivision, consisting of a ± 20.387 acre parcel (Tax Parcel No. 03014-005-000).

The City requests a capacity review be performed for the Alachua West PD-R Preliminary Plat. It is my understanding that school concurrency for the Syer Final Plat and March Acres First Addition Final Plat projects may be certified by the City; the forms for these projects are therefore being provided for informational purposes only.

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

Sincerely,

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

City Hall Hours of Operation

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

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.

 **Alachua West PD-R Prelim Plat PS Gen Form.pdf**
1 MB

 **07 Syer Final Plat School Student Generation Form.pdf**



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 6, 2017

VIA HAND DELIVERY

Mr. A.J. "Jay" Brown, Jr., P.E.
President
3530 NW 43rd Street
Gainesville, FL 32606

RE: Review of Syer Minor Subdivision – Final Plat

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct a **surveying review** of the referenced Final Plat. This application proposes to replat Lots 1 and 4, Block 14, of Alachua County Realty Company's Addition to the City of Alachua, as recorded in Official Records Book A, Page 100, of the Public Records of Alachua County, consisting of a ± 1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000) into a total of 4 lots.

Please provide comments by **5:00 PM on Wednesday, December 13, 2017**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File

Project Review - Alachua West PD-R Prelim Plat; Syer Minor Subdivision (Final Plat)

From : Justin Tabor <jtabor@cityofalachua.com>

Wed, Dec 06, 2017 09:03 AM

Subject : Project Review - Alachua West PD-R Prelim Plat; Syer Minor Subdivision (Final Plat)

To : Jay Brown <jay.brown@jbprogroup.com>

Cc : Laurie Thomas <laurie.thomas@jbprogroup.com>

Good Morning, Jay,

The City requests your office review two projects, further described below:

Alachua West PD-R Preliminary Plat / Final PD Plan - requires review by an engineer

Proposes the subdivision of a ±35.82 acre tract (consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006) into a total of 138 lots (single-family residential)

The plans and application materials for this project are accessible

at: <http://cloud.cityofalachua.org/index.php/s/uShji1Q7kbbQNml>

In addition, the PD Master Plan, PD Ordinance, and other PD documentation is accessible

at: <http://cloud.cityofalachua.org/index.php/s/CEPhFqImg2BYDyC>

Syer Minor Subdivision Final Plat - requires review by a surveyor

Proposes to replat Lots 1 and 4, Block 14, of Alachua County Realty Company's Addition to the City of Alachua, as recorded in Official Records Book A, Page 100, of the Public Records of Alachua County, consisting of a ±1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000) into a total of 4 lots

The plat and application materials for this project are accessible

at: <http://cloud.cityofalachua.org/index.php/s/9PwouFeYjMreN1P>

I have requested title certification as required by Section 177.041, F.S., and will forward it to your office upon receipt.

Given the holidays, the review schedule is somewhat condensed. If it is possible to provide a response on the Alachua West PD-R Preliminary Plat by end of business on Tuesday, 12/12, and on the Syer Minor Subdivision by end of business on Wednesday, 12/13, I would sincerely appreciate it. I spoke to Laurie at your office this morning, and she plans to pick up hard copies of the application materials this afternoon.

Please let me know if you have any questions, or if there are any concerns responding by the dates above. As always, thank you for your assistance.

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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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 5, 2017

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Syer Minor Subdivision – Final Plat Application

Dear Mr. Sweger:

On November 30, 2017, the City of Alachua received your application for a Minor Subdivision, which proposes to replat Lots 1 and 4, Block 14, of Alachua County Realty Company's Addition to the City of Alachua, as recorded in Official Records Book A, Page 100, of the Public Records of Alachua County, consisting of a ±1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000) into a total of 4 lots.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain materials by **Tuesday, December 12, 2017**. Failure to address comments by this date may result in the postponement of the issuance of Development Review Team (DRT) review comments and/or the DRT meeting, and could delay the anticipated hearing date before the Planning and Zoning Board (PZB).

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a by separate cover or at a DRT Meeting.

Please address the following by **Tuesday, December 12, 2017**:

1. Subdivision Application

Section A., #3.: Parcel ID Number(s).

Action Needed to Address Deficiency: Subject property consists of a portion of Tax Parcel 03095-000-000 and all of Tax Parcel 03095-001-000. Revise to indicate the proposed subdivision consists of a portion of Tax Parcel 03095-000-000.

2. **Subdivision Application**
Section A., #7.: Acreage.
Action Needed to Address Deficiency: Please provide total acreage (± 1.33 acres).
3. **Authorized Agent Affidavit**
Section B., Company Name
Signature Block, Title of Applicant
Action Needed to Address Deficiency: Company name, according to Florida Department of State, Division of Corporation records, is "Guru Kuli Holding, LLC". Revise Authorized Agent Affidavit accordingly.
4. **Subdivision Application**
Final Plat Attachment #2.e.: Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
Action Needed to Address Deficiency: (1) Indicate on the vicinity map the total number of lots. (2) Provide a scale for vicinity map, with the scale not exceeding 1" = 2,000 feet.
5. **Subdivision Application**
Final Plat Attachment #2.w.: Certification that all payable taxes have been paid and all tax sales against the land redeemed.
Action Needed to Address Deficiency: Please note, while taxes through year 2016 have been paid, taxes for year 2017 are due and must be paid no later than March 1, 2018.
6. **Subdivision Application**
Final Plat Attachment #2.x.: Title certification as required by Chapter 177, Florida Statutes.
Action Needed to Address Deficiency: Section 177.041(2), Florida Statutes states, "[e]very plat or replat of a subdivision submitted to the approving agency of the local governing body must be accompanied by: (2) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or property information report must also show all mortgages not satisfied or released of record nor otherwise terminated by law." The applicant has provided documentation pertaining to title insurance policies issued to each portion of the lands to be subdivided, however, this documentation does not satisfy the requirements of Section 177.041(2), Florida Statutes. The applicant must submit a title opinion of an attorney at law licensed in Florida or a property information report which provides the information as required by Section 177.041(2), Florida Statutes.
7. **Subdivision Application**
Final Plat Attachment #6.: Public School Student Generation Form
Section B., #3.: Parcel ID Number(s).
Action Needed to Address Deficiency: Subject property consists of a portion of Tax Parcel 03095-000-000 and all of Tax Parcel 03095-001-000. Revise to indicate the proposed subdivision consists of a portion of Tax Parcel 03095-000-000.
8. **Subdivision Application**
Final Plat Attachment #7.: One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: (1) Two sets of mailing labels are required for minor subdivision applications. Provide additional set of mailing labels for properties within 400 feet of the subject property boundaries. (2) In addition to providing notice to properties within 400 feet, the City's LDRs also require mailed notices be sent to persons and organizations registered to receive notice of public hearings. The applicant must provide two sets of mailing labels for this list of persons / organizations. The public notification mailing list is accessible at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>.

9. **Subdivision Application**

Final Plat Attachment #9.: Proof of payment of taxes.

Action Needed to Address Deficiency: Please note, while taxes through year 2016 have been paid, taxes for year 2017 are due and must be paid no later than March 1, 2018.

10. **Subdivision Application**

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

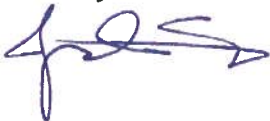
Action Needed to Address Deficiency: Provide SRWMD letter of exemption or other documentation upon receipt.

Miscellaneous Comments

1. The project is generally referenced as the "Syer Minor Subdivision" in application materials, however, elsewhere a project name of "NW 141st Street Minor Subdivision" is used. Please ensure the project name is consistent throughout 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. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



November 30, 2017

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: Syer Minor Subdivision Application

Justin:

Attached is an application for a minor subdivision related to the proposed creation of 4 platted lots (2 new lots) that is part of Alachua County Realty Company's Addition to the City of Alachua, Lots 1 and 4. The proposed subdivision is approximately 1.34 acres in size. In addition, each of the four lots has direct access to an existing roadway (NW 141st Street). Therefore, no access management permits are required for this project.

The application includes the required technical checklist, mailing labels, ownership and tax information, public facility impact analysis and a statement of consistency with the comprehensive plan.

A request to the Suwannee River Water Management District has been filed requesting an exception from the stormwater permitting requirements. This exception letter will be provided to the City of Alachua prior to the public hearing for plat approval.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

A handwritten signature in black ink, appearing to read "Clay Sweger".

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

2017 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000100025

Entity Name: GURU KULI HOLDING, LLC

Current Principal Place of Business:

20109 NW 113TH WAY
ALACHUA, FL 32615

Current Mailing Address:

P.O. BOX 1300
ALACHUA, FL 32616

FEI Number: 20-3797329

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SYER, SERENE
20109 NW 113TH WAY
ALACHUA, FL 32615 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	SYER, SERENE	Name	SYER, SARADIYA
Address	20109 NW 113TH WAY	Address	P.O. BOX 1300
City-State-Zip:	ALACHUA FL 32615	City-State-Zip:	ALACHUA FL 32616

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SERENE SYER

MGRM

04/26/2017

Electronic Signature of Signing Authorized Person(s) Detail

_____ Date

Sale Price: 24,500.
Recording: 18.50
Doc. Stamp: 185.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3055955 2 PG(S)
April 28, 2017 04:43:51 PM
Book 4511 Page 1990
J.K. 'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$185.50



Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File Number: 17-087
Will Call No.:

Parcel Identification No. 03095-000-000 (part of)

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of April, 2017 between **Guru Kuli Holding, LLC f/k/a Guru Kuli Holding Company, LLC**, a Florida limited liability company whose post office address is Post Office Box 1300, Alachua, FL 32616 of the County of Alachua, State of Florida, grantor*, and **Govinda Carol and Mahendra Kumar Sharma** whose post office address is 7200 SW 8th Avenue, Unit T130, Gainesville, FL 32607 of the County of Alachua, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Lot 4 of Block 14 in the ALACHUA REALTY COMPANY'S ADDITION to the City of Alachua, as per plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marvin W. Bingham, Jr.
 Witness Name: MARVIN W. BINGHAM, JR.
Mary T. Dotson
 Witness Name: MARY T. DOTSON

Guru Kuli Holding, LLC

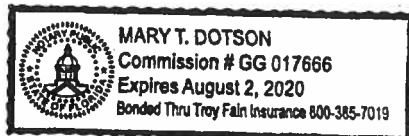
By: *Serene S. Syer*
 Serene S. Syer, Member

By: *Saradiya Syer*
 Saradiya Syer, Member

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 21st day of April, 2017 by Serene S. Syer, Member and Saradiya Syer, Member of Guru Kuli Holding, LLC, on behalf of the corporation. They ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Mary T. Dotson
 Notary Public
 Printed Name: MARY T. DOTSON
 My Commission Expires: 08/02/2020

January 18, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Response to DRT Comments Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on January 10, 2018 are below. Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Complete Application Package
- 1 CD of electronic files

DEFICIENCIES TO BE ADDRESSED:

1. Compliance with Chapter 177, Part I, Florida Statutes

1. Provide documentation affirming the mortgagee shall consent to the plat and shall join in the dedication as required by Section 177.081, Florida Statutes.

Remaining Issue: The applicant responded in its January 3 resubmittal that a mortgagee's consent is provided on Sheet 1 of the plat, however, at this time, the mortgagee has provided no acknowledgement that consent shall be provided. Please provide either an acknowledgement from the mortgagee that such consent shall be provided under separate cover, or provide the signed plat with mortgagee consent.

RESPONSE: A letter of consent from the mortgagee is included in this submittal.

2. Miscellaneous / General Comments

- a. Throughout the application materials and plat, the existing / recorded plat is referenced as "Alachua County Realty Company's Addition to the City of Alachua". As recorded in Plat Book A, Page 100, the correct name of the existing / recorded plat is "Alachua Realty Co's Addition to the City of Alachua Fla". Revise application materials and plat accordingly.

Remaining Issue: The title of the existing / recorded plat remains shown on the face of the proposed replat as "Alachua County Realty Company's Addition to the City of Alachua". Please correct the reference to the name of the existing / recorded plat of the lands, as recorded in Plat Book A, Page 100, to "Alachua Realty Co.'s Addition to the City of Alachua Fla".

RESPONSE: See revised Minor Subdivision Plat.

3. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

Completeness Review Comment #10

Subdivision Application

Final Plat Attachment #10.: Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Remaining Issue: Provide SRWMD letter of exemption or other documentation upon receipt from SRWMD.

RESPONSE: Documentation of our current application with the WMD is provided in this submittal.

November 30, 2017

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: Syer Minor Subdivision Application

Justin:

Attached is an application for a minor subdivision related to the proposed creation of 4 platted lots (2 new lots) that is part of Alachua County Realty Company's Addition to the City of Alachua, Lots 1 and 4. The proposed subdivision is approximately 1.34 acres in size. In addition, each of the four lots has direct access to an existing roadway (NW 141st Street). Therefore, no access management permits are required for this project.

The application includes the required technical checklist, mailing labels, ownership and tax information, public facility impact analysis and a statement of consistency with the comprehensive plan.

A request to the Suwannee River Water Management District has been filed requesting an exception from the stormwater permitting requirements. This exception letter will be provided to the City of Alachua prior to the public hearing for plat approval.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,



Clay Sweger, AICP, LEED AP
Principal / Director of Planning



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC; Admin

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☒ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Syer Minor Subdivision
2. Address of Subject Property: 16280 NW 141st Street, Alachua
3. Parcel ID Number(s): 03095-001-000 and portion of 03095-000-000
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation : Moderate Density Residential
6. Zoning Designation: Residential, Single Family (RSF-3)
7. Acreage: 1.34

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: Florida ZIP: 32606
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Owner of Parcel 03095-000-000 - Guru Kuli Holding, LLC
Mailing Address: 20109 NW 113th Way
City: Alachua State: Florida ZIP: 32615

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: n/a
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft;
 - b. Proposed name of subdivision.
 - c. Name, address, and telephone number of the subdivider and agent of subdivider.
 - d. Name, address, telephone number and registration number of surveyor or engineer.
 - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
 - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - g. Legal description of the property to be subdivided.

Owner of Parcel 03095-001-000:
Govinda Carol and Mahendra Kumar Sharma
7200 SW 8th Avenue, Unit T130
Gainesville, FL 32607

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.


Signature of Applicant

Signature of Co-applicant

Clay Sweger, AICP, LEED AP
Typed or printed name and title of applicant

Typed or printed name of co-applicant

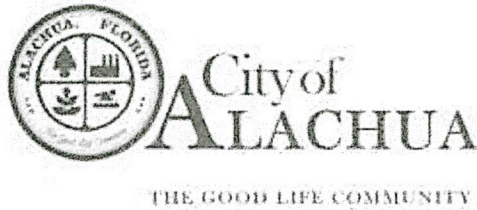
State of Florida County of Alachua

The foregoing application is acknowledged before me this 11th day of December, 2017, by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____
as identification.




Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16280 NW 141st Street, Alachua, Florida

Parcel ID Number(s): 03095-000-000

Acreage: 0.67

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Serene Syer

Title: Manager

Company (if applicable): Guru Kuli Holding, LLC

Mailing Address: 20109 NW 113th Way

City: Alachua

State: Florida

ZIP: 32615

Telephone: 352-214-3142

FAX: _____

e-mail: sssyer@gmail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: Florida

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Minor Subdivision

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

Signature of Applicant

Signature of Co-applicant

Serene Syer MGRM/owner

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of December, 2017 by Serene

Syer, who is/are personally known to me, or who has/have produced FL. Drivers License as identification.

NOTARY SEAL

Callie B. Worthington
Signature of Notary Public, State of Florida



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

Callie B. Worthington



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16280 NW 141 St, Alachua, FL 32615

Parcel ID Number(s): 03095-001-000

Acreage: 0.67

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Govinda Carol and Mahendra Kumar Sharma

Title: Property Owners

Company (if applicable): _____

Mailing Address: 16280 NW 141 St

City: Alachua

State: FL

ZIP: 32615

Telephone: 4243629276

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: Florida

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafil.com

D. REQUESTED ACTION:

Minor Subdivision

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

Govinda Carol

Signature of Applicant

Mahendra Kumar Sharma

Signature of Co-applicant

Govinda Carol

Typed or printed name and title of applicant

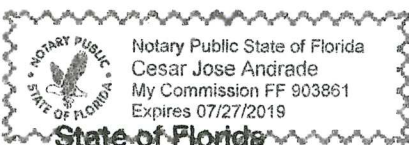
Mahendra Kumar Sharma

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of November, 2017, by Govinda Carol

Mahendra Sharma who is/are personally known to me, or who has/have produced Florida Drivers Lic. as identification.



State of Florida
County of Alachua

[Signature]
Signature of Notary Public, State of Florida

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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafl.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): Serene Syer, Manager - Guru Kuli Holding, LLC

Mailing Address: 20109 NW 113th Way

City: Alachua

State: FL

ZIP: 32615

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Syer Minor Subdivision

2. Address of Subject Property: 16280 NW 141st Street, Alachua

3. Parcel ID Number(s): 03095-001-000 and portion of 03095-000-000

4. Section 10 Township 08 Range 18 Grant _____ Acreage: 1.34

5. Existing Use of Property: Vacant Residential

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: Residential, Single Family (RSF-3)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 2

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☐ Preliminary Plat

☒ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

Elementary: Alachua

Middle: Mebane

High: Santa Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students 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, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	<u>2</u>	units	x	<u>0.15</u>	Elementary School Multiplier*	<u>0.30</u>	Student Stations**
Middle School	<u>2</u>	units	x	<u>0.07</u>	Middle School Multiplier*	<u>0.14</u>	Student Stations**
High School	<u>2</u>	units	x	<u>0.09</u>	High School Multiplier*	<u>0.18</u>	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

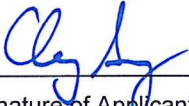
** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check 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 of 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 Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



 Signature of Applicant

 Signature of Co-applicant

Clay Sweger, AICP, LEED AP

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 11th day of December, 2017, by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____
 as identification.





 Signature of Notary Public, State of Florida

\\SERVER3\survey\Projects\2017\2017-0074 (Syne)\DWG\2017-0074.SD2.dwg - Sheet 1
Printed Jan 15, 2018 - 08:48:11 - Rogers

ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOTS 1 & 4, BLOCK 14,
ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100,
OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 1 OF 2

LEGAL DESCRIPTION

LOTS 1 & 4 BLOCK 14, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF BLOCK 14 AS BEING SOUTH 00 DEGREES, 54 MINUTES, 59 SECONDS WEST.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR. THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
REAR 15 FEET
SIDE 7.5 FEET
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C, PANEL 0140D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 4
- TOTAL ACREAGE OF SUBDIVISION = 1.34± ACRES
- PURSUANT TO FLORIDA STATUTES CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.

OWNER'S CERTIFICATION AND DEDICATION

SERENE SYER, MANAGING MEMBER OF GURU KULI HOLDING, LLC; GOVINDA CAROL; AND MAHENDRA KUMAR SHARMA, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON.

SERENE SYER MANAGING MEMBER GURU KULI HOLDING, LLC SUBDIVIDER MAILING: P.O. BOX 1300 ALACHUA, FLORIDA, 32616	WITNESS _____	WITNESS _____
GOVINDA CAROL SUBDIVIDER MAILING: 7200 SW 8th AVENUE, #T-130 GAINESVILLE, FLORIDA 32607	WITNESS _____	WITNESS _____
MAHENDRA KUMAR SHARMA SUBDIVIDER MAILING: 7200 SW 8th AVENUE, #T-130 GAINESVILLE, FLORIDA 32607	WITNESS _____	WITNESS _____

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SERENE SYER, MANAGING MEMBER OF GURU KULI HOLDING, LLC, WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES _____	TYPE OF IDENTIFICATION PRODUCED _____ (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------------	--

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME GOVINDA CAROL, WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES _____	TYPE OF IDENTIFICATION PRODUCED _____ (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------------	--

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME MAHENDRA KUMAR SHARMA, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES _____	TYPE OF IDENTIFICATION PRODUCED _____ (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------------	--

MORTGAGEE'S CONSENT

THE UNDERSIGNED, HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 3888, PAGE 1141; AS MODIFIED IN OFFICIAL RECORDS BOOK 4055, PAGE 75; AND AS FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 4252, PAGE 2407; ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

ROBERT MABIN	WITNESS _____	WITNESS _____
--------------	---------------	---------------

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT MARIN, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

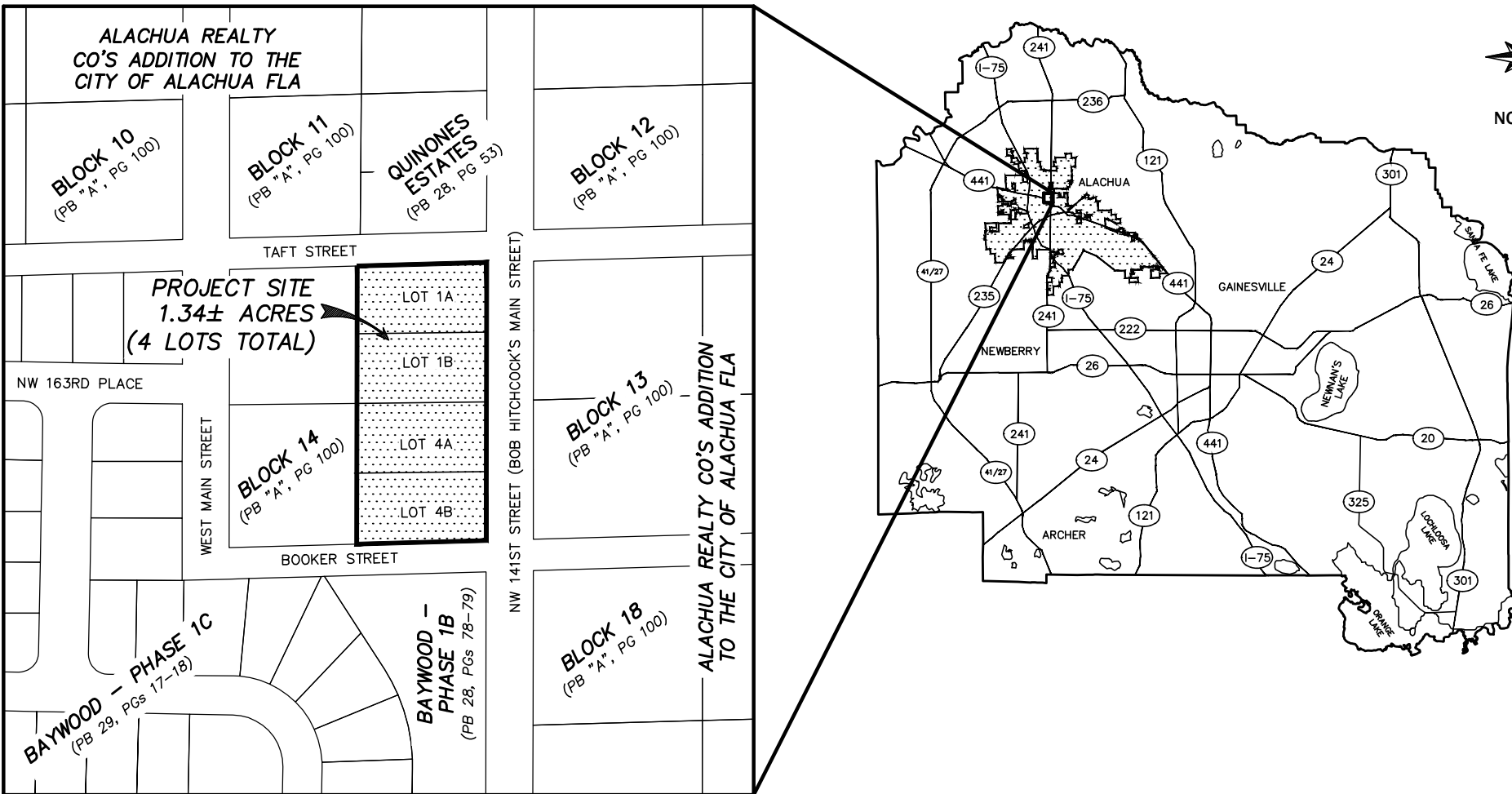
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018.

NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES _____	TYPE OF IDENTIFICATION PRODUCED _____ (IF NOT PERSONALLY KNOWN)
---------------------------------	-----------------------------	--

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 (PLATTING), OF THE FLORIDA STATUTES.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC., 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 6687



VICINITY MAP
ALACHUA COUNTY, FLORIDA
SCALE: 1" = 200'

CERTIFICATE AND SIGNATURE CITY REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

CHARLES D. SAPP, PLS
FLORIDA CERTIFICATION No. 4948

DATE _____

CERTIFICATE OF APPROVAL FOR CITY OF ALACHUA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA'S ORDINANCES AND REGULATIONS:

FORM AND LEGALITY	CITY ATTORNEY	DATE
-------------------	---------------	------

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF ALACHUA	MAYOR	DATE
--	-------	------

CITY MANAGER	DATE
--------------	------

CERTIFICATE OF APPROVAL BY THE ALACHUA COUNTY HEALTH DEPARTMENT

DATE

CLERK OF THE CIRCUIT COURT

RECEIVED AND RECORDED FOR RECORD ON THIS _____ DAY OF _____, 2018.

CLERK OF THE COURT	DEPUTY CLERK
--------------------	--------------

NOT FOR FINAL RECORDING

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA - REPLAT OF LOTS 1 AND 4, BLOCK 14

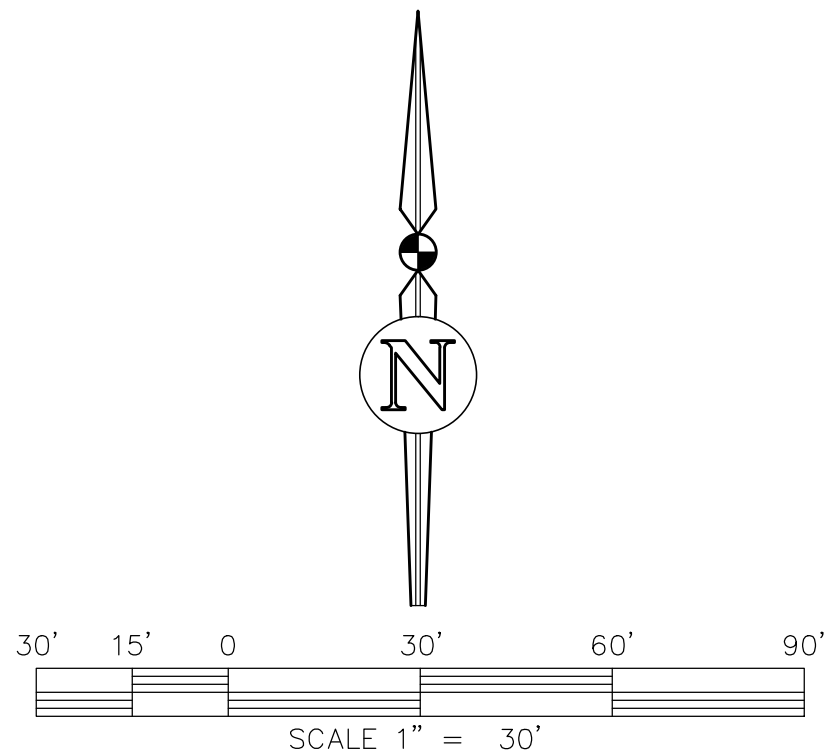
SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF LOTS 1 & 4, BLOCK 14,
ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100,
OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS

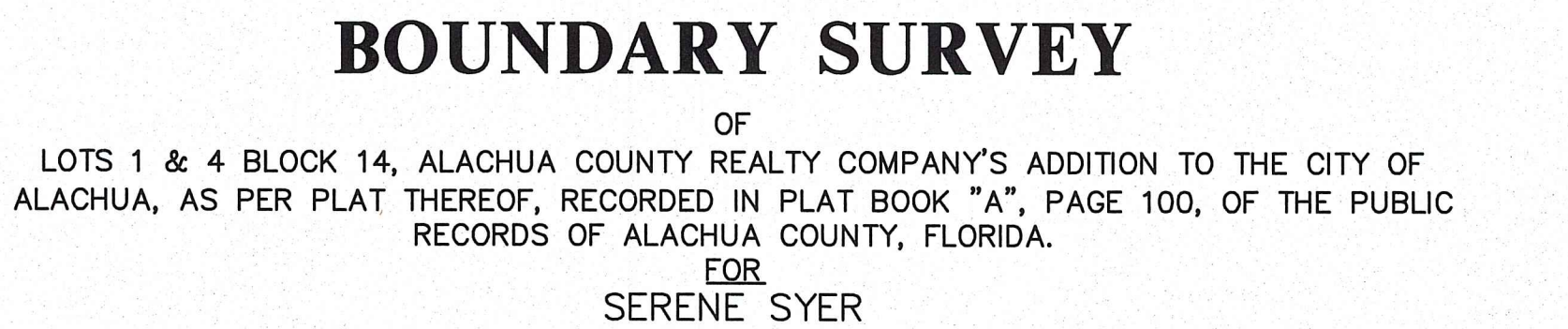
PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT	PUE	PUBLIC UTILITY EASEMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT	DE	DRAINAGE EASEMENT
R	RADIUS	POC	POINT OF COMMENCEMENT	BSL	BUILDING SETBACK LINE
L	ARC LENGTH	POB	POINT OF BEGINNING	CM	CONCRETE MONUMENT
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK	IR	IRON ROD
CB	CHORD BEARING	ORB	OFFICIAL RECORDS BOOK	IP	IRON PIPE
CD	CHORD DISTANCE	PG(S)	PAGE OR PAGES	IR/C	IRON ROD WITH PLASTIC CAP
(R)	RADIAL	SEC	SECTION	IP/C	IRON PIPE WITH PLASTIC CAP
(NR)	NON-RADIAL	TWN	TOWNSHIP	PK	PARKER-KALON BRAND
R/W	RIGHT-OF-WAY	RNG	RANGE	MAG	CHRISNIK'S BRAND
±	MORE OR LESS				
●	PERMANENT REFERENCE MONUMENT (PRM) - SET 5/8" IR/C "PRM LB 2389" (UNLESS OTHERWISE NOTED)				
■	FOUND 4"x4" CM - NO IDENTIFICATION (UNLESS OTHERWISE NOTED)				
○	SET 5/8" IR/C "LB 2389"				

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF BLOCK 14 AS BEING SOUTH 00 DEGREES, 54 MINUTES, 59 SECONDS WEST.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
REAR 15 FEET
SIDE 7.5 FEET
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS ORANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C, PANEL 0140D, WITH AN EFFECTIVE DATE OF JUNE 18, 2006.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 4
- TOTAL ACREAGE OF SUBDIVISION = 1.34± ACRES
- PURSUANT TO FLORIDA STATUTES CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.



NOT FOR FINAL RECORDING



OF
 LOTS 1 & 4 BLOCK 14, ALACHUA COUNTY REALTY COMPANY'S ADDITION TO THE CITY OF
 ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC
 RECORDS OF ALACHUA COUNTY, FLORIDA.
 FOR
 SERENE SYER

1. The bearings shown hereon are based upon the westerly line of Block 14 as being South 00 Degrees, 54 Minutes, 58 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No improvements were field located, except as shown.
4. Fences and other improvements to near property lines may be drawn out of scale, when necessary, in order to show their relationship to property lines.
5. Parcel Address: 16280 NW 141st Street, Alachua, Florida 32615 (not verified)
6. Parcel Number (per the Alachua County Property Appraiser):
03095-000-000 (a portion of) and 03095-001-000
7. No search of the public records has been conducted by this office.
8. This survey is not assignable.
9. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
10. Foundations that are beneath the surface, if any, were not located as a part of this survey and may violate deed or easement lines.
11. There may be additional setback requirements which were not provided to this surveyor. In the case of new construction the most current BSLs should be requested from the County and/or City.
12. In this surveyor's opinion, this property is located in Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on the FEMA Flood Insurance Rate Map (FIRM) Number 12001C, Panel 0140D, with an effective date of June 16, 2006.
13. No underground utilities have been located.

PSM	Professional Surveyor and Mapper	PB	Plot Book	CM	Concrete Monument
PL	Licensed Surveyor	OR	Official Records Book	CR	Iron Rod
P	Radius	P/Pg/Pg	Page/Pages or Pages	CRP	Crown Pipe
PA	Area	S	Section	ICP	Iron Rod with Plastic Cap
LA	Delta (Central) Angle	T	Township	IPC	Iron Pipe with Plastic Cap
CB	Chord	P/K	Packer-Kolan Brand	PVC	Polyvinyl Chloride
CD	Chord Distance	UE	Utility Easement	MAG	MAG Charkli's Brand
R/W	Right-of-Way	UE	Public Utility Easement	C&G	Crown and Gutter
PRM	Permanent Reference Monument	DE	Drainage Easement	OV	Overhead Line
PC	Permanent Corner	BSL	Build Setback Line	ET	Electric Transformer
POC	Point of Commencement	M	Measured Dimension	EP	Electric Pole
POB	Point of Beginning	(D)	Dead Dimension	W	Water Meter
±	More or Less	(P)	Plot Dimension	☒	Telephone Riser
○	Set 5/8" R/L "CPM R/L 2389" (Unless otherwise noted)	M	Measured Dimension	☒	Cable Riser
●	Found 5/8" R/L "CPM L578" (Unless otherwise noted)				
○	Found 1/4" CW with Nail and Disk "Perry C. McGowan RLS 509" (Unless otherwise noted)				
●	Found 5/8" R/L - No CP (Unless otherwise noted)				



Syer Minor Subdivision

Public Facilities Impact Analysis

This plat involves the subdivision of 2 lots into 4 separate parcels. The impact analysis is based on the net increase of lots (2).

Stormwater Management: No stormwater facilities are required to serve this minor subdivision, so this public facility impact category is not applicable.

School Impact: Please see the attached school impact analysis form. There is currently adequate school capacity to serve the proposed increase of 2 residential lots.

Solid Waste: The proposed subdivision will not create an impact on service that will exceed the approved level of service standards for City of Alachua. The amount of solid waste is based on the adopted LOS standard in the comprehensive plan, approximately 0.73 tons per capita /year. If each of the proposed lots (net increase of two) contains an average of 2.5 persons per household, then the project will have the following impact:

5 persons x 0.73 tons per year = 3.65 tons per year

Projected Solid Waste Impact

System Capacity	
New River Solid Waste Facility Capacity ¹	50 years
Projected Solid Waste Impact from Project ²	3.65 tons/yr

1. Source: Darrell O'Neal, Executive Director, New River Solid Waste Facility, 2005.

2. Source: City of Alachua Comprehensive Plan: 2017

Recreation: According to the City's existing recreational land acreage table below, there is adequate capacity to accommodate the proposed increase of 2 residential lots. The additional two lots, with estimated 2.6 people per household will result in an additional 5.2 people. The LOS is 5 acres/1000 persons and will the impact of this project is negligible on the acreage required and reserved capacity (0.02 acres).

Table 5a. Recreational Impacts	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	49.46
Proposed Minor Subdivision	0.02
Reserved Capacity ³	0.58
Available Recreation Acreage	38.56

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element
Formula: 9,892 persons / (5 acres / 1,000 persons)

Transportation: The proposed use of the project site as a commercial use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (SR 235).

TABLE 1: PROJECT TRIP GENERATION

			Daily		AM Peak		PM Peak	
Land Use*	Units	Description	Rate	Trips	Rate	Trips	Rate	Trips
210	2	Single Family Detached Dwellings	9.52	19	0.75	2	1.02	2

Source: ITE Trip Generation, 9th Generation

TABLE 2: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

					Trips	
Segment ID:	Segment Limits:	LOS-C/D	AADT	Res'vd	Project	Available
SR 235 (108/8)	235/241 to US 441	13,300	10,000	0	19	3,281

Source: City of Alachua Planning Department as of August 2017

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact: For the proposed residential development, it is estimated that approximately 250 G.P.D. will be used per unit (Comprehensive Plan, CFNGAR Element, Policy 1.1.d). The 2 proposed lots will generate approximately 500 G.P.D. As shown in the following table, there is adequate capacity available to support this development.

Table 4. Sanitary Sewer Impacts	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity	57,964
Proposed Minor Subdivision	500
Residual Capacity	784,386
Percentage of Permitted Design Capacity Utilized	47.71%

Source: City of Alachua Public Services Department, April 2017

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact: For the proposed residential development, it is estimated that approximately 275 G.P.D. will be used per unit (Comprehensive Plan, CFNGAR Element, Policy 4.1.c). The 2 proposed lots will generate approximately 550 G.P.D. As shown in the following table, there is adequate capacity available to support this development.

Table 3. Potable Water Impacts	
System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,301,000
Reserved Capacity	60,524
Proposed Minor Subdivision	550
Residual Capacity	937,926
Percentage of Permitted Design Capacity Utilized	59.22%

Source: City of Alachua Public Services Department, May 2017

Syer Minor Subdivision

Statement of Proposed Use / Comprehensive Plan Consistency

Statement of Proposed Use

The application is for a Final Plat (Minor Subdivision) of Alachua County Realty Company's Addition to the City of Alachua, Lots 1 and 4, Block 14. The 1.34 acre site for the proposed Final Plat is located at 16282 NW 141th Street, Alachua, Florida. The subject property has a Moderate Density Residential Future Land Use Designation and an RSF-3 zoning designation. The parcel numbers for the site is 03095-001-000 and a portion of 03095-000-000.

The proposed Final Plat, will create 4 individual lots that will consist of 0.34 acres in size. Each lot has direct frontage and access onto NW 141st Street and meets the minimum requirements of the RSF-3 zoning district, including minimum lot size, width, and minimum yards and setbacks.

The Final Plat is meets the standards outlined in LDR Sec. 2.4(F), as the subdivision constitutes six or fewer lots that; no new streets, alleys, or public ways are created, no changes to existing rights-of-way, no new utilities are required, the plat complies with Article 7 (Subdivision Standards), no flag lot is created in a residential district that is inconsistent with existing development patterns and the lots have direct access to a public street.

Comprehensive Plan Consistency

The proposed subdivision plat is consistent with the applicable policies outlined in the Comprehensive Plan and are listed below:

Future Land Use Element

Objective 1.2 Residential: The City of Alachua shall designate three Residential land use categories to ensure an orderly growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0-4 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*

Response: The proposed Minor Subdivision which will create 4 total residential lots (net increase of 2) for single family structures are included as an allowable use in the underlying Moderate Density Residential future land use district. The overall density for the approximately 1.34 acre project area is 2.98 units per acre, which is consistent with the overall density of Moderate Density land use designation (0-4 units per acre).

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 impacts on the natural terrain.

Response: The subject property contains no environmentally sensitive areas or significant topographic features.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes...mobile homes and manufactured homes, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Response: The proposed subdivision promotes this policy by providing affordable home sites that are consistent with the underlying future land use designation.

Rosa Trautz

From: Regulatory-Support@srwmd.org
Sent: Thursday, January 18, 2018 2:17 PM
To: DJ McGrath
Cc: SR-Regulatory-Mail@sjrwmd.com; Regulatory-Support@srwmd.org
Subject: SRWMD(EP): Confirmation of Permit Determination ERP Application 28448

Thank you for your Permit Determination ERP application.
Application information:

Online Confirmation#: 28448

SRWMD Application#: 231605-1

Project Name: Syer Minor Subdivision Lot 1

The District has accepted your application and the application is being evaluated by our staff. The new application number is listed above. Please **include the new application number and the project name on any additional correspondence** with the District regarding your submittal. Please address all email correspondence to Regulatory-Support@srwmd.org

You can print an invoice [here](#).

Important Notice:

In order for the District to consider your electronic application, all documents must be in a format that the District can store and print. If the documents are not in the correct format, then the District cannot consider the application as received. Upon the District's successful receipt of the electronic application, the District will send you a confirmation email with the application number and a summary of the information received by the District.

If you require assistance, please contact Regulatory-Support@srwmd.org

You submitted the following electronic files with your application:

Application Attachments

File Name: Affidavit.pdf

Description: Property Owner Affidavit

Size: 432615 bytes

SHA Number: 5109A87EBBB5C4C5FF892882F658306696ACED7B

File Name: Authorization_to_Submit.pdf

Description: Authorized Agent Affidavit

Size: 186236 bytes

SHA Number: BD24F078A57331F41763A7BC8D413A9C5C25A075

File Name: Cover_Letter.pdf

Description: Cover Letter

Size: 303315 bytes

SHA Number: A1B860F7CC3CC23E30450730682959785BE5C19E

File Name: Subdivision_Application.pdf

Description: Subdivision Application

Size: 626448 bytes

SHA Number: 2979522A035D06C00E8027CCD4B7C267BF0E0EDB

LEGAL DESCRIPTION

For: Syer Minor Subdivision
16280 NW 141st Street, Alachua
Tax Parcels 03095-000-000 and 03095-001-000

LOTS 1 & 4 BLOCK 14, ALACHUA COUNTY REALTY COMPANY'S ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Parcel: 03095-000-000**Search Date: 10/11/2017 at 2:11:45 PM**

Taxpayer:	GURU KULI HOLDING COMPANY LLC	Legal:	ALACHUA REALTY CO ADDN PB A-100 LOTS 1 2 3 4 BK 14 OR 3407/0967 ALACHUA REALTY CO ADDN PB A-100 LOTS 1 2 3 4 BK 14 OR 3407/0967
Mailing:	PO BOX 571 ALACHUA, FL 32616		
Location:	16280 NW 141ST ST ALACHUA		
Sec-Twn-Rng:	10-08-18		
Property Use:	00000 - Vacant		
Tax Jurisdiction:	Alachua - 1700		
Area:	Ala Realty Co Addn		
Subdivision:	Alachua Realty Co Addn To Alachua		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	710.68
2016	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	710.68
2015	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	724.34
2015	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	724.34
2014	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	715.17
2014	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	715.17
2013	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	714.94
2013	Vacant	28800	28800	0	0	28800	0	28800	28800	0	0	28800	28800	714.94
2012	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1606.1
2012	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1606.1
2011	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1641.43
2011	Vacant	64800	64800	0	0	64800	0	64800	64800	0	0	64800	64800	1641.43
2010	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2580.07
2010	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2580.07
2009	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2567.51
2009	Vacant	102600	102600	0	0	102600	0	102600	102600	0	0	102600	102600	2567.51
2008	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2324.6
2008	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2324.6
2007	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2332.67
2007	Vacant	102600	102600	0	0	102600	0	102600	0	0	0	102600	0	2332.67

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR Rural	RSF-3		Unit	4
SFR Rural	RSF-3		Unit	4
SFR Rural	RSF-3		Unit	3
SFR Rural	RSF-3		Unit	3
			2016 Certified Land Just Value: 28800	2016 Certified Land Assessed Value: 28800

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
06/14/2006	125000	V	Q	3407	967	WD
05/19/2006	100	V	U	3378	114	FJ
06/14/2006	125000	V	Q	3407	967	WD
05/19/2006	100	V	U	3378	114	FJ
05/08/2003	11500	V	U	2664	303	TD
05/08/2003	11500	V	U	2664	303	TD

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2241574 4 PGS
2006 MAY 23 08:31 AM BK 3378 PG 114
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt #284833

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR LEVY COUNTY, FLORIDA

K. A. MILLER, TRUSTEE, Trust #03095
DATED 5/8/03, PURSUANT TO FL.
STATUTES 689.071,

Plaintiff,

Case No. 01-06-CA-0564

vs.

OLLIE HAILE,

Defendant.

2006 MAY 19 PM 4:38
FILED
OK
ALACHUA COUNTY
CLERK OF CIRCUIT COURT

SUMMARY FINAL JUDGMENT QUIETING TITLE

THIS CAUSE having come on for hearing the 19th day of May 2006 on the Plaintiff's Motion for Summary Judgment with Notice of Hearing on said Motion being duly provided the Defendant herein; counsel for the Defendant having appeared telephonically; and the Court having reviewed the pleadings, heard argument of counsel, and being more fully advised in the premises,

FINDS, ORDERS AND ADJUDGES AS FOLLOWS:

1. This Court has jurisdiction over the parties hereto and the subject matter hereof.
2. That Plaintiff was unable to locate a more current address for personal service for said Defendant and found that the Clerk of Court and Tax Collector had attempted service constructive service at her last known address in the Alachua area of Alachua County without success. Plaintiff thereafter made diligent search and inquiry to discover the whereabouts of the Defendant and found that Defendant OLLIE HAILE died a resident of Alachua County, Florida on September 8, 2000. After additional search provided no other information as to Defendant's possible heirs, administrators or assigns, constructive service by publication of a Notice of Action in *The Record* was undertaken, however no response was forthcoming as a result of said publication, by or on behalf of said Defendant.



2241574



Case: 2006 CA 000564
00020612454
Dkt: 5301-R

4

3. Thereafter, counsel for Plaintiff filed a Motion with the Court to appoint an attorney ad litem to represent the interests of Defendant OLLIE HAILE or her heirs, administrators and assigns. Attorney GREGORY V. BEAUCHAMP was appointed to act as Defendant's attorney in this action. His response, filed on behalf of said Defendant, failed to allege a genuine issue as to any material facts alleged in the Complaint.

4. Included in Defendant's response was a waiver of time constraints in scheduling hearing in this cause.

5. Plaintiff thereafter filed and forwarded a copy of the Motion for Summary Judgment, Affidavit in Support of Motion for Summary Judgment and Notice of Hearing on Motion for Summary Judgment by regular mail to counsel for Defendant HAILE, however no subsequent response was filed by Defendant's counsel and he did not appear at hearing.

6. The equities of this cause are with the Plaintiff and the allegations of the Complaint filed herein are found to be true.

7. That at the time of and prior to the commencement of this suit, Plaintiff was, and at all times thereafter has been and is the owner of, and seized of, and possessed fee simple title to, and has been in actual possession of the lands described as follows:

ALACHUA REALTY CO ADDN PB A-100 LOTS 1, 2, 3 AND 4, BLOCK
14, SEC 10-08-18, ALACHUA COUNTY, FLORIDA.
(Parcel Account No. 03095-000-000)

and is entitled to bring this suit to quiet title to said lands; that on May 8, 2003 Plaintiff herein, K. A. MILLER, TRUSTEE, TRUST #03095 DATED 5/8/03, PURSUANT TO FL. STATUTES 689.071, purchased the lands described herein at tax sale from J. K. "Buddy" Irby, Clerk of Circuit Court, in and for Alachua County, Florida, with said Tax Deed being issued and dated May 8, 2003 and recorded in OR Book 2664, Page 303, public records of Alachua County, Florida.

8. Plaintiff K. A. MILLER, TRUSTEE, TRUST #03095 DATED 5/8/03, PURSUANT TO FL. STATUTES 689.071 is decreed to be the owner, in fee simple, of said real property, which is the subject of the Complaint filed herein, and described in paragraph 7 above; and the claims of the Defendant are declared to be inferior and subordinate to the right, title, interest and estate of the Plaintiff in and to the same; and that the Defendant and all persons claiming by, through, or under her since the filing of this Complaint, or any person whose claim or title arose or vested in them prior to the filing of the Complaint, are forever and perpetually enjoined and restrained from asserting or attempting to assert any right, title, interest or estate, claim or demand in and to the same, or any part thereof, adverse to said title of the Plaintiff and those claiming by, through or under Plaintiff.

9. All instruments of record requiring reformation or cancellation in order to perfect said fee simple title in Plaintiff, if any, are hereby reformed or cancelled as the case may require.

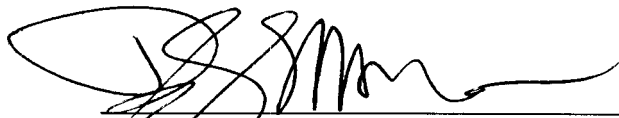
10. The Tax Deed from which Plaintiff acquired title, as recorded in OR Book 2664, Page 303, public records of Alachua County, Florida, is recognized as duly and properly issued and as a good and valid conveyance.

11. The lands contained and described herein in Paragraph 7 above are found to be the same lands as described in the Tax Deed from which Plaintiff acquired title.

12. That the final decree herein is made operative to the benefit and assistance of any and all persons claiming by, through or under the Plaintiff.

DONE AND ORDERED in Chambers at the Alachua County Courthouse, Gainesville, Florida, this

19th day of May 2006.



TOBY S. MONACO
CIRCUIT JUDGE

Certificate of Service

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to CHARLOTTE J. WEIDNER, Attorney for Plaintiff, Post Office Box 1354, Bronson, FL 32621; and GREGORY V. BEAUCHAMP, Attorney ad Litem for Defendant OLLIE HAILE, at Post Office Box 1129, Chiefland, FL 32644, by regular mail, this 19th day of May 2006.



Judicial Assistant/Deputy Clerk

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2253232 1 PG
2006 JUN 30 10:35 AM BK 3407 PG 967
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#290117
Doc Stamp-Deed: 875.00

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616



Tax Parcel : 03095-000-000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of June, 2006 between **K.A. Miller, Trustee, Trust # 03095** dated **May 8, 2003**, whose post office address is 403 NE 9th Street, Gainesville, FL 32601, Grantor, and **Guru Kuli Holding Company, LLC** whose post office address is Post Office Box 571, Alachua, FL 32616, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantees' assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lots 1, 2, 3 and 4, Block 14 in the Alachua Realty Company's Addition to the City of Alachua, as per plat thereof, recorded in Plat Book "A", Page 100 of the Public Records of Alachua County

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2006 and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Print Name: Marvin W. Bingham, Jr.
Witness
Print Name: Sharron D. Rutherford

K.A. Miller, Trustee
K.A. Miller, Trustee, Trust # 03095

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 13 day of June, 2006 by **K.A. Miller, Trustee, Trust # 03095 dated May 3, 2004**, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Sharron D. Rutherford
Commission #DD157335
Expires: Nov 15, 2006
Bonded Thru
Atlantic Bonding Co., Inc

Sharron D. Rutherford
Notary Public
Printed Name: Sharron D. Rutherford
My Commission Expires: 11/15/06



Property Search Results

The data displayed is the most current data available to the Property

Appraiser.

Search Date: 11/10/2017 at 1:13:07 PM'

Printer Friendly Page

Parcel: 03095-001-000 [GIS Map](#)

Taxpayer:	CAROL & SHARMA	Legal:	ALACHUA REALTY CO ADDN PB A-100 LOT 4 BK 14 OR 4511/1990
Mailing:	7200 SW 8TH AVE UNIT T130 GAINESVILLE, FL 32607		
Location:			
Sec-Twn-Rng:	10- 08- 18		
Property Use:	00000 - Vacant		
Tax Jurisdiction:	Alachua 1700		
Area:			
Subdivision:	Alachua Realty Co Addn To Alachua		

There are no Certified Values

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR Rural	RSF-3		Unit	1

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
04/21/2017	26500	V	Q	4511	1990	WD	Official Public Record

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

Sale Price: 24,500.
Recording: 18.50
Doc. Stamp: 185.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3055955 2 PG(S)
April 28, 2017 04:43:51 PM
Book 4511 Page 1990
J.K. 'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$185.50



Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File Number: 17-087
Will Call No.:

Parcel Identification No. 03095-000-000 (part of)

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of April, 2017 between **Guru Kuli Holding, LLC f/k/a Guru Kuli Holding Company, LLC, a Florida limited liability company** whose post office address is **Post Office Box 1300, Alachua, FL 32616** of the County of **Alachua, State of Florida**, grantor*, and **Govinda Carol and Mahendra Kumar Sharma** whose post office address is **7200 SW 8th Avenue, Unit T130, Gainesville, FL 32607** of the County of **Alachua, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

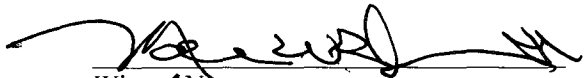
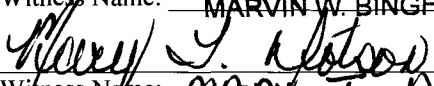
Lot 4 of Block 14 in the ALACHUA REALTY COMPANY'S ADDITION to the City of Alachua, as per plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

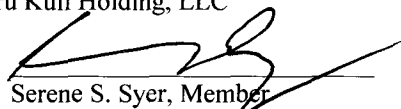
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

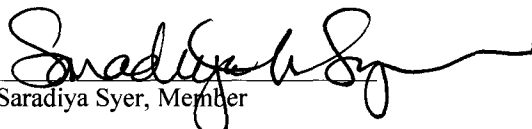
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: MARVIN W. BINGHAM, JR.

 Witness Name: MARY T. DOTSON

Guru Kuli Holding, LLC

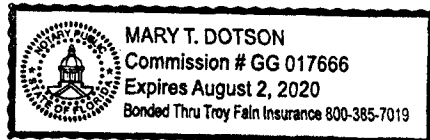
By: 
 Serene S. Syer, Member

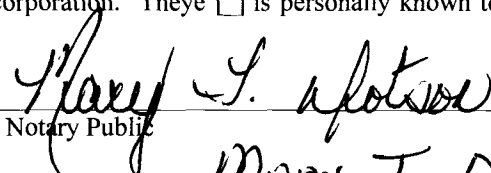
By: 
 Saradiya Syer, Member

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 21st day of April, 2017 by Serene S. Syer, Member and Saradiya Syer, Member of Guru Kuli Holding, LLC, on behalf of the corporation. They ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: MARY T. DOTSON

My Commission Expires: 08/02/2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

GURU KULI HOLDING, LLC

Filing Information

Document Number	L05000100025
FEI/EIN Number	20-3797329
Date Filed	10/11/2005
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	12/30/2010
Event Effective Date	NONE

Principal Address

20109 NW 113TH WAY
ALACHUA, FL 32615

Changed: 12/30/2010

Mailing Address

P.O. BOX 1300
ALACHUA, FL 32616

Changed: 12/30/2010

Registered Agent Name & Address

SYER, SERENE
20109 NW 113TH WAY
ALACHUA, FL 32615

Name Changed: 12/30/2010

Address Changed: 12/30/2010

Authorized Person(s) Detail

Name & Address

Title MGRM

SYER, SERENE
20109 NW 113TH WAY
ALACHUA, FL 32615

Title MGRM

Syer, Saradiya
P.O. BOX 1300
ALACHUA, FL 32616

Annual Reports

Florida Department of State, Division of Corporations

BINGHAM & MIKOLAITIS, P.A.

Attorneys at Law

386-462-5120

Marvin W. Bingham, Jr.
Attorney
MWB@BinghamPA.com

Susan L. Mikolaitis
Attorney
Mikolaitis@BinghamPA.com

December 13, 2017

City of Alachua
Post Office Box 9
Alachua, Florida 32615

RE: *Lots 1 & 4, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A Page 100 of the Public Records of Alachua County, Florida.*

To Whom Is May Concern:

I have caused the Official Records of Alachua County, Florida to be examined concerning the property described hereinabove. Based on the foregoing and subject to the qualifications and limitations stated in this letter and in the Report on Standards for Opinions of Florida Counsel of the Special Committee on Opinion Standards of the Florida Bar Business Law Section, I report as follows:

1. The effective date of this search is through the 1st day of December, 2017.
2. The record title to the lands described above is as follows:
 - Lots 1, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A, Page 100 of the Public Records of Alachua County, Florida, is in the name of Guru Kuli Holding Company, LLC.
A portion of Tax Parcel No. 3095-000-000
 - Lot 4, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A, Page 100 of the Public Records of Alachua County, Florida, is in the name of Govinda Carol and Mahendra Kumar Sharma
Tax Parcel No. 3095-001-000 (formerly a portion of Tax Parcel No. 3095-000-000)

Subject to the following:

- a. Mortgage in the original amount of \$68,000.00 executed by Guru Kuli Holding Company, LLC, in favor of Robert Mabin, recorded in OR Book 3888, Page 1141, as modified in Book 4055, Page 75 and Book 4252, Page 2407 (as to Lot 1).
- b. 2017 Ad Valorem Taxes have been paid.

City of Alachua
Re: Opinion of Title
Page 2 of 2
December 8, 2017

This letter is given to fulfill the requirements of Florida Statutes §177.041 and is only given for the purpose of showing the record title to the subject lands.

Sincerely,

BINGHAM & MIKOLAITIS, P.A.

By:

A handwritten signature in blue ink, appearing to read 'Marvin W. Bingham, Jr.', written over a horizontal line.

Marvin W. Bingham, Jr., Esq.

MWB/cbw



2017 Roll Details — Real Estate Account At 16280 NW 141ST ST

Print this page

Real Estate Account #03095 000 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	1996
PAID	PAID	PAID	PAID		NO TAXES DUE

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-12-08 \$727.51

Receipt #17-0056273

Owner: GURU KULI HOLDING COMPANY LLC

PO BOX 571

ALACHUA, FL 32616

Situs: 16280 NW 141ST ST

Account number: 03095 000 000

Alternate Key: 1011806

Millage code: 1700

Millage rate: 23.1480

Assessed value: 28,800

School assessed value: 28,800

Unimproved land value: 28,800

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem: \$666.67

Non-ad valorem: \$83.34

Total Discountable: 750.01

No Discount NAVA: 0.00

Total tax:

Legal description

ALACHUA REALTY CO ADDN PB A-100 LOTS 1 2 3 4 BK 14 OR 3407/0967

Location

Book, page, item: 3407-967-

Geo number: 10-08-18-03095000000

Range: 18

Township: 08

Section: 10

Neighborhood: 233210.01

Use code: 00000

Total acres: 0.000





ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03095 000 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

16280 NW 141ST ST

GURU KULI HOLDING COMPANY LLC
PO BOX 571
ALACHUA, FL 32616

ALACHUA REALTY CO ADDN PB A-100 LOTS
1 2 3 4 BK 14 OR 3407
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	28,800	0	28,800	243.79
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	28,800	0	28,800	36.45
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	28,800	0	28,800	43.20
SCHL DISCRNRY & CN (S01)	0.7480	28,800	0	28,800	21.54
SCHL GENERAL	4.3770	28,800	0	28,800	126.06
SCHOOL VOTED (S01)	1.0000	28,800	0	28,800	28.80
SUWANNEE RIVER WATER MGT DIST	0.4027	28,800	0	28,800	11.60
17 CITY OF ALACHUA	5.3900	28,800	0	28,800	155.23
TOTAL MILLAGE					23.1480
AD VALOREM TAXES					\$666.67

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000		83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$750.01

If Paid By Please Pay	Dec 31, 2017 \$0.00				
--------------------------	-------------------------------	--	--	--	--

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011806

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03095 000 000	16280 NW 141ST ST	

GURU KULI HOLDING COMPANY LLC
PO BOX 571
ALACHUA, FL 32616

IF PAID BY	PLEASE PAY
☐ Dec 31, 2017	\$0.00
☐	
☐	
☐	
☐	



Not found

The page you are looking for cannot be found.





Robert Mabin
1515 NW 7th Place
Gainesville, FL 32603

January 18, 2018

Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Syer Minor Subdivision – Final Plat Application
Letter of Consent from Mortgagee**

Dear Mr. Tabor,

Regarding Alachua County Realty Company's addition to the City of Alachua - Replat of Lots 1 and 4, Block 14, Tax Parcels 03095-000-000 and 03095-001-000 located at 16280 NW 141st Street, Alachua, Florida:

The undersigned, holder of that certain mortgage filed for record in official records book 3888, page 1141; as modified in official records book 4055, page 75; as further modified in official records book 4252, page 2407; and as further modified in official records book 4511, page 1992; all of the public records of Alachua County, Florida, does hereby consent to this minor subdivision application and plat revision.

Mortgagee Signature: _____

Printed Name: Robert Mabin

Date: 1/15/18

The foregoing affidavit is acknowledged before me this 15 day of January, 2018, by Robert Mabin, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL _____



Robert S. Cohen
Commission # FF943827
Expires: February 7, 2020
Bonded thru Aaron Notary

Signature of Notary Public, State of Florida

First American Title Insurance Company
OWNER'S POLICY
Schedule A

Policy No.:
FA-35-1456218

Effective Date:
June 30, 2006 @ 10:35 AM

Agent's File Reference:
06-144

Amount of Insurance: \$125,000.00

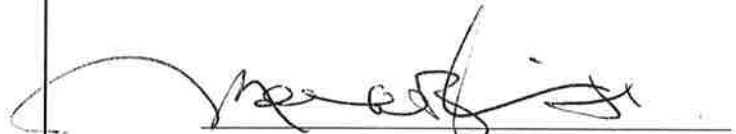
1. Name of Insured: Guru Kuli Holding Company, LLC
2. The estate or interest in the land described herein and which is covered by this policy is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded as Document No. 2253232 in Official Records Book 3407, Page 967, of the Public Records of Alachua County, Florida.
3. The land referred to in this policy is described as follows:

Lots 1, 2, 3 and 4, Block 14 in the Alachua Realty Company's Addition to the City of Alachua, as per plat thereof, recorded in Plat Book "A", Page 100 of the Public Records of Alachua County

Agent No.:

Issuing Agent:

Marvin W. Bingham, Jr., PA
14811 NW 140th Street
Post Office Box 1930
Alachua, FL 32616



Agent's Signature
Marvin W. Bingham, Jr.
Attorney at Law

First American Title Insurance Company
OWNER'S POLICY
Schedule B

Policy No.:
FA-35-1456218

Agent's File Reference:
06-144

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.
8. Mortgage from Guru Kuli Holding Company, LLC, a Florida Limited Liability Company, in favor of James L. Reid, in the principal amount of \$75,000.00 dated June 14, 2006 and recorded June 30, 2006 in Official Records Book 3407, Page 968 of the Public Records of Alachua County, Florida.
9. Exceptions numbered 2 & 5 above are hereby deleted.

First American Title Insurance Co.

OWNER'S POLICY Schedule A

Policy No.:
5011412-0443448e

Date of Policy:
April 28, 2017 @ 04:43 PM

Agent's File Reference:
17-087

Amount of Insurance: \$26,500.00

Premium: \$152.38

Address Reference: , Alachua, FL 32616

1. Name of Insured: Govinda Carol and Mahendra Kumar Sharma
2. The estate or interest in the Land that is insured by this policy is: Fee Simple as shown by instrument recorded as Document No. 3055955 in Official Records Book 4511, Page 1990, of the Public Records of Alachua County, Florida.
3. Title is vested in: Govinda Carol and Mahendra Kumar Sharma
4. The Land referred to in this policy is described as follows:

Lot 4 of Block 14 in the ALACHUA REALTY COMPANY'S ADDITION to the City of Alachua, as per plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

First American Title Insurance Co.

Agent No.: 4022256

Issuing Agent:

**Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930**



Agent's Signature
Marvin W. Bingham, Jr.
Attorney at Law

First American Title Insurance Co.

OWNER'S POLICY Schedule B

Policy No.:
5011412-0443448e

Agent's File Reference:
17-087

This policy does not insure against loss or damage, and First American Title Insurance Co. will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Note: All of the recording information contained herein refers to the Public Records of Alachua County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

Items numbered 2 and 5 above are hereby deleted.

03081-002-000
KIRKLAND, MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-000-000
SOUTHEAST MISSION INC TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601-4231

03067-061-062
LAING, BRETT J
14276 NW 161ST AVE
Alachua, FL 32615

03067-062-087
ODUM RONNIE & LEEANNE J
14382 NW 163RD PL
Alachua, FL 32615

03067-061-063
LISTZWAN LORI JORDAN
14296 NW 161ST AVE
ALACHUA, FL 32615

03067-062-089
SORRELL, ALBERT L & PAMELA E
14304 NW 163RD PL
Alachua, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
Alachua, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
Alachua, FL 32615

03092-000-000
ROSS, FRANK
1460 16TH ST
SARASOTA, FL 34236-2520

03101-000-000
FRAZIER SHIRLEY D HEIRS
16102 NW COUNTY RD 241
ALACHUA, FL 32615

03067-062-085
COON-WHITE, PRISCA S
16273 NW 143RD WAY
Alachua, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON
16293 NW 143RD WAY
ALACHUA, FL 32615

03082-001-002
JOHNSON, TODD M & MANDY E
16316 NW 141ST ST
ALACHUA, FL 32615

03083-001-000
LEE, LEWIS VONN
16316 NW 141ST ST
ALACHUA, FL 32615

03084-000-000
LEE, LEWIS VONN
16316 NW 141ST ST
ALACHUA, FL 32615

03084-001-000
JOHNSON TODD M & MANDY E
16316 NW 141ST ST
ALACHUA, FL 32615

03087-000-000
SANCHEZ JAVIER A & LUZ M
16402 NW 140TH ST
ALACHUA, FL 32615

03087-003-000
BUSH & BUSH
16408 NW 140TH ST
ALACHUA, FL 32615

03086-000-000
MILLER LETHA
16473 NW 141ST ST
ALACHUA, FL 32615-4807

03083-000-000
JONES, BOBBY & CYNTHIA
17750 SW 105TH AVE
MIAMI, FL 33157-5106

03081-001-000
SMITH, H E
18125 NW 42ND PL
OPA LOCKA, FL 33055-3311

03100-000-000
SRI JAGANNATH CHAITANYA
SANGHA
2441 NW 43RD ST UNIT 24-A
Gainesville, FL 32606

03102-000-000
SRI JAGANNATH CHAITANYA
SANGHA
2441 NW 43RD ST UNIT 24-A
Gainesville, FL 32606

03082-000-000
OWENS, LINDA L
2930 NW 62ND AVE
GAINESVILLE, FL 32653-1460

03067-062-088
DEJESUS BERMAN
3301 SW 13TH ST APT Q246
GAINESVILLE, FL 32608-3059

03082-001-001
QUINONES, MIGUEL & CAROLYN
3705 NW 186TH ST
NEWBERRY, FL 32669

03091-000-000
FREEMAN, STERLING
4040 N COLUMBIA AVE
TULSA, OK 74110-1211

03093-000-000
FREEMAN, STERLING
4040 N COLUMBIA AVE
TULSA, OK 74110-1211

03095-001-000
CAROL & SHARMA
7200 SW 8TH AVE UNIT T130
GAINESVILLE, FL 32607

03067-061-000
BAYWOOD HILLS OWNERS
ASSOCIATION INC
7475 SW 70TH LN
Gainesville, FL 32608

03067-061-047
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-072
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-073
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-074
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-075
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-076
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-077
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-078
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-079
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-080
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-081
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-082
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-083
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-092
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-093
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-094
AMA GAINESVILLE INVESTMENTS
THREE LLC
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-095
AMA GAINESVILLE INVESTMENTS
THREE LLC
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-096
AMA GAINESVILLE INVESTMENTS
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8265 TIVERTON DR
PORT TOBACCO, MD 20677-3421

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PO BOX 1904
ALACHUA, FL 32616-1904

03090-001-000
PASCUAL FRANCISCO JUAN
PO BOX 1962
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CALHOUN, JOHNNY B & MARIE
PO BOX 434
ALACHUA, FL 32616

03087-001-000
CALHOUN JOHNNY B & MARIE
PO BOX 434
ALACHUA, FL 32616-0434

03090-000-000
NOBLE, JERALDINE
PO BOX 5506
GAINESVILLE, FL 32627

03095-000-000
GURU KULI HOLDING COMPANY
PO BOX 571
ALACHUA, FL 32616

03089-000-000
WEST BARBARA B
PO BOX 684
ALACHUA, FL 32616

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INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

BINGHAM & MIKOLAITIS, P.A.

Attorneys at Law

386-462-5120

Marvin W. Bingham, Jr.
Attorney
MWB@BinghamPA.com

Susan L. Mikolaitis
Attorney
Mikolaitis@BinghamPA.com

December 13, 2017

City of Alachua
Post Office Box 9
Alachua, Florida 32615

RE: *Lots 1 & 4, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A Page 100 of the Public Records of Alachua County, Florida.*

To Whom Is May Concern:

I have caused the Official Records of Alachua County, Florida to be examined concerning the property described hereinabove. Based on the foregoing and subject to the qualifications and limitations stated in this letter and in the Report on Standards for Opinions of Florida Counsel of the Special Committee on Opinion Standards of the Florida Bar Business Law Section, I report as follows:

1. The effective date of this search is through the 1st day of December, 2017.
2. The record title to the lands described above is as follows:
 - Lots 1, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A, Page 100 of the Public Records of Alachua County, Florida, is in the name of Guru Kuli Holding Company, LLC.
A portion of Tax Parcel No. 3095-000-000
 - Lot 4, Block 14, Alachua Realty Company's Addition to the City of Alachua as per Plat Book A, Page 100 of the Public Records of Alachua County, Florida, is in the name of Govinda Carol and Mahendra Kumar Sharma
Tax Parcel No. 3095-001-000 (formerly a portion of Tax Parcel No. 3095-000-000)

Subject to the following:

- a. Mortgage in the original amount of \$68,000.00 executed by Guru Kuli Holding Company, LLC, in favor of Robert Mabin, recorded in OR Book 3888, Page 1141, as modified in Book 4055, Page 75 and Book 4252, Page 2407 (as to Lot 1).
- b. 2017 Ad Valorem Taxes have been paid.

City of Alachua
Re: Opinion of Title
Page 2 of 2
December 8, 2017

This letter is given to fulfill the requirements of Florida Statutes §177.041 and is only given for the purpose of showing the record title to the subject lands.

Sincerely,

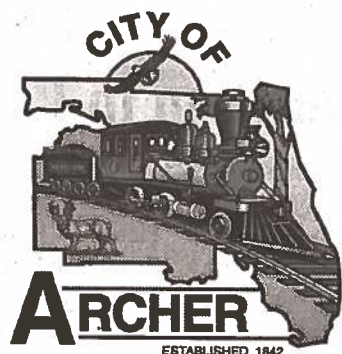
BINGHAM & MIKOLAITIS, P.A.

By:

A handwritten signature in blue ink, appearing to read 'Marvin W. Bingham, Jr.', written over a horizontal line.

Marvin W. Bingham, Jr., Esq.

MWB/cbw



NOTICE OF ELECTION CITY OF ARCHER

Notice is hereby given that a regular Election for the City of Archer, Alachua County, Florida will be held Tuesday, April 10th, 2018. The purpose of the election will be to fill City Commission seats;

To elect a Commissioner for seat #4,
for a term of four years

To elect a Commissioner for seat #5,
for a term of four years

Qualifying for these seats will occur from noon (12pm), February 9th, 2018 through noon (12pm), February 23rd, 2018.

If no candidate receives a majority of the votes cast for the Seat in the regular election, a run-off election shall be held April 24th, 2018 between the two (2) candidates for that seat who receive the highest number of votes cast in the regular election.

Polling site will be the Archer Community Center located at 16671 SW 137th Ave, Archer, Florida. Polls will be open from 7:00a.m. to 7:00p.m.

For more information call Archer City Hall at 352-495-2880.

Zeriah K. Folston, City Manager

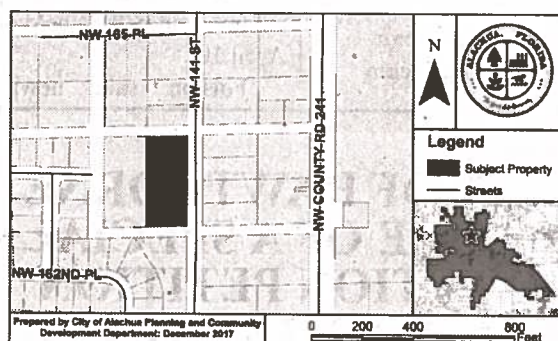
(Published: Alachua County Today - February 01 & 08, 2017)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 13, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweager, AICP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent, for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, for consideration of the Replat of Lots 1 and 4, Block 14, of Alachua Realty Co.'s Addition to the City of Alachua, Fla, as per the plat thereof, recorded in Plat Book "A", Page 100, of the Public Records of Alachua County, Florida. The replat proposes to subdivide the two (2) existing lots into a total of four (4) lots, consisting of a ± 1.34 acre subject property; located west of NW 141st Street and one block south of the intersection of NW 165th Place and NW 141st Street; consisting of a portion of Tax Parcel No. 03095-000-000 and Tax Parcel No. 03095-001-000. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family - 3 (RSF-3).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 01, 2018)



City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The



City of ALACHUA

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(name)
SIGN ON 1-25-18 FOR THE Syer Minor Subdivision - PZB & CCOM Hearings
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

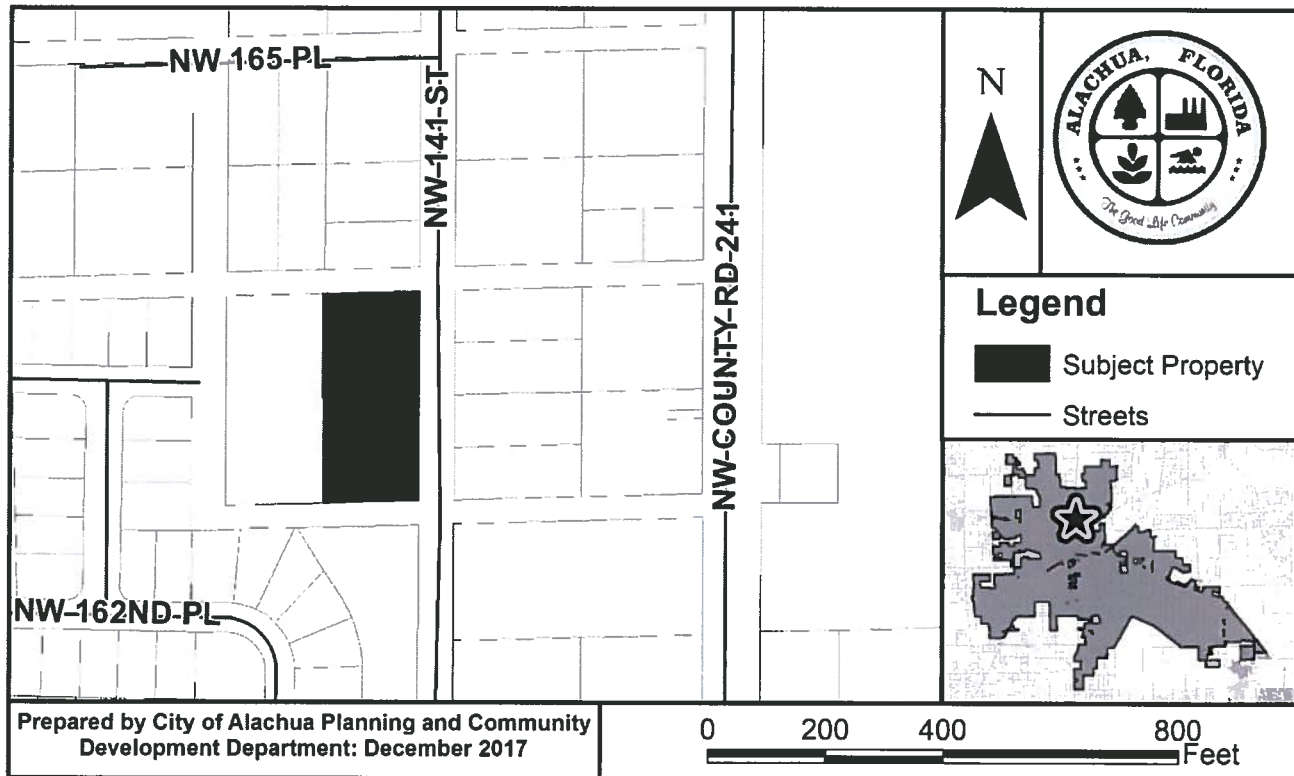
Melissa Watson
(signature)

2
(number of signs)

*mailed
1/29/2018
(KC)*

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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03095-001-000
CAROL & SHARMA
7200 SW 8TH AVE UNIT T130
GAINESVILLE, FL 32607

03067-061-000
BAYWOOD HILLS OWNERS
ASSOCIATION INC
7475 SW 70TH LN
Gainesville, FL 32608

03067-061-047
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-072
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-073
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7475 SW 70TH LN
Gainesville, FL 32608

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7475 SW 70TH LN
Gainesville, FL 32608

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7475 SW 70TH LN
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Gainesville, FL 32608

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AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-094
AMA GAINESVILLE INVESTMENTS
THREE LLC
7475 SW 70TH LN
Gainesville, FL 32608

03067-062-095
AMA GAINESVILLE INVESTMENTS
THREE LLC
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-096
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ALACHUA, FL 32616

03081-003-000
CALHOUN, JOHNNY B & MARIE
PO BOX 434
ALACHUA, FL 32616

03081-002-000
KIRKLAND, MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-000-000
SOUTHEAST MISSION INC TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601-4231

03067-061-062
LAING, BRETT J
14276 NW 161ST AVE
Alachua, FL 32615

03067-062-087
ODUM RONNIE & LEEANNE J
14282 NW 163RD PL
Alachua, FL 32615

03067-061-063
LISTZWAN LORI JORDAN
14296 NW 161ST AVE
ALACHUA, FL 32615

03067-062-089
SORRELL, ALBERT L & PAMELA E
14304 NW 163RD PL
Alachua, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
Alachua, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
Alachua, FL 32615

03092-000-000
ROSS, FRANK
1460 16TH ST
SARASOTA, FL 34236-2520

03101-000-000
FRAZIER SHIRLEY D HEIRS
16102 NW COUNTY RD 241
ALACHUA, FL 32615

03067-062-085
COON-WHITE, PRISCA S
16273 NW 143RD WAY
Alachua, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON
16293 NW 143RD WAY
ALACHUA, FL 32615

03082-001-002
JOHNSON, TODD M & MANDY E
16316 NW 141ST ST
ALACHUA, FL 32615

03083-001-000
LEE, LEWIS VONN
16316 NW 141ST ST
ALACHUA, FL 32615

03084-000-000
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03084-001-000
JOHNSON TODD M & MANDY E
16316 NW 141ST ST
ALACHUA, FL 32615

03087-000-000
SANCHEZ JAVIER A & LUZ M
16402 NW 140TH ST
ALACHUA, FL 32615

03087-003-000
BUSH & BUSH
16408 NW 140TH ST
ALACHUA, FL 32615

03086-000-000
MILLER LETHA
16473 NW 141ST ST
ALACHUA, FL 32615-4807

03083-000-000
JONES, BOBBY & CYNTHIA
17750 SW 105TH AVE
MIAMI, FL 33157-5106

03081-001-000
SMITH, H E
18125 NW 42ND PL
OPA LOCKA, FL 33055-3311

03100-000-000
SRI JAGANNATH CHAITANYA
SANGHA
2441 NW 43RD ST UNIT 24-A
Gainesville, FL 32606

03102-000-000
SRI JAGANNATH CHAITANYA
SANGHA
2441 NW 43RD ST UNIT 24-A
Gainesville, FL 32606

03082-000-000
OWENS, LINDA L
2930 NW 62ND AVE
GAINESVILLE, FL 32653-1460

03067-062-088
DEJESUS BERMAN
3301 SW 13TH ST APT Q246
GAINESVILLE, FL 32608-3059

03082-001-001
QUINONES, MIGUEL & CAROLYN
3705 NW 186TH ST
NEWBERRY, FL 32669

03091-000-000
FREEMAN, STERLING
4040 N COLUMBIA AVE
TULSA, OK 74110-1211

03093-000-000
FREEMAN, STERLING
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