

RE: Tara April

Sergio Reyes <sreyes@edafl.com>

Thu 7/25/2024 11:06 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Cc:Clay Sweger <csweger@edafl.com>; Claudia Vega <cvega@edafl.com>;

Sounds good, thank you.

Sergio Reyes, P.E.

President

SReyes@edafl.com

edafl.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Thursday, July 25, 2024 10:35 AM
To: Sergio Reyes <sreyes@edafl.com>
Cc: Clay Sweger <csweger@edafl.com>; Claudia Vega <cvega@edafl.com>
Subject: Re: Tara April

Good question. I think we can suffice with electronic only for now. We will need the standard 7 sets of plans and two copies of all other materials 2 weeks prior to PZB. I'll send a letter separately with further details.



JUSTIN TABOR

Principal Planner

386.418.6123

jtabor@cityofalachua.org

www.cityofalachua.org

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.

From: Sergio Reyes <sreyes@edafl.com>

Sent: Thursday, July 25, 2024 10:13:03 AM

To: Justin Tabor

Cc: Clay Sweger; Claudia Vega

Subject: RE: Tara April

Justin:

Thanks for quick response. How many copies of the materials do you need? I assume that you need hard copies and electronic submittal too.

Let me know. Thanks

Sergio Reyes, P.E.

President

SReyes@edafl.com

edafl.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <ju_tabor@cityofalachua.org>

Sent: Thursday, July 25, 2024 9:53 AM

To: Sergio Reyes <sreyes@edafl.com>

Cc: Clay Sweger <csweger@edafl.com>; Claudia Vega <cvega@edafl.com>

Subject: Re: Tara April

Sergio,

Since it is Mr. Moukhtara's intent to utilize the new processes established by the recent privately-initiated LDR text amendments, we needed to pause the review pending the creation of the new subdivider agreements and infrastructure plan agreements to implement the text amendments. That process concluded recently, which allowed the Tara Forest West preliminary plat to proceed with public hearings.

Through the development of the new agreements we have determined that an infrastructure plan agreement should not be necessary for Tara April since all improvements will be privately maintained. That said, we should be able to get the special exception on the September PZB and the infrastructure plan (pending approval of the special exception permit) to the Commission in October.

Could you please resubmit the application so we can make sure we have all documents in final form?

Thanks.



JUSTIN TABOR

Principal Planner

386.418.6123

jtabor@cityofalachua.org

www.cityofalachua.org

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From: Sergio Reyes <sreyes@edafl.com>
Sent: Thursday, July 25, 2024 7:35:33 AM
To: Justin Tabor
Cc: Clay Sweger; Claudia Vega
Subject: Tara April

Good Morning Justin:

What is status of Tara April permit? We re-submit back plans and supporting documentation in February of this year and we have not received any response or request for additional information.

Mr. Moukhtara informed us that his other projects have some level of approval (preliminary plat or final plats approval) and we would like to finalize Tara April.

Please let us know.

Thanks

Sergio Reyes, P.E.

President

SReyes@edafl.com
edafl.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

June 29, 2023

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Planning Assistance Team (PAT) Summary: Tara April Special Exception Application

Dear Mr. Tabor:

The applicant's responses to the PAT review comments issued on June 26, 2023 are below.

1. Miscellaneous Clarifications

a. General Comment: The applicant proposes for the trail system to be constructed in three phases, however, the stormwater management facilities serving the property zoned Community Commercial will be constructed during Phase 1. Phase 2 proposes a connection to the Tara Forest West project and is thus contingent upon the approval and development of the Tara Forest West project in order for the interconnectivity between Tara Forest West and Tara April to be realized. Please provide further assurances within the conditions of the Special Exception addressing the phasing schedule and realization of Phase 2 and Phase 3 improvements.

RESPONSE: The Special Exception Master Plan (Condition #6) has been revised to better address the trail phasing schedule.

b. Page 4: the final paragraph of the Background states, “[a] related and fundamental part of the overall site design is to utilize the portion of the property with a Recreation and Agriculture zoning for a two-fold purpose...” Recreation is not a zoning category established by the City’s LDRs. Revise accordingly.

RESPONSE: This paragraph has been revised to clarify the intent of this statement.

c. Page 6: The following statement conflicts with the standards for Special Exceptions as stated in Section 2.4.4(D): “It is the applicant's understanding that the City will review each Special Exception request individually and will consider approval based on the merits of the application and that the bar should be set high to permit such proposals in order to ensure a superior result in comparison to development that is allowed ‘by right’ without a Special Exception permit. It is is (sic) the applicant's that this application, which has been improved and enhanced based on input and discussions with City staff, will provide a ‘win-win’ condition for both the applicant and the residents of the City of Alachua and a (sic) overall superior result, which is the intent of this project proposal.” Revise accordingly.

RESPONSE: This section has been revised to address the comment above.

d. Page 8: Clarify the following statement: "Proposed improvements that are above and beyond standard code requirements are again summarized below". Particularly: i. Trail network is being provided to fulfill the requirements of Section 4.3.2(I)(4) which requires an enhanced recreational functional use.

RESPONSE: This statement has been revised to provide further clarification.

ii. Implementation of FDOT stormwater treatment basins is required by Policy 1.3.h of the Comprehensive Plan Future Land Use Element prior to commercial development. The statement that granting the Special Exception Permit will 'expedite' the implementation of Policy 1.3.h is irrelevant to the application of the Special Exception Permit standards or the fulfillment of Policy 1.3.h.

RESPONSE: This statement has been revised to provide further clarification.

i. Clarify the following statement: "...the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code. Specifically, the application is consistent with and will help implement Comprehensive Plan Policy 1.3.h..."

RESPONSE: This statement has been revised to provide further clarification.

ii. Clarify the following statement: "In addition to compliance with Comprehensive Plan and Land Development Code, the Special Exception, if approved by the City of Alachua, will allow for the implementation of the landowner's master plan, which will accomplish several objectives that are all supportive with and are interdependent upon each other and will provide a superior result to a standard 'by right' development limited in scope to just within the commercially-zoned property."

RESPONSE: This statement has been revised to provide further clarification.

d. Page 9: Clarify the following statement: "In summary, the proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard 'by right' development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h."

RESPONSE: This statement has been revised to provide further clarification.

e. Conclusion:

- i. Clarify the following statement: "...the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code. Specifically, the application is consistent with and will help implement Comprehensive Plan Policy 1.3.h..."

RESPONSE: This statement has been removed from this portion of the report.

- ii. Clarify the following statement: "In addition to compliance with Comprehensive Plan and Land Development Code, the Special Exception, if approved by the City of Alachua, will allow for the implementation of the landowner's master plan, which will accomplish several objectives that are all supportive with and are interdependent upon each other and will provide a superior result to a standard 'by right' development limited in scope to just within the commercially-zoned property."

RESPONSE: This statement has been removed from this portion of the report.

f. Provide further information within the application regarding the existing wetland creek crossing that will be utilized, including pictures.

RESPONSE: eda has consulted with Verde Environmental regarding the following response that addresses this comment. The proposed creek crossing is at a very well-established stabilized road crossing that has been in place for many years. Attached photos are photos taken on June 27, 2023, that show the existing conditions at the crossing area. As can be seen, the crossing is completely dry, even after the extensive rainfall that has occurred over the previous several days. While this narrow crossing area was mapped in the environmental assessment as wetland, this area is disturbed & altered from its original condition. In comparison to the remainder of the wetland area, this crossing provides the lowest level of wetland function and minimal habitat value. The substrate has been altered through the addition of stone to stabilize the road bed, and the vegetation has been suppressed as a result of frequent truck traffic. Additionally, the crossing is situated where the wetland is at its narrowest. The proposed impact has been minimized, and the proposed activity is limited to a trail crossing and as such, is consistent with the applicable City Comprehensive Plan Policy 1.10.b and Alachua County ULDC Sec. 77.21 below:

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

- a. Less than .25 acres in size; and,*
- b. Determined to be of poor quality by a certified environmental specialist; and,*
- c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,*

d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland. Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Sec. 77.21. Exemptions.

- (a) *The following activities are allowed on regulated surface waters, wetlands, and wetland buffers, subject to municipal regulations, if any, and any specified limitations, restrictions, and conditions:*
- (2) *Minor nature trails. Construction and maintenance of public or private nature trails no greater than ten feet in width, including boardwalks and foot bridges, provided that no more dredging or filling is performed than necessary to install, repair, or replace pilings.*

2. Special Exception Notes on Special Exception Master Plan

- a. Condition 3 is an incomplete sentence. Revise accordingly.

RESPONSE: Condition #3 has been revised to complete the sentence.

- b. Add the following to Note 3: Points of access shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).

RESPONSE: This language has been added to Note / Condition #3.

- c. Add the following to Note 4: The internal pedestrian network shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).

RESPONSE: This language has been added to Note #4.

- d. Condition 8 conflicts with provisions of the LDRs and there must be removed.

RESPONSE: This condition has been removed from the Master Plan.

3. Response to Section 2.4.4(D)

- a. In response to Section 2.4.4(D)(4):
 - i. Clarify the statement that “the approval of the Special Exception will help improve existing water quality conditions from Interstate 75.” The Special Exception Permit is not required in order for the water quality treatment standards as set forth in Policy 1.3.h of the Comprehensive Plan Future Land Use Element to be implemented.

RESPONSE: This statement has been removed from the report.

ii. The following statement is irrelevant to the standard and therefore should be removed: "The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system. Also, the Special Exception proposes to eliminate several commercial uses that could be potentially incompatible with the Mill Creek system, thereby providing further environmental protection beyond what is otherwise allowed in the City LDR's by right."

RESPONSE: This statement has been removed from the report.

b. In response to Section 2.4.4(D)(6): Response primarily addresses public facility impacts and water treatment rather than the specified standard.

RESPONSE: This section has been revised to address the comment above.

c. In response to Section 2.4.4(D)(7):

i. The following statements are irrelevant to the standard and should therefore be removed:

(a) "The Special Exception Master Plan will accomplish several objectives that are all supportive with and are interdependent upon each other. The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) space for commercial development that will generate adquate (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system."

RESPONSE: This statement has been removed from the report.

(b) "The proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard 'by right' development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h."

RESPONSE: This statement has been removed from the report.

(c) "Also, the Special Exception proposes to eliminate several commercial uses, thereby providing further enviornmental (sic) protection beyond what is otherwise allowed in the City LDR's by right."

RESPONSE: This statement has been removed from the report.





















City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 26, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Review: Tara April Special Exception Permit Application

Dear Mr. Sweger:

On May 30, 2023, the City of Alachua received your revised application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000. The revised application received on May 30, 2023 was submitted to address the completeness review comments issued to you in a letter dated May 4, 2022.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, July 12, 2023**. Materials may be submitted electronically to the project planner (no printed copies are required).

Please address the following:

1. Miscellaneous Clarifications

- a. General Comment: The applicant proposes for the trail system to be constructed in three phases, however, the stormwater management facilities serving the property zoned Community Commercial will be constructed during Phase 1. Phase 2 proposes a connection to the Tara Forest West project and is thus contingent upon the approval and development of the Tara Forest West project in order for the interconnectivity between Tara Forest West and Tara April to be realized. Please provide further assurances within the conditions of the Special Exception addressing the phasing schedule and realization of Phase 2 and Phase 3 improvements.

- b. Page 4: the final paragraph of the Background states, “[a] related and fundamental part of the overall site design is to utilize the portion of the property with a Recreation and Agriculture zoning for a two-fold purpose...” Recreation is not a zoning category established by the City’s LDRs. Revise accordingly.
- c. Page 6: The following statement conflicts with the standards for Special Exceptions as stated in Section 2.4.4(D): “It is the applicant’s understanding that the City will review each Special Exception request individually and will consider approval based on the merits of the application and that the bar should be set high to permit such proposals in order to ensure a superior result in comparison to development that is allowed ‘by right’ without a Special Exception permit. It is (sic) the applicant’s that this application, which has been improved and enhanced based on input and discussions with City staff, will provide a ‘win-win’ condition for both the applicant and the residents of the City of Alachua and a (sic) overall superior result, which is the intent of this project proposal.” Revise accordingly.
- d. Page 8: Clarify the following statement: “Proposed improvements that are above and beyond standard code requirements are again summarized below”. Particularly:
 - i. Trail network is being provided to fulfill the requirements of Section 4.3.2(l)(4) which requires an enhanced recreational functional use.
 - ii. Implementation of FDOT stormwater treatment basins is required by Policy 1.3.h of the Comprehensive Plan Future Land Use Element prior to commercial development. The statement that granting the Special Exception Permit will ‘expedite’ the implementation of Policy 1.3.h is irrelevant to the application of the Special Exception Permit standards or the fulfillment of Policy 1.3.h.
- d. Page 9: Clarify the following statement: “In summary, the proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard ‘by right’ development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h.”
- e. Conclusion:
 - i. Clarify the following statement: “...the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code. Specifically, the application is consistent with and will help implement Comprehensive Plan Policy 1.3.h...”
 - ii. Clarify the following statement: “In addition to compliance with Comprehensive Plan and Land Development Code, the Special Exception, if approved by the City of Alachua, will allow for the implementation of the landowner’s master plan, which will accomplish several objectives that are all supportive with and are interdependent upon each other and will provide a superior result to a standard ‘by right’ development limited in scope to just within the commercially-zoned property.”

- f. Provide further information within the application regarding the existing wetland creek crossing that will be utilized, including pictures.
2. *Special Exception Notes on Special Exception Master Plan*
- a. Condition 3 is an incomplete sentence. Revise accordingly.
 - b. Add the following to Note 3: Points of access shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).
 - c. Add the following to Note 4: The internal pedestrian network shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).
 - d. Condition 8 conflicts with provisions of the LDRs and there must be removed.
3. *Response to Section 2.4.4(D)*
- a. In response to Section 2.4.4(D)(4):
 - i. Clarify the statement that “the approval of the Special Exception will help improve existing water quality conditions from Interstate 75.” The Special Exception Permit is not required in order for the water quality treatment standards as set forth in Policy 1.3.h of the Comprehensive Plan Future Land Use Element to be implemented.
 - ii. The following statement is irrelevant to the standard and therefore should be removed: “The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system. Also, the Special Exception proposes to eliminate several commercial uses that could be potentially incompatible with the Mill Creek system, thereby providing further environmental protection beyond what is otherwise allowed in the City LDR’s by right.”
 - b. In response to Section 2.4.4(D)(6): Response primarily addresses public facility impacts and water treatment rather than the specified standard.
 - c. In response to Section 2.4.4(D)(7):
 - i. The following statements are irrelevant to the standard and should therefore be removed:
 - (a) “The Special Exception Master Plan will accomplish several objectives that are all supportive with and are interdependent upon each other. The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) space for commercial development that will generate adquate (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system.”
 - (b) “The proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard ‘by right’ development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that

would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h."

- (c) "Also, the Special Exception proposes to eliminate several commercial uses, thereby providing further enviornmental (sic) protection beyond what is otherwise allowed in the City LDR's by right."

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, Planner (*by electronic mail*)
Sayed Moukhtara, Tara Forest, LLC (*by electronic mail*)
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 5, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: LDR Administrator Interpretation: Land Development Regulations Text – Application of Section 4.3.2(l)(4)(a)(iii) of the LDRs for Tara April Special Exception Permit & Infrastructure Plan Applications

Dear Mr. Sweger:

On March 21, 2023 the City of Alachua Planning & Community Development Department received your application for an Interpretation of the Land Development Regulation (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. This application requests an interpretation of the text of the LDRs by the LDR Administrator. Specifically, it requests an interpretation of the application of Section 4.3.2(l)(4)(a)(iii) of the LDRs with respect to the Tara April project.

The Tara April Infrastructure Plan, among other improvements, proposes the construction of stormwater management facilities located in the Agricultural (A) zoning district that would support future development of adjacent lands zoned Community Commercial (CC).

A stormwater management facility is identified in Article 10 of the LDRs as a minor utility. A minor utility is defined in Article 10 of the LDRs as (emphases added): *"infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Examples of minor utilities include water and sewage pump stations, distribution electric substations, as defined in F.S. § 163.3208, stormwater retention and detention facilities, telephone exchanges, and surface transportation stops such as bus stops."*

In instances where a stormwater management facility is proposed within a zoning district that is less intense than the zoning district of the proposed use, Section 4.3.2(l)(4) of the LDRs requires the development to receive approval of a Special Exception Permit and for the stormwater management facility to meet specified criteria. Section 4.3.2(l)(4)(a) states:

- (4) *Utility, minor.* A minor utility use shall comply with the following standards:
 - (a) *Location.* Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership, subject to the following requirements:

- (i) The zoning designation of the location of the stormwater detention and retention facility allows minor utilities; and,
 - (ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(l)(4)(b); and
 - (iii) The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) functional use.
- (b) *Compatibility.* Provide adequate setbacks, screening and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.
- (c) *Exemptions.* The provisions of this subsection shall not be applicable when the differing zoning designations are both classified as residential districts or are both classified as business districts, as categorized in Table 3.1-1, Establishment of Base Zone Districts. Stormwater detention and retention facilities serving residential districts shall be permitted in business districts without special exception if included as part of a master stormwater permit or common development plan.

Staff and the applicant have worked collectively through the review of the Tara April Special Exception Permit to ensure that the purpose and intent of Section 4.3.2(l)(4)(a)(iii) will be achieved. The applicant proposes the incorporation of recreational features that will connect the Tara April project to the Tara Forest West project via a recreational trail and boardwalk at an existing wetland crossing as well as a connection from the Tara April project to the nearby City Mill Creek Stormwater Enhancement Area located to the south. The applicant also proposes an interpretive kiosk at the City Mill Creek Stormwater Enhancement Area.

Upon reviewing the LDR Interpretation request and the conceptual site plan for Tara April, prepared by EDA Consultants, Inc., and dated 2/3/23, the LDR Administrator hereby finds that the proposed improvements as shown on the conceptual site plan submitted as an exhibit to the Special Exception Permit application (attached) will fulfill the requirement of Section 4.3.2(l)(4)(a)(iii) to provide an ‘enhanced recreational functional use’ for the project. This approval does not eliminate the requirement to comply with all other applicable provisions of the City’s LDRs, including but not limited to Sections 2.4.4(D), 2.4.4(E), 2.4.9(E)(2), and 2.4.9(F).

If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,



Mike DaRoza
City Manager / LDR Administrator

Attachment

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



A City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Application for Interpretation by Land Development Regulations (LDR) Administrator

Reference City of Alachua Land Development Regulations 2.4.19

RECEIVED
MAR 21 2012
BY:

A. APPLICANT

1. Applicant's Status (check one):

Owner (title holder) Agent

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

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Ste 300

City: Gainesville State: FL ZIP: 32601

Telephone: (352) 373-3541 FAX: () e-mail: csweger@edafl.com

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

Name of Owner (title holder): Tara Forest, LLC

Mailing Address: 7717 NW 20th Lane

City: Gainesville State: FL ZIP: 32605

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

B. PROPERTY AFFECTED

1. Address of Subject Property: No address (undeveloped property)
2. Parcel ID Number(s): 03020-000-000
3. Existing Use of Property: Undeveloped (Timberland - site index 80-89)
4. Future Land Use Map Designation: Commercial, Recreation, Conservation
5. Zoning Designation: CC, A, CSV
6. Acreage: 58.32 +/-
7. Number of Existing Structures on the Property: 0

C. INTERPRETATION REQUESTED

- Land Development Regulations Text
- Zone District Boundaries
- Whether an unspecified use falls within a use classification, use category or use type allowed in a zone district (*If requesting the approval of an unlisted use pursuant to Section 4.2.1(D), provide documentation to support the standards provided within Section 4.2.1(D)(2).*)

Describe, in detail, the request being made (you may attach a separate document if additional room is needed):
Please see attached letter.

D. **ATTACHMENTS** (Provide ALL that are applicable)

1. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Legal description with tax parcel number.
3. Proof of ownership.
4. Proof of payment of taxes.
5. **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 attachments that are applicable to your application are required for the application to be considered complete. 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 - Director of Planning

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 17th day of March, 2023 by Clay Sweger

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



Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida



Signature of Notary Public, State of Florida

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



CITY OF ALACHUA, FLORIDA

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A
Parcel ID Number(s): 03020-000-000
Acreage: 58.32 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title: _____
Company (if applicable): Tara Forest LLC
Mailing Address: 7717 NW 20th Ln
City: Gainesville State: FL ZIP: 32605
Telephone: (352) 278 5317 FAX: _____ e-mail: sayed@moukhtara.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Dir. of Planning
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: 352-373-3541 FAX: _____ e-mail: csweger@edapl.com

D. REQUESTED ACTION:

LDR Interpretation Request

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

SAYED MOUKHTARA PRESIDENT

Typed or printed name and title of applicant

Signature of Co-applicant

State of Florida

County of

Alachua

Typed or printed name of co-applicant

The foregoing application is acknowledged before me this 20th day of MARCH, 2023 by Sayed
Moukhtara, who are personally known to me, or who has/have produced _____
as identification.

Signature of Notary Public, State of

Florida



Heather A. Hartman City of Alachua ♦ Planning and Community Development Department
Comm.: # HH 320137 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Expires: October 10, 2026 Revised 9/30/2014
Notary Public - State of Florida

[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID	03020-000-000
Prop ID	12195
Location Address	ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 (LESS THAT PART LYING W OF I-75 ALSO IN SEC 09-08-18 THAT PART LYING E OF I-75 & ADJ TO & W OF SEC LINE & N OF PARCEL 3066-4) DEED APPEARS IN ERROR OR 4738/0321 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	04-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	65.120
Homestead	N

[View Map](#)

Owner Information

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$22,614	\$22,614	\$24,100	\$24,100	\$14,000
Agricultural (Market) Value	\$162,800	\$162,800	\$162,800	\$162,800	\$162,800
Just (Market) Value	\$162,800	\$162,800	\$162,800	\$162,800	\$162,800
Assessed Value	\$22,614	\$22,614	\$24,100	\$24,100	\$14,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$22,614	\$22,614	\$24,100	\$24,100	\$14,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	58.12	2531707.2	0	0	CSV
5900	PINE/HARDWOOD	7.00	304920	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/5/2019	\$2,963,100	MS	4738	0321	05 - QUALIFIED, MULTI TRANS	Vacant	LUTHER ACQUISITIONS LLC, MEGAH	TARA FOREST LLC	Link (Clerk)
9/28/1998	\$100	MS	2209	2650	U - UNQUALIFIED	Vacant	* LISA M WOOD	MEGAHEE ENTERPRISES LTD LLP	Link (Clerk)
9/28/1998	\$100	MS	2209	2647	U - UNQUALIFIED	Vacant	* WILBUR L WOOD III	* LISA M WOOD	Link (Clerk)
9/28/1998	\$100	MS	2209	2644	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* WILBUR L WOOD III	Link (Clerk)
9/28/1998	\$100	MS	2195	2886	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* JOAN M JONES TRUSTEE	Link (Clerk)

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
9/28/1998	\$100	MS	2195	2883	U - UNQUALIFIED	Vacant	* JOAN MEGAHEE JONES PER/REP I	* JOAN M JONES	Link (Clerk)
9/28/1998	\$100	MS	2195	2880	U - UNQUALIFIED	Vacant	* JOAN M JONES FKA WOOD TRUSTE	* JOAN MEGAHEE JONES PER/REP I	Link (Clerk)
12/28/1984	\$100	MS	1582	1576	U - UNQUALIFIED	Vacant	* MARIE M MEGAHEE PER/REP NOEL	* JOAN M JONES FKA WOOD TRUSTE	Link (Clerk)

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.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 4/26/2022, 6:06:23 AM](#)

Developed by
 Schneider GEOSPATIAL

Version 2.3.191

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3230894 5 PG(S)

12/9/2019 2:25 PM

BOOK 4738 PAGE 321

J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 924842

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$20,741.70

Intang. Tax: \$0.00

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF \$2,963,090.51.
DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$20,741.70 IS BEING PAID ON THIS TRANSFER.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 5th day of December, 2019, by LUTHER ACQUISITIONS, LLC, a Florida limited liability company, and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, successor by conversion to Megahee Enterprises, Ltd., a Florida limited partnership, the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to TARA FOREST, LLC, a Florida limited liability company, the address for which is 7717 N.W. 20th Lane, Gainesville, Florida 32605 (the "Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.**

**RE Nos.: 03067-001-000, 03008-000-000, 03066-002-000 and
03020-000-000**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

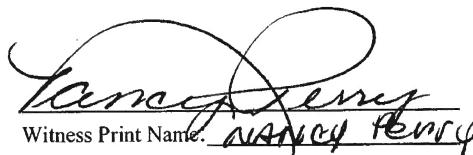
TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

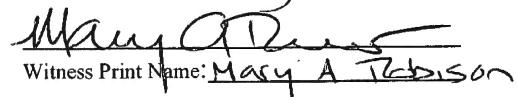
Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2019, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

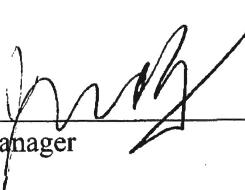
And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

LUTHER ACQUISITIONS, LLC, a Florida limited liability company


Witness Print Name: Nancy Henry

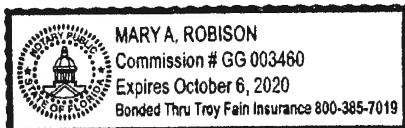

Witness Print Name: Mary A. Robison

By: 
Joan M. Jones, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, Manager of LUTHER ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Stamp




Print Name: Mary A. Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

Signed, sealed and delivered
in the presence of:

Nancy Perry
Witness Print Name: Nancy Perry

Mary A. Robison
Witness Print Name: Mary A. Robison

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

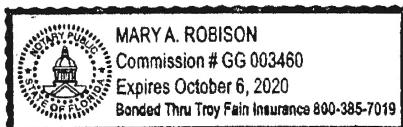
By: Joan M. Jones

Its: General Partner

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who is personally known to me or has produced _____ as identification.

Notary Stamp



987932

Mary A. Robison
Print Name: Mary A. Robison
Title: Notary Public
Serial No. (if any) GG 003460
Commission Expires: 10/6/20

EXHIBIT "A"

Parcel One & Part of Parcel 7:

That part of the East ½ of Section 9, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441,

Less and except the North ¼ of Government Lot 2; and

Less and Except the right of way of State Road 93 a/k/a Interstate I-75; and

Less and Except that part of Government Lot 7 lying East of the East right of way of State Road 93 a/k/a Interstate I-75;

Also Less and Except the following described property:

Commence at the Southeast corner of Section 9, Township 8 South, Range 18 East, and run North 3° 37' 28" West 286.74 feet to the North right of way of Old State Road No. 25; thence North 79°23'05" West along said right of way 1055.3 feet to its intersection with the West right of way of Interstate No. 75, thence run North 4°26'55" East along said Interstate Road right of way 212.91 feet to its intersection with the South right of way of State Road No. 25 (U.S. No. 441), thence run North 79°06'35" West along said State Road right of way 306.92 feet, thence run North 1°48' 35" West 205.01 feet, thence run North 79°06'35" West 355.34 feet to the North right of way of State Road No. 24 (U.S. No. 441) and the Point of Beginning, thence run North 79° 06'35" West along said right of way 175.00 feet, thence run North 10°53'25" East 175.00 feet, thence South 79°06'35" East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South 27°21'25" West along said right of way 38.71 feet to the p.c. of a 34° 11'20" curve, having a radius of 170.10 feet, an internal angle of 73°32' and being concave to a Northwesterly direction, thence run in a Southwesterly direction along the arc of said right of way curve a distance of 215.08 feet to the P.T. of said curve, thence South 10° 53'25" West 16.00 feet to the Point of Beginning. All being and lying in Section 9, Township 8 South, Range 18 East, Alachua County, Florida.

Also Less and Except:

Commence at the Northeast corner of Government Lot Seven (7), Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, and run South 01°48'22" East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North 79°06'35" West, 351.65 feet to the intersection with the West right of way line of Interstate Highway No. 75 and the North right of way line of U.S. Highway 441; thence run North 79°06'35" West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North 79°06'35" West along said North right of way line, 175.00 feet; thence run North 10°53'25" East, 175.00 feet; thence run South 79°06'35" East, 175.00 feet; thence run South 10°53'25" West, 175.00 feet; to the Point of Beginning.

Together with the following described lands:

The East Sixty-four and 79/100 (64.79) feet of that part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of State Roads Nos. 20 and 25, Alachua County, Florida.

And That part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of U.S. Highway 441 less the East Sixty-four and 79/100 (64.79) feet, Alachua County, Florida.

Less and Except therefrom the lands described in Official Records Book 4334, Page 1074 in favor of the City of Alachua, of the Public Records of Alachua County, Florida.

Together with the following described parcel:

The West ½ of Section 10, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441, Alachua County, Florida. Less and Except the Southwest ¼ of the Southwest ¼, but including that part of the Southwest ¼ of the Southwest ¼ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North 1°48'58" West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North 01°48'58" West along said West Section line 562.78 feet; thence run South 36°22'41" East 524.13 feet; thence run North 89°12'27" East 1039.09 feet; thence run South 38°29'43" East 109 feet, thence run South 87°09'17" West, 1401.60 feet to the West line of Section 10, Township 8 South, Range 18 East and the Point of Beginning. All being and lying in the Southwest ¼ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Two:

The Southwest ¼ of the Southwest ¼ of the West ½ of Lot 4, all lying and being in Section 3, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Three:

A tract of land situated in Section 10, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southwest corner of aforementioned Section 10, Township 8 South, Range 18 East for a point of reference and run North 88°24'02"East, along the South line of said Section 10, a distance of 792.27 feet; thence run North 00° 39'21" West, along the East line of the West 792.16 feet of the Southwest ¼ of the Southwest ¼ of said Section 10, a distance of 508.06 feet to a concrete monument (LS#3456) on the Northerly right of way line of State Road 20-25 a/k/a U.S. Highway 441 (200 foot right of way); thence run South 77°51'07"East, along said Northerly right of way line, a distance of 143.86 feet to a concrete monument (LS#3456) and the True Point of Beginning; thence run North 12°08'53" East, a distance of 200.00 feet to a concrete monument (LS#3456); thence run South 77°51'07"East, a distance of 59.81 feet to a concrete monument (LS#3456); thence run North 60°49'36" East, a distance of 101.29 feet to a concrete monument (LS#3456); thence run North 07°01'30" East, a distance of 70.52 feet to a concrete monument (LS#3456); thence run North 28°08'16"West, a distance of 91.36 feet to a concrete monument (LS#3456); thence run North 60°43'36" East, a distance of 367.96 feet to a concrete monument (LS#3456) on the East line of the aforementioned Southwest ¼ of the Southwest ¼ of Section 10; thence run South 00°00'26" East, along said East line, a distance of 665.16 feet to a concrete monument (LS#940) on the aforementioned Northerly right of way line; thence run North 77°51'07" West, along said Northerly right of way line, a distance of 486.49 feet to the True Point of Beginning.

Balance of Parcel 7:

The South ½ of the East ½ of Government Lot 7, in Section 4, Township 8 South, Range 18 East, Alachua County, Florida. Less and Except the right of way of State Road No. 93 a/k/a Interstate 75, and Less and Except the 66-foot access road.

2021 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12195

ACCOUNT NUMBER

03020 000 000

PROPERTY ADDRESS

UNASSIGNED LOCATION RE

MILLAGE CODE

1700

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	22,614	0	22,614	177.89
LIBRARY GENERAL	1.0856	22,614	0	22,614	24.55
SCHOOL CAP36 PROJECT	1.5000	22,614	0	22,614	33.92
SCHOOL DISCRNRY & CN	0.7480	22,614	0	22,614	16.92
SCHOOL GENERAL	3.5950	22,614	0	22,614	81.30
SCHOOL VOTED	1.0000	22,614	0	22,614	22.61
CHILDREN'S TRUST	0.5000	22,614	0	22,614	11.31
SUWANNEE RIVER WATER MGT DIST	0.3615	22,614	0	22,614	8.17
CITY OF ALACHUA	5.3900	22,614	0	22,614	121.89
<i>John Power Tax Collector Serving Alachua County</i>					
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	\$498.56

LEGAL DESCRIPTION

S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 (LESS THAT PART LYING W OF I-75 ALSO IN
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS \$0.00			

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS **\$498.56**

IF PAID/POSTMARKED BY
PLEASE PAY

Jan 31, 2022
\$0.00

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

2021 PAID REAL ESTATE

12195

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER

03020 000 000

PROPERTY ADDRESS

UNASSIGNED LOCATION RE

PAY ONLY ONE AMOUNT

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

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

IF PAID/POSTMARKED BY

PLEASE PAY

- Jan 31, 2022 \$0.00
-
-
-
-
-

Receipt # 21-0080407

\$488.59

Paid 01/06/2022

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

Parcel One & Part of Parcel 7:

That part of the East $\frac{1}{4}$ of Section 9, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441,

Less and except the North $\frac{1}{4}$ of Government Lot 2; and

Less and Except the right of way of State Road 93 a/k/a Interstate I-75; and

Less and Except that part of Government Lot 7 lying East of the East right of way of State Road 93 a/k/a Interstate I-75;

Also Less and Except the following described property:

Commence at the Southeast corner of Section 9, Township 8 South, Range 18 East, and run North $3^{\circ} 37' 28''$ West 286.74 feet to the North right of way of Old State Road No. 25; thence North $79^{\circ} 23' 05''$ West along said right of way 1055.3 feet to its intersection with the West right of way of Interstate No. 75, thence run North $4^{\circ} 26' 55''$ East along said Interstate Road right of way 212.91 feet to its intersection with the South right of way of State Road No. 25 (U.S. No. 441), thence run North $79^{\circ} 06' 35''$ West along said State Road right of way 306.92 feet, thence run North $1^{\circ} 48' 35''$ West 205.01 feet, thence run North $79^{\circ} 06' 35''$ West 355.34 feet to the North right of way of State Road No. 24 (U.S. No. 441) and the Point of Beginning, thence run North $79^{\circ} 06' 35''$ West along said right of way 175.00 feet, thence run North $10^{\circ} 53' 25''$ East 175.00 feet, thence South $79^{\circ} 06' 35''$ East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South $27^{\circ} 21' 25''$ West along said right of way 38.71 feet to the p.c. of a $34^{\circ} 11' 20''$ curve, having a radius of 170.10 feet, an internal angle of $73^{\circ} 32'$ and being concave to a Northwesterly direction, thence run in a Southwesterly direction along the arc of said right of way curve a distance of 215.08 feet to the P.T. of said curve, thence South $10^{\circ} 53' 25''$ West 16.00 feet to the Point of Beginning. All being and lying in Section 9, Township 8 South, Range 18 East, Alachua County, Florida.

Also Less and Except:

Commence at the Northeast corner of Government Lot Seven (7), Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, and run South $01^{\circ} 48' 22''$ East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North $79^{\circ} 06' 35''$ West, 351.65 feet to the intersection with the West right of way line of Interstate Highway No. 75 and the North right of way line of U.S. Highway 441; thence run North $79^{\circ} 06' 35''$ West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North $79^{\circ} 06' 35''$ West along said North right of way line, 175.00 feet; thence run North $10^{\circ} 53' 25''$ East, 175.00 feet; thence run South $79^{\circ} 06' 35''$ East, 175.00 feet; thence run South $10^{\circ} 53' 25''$ West, 175.00 feet; to the Point of Beginning.

Together with the following described lands:

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And That part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of U.S. Highway 441 less the East Sixty-four and 79/100 (64.79) feet, Alachua County, Florida.

Less and Except therefrom the lands described in Official Records Book 4334, Page 1074 in favor of the City of Alachua, of the Public Records of Alachua County, Florida.

Together with the following described parcel:

The West $\frac{1}{4}$ of Section 10, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441, Alachua County, Florida. Less and Except the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, but including that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North $1^{\circ}48'58''$ West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North $01^{\circ}48'58''$ West along said West Section line 562.78 feet; thence run South $36^{\circ}22'41''$ East 524.13 feet; thence run North $89^{\circ}12'27''$ East 1039.09 feet; thence run South $38^{\circ}29'43''$ East 109 feet, thence run South $87^{\circ}09'17''$ West, 1401.60 feet to the West line of Section 10, Township 8 South, Range 18 East and the Point of Beginning. All being and lying in the Southwest $\frac{1}{4}$ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Two:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the West $\frac{1}{2}$ of Lot 4, all lying and being in Section 3, Township 8 South, Range 18 East, Alachua County, Florida.

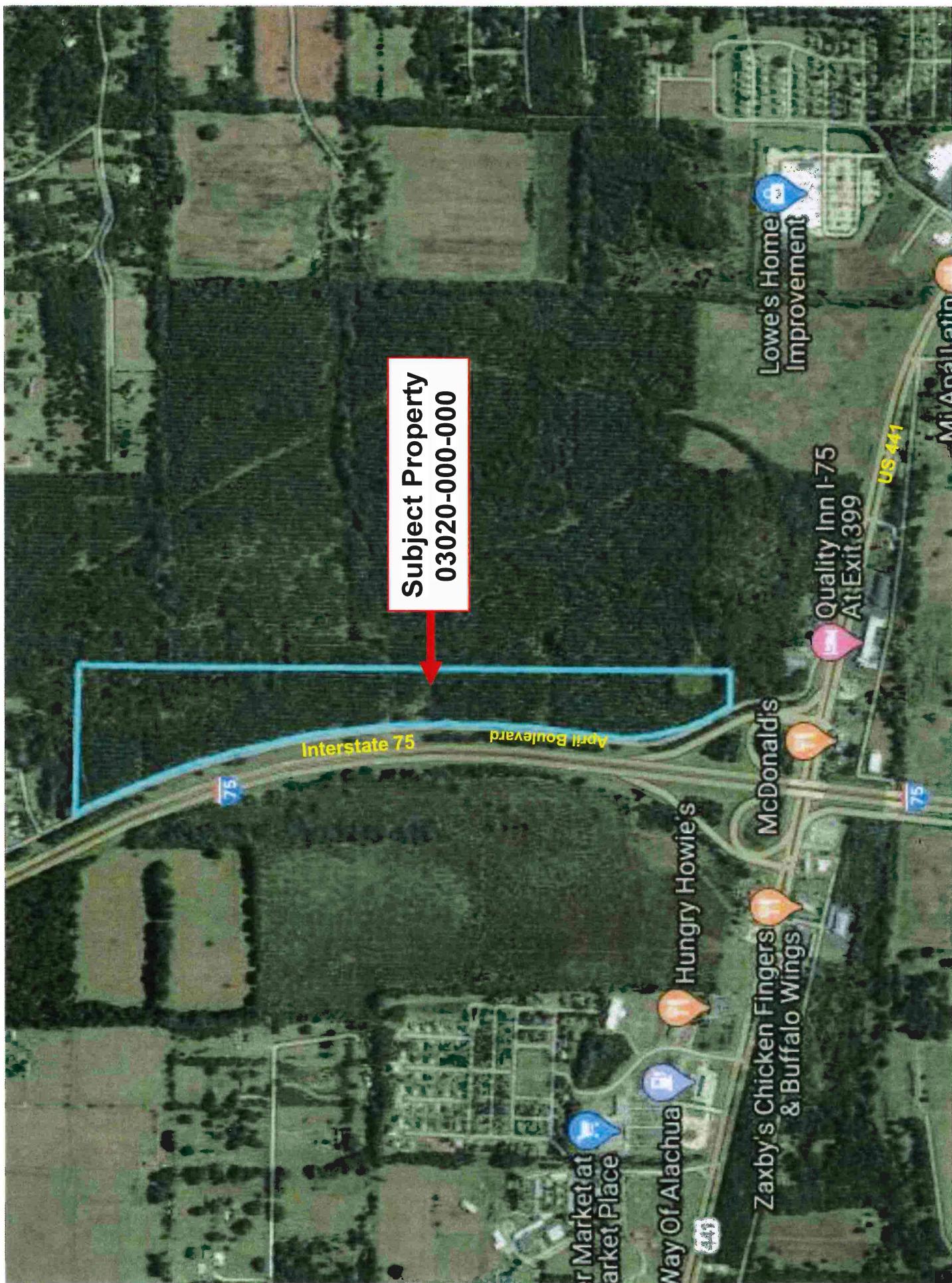
Parcel Three:

A tract of land situated in Section 10, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southwest corner of aforementioned Section 10, Township 8 South, Range 18 East for a point of reference and run North $88^{\circ}24'02''$ East, along the South line of said Section 10, a distance of 792.27 feet; thence run North $00^{\circ}39'21''$ West, along the East line of the West 792.16 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10, a distance of 508.06 feet to a concrete monument (LS#3456) on the Northerly right of way line of State Road 20-25 a/k/a U.S. Highway 441 (200 foot right of way); thence run South $77^{\circ}51'07''$ East, along said Northerly right of way line, a distance of 143.86 feet to a concrete monument (LS#3456) and the True Point of Beginning; thence run North $12^{\circ}08'53''$ East, a distance of 200.00 feet to a concrete monument (LS#3456); thence run South $77^{\circ}51'07''$ East, a distance of 59.81 feet to a concrete monument (LS#3456); thence run North $60^{\circ}49'36''$ East, a distance of 101.29 feet to a concrete monument (LS#3456); thence run North $07^{\circ}01'30''$ East, a distance of 70.52 feet to a concrete monument (LS#3456); thence run North $28^{\circ}08'16''$ West, a distance of 91.36 feet to a concrete monument (LS#3456); thence run North $60^{\circ}43'36''$ East, a distance of 367.96 feet to a concrete monument (LS#3456) on the East line of the aforementioned Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10; thence run South $00^{\circ}00'26''$ East, along said East line, a distance of 665.16 feet to a concrete monument (LS#940) on the aforementioned Northerly right of way line; thence run North $77^{\circ}51'07''$ West, along said Northerly right of way line, a distance of 486.49 feet to the True Point of Beginning.

Balance of Parcel 7:

The South $\frac{1}{2}$ of the East $\frac{1}{2}$ of Government Lot 7, in Section 4, Township 8 South, Range 18 East, Alachua County, Florida. Less and Except the right of way of State Road No. 93 a/k/a Interstate 75, and Less and Except the 66-foot access road.



March 21, 2023

Mike DaRoza
City Manager
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Application for Interpretation by Land Development Regulations (LDR) Administrator

Mr. DaRoza:

As a follow-up to our recent meetings regarding the Tara April project, please accept this letter as a request for a Land Development Regulations (LDR) interpretation by the LDR Administrator.

Background

In 2022, an application for a Special Exception related to tax parcel number 03020-000-000 was submitted to the City of Alachua for review. The subject property is shown below:



The Special Exception application proposes a stormwater facility for a commercial use in a less intense zoning district. Stormwater retention and detention facilities are considered by the City's LDC as a minor utility, as indicated in the following Code excerpt:

Sec. 10.2. Definitions.

*Utility, minor, means infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Examples of minor utilities include...**stormwater retention and detention facilities...***

As stormwater facilities are defined as a 'minor utility,' they are regulated accordingly in the City Land Development Code. City of Alachua LDC Sec. 4.3.2(l)(4)(a) provides a specific mechanism for such a proposal (stormwater area associated with commercial development within Agriculture zoning), as indicated below:

4.3.2 *Public and institutional use.*

(I) *Utilities.*

- (4) *Utility, minor. A minor utility use shall comply with the following standards:*
- (a) *Location. Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership.*
- (i) *The zoning designation of the location of the stormwater detention and retention facility allows minor utilities; and,*
- (ii) *The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(l)(4)(b); and*
- (iii) *The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) functional use.*
- (b) *Compatibility. Provide adequate setbacks, screening and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.*
- (c) *Exemptions. The provisions of this subsection shall not be applicable when the differing zoning designations are both classified as residential districts or are both classified as business districts, as categorized in Table 3.1-1, Establishment of Base Zone Districts. Stormwater detention and retention facilities serving residential districts shall be permitted in business districts without special exception if included as part of a master stormwater permit or common development plan.*

To date, there has been extensive discussion regarding the Special Exception application and compliance with various applicable regulations in the City's Land Development Code. While many of these issues have been resolved and/or clarified, it is still unresolved what is the intent of 4.3.2(l)(4)(a)(iii) related to provision of functional recreational uses of stormwater facilities related to a minor utility.

Request for Interpretation & Justification

As such, we request an interpretation of LDR Sec. 4.3.2(I)(4)(a)(iii) from the LDR Administrator as to the specific intent of this provision and what design characteristics qualify as 'recreational functional use.'

The City Land Development Regulations does not provide a definition for 'functional use.' However, LDR Sec. 4.3.2(I)(4)(a)(iii) provides very specific examples as to what would be considered as a 'recreational functional use' for a stormwater facility, as indicated in bold below:

- (iii) The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., **perimeter trail, boardwalk, interpretive kiosk, etc.**) functional use.*

The applicant for this project has relied on these specific guiding examples in preparing their application to ensure that the proposed stormwater facilities provide the required recreational functional use. These specific examples are included in the Tara April application and include a perimeter trail adjacent to the basin, a boardwalk crossing Mill Creek on the trail heading eastward to properties with conservation zoning and residential zoning, and an interpretive kiosk where the proposed trail will connect to the City water enhancement project. By providing the perimeter trail, boardwalk and interpretive kiosk, a functional use is created as these features, taken alone, serve a function themselves. The Tara April application goes further than this standard alone and is strengthened in meeting the intent of the functional use by providing interconnectivity to adjacent properties and uses. The indication of these three recreational functional uses are shown in the excerpts below (that are included in the proposed Special Exception application):

SPECIAL EXCEPTION LEGEND

1

CONCEPTUAL LOCATION OF PROPOSED TRAIL SYSTEM LINKING TARA FOREST, TARA APRIL, CITY PROPERTY AND STUBOUT TO APRIL BOULEVARD.

2

PROPOSED INTERCONNECTED STORMWATER TREATMENT BASINS.

NOTES

1. SPECIFIC REGULATIONS THAT APPLY TO THIS SITE (PROPOSED VIA SPECIAL EXCEPTION) INCLUDE:
 - USES PERMITTED IN THE CC ZONING ARE ALLOWABLE EXCEPT THE FOLLOWING PROHIBITED USES:
 - GASOLINE SALES, GENERAL INDUSTRIAL SERVICE (PRIMARY USE), LAUNDRY AND DRY CLEANING AND CARPET CLEANING (PRIMARY USE), TIRE SALES AND MOUNTING (PRIMARY USE), PARKING LOT (PRIMARY USE), AND PARK AND RIDE FACILITIES.
2. THE EXACT LOCATION OF THE PROPOSED COMMERCIAL BUILDINGS AND PARKING CONFIGURATION IS CONCEPTUAL AND MAY BE ADJUSTED AT SUCH TIME THAT A FULLY-ENGINEERED SITE PLAN FOR ANY PORTION OF THE COMMERCIAL AREA IS PROPOSED.
3. PROPOSED INTERPRETIVE KIOSK AT CITY WATER IMPROVEMENT PROJECT SITE.
4. BILLBOARDS, COMMUNICATION TOWERS & AGRICULTURAL USE WILL BE ALLOWED THROUGHOUT THIS PROPERTY ALONG APRIL BOULEVARD, PER RELATED REGULATIONS.
5. CONCEPTUAL TRAIL ROUTE RUNNING EASTWARD SHALL UTILIZE AN EXISTING CREEK CROSSING
6. AT LEAST TWO (2) POINTS OF ACCESS FROM THE PROPOSED TRAIL NETWORK TO THE COMMERCIAL DEVELOPMENT AREA (WTH TRAIL SIGNAGE) WITH THE EXACT LOCATION DETERMINED AT THE TIME OF DEVELOPMENT PLAN REVIEW FOR THE COMMERCIAL AREA.
7. COMMERCIAL DEVELOPMENT SHALL BE REQUIRED TO PROVIDE INTERNAL PEDESTRIAN NETWORK (SIDEWALK) CONNECTIONS TO THE ADJACENT TRAIL NETWORK.

In summary, we respectfully request that the LDR Administrator, based on the information outlined above, provide an interpretation that the design measures proposed in the Tara April Special Exception application complies with and meets the requirement for recreational functional uses via the specific language provided in LDR Sec. 4.3.2(I)(4)(a)(iii).

I appreciate the opportunity to provide this additional information for consideration by the LDR Administrator. If you have any questions, please feel free to contact our office at any time.

Sincerely,

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

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

CITY OF ALACHUA

Receipt: 245767

03/22/2023 10:05 AM

P. O. BOX 9
ALACHUA, FL 32616-0009

Cashier: bi_bacchus
Received Of: CLAY SWEGER

(386) 418-6110
UTILITIES@CITYOFALACHUA.ORG
WWW.CITYOFALACHUA.COM

740 SW 2ND AVE
GAINESVILLE FL 32601

The sum of: 200.00

BDINV	00006806		200.00
		Balance Due: 0.00	Total 200.00

TENDERED: CHECKS 002225 200.00

 Security features are included. Details on back.

Tara Forest LLC
7717 NW 20th Ln
Gainesville, FL 32605

Millennium Bank
87-0851/0642

002225

3/20/2023

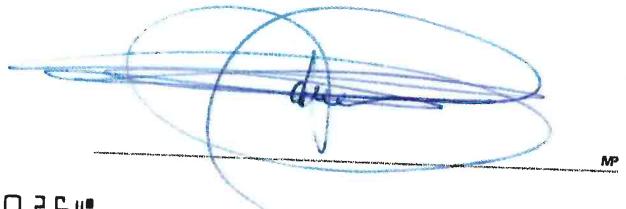
PAY TO THE
ORDER OF

City of Alachua

\$**200.00

Two Hundred and 00/100*****

DOLLARS


MP

MEMO

Application Interpretation Tara April

1100222511 1064208518160001002611

Parcel: 03020-000-000

Text Label



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 23, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Review of Tara April Special Exception Permit Application

Dear Mr. Sweger:

On November 8, 2022 City of Alachua Staff received your revised application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000.

A letter was sent to you, dated September 22, 2022, advising you that an evaluation of the application's compliance with the applicable provisions of the LDRs, including but not limited to Sections 2.4.4(A), 2.4.4(D), and 4.3.2(l)(4), cannot be made without also considering an associated development plan. Additionally, the September 22, 2022 letter advised you that Section 2.4.4(D)(7) requires a Site Plan or Preliminary Plat to be prepared and to demonstrate how the proposed special exception use complies with all other standards of Section 2.4.4(D). A 'conceptual site plan' was submitted with the materials received on November 8, 2022. However, this 'conceptual site plan' does not fulfill the requirements of Section 2.4.9 nor does it fulfill the requirements of Section 2.4.4(D)(7).

In addition to compliance with Section 2.4.4(D)(7), at a meeting held on January 26, 2023 Staff expressed concerns regarding the proposal of the Special Exception Permit Application to restrict the permitted uses on the commercially zoned property but not identify the specific use which shall exist on this property. Staff further indicated to you that this approach does not demonstrate that the stormwater management facilities will provide an enhanced recreational functional use as required by Section 4.3.2(l)(4)(a)(iii). As stated during the January 26, 2023 meeting, the specific use proposed must be known in order to evaluate that an enhanced functional recreational use will be created by the proposed development plan.

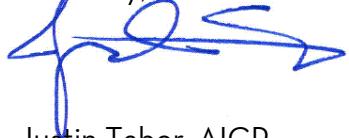
Therefore, as stated in the September 22, 2022 letter and discussed in our meeting held on January 26, 2023, the review of a Special Exception Permit application proposing stormwater management facilities in the Agricultural (A) zoning district and supporting development within

the Community Commercial (CC) zoning district cannot proceed until a Site Plan proposing a specific development is submitted to the City for review.

While a complete review of the Special Exception Permit application cannot be conducted until these matters are resolved, Staff would also like to discuss with you the proposed dedication of land to the City as part of the Special Exception Permit application. Please contact us at your convenience to set a time for this discussion.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Sayed Moukhtara, Tara Forest, LLC (*by electronic mail*)
Project File

Tara April - Revised Special Exception Exhibits**From :** Clay Sweger <csweger@edafl.com>

Mon, Feb 06, 2023 09:40 AM

Subject : Tara April - Revised Special Exception Exhibits**To :** Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org> 3 attachments**Cc :** Sergio Reyes <sreyes@edafl.com>, Adam@abbfortis.com <adam@abbfortis.com>, Sayed Moukhtara <sayed@moukhtara.com>, silvia@nemerrealestate.com

Hello, Kathy, Justin & Adam:

Thank you for meeting with us recently to discuss this project. We appreciate the input and the opportunity to collaborate to create the best possible project and one that benefits both the City and property owner.

At the recent meeting, we received input from our office regarding the proposed trail network and how it will interrelate with future development within the proposed commercially zoned area. Specifically, more information about what is the approach between the trail and commercial development and desire to ensure that there will be a functional use of the trail. Details like a stated provision that the trail will be accessible to the commercial development area and the minimum number of connections were mentioned as well.

In response, please see the attached exhibits, which are the revised Special Exception plan sheets, which include two new conditions of approval (Notes # 6 & 7). The intent of these two additional conditions is to provide more clarity of how the trail network will relate to the commercial area and provide functional use.

We would appreciate it if you could please review as soon as you can and let us know if you have any feedback as we hope to move this project along very soon.

Thank you very much -

Clay Sweger, AICP, LEED AP

Principal / Director of Planning

csweger@edafl.com

edafl.com



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

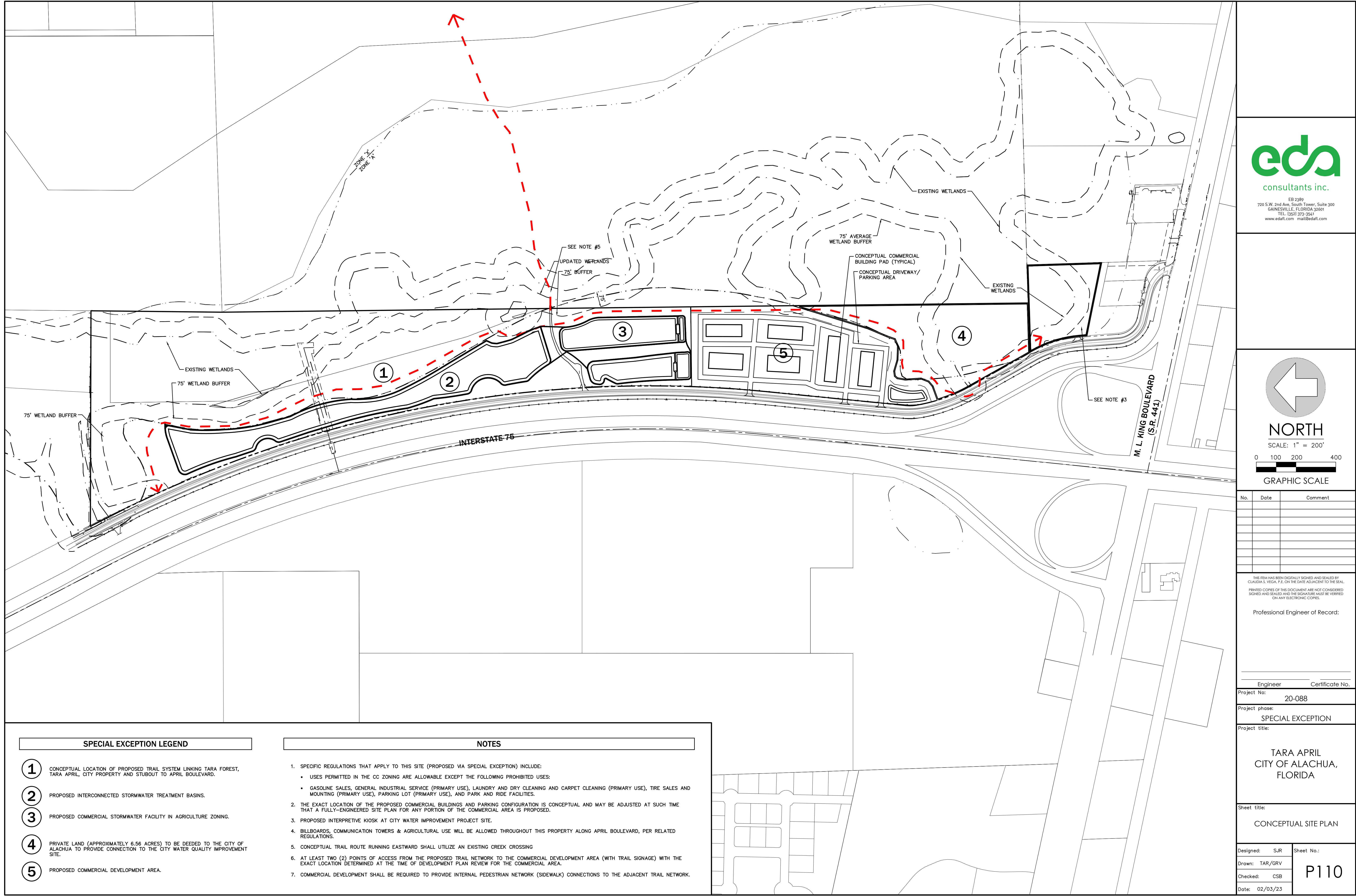
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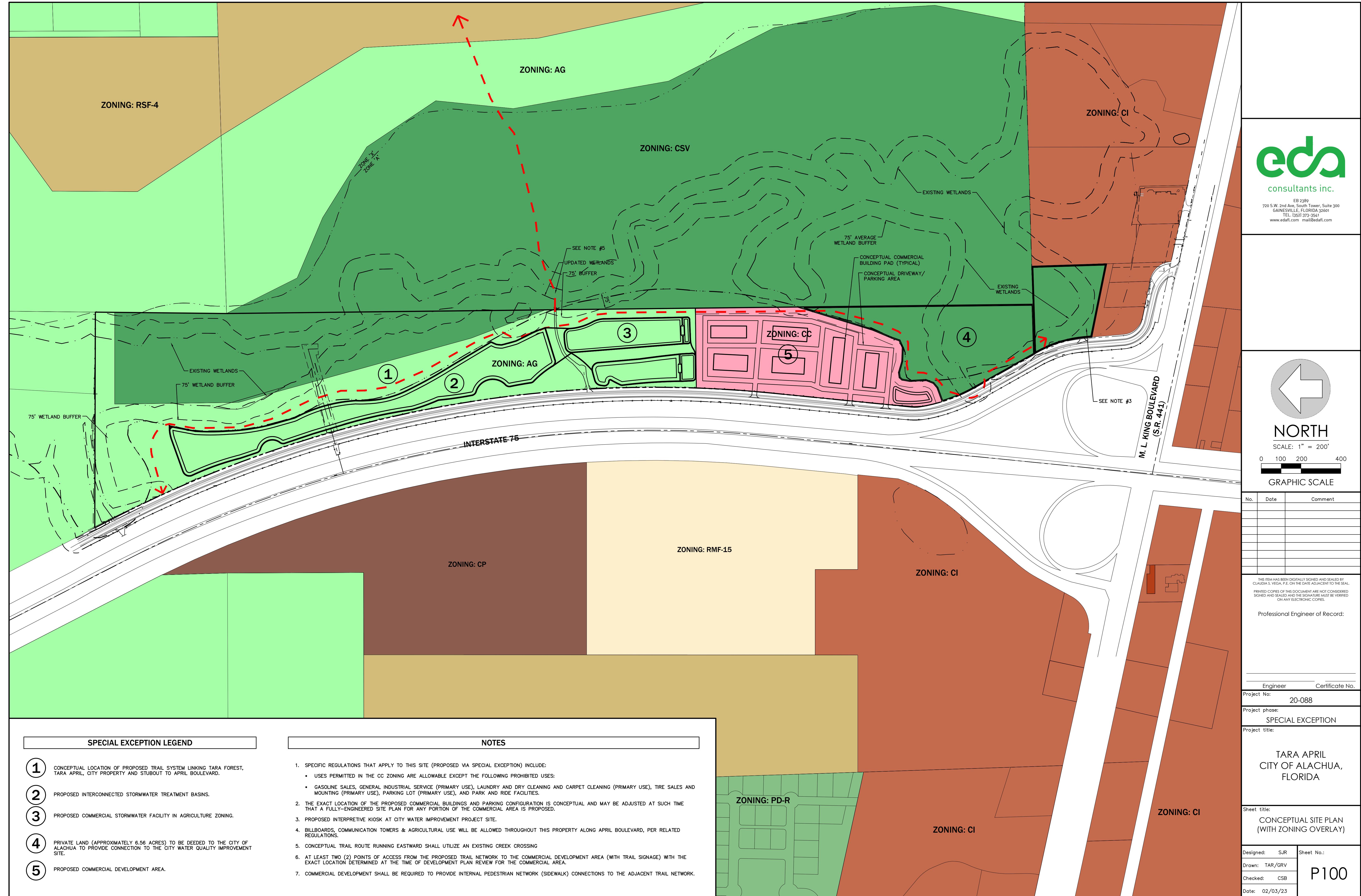
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 **SE Exhibit 2 (With Zoning Overlay).pdf**
1 MB

 **SE Exhibit 1.pdf**
436 KB







Letter of Transmittal

Date: 11/8/22
Attn: Adam Hall
Re: Tara April Special Exception
 Revised Application Submittal

To: City of Alachua
 PO Box 9
 Alachua, FL 32616
 386-418-6121

We hereby transmit the following items:

Plans Specifications Other

Copies	Date	No.	Description
1	11/8/22	1	Revised Special Exception Application Package (PDF)

Adam:

Please accept this revised Special Exception Application submittal package, which includes substantive changes / improvements to the previous submittal information, including additional details about the commercial development area, dedication of conservation land to the City of Alachua, an interconnected trail network, among other items. Also, included is a revised Site Plan showing these proposed improvements and a letter from GSE that addresses some general comments regarding a geological review and active ground loss evaluation.

Please let us know if you have any questions or if we can provide any additional information in order to reactivate the review of this application. Thank you very much.

Signed Clay Sweger, AICP, LEED AP



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Review of Tara April Special Exception Permit Application

Dear Mr. Sweger:

City of Alachua Staff has reviewed your application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000.

Upon review of the application and with consideration to the requirements of the City's Land Development Regulations (LDRs), Staff finds that an evaluation of the application's compliance with the applicable provisions of the LDRs, including but not limited to Sections 2.4.4(A), 2.4.4(D), and 4.3.2(I)(4), cannot be made without also considering an associated development plan. Furthermore, Section 2.4.4(D)(7) requires a Site Plan or Preliminary Plat to be prepared and to demonstrate how the proposed special exception use complies with all other standards of Section 2.4.4(D).

Therefore, review of a Special Exception Permit application proposing stormwater management facilities in the Agricultural (A) zoning district and supporting development within the Community Commercial (CC) zoning district cannot proceed until a Site Plan proposing a specific development is submitted to the City for review.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

A blue ink signature of the name "Justin Tabor".

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Sayed Moukhtara, Tara Forest, LLC (*by electronic mail*)
Project File



City of Alachua

MAYOR GIB COERPEN

Vice Mayor Jennifer Blalock

Commissioner Shirley Green Brown

Commissioner Dayna Miller

Commissioner Ed Potts

OFFICE OF THE CITY MANAGER

MIKE DAROZA

September 14, 2022

Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

RE: TARA FOREST WEST, TARA APRIL, AND TARA PHOENICIA (PROJECTS)

Dear Mr. Moukhtara:

This letter is a follow-up to my letter dated June 29, 2022, (the “Letter”), and the meeting on August 18, 2022 (the “Meeting”), between you and your agents and City of Alachua (“City”) staff (“Staff”), regarding the above referenced Projects.

A copy of the attendance sheet from the Meeting is attached. The purpose of the Meeting, as pointed out in the Letter, was to inform you of potential issues related to the Projects that have come to Staff’s attention as individual applications have been submitted to the City as these issues may impact the viability of the Projects.

During the Meeting, Staff pointed out issues regarding the development of the Projects in relation to the environmentally-sensitive area known as Mill Sink, which is part of an underground cave system located in geographic areas potentially impacted by the Projects.

There was also discussion during the meeting that in the past, development which might have any impact to the cave system has been of great concern to the public, Alachua County and organizations involving “cave divers,” resulting in litigation.

Staff was pointing out some of the potential impacts. The meeting was not meant to be an in-depth discussion of any of the Projects. It was simply to bring to your attention impediments so as not to mislead you regarding the success of any of these applications.

No feedback was received at the meeting indicating any interest on your part to reconsider aspects of pending applications. Therefore, Staff is continuing to review the pending applications now that you have been informed of some of the initial impediments with them.

All questions regarding any of these development applications should be directed to the City of Alachua Planning & Community Development Department.

Sincerely,



Mike DaRoza
City Manager
City of Alachua

cc: Kathy Winburn, Planning & Community Development Director
Rodolfo Valladares, Public Services Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

Aug. 18, 2022 - Meeting

City of Alachua

Adam Hall

Planning

Maria B. Rush

city attorney

MIKE DAROZA

CITY MANAGER

Cathy Winburn

Planning

Justin Teboe

Planning

Applicant

Adam Boukjar

Jay Brown , JBPro

Chris Potts , JBPro

COLE BARNETT , SALTER FEIRER , PA

DENISE HUTSON , SALTER FEIRER , PA

SAYED MOUKHTARA

SILVIA MOUKHTARA

Clay Swegler , eda

SENCO NGYES , eda



City of Alachua

MAYOR GIB COERPEN

Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER

MIKE DAROZA

June 29, 2022

Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

RE: TARA FOREST WEST, TARA APRIL & TARA PHENICIA

Dear Mr. Moukhtara:

This letter is in regards to the above referenced projects.

It has come to the attention of City staff ("Staff") during the review of development applications involving the above three referenced projects that were submitted at various times, that numerous aspects and requirements for them are inextricably intertwined or dependent on other prerequisites before they can be considered for final approval. In other words, none of the above projects stands on their own merit, but instead, they are dependent on the approval of the other applications.

As such, Staff, including Planning & Community Development and Public Services, will not be proceeding with further review of each of these projects in their current form, as it does not appear that any of them can receive ultimate final approval standing individually on their own merit. As Staff has been reviewing the viability of the above referenced projects, the interdependency of one project on the other or on other applications has become readily apparent. Staff does not wish to mislead any applicant regarding the success of an application.

If you wish to discuss the above, a meeting with City staff can be arranged.

Regards,

A handwritten signature in blue ink that reads "Mike DaRoza".

Mike DaRoza
City Manager

Cc: Kathy Winburn, Planning & Community Development Director
Rodolfo Valladares, Public Services Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

RE: Tara April Special Exception

Clay Sweger <csweger@edafl.com>

Thu 6/16/2022 11:11 AM

Tara April Infrastructure Plan

To:'Justin Tabor' <jtabor@cityofalachua.org>;

Cc:Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>;

Good Morning, Justin:

Understood. At this time, we'd like to request a time to sit with your team to discuss the application, issues / opportunities and an approach moving forward. We'd like to have this conversation before official City comments are released. What is your availability next week to meet? Please let us know.

Thank you very much -

Clay Sweger, AICP, LEED AP

Principal / Director of Planning

csweger@edafl.com
edafl.com



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>

Sent: Monday, June 13, 2022 5:15 PM

To: Clay Sweger <csweger@edafl.com>

Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>

Subject: Re: Tara April Special Exception

Clay,

As you know, this application is unique and there are concerns about policy direction that must be discussed and coordinated with both the Executive Department and with legal. We have met internally to review the request and will provide a response from the PAT as soon as possible.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130

jtabor@cityofalachua.com

City Hall Hours of Operation

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

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From: "Clay Sweger" <csweger@edafl.com>

To: "Justin Tabor" <jtabor@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>

Cc: "Sergio Reyes" <sreyes@edafl.com>

Sent: Thursday, June 9, 2022 9:05:31 AM

Subject: Tara April Special Exception

Good Morning, Justin & Adam:

Our client has asked us to inquire as to the status of this project review? When you have a moment, will you please advise?

Thank you very much -

Clay Sweger, AICP, LEED AP

Principal / Director of Planning

csweger@edafl.com

edafl.com



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review: Tara April Special Exception Permit Application

Dear Mr. Sweger:

On April 28, 2022, the City of Alachua received your application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000.

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, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, May 12, 2022**. With the exception of mailing labels, all materials may be submitted by email to the project planner.

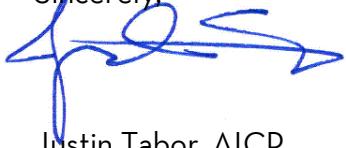
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be sent to you under separate cover.

Please address the following:

1. **Special Exception Permit Application Attachment #2.g., Site Plan:** Section 2.4.4(D)(7) requires a site plan (Section 2.4.9) or preliminary plat (Section 2.4.10(G)(3)) to be prepared and to demonstrate how the proposed special exception use complies with the other standards of this Section 2.4.4(D). Please submit the infrastructure plan from the companion Tara April Infrastructure Plan application to fulfill this requirement, as infrastructure plans are a subset of Section 2.4.9.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "JT".

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Sayed Moukhtara, Tara Forest, LLC (*by electronic mail*)
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