

050466c

June 24, 2004

**ALACHUA COUNTY PUBLIC WORKS
TRAFFIC MAINTENANCE DIVISION**

SUBJECT: TRAFFIC SIGN (KEY / GUIDE)

- A - 30" STOP SIGN with STREET SIGN ASSEMBLY
- B - 24" STOP SIGN with STREET SIGN ASSEMBLY
- C - 30" YIELD with STREET SIGN ASSEMBLY
- D - 24" x 30" SPEED LIMIT SIGN
- E - 24" x 30" KEEP RIGHT with 18" YELLOW DIAMOND
- F - 18" x 24" KEEP RIGHT / ONE WAY
- G - 24" DEAD END / NO OUTLET
- H - STREET SIGN ASSEMBLY
- I - 18" RED DIAMOND

July 29, 2004

Lalit Lalwani, PE
Civil Engineer II
Alachua County Public Works Department
P.O. Box 1188
Gainesville, Florida 32602

RE: Portofino, Phase 2
Alachua County, Florida

Dear Lalit:

Please find enclosed the inspection and sign fee of \$2,517.00, a copy of your letter dated July 14, 2004, and seven (7) signed and sealed sets of plans. We submit the above to request a pre-construction conference (if necessary) or for the issuance of the Construction Permit.

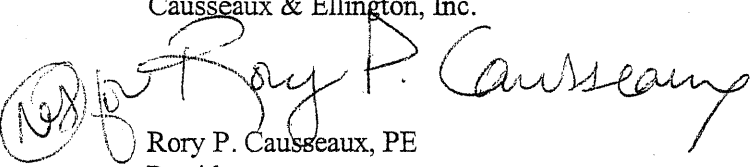
Our response to the actions required prior to the issuance of Construction Permit are as follows:

1. Address the comments outlined in the enclosed addendum.
 - *All comments have been addressed and incorporated into the final construction plans and plat.*
2. Await approval of the plat by the Board of County Commissioners. This item is scheduled for the agenda of August 24, 2004.
 - *We are submitting the final construction plans and plat prior to the Board of County Commissioners hearing.*
3. Address the plat comments provided by Robert Wigglesworth, the County's Real Property Coordinator/PSM.
 - *All plat comments have been addressed.*
4. Pay inspection and sign fees.
 - *Check is enclosed in the amount of \$2,517.00.*

The street sign locations were added to the plans based upon the 8 ½" x 11" map provided.

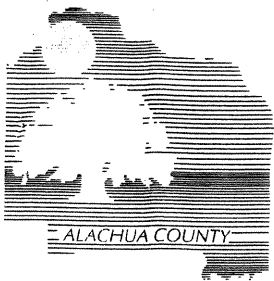
We trust all is approved as submitted. Otherwise, please call our office with any questions or request for additional information.

Sincerely,
Causseaux & Ellington, Inc.


Rory P. Causseaux, PE
President

cc: Lori McGriff

G:\JOBS\2003\03-237\ACPWD Ph. 2 request for construction permit issuance.doc



Alachua County
Public Works Department
Transportation & Development Division

Michael J. Fay ~ Assistant Director
E-Mail: mfay@co.alachua.fl.us

September 21, 2004

Rory Causseaux, P.E.
Causseaux & Ellington, Inc.
6011 NW 1st Place
Gainesville, FL 32607

Re: Portofino, Phase II

Dear Mr. Causseaux:

A Construction Permit is hereby issued to Emmer Development Corporation for the construction of paving and drainage facilities associated with this development. Enclosed is a copy of the permit and four copies of the approved plan.

Be advised that the landscaping plans included in the approved construction drawings are for informational purposes only. Please contact the Office of Codes Enforcement for the approved landscaping plans.

Please notify the Construction Inspections Office of this department 24 hours prior to the commencement of construction. If you have any questions, please contact this office.

Sincerely,

Lalit Lalwani, P.E.
Civil Engineer II

LL:

Enclosures

xc: Emmer Development Corporation
Natasha Washington- Codes Enforcement w/Enclosures
Jim King w/Enclosures
Transportation Division
Milton Towns w/Permit



**CONSTRUCTION PERMIT
ALACHUA COUNTY PUBLIC WORKS DEPARTMENT**

DATE: September 21, 2004

PERMIT NO: CP-04-54

ISSUED TO: Emmer Development Corporation

FOR CONSTRUCTION OF: PAVING AND DRAINAGE IMPROVEMENTS AT:
Portofino Phase II, 6600 Block of SW 24th Avenue


ON TAX PARCEL NO: 06677-000-000

SPECIAL CONDITIONS: Proper traffic control signing must be in place prior to the initiation of any work activities, including clearing. To coordinate the approval of the installation of traffic control signs and for Department notification of the commencement of construction, call our Office of Construction Inspections at 374-5245, Extension 244.

THIS CONSTRUCTION PERMIT IS VALID ON PROJECTS WITH CURRENT CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE (CLSC). AUTHORIZATION OF CONSTRUCTION EXPIRES WITH CLSC EXPIRATION. **(CLSC ATTACHED)**

BE ADVISED THAT THE LANDSCAPING PLANS INCLUDED IN THE APPROVED CONSTRUCTION DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. PLEASE CONTACT THE OFFICE CODES ENFORCEMENT FOR THE APPROVED LANDSCAPING PLANS.

CONSTRUCTION OF THE PROJECT MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THIS OFFICE. ANY DEVIATIONS FROM, OR CHANGES TO APPROVED PLANS MUST BE APPROVED BY THIS OFFICE PRIOR TO CONSTRUCTION OF SUCH CHANGES. PLEASE NOTIFY THIS OFFICE 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.



Lalit Lalwani, P.E.
Civil Engineer II

Additional Information: Approval of these plans does not release the owner/developer from the need to follow all safety design and/or construction techniques than may not necessarily be reflected on the approved plans. This permit does not relieve the owner/developer of the need to obtain permits from any other County department or governmental agencies.

Alachua County Final Certificate of Level of Service Compliance

Project: Portofino Cluster Subdivision Phase 2
Physical Address: 6600 block of SW 24th Avenue

S-T-R: 09-10-19

Owner / Developer: Emmer Development
 2801 SW Archer Road
 Gainesville FL 32608

Parcel(s): 06677-000-000

Development Type: SF-Residential		
	Units	Sq Ft
	(Residential)	(Non-residential)
Existing	0	0
New	53	0
Total	53	0

Final Development Review Date:

	Site Plan	Development	Subdiv/Plat
Approved	_____	7/8/2004	7/8/2004
Revised	_____	_____	_____

Certificate of Levels of Service Compliance Issued on:

Preliminary:	4/1/2004
Final:	7/8/2004
1 year extension:	_____

Concurrency Requirements Have Been Met F/r:

Roads (AADT 258)	<input checked="" type="checkbox"/> Yes	Stormwater	<input checked="" type="checkbox"/> Yes
Mass Transit	<input checked="" type="checkbox"/> Yes	Solid Waste	<input checked="" type="checkbox"/> Yes
Parks and Rec	<input checked="" type="checkbox"/> Yes	Water (GRU)	<input checked="" type="checkbox"/> Yes
		Sewer (GRU)	<input checked="" type="checkbox"/> Yes

Compliance with each standard shall be determined by the service provider and the Development Review Committee (DRC) which forms the basis for the Concurrency Management Official's (CMO) signature. A developer's agreement, signed prior to final plan approval, may be necessary to ensure compliance for the issuance of the final Certificate of Level of Service Compliance (CLSC).

Currently, SW 20th Avenue from SW 75th Street to SW 62nd Boulevard is a segment that requires mitigation.

Mitigation in the form of Transportation Demand Management (TDM) or Transportation System Management (TSM) may be required by the Alachua County Department of Public Works once an affected roadway has reached 85% volume capacity.

Mitigation Required? Yes **If yes, specify below:**

Mitigation strategies have been agreed upon and must be memorialized in an executable developer's agreement prior to the issuance of a construction permit.

RECEIVED

JUL 20 2004

PUBLIC WORKS DEPARTMENT

The final CLSC is valid for a period of one year from the date of issuance by the DRC, unless otherwise specified for a phased PUD, after which it shall be void unless construction has commenced or an extension of no more than one year has been granted in accordance with Section 365.08 of the Alachua County Unified Land Development Code. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

Richard A. [Signature]
 Signature of Concurrency Management Official (CMO)

7/16/04
 Date

Alachua County Tax Collector

generated on 9/14/2005 1:47:12 PM ET

Tax Record

Last Update: 9/14/2005 1:47:12 PM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year		
06677-002-000	REAL ESTATE	2004		
Mailing Address		Physical Address		
EMMER DEVELOPMENT CORP 2801 SW ARCHER RD GAINESVILLE FL 32608		GEO Number 09-10-19-06677002000		
Assessed Value	Exempt Amount	Taxable Value		
\$9,500.00	\$0.00	\$9,500.00		
Exemption Detail	Millage Code	Escrow Code		
NO EXEMPTIONS	0400			
Legal Description				
09-10-19 34.08 Acres COM SE COR SEC S 88 DEG 57 MIN 51 SEC W 2630.04 FT N 01 DEG 04 MIN 12 SEC W 15 FT S 88 DEG 57 MIN 51 SEC W 15 FT N 00 DEG 04 MIN 12 SEC W 632.54 FT POB N 01 DEG 04 MIN 12 SEC W 87.46 FT N 64 DEG 37 MIN 41 SEC W 360.69 FT NELY ALG CURVE 166.91 FT N 25 See Tax Roll For Extra Legal				
Ad Valorem Taxes				
Taxing Authority	Rate	Exemption Amount	Taxable Value	Amount
BOARD OF COUNTY COMMISSIONERS				
CNTY GENERAL	8.9887	0	\$9,500	\$85.39
CNTY DEBT LL	0.2500	0	\$9,500	\$2.38
MUNICIPAL SERVICES TAXING UNIT				
UNINCORP. SERVICES	1.7001	0	\$9,500	\$16.15
SHERIFF LAW ENFORCE	1.7816	0	\$9,500	\$16.93
ALACHUA CNTY LIBRARY DISTRICT				
LIBRARY GENERAL	1.5000	0	\$9,500	\$14.25
LIBRARY BONDS	0.1566	0	\$9,500	\$1.49
SCHOOL BOARD OF ALACHUA COUNTY				
SCHL GENERAL	5.4990	0	\$9,500	\$52.24
SCHL DISCRETIONARY	0.6830	0	\$9,500	\$6.49
SCHL BOND 4	0.4320	0	\$9,500	\$4.10
SCHL BOND 5	0.6100	0	\$9,500	\$5.80
SCHL CAP20 PROJECT	2.0000	0	\$9,500	\$19.00
ST JOHNS RIVER WATER MGT DISTR	0.4620	0	\$9,500	\$4.39
Total Millage	24.0630	Total Taxes	\$228.61	
Non-Ad Valorem Assessments				

Code	Levying Authority	Amount
		Total Assessments
		\$0.00
		Taxes & Assessments
		\$228.61
		If Paid By
		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Year	Amount Paid
12/1/2004	PAYMENT	4011058.0001	2004	\$219.47

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES