

April 20, 2016

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

RE: Heritage Oaks Phase II  
Alachua, Florida

Dear Justin:

Please find four (4) copies of the following items enclosed along with this letter:

- Title Certification;
- Final Plat;
- CD containing PDFs.

We submit these items along with this letter as means to address your comments from the Review of Revised Application Materials – Dated April 11, 2016.

**DRT Comment #1**

Section 7.3.9(C) of the City's LDRs requires the fire protection/water distribution system to be designed to comply with ISO standards for the development. The applicant addressed ISO standards during the review of the Preliminary Plat by providing a note on the Preliminary Plat stating there must be a minimum of 21 feet between homes. This note has not provided on the Final Plat. The applicant must address compliance with Section 7.3.9(C.) If the applicant proposes to address compliance with ISO standards by requiring a minimum separation between homes, provide a note as such on the plat. In addition, as review of compliance with ISO standards must occur with each building permit application, the plat must note that documentation evidencing compliance with ISO standards shall be provided with each application for a building permit.

**Remaining Insufficiency:** The applicant has added the following note (Note #20) to the Final Plat: "Per ISO fire flow requirements, there must be a minimum of 21 feet between homes. Documentation evidencing compliance with ISO standards shall be provided with each application for a building permit." As discussed at the March 28 DRT Meeting, it is acceptable to provide a note stating that documentation evidencing compliance with ISO standards shall be provided with each application for a building permit. The applicant may therefore wish to delete the specific minimum separation requirement of 21 feet from the plat, as compliance with separation requirements shall be evaluated at the time of an application for a building permit.

- **Surveyor's note has been revised to remove the line "Per ISO fire flow requirements, there must be a minimum of 21 feet between homes."**

**DRT Comment #3.a.**

Section 7.7.3 requires that with the submittal of the recorded plat, the applicant shall submit evidence that the property or homeowner's association has been legally established. Provide draft covenants and restrictions for Phase II. Covenants and restrictions must:

- a. Demonstrate compliance with the provisions of 7.7.2(A) – (C);

**Remaining Insufficiency:** The draft amendment to the Covenants, Conditions, and Restrictions (CCRs) submitted on April 11, 2016, calls for Phase II to be annexed to the association effective when the City accepts Phase II infrastructure. Section 7.7.2(A), however, the association to be established (and Phase II a part of the association) before homes are sold. Please revise the draft amendment to the CCRs to be consistent with Section 7.7.2(A.)

- **We are in the process of revising the draft CCRs. They will be submitted under separate cover as soon as possible.**

**DRT Comment #7.b.**

To eliminate the potential for confusion between lots in Phase I of Heritage Oaks and the lots within Phase II, begin numbering lots at 55.

- b. Preliminary Plat and Construction Plans must be updated to reflect corrected lot numbers within Phase II.
  - i. Provide 1 hard copy and an electronic copy of the Preliminary Plat with corrected lot numbers;

**Remaining Insufficiency:** Provide an electronic copy of the Preliminary Plat.

- **An electronic copy of the Preliminary Plat has been included in this submittal.**

**DRT Comment #9***Completeness Review Comments*

- a. The applicant must address all remaining completeness review deficiencies as provided in a letter dated March 8, 2016, which are as follows:
  - Final Plat Attachment #2*
  - x. Title certification as required by Chapter 177, Florida Statutes.

**Remaining Insufficiency:** Chapter 177.091(11), Florida Statutes, requires each plat to show a description of the lands subdivided, and that the description be the same in the title certification. The applicant revised the legal description on the plat to address comments received by the outside-reviewing PSM, however, a revised title certification has not been received. Provide a revised title certification, with a legal description that is the same as the description on the plat.

- **The revised title certification has been included in this submittal.**

**Additional Comments Concerning Materials Submitted on April 11, 2016**

- The following revisions are necessary to the draft surety instruments:
  - ❖ Lender must be determined.
  - ❖ Must identify date of expiration, which must be for a time period greater than the time to construct infrastructure.
  - ❖ Must identify Duration Builders, Inc.'s entity type ("a Florida Corporation.")
  - ❖ The title of the subdivider's agreement ("Subdivider's Agreement for Heritage Oaks Phase II") must be inserted on line 3, #2.
    - **Will be submitted under separate cover.**
- Revise the year in the title block on the first page of the plat from 2015 to 2016.
  - **Title block has been revised.**

**Comments Received from Robert W. Graver, eda**

1. The acknowledgments and Filing dates on Sheet 1 of 2 are dated "2015" and should read "2016."
  - **Acknowledged. Plat has been revised.**

2. The chord bearing in the 9<sup>th</sup> call along the North line of Heritage Oaks Phase I in the legal description on Sheet 1, which reads "South 45°47'49" East", differs from the chord bearing of C4 in the Curve Data Table on Sheet 2 which reads "S 45°47'39"E".
  - **Acknowledged. Legal description has been revised.**
3. There is an erroneous label shown for the SE corner of O.R. Book 790, Page 371 on the north line of the plat above (North of) Lot 92.
  - **Label has been edited to south line of O.R. Book 790, page 371.**

Should you have any questions or require any additional information, please do not hesitate to contact me at (352) 331-1976 or via email at [moniqueh@chw-inc.com](mailto:moniqueh@chw-inc.com).  
Sincerely,  
CHW



Monique Heathcock, PE, LEED, AP  
Director of Engineering and Planning

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THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Filing Date: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Review Type: P&Z; CC; Admin

## Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

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

### A. PROJECT

1. Project Name: Heritage Oaks Phase II
2. Address of Subject Property: None Assigned
3. Parcel ID Number(s): 03053-001-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Moderate Density Residential
6. Zoning Designation: PD-R
7. Acreage: +/- 17.20

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Daniel H. Young, P.E. Title: Senior Project Manager  
Company (if applicable): CHW  
Mailing address: 132 NW 76th Drive  
City: Gainesville State: FL ZIP: 32607  
Telephone: (352) 519-5940 FAX: ( ) e-mail: daniely@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Duration Builders  
Mailing Address: 527 Turkey Creek  
City: Alachua State: FL ZIP: 32615

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

### C. ADDITIONAL INFORMATION

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

### D. ATTACHMENTS

#### Preliminary Plat Attachments:

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

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- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **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 or additional reviews of the application beyond 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 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

**Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).**

**Construction Plans Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: 1inch=200 ft.
  - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
  - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
  - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
  - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
  - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
  - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
  - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

**All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

**Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.**



## **Final Plat Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: at least 1 inch = 200 ft.
  - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - c. Name and address of subdivider.
  - d. North arrow, graphic scale, and date of plat drawing.
  - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
  - g. Legal description of the property to be subdivided.
  - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
  - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
  - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
  - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
  - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
  - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
  - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
  - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
  - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
  - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
  - r. Accurate location and description of monuments and markers.
  - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
  - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
  - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
  - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
  - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
  - x. Title certification as required by Chapter 177, Florida Statutes.

### **Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).



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

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

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

  
 \_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

Daniel H. Young, P.E., Senior Project Manager  
 \_\_\_\_\_  
 Typed or printed name and title of applicant

\_\_\_\_\_  
 Typed or printed name of co-applicant

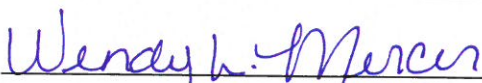
State of Florida County of Alachua

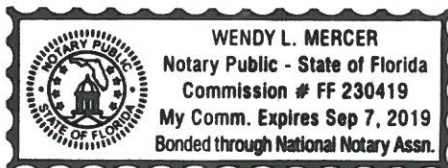
The foregoing application is acknowledged before me this 10<sup>th</sup> day of June, 2015, by Daniel Young

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

NOTARY SEAL



  
 \_\_\_\_\_  
 Signature of Notary Public, State of Florida





## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: None Assigned

Parcel ID Number(s): 03053-001-000

Acreage: ±/- 17.2

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Kevin Strattan

Title: President

Company (if applicable): Heritage Oaks Property Owners' Association, Inc.

Mailing Address: 15010 NW 173rd Street

City: Alachua

State: Florida

ZIP: 32615

Telephone: 801-455-6093

FAX: 386-418-8061

e-mail: kevinaf82@hotmail.com

### C. AUTHORIZED AGENT

Name: Monique Heathcock, P.E.

Title: Director of Engineering and Planning

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Gainesville

State: Florida

ZIP: 32607

Telephone: (352) 331-1976

FAX: \_\_\_\_\_

e-mail: Moniqueh@chw-inc.com

### D. REQUESTED ACTION:

This affidavit pertains to the construction plan and final plat approval processes for Heritage Oaks Phase II only.

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.

Kevin J. Strattan

Signature of Applicant

Signature of Co-applicant

Kevin Strattan, President

Typed or printed name and title of applicant

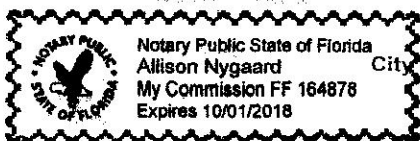
Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 1<sup>st</sup> day of December, 2015, by Kevin Strattan

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



[Signature]

Signature of Notary Public, State of FL

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



## MEMORANDUM

**To:** Justin Tabor, AICP, Principal Planner 13-0459  
**From:** Craig Brashier, AICP, Planning Project Manager  
**Date:** July 1, 2015  
**RE:** Heritage Oaks Phase II Preliminary Plat  
 Concurrency Impact Analysis

The Concurrency Impact Analysis calculations have been performed for the 44 single-family residential units proposed in Heritage Oaks Phase II. Public facility capacities are based on the May 2015 Development Monitoring Report supplied by the City's Planning and Zoning staff.

Table 2 below identifies the roadway segments within ½ mile of the Heritage Oaks entrance. Pursuant to the LDRs, for developments generating less than 1,000 AADT, a one-half mile radius defines the affected roadway envelope.

**Table 2: Affected Roadway Segments**

Segment Description	Comp Plan MSV	Existing Traffic	Reserved Trips	Available Capacity
I-75 (From NCL of Alachua to US 441)	85,600 AADT 7,710 Peak Hour	35,505 AADT 3,728 Peak Hour	77 AADT 7 Peak Hour	50,018 AADT 3,975 Peak Hour
I-75 (From US 441 to SCL of Alachua)	85,600 AADT 7,710 Peak Hour	56,000 AADT 5,880 Peak Hour	613 AADT 55 Peak Hour	28,987 AADT 1,775 Peak Hour
US 441 (From SR 235 to NCL of Alachua)	35,500 AADT 3,200 Peak Hour	23,000 AADT 2,185 Peak Hour	4,990 AADT 455 Peak Hour	7,510 AADT 560 Peak Hour
CR 235A South (South of US 441)	14,580 AADT 1,314 Peak Hour	4,642 AADT 441 Peak Hour	617 AADT 55 Peak Hour	9,321 AADT 818 Peak Hour
CR 235A North (North of US 441)	14,580 AADT 1,314 Peak Hour	1,589 AADT 151 Peak Hour	107 AADT 10 Peak Hour	12,884 AADT 1,153 Peak Hour

1. Source: City of Alachua May 2015 Development Monitoring Report.

**Table 3: Trip Generation Calculations**

ITE	Units	Daily		PM Peak	
Land Use <sup>1</sup>		Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips
Single-Family Detached Housing (ITE 210)	44	9.52	419	1.02	45
<b>Total</b>			<b>419</b>		<b>45</b>

1. ITE Trip Generation Manual, 9<sup>th</sup> Ed.

Trip distribution is based on the published FDOT D-Factors. 100% of the trips were assigned to US 441. The D factor for the adjacent segment of US 441 is 57.8. It is presumed that 57.8% (242 AADT, 26 PM) of the trips will head east on US 441 toward I-75. The D-Factor for this segment of I-75 is 54.9. It is presumed that 54.9% (133 AADT, 14 PM) will head south on I-75 towards Gainesville and the remaining trips (109 AADT, 12 PM) will head north. Based on these assumptions, 177 AADT / 19 PM trips will head west on US 441. The D-Factor for CR 235A is 57.8. It is presumed that 57.8% (102 AADT, 11 PM) of these trips will head south and the remaining trips (75 AADT, 8 PM) will head north.

**Table 3A: Roadways Capacity**

Segment Description	Available Capacity	Additional Trips	Residual Capacity
I-75 (From NCL of Alachua to US 441)	50,018 AADT 3,975 PH	109 AADT 12 PH	49,909 AADT 3,963 PH
I-75 (From US 441 to SCL of Alachua)	28,987 AADT 1,775 PH	133 AADT 14 PH	28,854 AADT 1,761 PH
US 441 (From SR 235 to NCL of Alachua)	7,510 AADT 560 PH	419 AADT 45 PH	7,091 AADT 515 PH
CR 235A South (South of US 441)	9,321 AADT 818 PH	102 AADT 11 PH	9,219 AADT 807 PH
CR 235A North (North of US 441)	12,884 AADT 1,153 PH	75 AADT 8 PH	12,809 AADT 1,145 PH

*Conclusion:* As evident by the available capacities identified in Table 2, the trips generated by the 44 single-family residential units in Phase II will not exceed the adopted LOS standards. Capacity exists to handle the additional trips resulting from the proposed Heritage Oaks Phase II.

**Table 4: Potable Water Impact**

System Category	Gallons per day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flow <sup>1</sup>	1,131,000
Reserved Capacity <sup>1</sup>	109,355
Residual Capacity <sup>1</sup>	1,059,645
<b>Residual Capacity with Phase II</b>	
<b>44 Dwelling Units (DU) x 275 Gallons/DU/day = 12,100 gpd</b>	<b>1,047,545</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.45%</b>

1. Source: City of Alachua May 2015 Development Monitoring Report.

*Conclusion:* The demand generated by the 44 single-family residential units in Phase II will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Heritage Oaks Phase II.

**Table 5: Sanitary Sewer Impact**

System Category	Gallons per day
Current Permitted Capacity <sup>1</sup>	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	627,000
Reserved Capacity <sup>1</sup>	70,905
Residual Capacity <sup>1</sup>	802,095
<b>Residual Capacity with Phase II 44 Dwelling Units (DU) x 250 Gallons/DU/day = 11,000 gpd</b>	791,095
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>47.26%</b>

1. Source: City of Alachua May 2015 Development Monitoring Report.

*Conclusion:* The demand generated by the 44 single-family residential units in Phase II will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Heritage Oaks Phase II.

**Table 6: Solid Waste Impact**

System Category	Tons per year
44 DU x 2.37 persons <sup>1</sup> /DU x 0.73 tons/capita per year	76.12
Existing Demand	6,919.67
Reserved Capacity	791.96
<b>Total average solid waste disposal for the facility<sup>2</sup></b>	<b>50-Year Capacity</b>

1. City of Alachua Comprehensive Plan LOS. U.S Census Bureau: City of Alachua has 2.37 persons/d.u.

2. Source: City of Alachua May 2015 Development Monitoring Report.

*Conclusion:* The demand generated by the 44 single-family residential units in Phase II will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Heritage Oaks Phase II.

**Table 7: Recreation Impact**

System Category	Areas in Acres
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>1</sup>	47.40
Reserved Capacity	0.45
Available Recreation Acreage	40.76
<b>Residual Capacity with Phase II 44 DU x 2.37 persons/DU x 5 acres/1,000 persons <sup>2</sup> = 0.52 acres</b>	<b>40.24</b>

1. City of Alachua May 2015 Development Monitoring Report.

2. City of Alachua, Recreation Element, Policy 1.2.b

*Conclusion:* The demand generated by the 44 single-family residential units in Phase II will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Heritage Oaks Phase II.

#### Public Schools

Heritage Oaks Phase II is served by Alachua County public schools and is in the Alachua Elementary School Concurrency Service Area (SCSA), Mebane Middle SCSA, and Santa Fe High SCSA. For

school capacity planning, the School Board of Alachua County assesses concurrency in terms of its impact on the system as a whole and on the applicable SCSAs.

In summary, Tables 2 through 7 illustrate that there is sufficient roadway, potable water, sanitary sewer, solid waste, and recreation/open space capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards. The net increase of 44 single-family residential units in Phase II will not degrade adopted Level of Service (LOS) standards.

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## MEMORANDUM

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**To:** Justin Tabor, AICP, Principal Planner  
**From:** Craig Brashier, AICP, Planning Project Manager  
**Date:** July 1, 2015  
**RE:** Heritage Oaks Phase II Preliminary Plat  
Comprehensive Plan Consistency Analysis

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13-0459

### **FUTURE LAND USE ELEMENT (FLUE)**

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

The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

**Response: Heritage Oaks Phase II is compatible with the existing Moderate Density Residential (MOD) Future Land Use (FLU) category. The MOD allows for a maximum density of up to four (4) units per acre. Heritage Oaks Phase II proposes 44 units on ±17.3 acres for a density of 2.54 units per acre.**

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

**Response: The Heritage Oaks Phase II allows for a development that creates a “front-porch” community while preserving compatibility with the larger lot residential development to the north. Heritage Oaks Phase II extends a residential neighborhood in close proximity to commercial uses and a high school, which promotes walkability and reduces reliance on the automobile for access to these uses.**

FLUE Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

FLUE Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

**Response: Heritage Oaks Phase II proposes ±3.23 acres of open space on a total of ±17.3 acres, or ±18.7% of the Phase II site.**

FLUE Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

**Response: As more fully substantiated within the Concurrency Impact Analysis included with this application package, there is sufficient roadway, potable water, sanitary sewer, solid**



waste, recreation, and public school capacity to service the development. Heritage Oaks Phase II will not result in a degradation of concurrency Level of Service (LOS) standards.

#### **TRANSPORTATION ELEMENT (TE)**

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

**Response: Heritage Oaks Phase II will not result in a degradation of transportation LOS standards. Heritage Oaks Phase II will result in an additional 419 AADT and 45 Peak Hour trips. Per LDR section 2.4.14(H)(2)(b)(i), affected roadway segments are those that fall within one-half (½) mile of the project's boundaries. This includes segments of US 441, CR 235A, and I-75.**

According to the most recent Development Monitoring Report made available by City staff, there is more than enough capacity on each of the affected roadway segments to handle the minor increase in AADT created by the proposed application. Therefore, upon buildout of Heritage Oaks Phase II there will continue to be a substantial surplus of available trips.

#### **COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE ELEMENT (CFNGAR)**

CFNGAR Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

**Response: The Heritage Oaks Phase II will allow 44 residential units, resulting in an increased demand of 11,000 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 802,095 gallons per day.**

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

CFNGAR Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

**Response: Heritage Oaks Phase II allows 44 residential units, resulting in an increased demand of 12,100 gallons per day on the City's potable water system. Currently, there is a residual capacity of 1,059,645 gallons per day.**

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

**Response: Heritage Oaks Phase II will allow 44 residential units, resulting in an increased demand of 76.12 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.**

## **RECREATION ELEMENT (RE)**

RE OBJECTIVE 1.2: Facilities, Levels of Service and Hierarchy of Parks. The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.

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

**Response: The Heritage Oaks Phase II allows 44 residential units, resulting in an increased demand of 0.52 acres on the City's recreational facilities. Currently, there are 40.76 acres of available recreation capacity.**

## **PUBLIC SCHOOL FACILITIES ELEMENT (PSFE)**

Objective 2.2: Level of Service Standards. The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement.

**Response: Heritage Oaks Phase II is served by Alachua County public schools and is in the Alachua Elementary School Concurrency Service Area (SCSA), Mebane Middle SCSA, and Santa Fe High SCSA. For school capacity planning, the School Board of Alachua County assesses concurrency in terms of its impact on the system as a whole and on the applicable SCSAs.**

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April 11, 2016

Justin Tabor, AICP  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, Florida 32616-0009

RE: Heritage Oaks Phase II  
Alachua, Florida

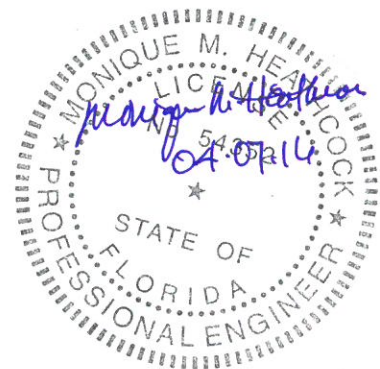
Dear Justin:

Pursuant to the Land Development Regulations of the City of Alachua, we are providing this certification to verify that the cost of construction for the sidewalk in Heritage Oaks Phase II is estimated at \$82,078.70. Please see the attached detailed estimate of construction cost. The bond amount, at 125% of the estimated construction cost, is therefore \$102,598.37. Please do not hesitate to contact me with any questions.

Sincerely,  
CHW

Monique Heathcock, P.E.  
Director of Engineering & Planning

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**CHW**  
**SIDEWALK PRELIMINARY PROBABLE**  
**CONSTRUCTION COST**

**Project Name:** Heritage Oaks Phase II  
**CHW Project No:** 13-0459  
**Date:** 4/7/2016

Item No.	Item	Qty	Unit	Unit Cost	Cost
<b>ROADWAY</b>					
1	Concrete Sidewalk and Driveways, 4"	2,407	SY	\$ 31.00	\$ 74,617.00
<b>Roadway Subtotal</b>					<b>\$ 74,617.00</b>
<b>MASTER PLAN SUBTOTAL</b>					<b>\$ 74,617.00</b>
2	General Conditions, Bonds, & Mobilization	10%			\$ 7,461.70
<b>MASTER PLAN TOTAL</b>					<b>\$ 82,078.70</b>

CHW has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices, or competitive bidding or market conditions. Therefore, our statements of probable cost provided herein are made on the basis of experience and represent our best judgment as professional consultants familiar with the construction industry. CHW cannot and does not guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.



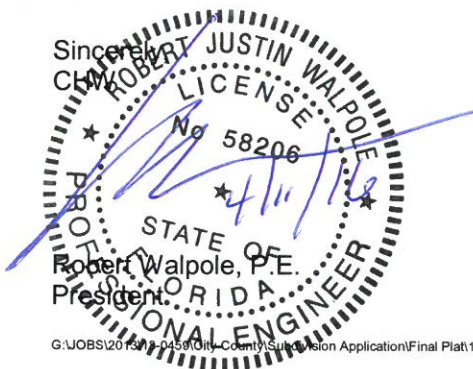
April 11, 2016

Justin Tabor, AICP  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, Florida 32616-0009

RE: Heritage Oaks Phase II  
Alachua, Florida

Dear Justin:

Pursuant to the Land Development Regulations of the City of Alachua, we are providing this certification to verify that the cost of construction for Heritage Oaks Phase II Infrastructure and Stormwater Management Facility #1 is estimated at \$1,206,608.73. Please see the attached detailed estimate of construction cost. The bond amount, at 125% of the estimated construction cost, is therefore \$1,508,260.90. Please do not hesitate to contact me with any questions.

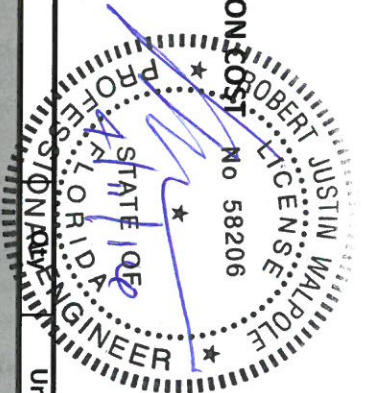


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CHW

PRELIMINARY PROBABLE CONSTRUCTION COST



Project Name: Heritage Oaks Phase II  
CHW Project No: 13-0459  
Date: 4/11/2016

Item No.	Item	Unit	Unit Cost	Cost
<b>DEMOLITION</b>				
1	Water Line to be Removed	LF	\$ 3.00	\$ 2,214.00
2	Clearing & Grubbing	AC	\$ 6,000.00	\$ 25,980.00
<b>Demolition Subtotal</b>				<b>\$ 28,194.00</b>
<b>EROSION, SEDIMENTATION, STABILIZATION</b>				
3	Silt Fence	LF	\$ 1.10	\$ 3,885.20
4	Tree Barricade	LF	\$ 4.00	\$ 7,024.00
5	6' Fence per Section 6.3	LF	\$ 30.00	\$ 30,300.00
6	Disturbed Areas to be Seeded or Sodded	SY	\$ 2.00	\$ 20,956.00
<b>Erosion, Sedimentation, Stabilization Subtotal</b>				<b>\$ 62,165.20</b>
<b>EARTHWORK</b>				
7	Embankment (Cut)	CY	\$ 5.00	\$ 108,965.00
8	Regular Excavation (Fill)	CY	\$ 6.00	\$ 80,226.00
<b>Earthwork Subtotal</b>				<b>\$ 189,191.00</b>
<b>ROADWAY</b>				
9	Concrete Curb & Gutter, Type F	LF	\$ 18.00	\$ 75,564.00
10	Asphaltic Concrete, FC-9.5	SY	\$ 5.50	\$ 29,700.00
11	6" Limerock Base (Optional Base Group 4)	SY	\$ 13.15	\$ 71,010.00
12	12" Type B Stabilization	SY	\$ 3.55	\$ 24,850.00
<b>Roadway Subtotal</b>				<b>\$ 201,124.00</b>
<b>SANITARY SEWER</b>				
13	Sanitary Sewer Main 8" PVC	LF	\$ 35.00	\$ 31,220.00
14	Sanitary Sewer Laterals 4" PVC w/CO	LF	\$ 30.00	\$ 47,070.00
15	Sanitary 48" Diameter Manhole, 6'-8'	EA	\$ 3,000.00	\$ 9,000.00
<b>Sanitary Sewer Subtotal</b>				<b>\$ 87,290.00</b>
<b>WATER SERVICE</b>				
16	8" PVC Schedule 80 Water Main	LF	\$ 30.00	\$ 72,750.00

**CHW**  
**PRELIMINARY PROBABLE CONSTRUCTION COST**

**Project Name:** Heritage Oaks Phase II  
**CHW Project No:** 13-0459  
**Date:** 4/11/2016

Item No.	Item	Qty	Unit	Unit Cost	Cost
17	2" PVC Schedule 40 Water Service, Connection, Meter	785	LF	\$ 20.00	\$ 15,700.00
18	3" PVC Schedule 40 Water Service Sleeve	238	LF	\$ 25.00	\$ 5,950.00
19	Fire Hydrant	4	EA	\$ 4,500.00	\$ 18,000.00
20	Blow-Off Assembly	3	EA	\$ 2,500.00	\$ 7,500.00
21	Water Main 8" Gate Valve	16	EA	\$ 2,000.00	\$ 32,000.00
<b>Water Service Subtotal</b>					<b>\$ 151,900.00</b>
<b>ELECTRIC</b>					
22	Primary Electric Conduit (4")	2,597	LF	\$ 9.00	\$ 23,373.00
23	Secondary Electric Conduit (2")	3,400	LF	\$ 7.00	\$ 23,800.00
24	Electric Connection Fee	38	EA	\$ 200.00	\$ 7,600.00
<b>Electric Subtotal</b>					<b>\$ 54,773.00</b>
<b>DRAINAGE</b>					
25	15" RCP	1,283	LF	\$ 20.00	\$ 25,660.00
26	18" RCP	269	LF	\$ 24.00	\$ 6,456.00
27	24" RCP	149	LF	\$ 38.00	\$ 5,662.00
28	Inlet, Curb, Type P-5	14	EA	\$ 4,000.00	\$ 56,000.00
29	Inlet, Curb, Type P-6	2	EA	\$ 4,500.00	\$ 9,000.00
30	24" Mitered End Section	2	EA	\$ 1,000.00	\$ 2,000.00
31	48" Diameter Manhole	1	EA	\$ 3,000.00	\$ 3,000.00
<b>Drainage Subtotal</b>					<b>\$ 107,778.00</b>
<b>MASTER PLAN SUBTOTAL</b>					<b>\$ 882,415.20</b>
32	General Conditions, Bonds, & Mobilization	10%			\$ 88,241.52
<b>SME-1</b>					
33	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00
34	Survey	1	LS	\$ 800.00	\$ 800.00
35	Geotechnical Testing	1	LS	\$ 1,500.00	\$ 1,500.00
36	Silt Fence	1,127	LF	\$ 1.50	\$ 1,690.50



**CHW**  
**PRELIMINARY PROBABLE CONSTRUCTION COST**

**Project Name:** Heritage Oaks Phase II  
**CHW Project No:** 13-0459  
**Date:** 4/11/2016

Item No.	Item	Qty	Unit	Unit Cost	Cost
37	Tree Barricade	534	LF	\$3.00	\$ 1,602.00
38	Clearing & Grubbing	3	AC	\$4,500.00	\$ 14,805.00
39	SMF Excavation - Cut and Stockpile	3,094	CY	\$2.00	\$ 6,188.00
40	SMF Undercut/Over-excavation	2,872	CY	\$2.00	\$ 5,744.00
41	Archer Sand Fill (SMF-1)	9,923	CY	\$6.00	\$ 59,538.00
42	Archer Sand Fill (Berm)	10,174	CY	\$6.00	\$ 61,044.00
43	DRA/Berm Fine Grading	5,247	SY	\$1.00	\$ 5,247.00
44	Geotextile Erosion Control Fabric for Berm	5,156	SY	\$3.50	\$ 18,046.00
45	FDOT Type II Underdrain	710	LF	\$26.50	\$ 18,815.00
46	Storm Cleanout	7	EA	\$100.00	\$ 700.00
47	6" PVC Tee	1	EA	\$50.00	\$ 50.00
48	6" PVC Pipe	31	LF	\$12.00	\$ 372.00
49	Sod	5,247	SY	\$2.00	\$ 10,493.68
50	Seed and Mulch	1,733	SY	\$0.50	\$ 866.65
51	Outfall Control Structure	1	EA	\$2,500.00	\$ 2,500.00
52	15" RCP	90	LF	\$25.00	\$ 2,250.00
53	15" Mitered End Section	1	EA	\$1,000.00	\$ 1,000.00
54	Rip Rap	1	EA	\$250.00	\$ 250.00
				<b>SMF-1 Subtotal</b>	<b>\$ 214,501.83</b>
56	10% Contingency	10%			\$ 21,450.18
				<b>SMF-1 Total</b>	<b>\$ 235,952.01</b>
				<b>MASTER PLAN TOTAL</b>	<b>\$ 1,206,608.73</b>

CHW has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices, or competitive bidding or market conditions. Therefore, our statements of probable cost provided herein are made on the basis of experience and represent our best judgment as professional consultants familiar with the construction industry. CHW cannot and does not guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.



First American Title Insurance Company  
2770 NW 43rd St, Suite N  
Gainesville, FL 32606  
Phone: (352)372-0474  
Fax: (352)372-7552

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING  
OF A SUBDIVISION PLAT IN  
Alachua County, Florida**

FATIC File No.: 1068-3438097

A search of the Public Records of Alachua County, Florida, through April 5, 2016 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of Heritage Oaks Phase II (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated September 27, 2013 and recorded October 1, 2013 in Official Records Book 4231, Page 1068, of the Public Records of Alachua County, Florida.

B. The record title holder is Duration Builders, Inc., a Florida corporation.

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of Heritage Oaks Phase II.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

Mortgage recorded in Book 3779, Page 473, as spread to the subject property by instrument recorded in Book 4231, Page 1070, of the Public Records of Alachua County, Florida.

E. Underlying rights of way, easements or plats affecting said property are as follows:

Access to and from the insured property is subject to the terms and conditions as set forth in the Declaration of Covenants and Restrictions as recorded in Book 2797, Page 922, as re-recorded in Book 2923, Page 982 and amended in Book 3539, Page 151, of the Public Records of Alachua County, Florida.

Grant of Easement and Access Rights from Heritage Oaks-TND, Ltd. to CoxCom, Inc., recorded July 6, 2007, in Book 3634, Page 487, of the Public Records of Alachua County, Florida.

Memorandum of Agreement between Heritage Oaks-TND, Ltd. to CoxCom, Inc., recorded October 3, 2007, in Book 3686, Page 792, of the Public Records of Alachua County, Florida.

Planned Development Agreement for Heritage Oaks PD-R Project recorded in Book 4352, Page 1064, of the Public Records of Alachua County, Florida.

F. Other information regarding said property includes:

None

G. 2015 Ad valorem taxes on said property are paid for Tax Parcel I. D. Number 03053-001-000.

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING  
OF A SUBDIVISION PLAT IN  
Alachua County, Florida**

This certificate is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Alachua Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose.

First American Title Insurance Company

By: Theresa K. Bowers  
Authorized Signatory



## Exhibit "A"

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA; THENCE SOUTH 01°49'00" EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1576.08 FEET; THENCE LEAVING SAID WEST LINE, NORTH 88°33'13" EAST, A DISTANCE OF 1300.20 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 601.04 FEET TO THE NORTHWEST CORNER OF HERITAGE OAKS PHASE I AS RECORDED IN PLAT BOOK 24, PAGES 79-82 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH LINE OF SAID HERITAGE OAKS PHASE I, THE FOLLOWING SEVENTEEN (17) CALLS: (1) NORTH 90°00'00" EAST, A DISTANCE OF 182.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 42.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°47'54" EAST, 20.62 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°25'13", AN ARC DISTANCE OF 20.83 FEET TO THE END OF SAID CURVE; (3) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 177.13 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 13.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST, 18.38 FEET; (4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 20.42 FEET TO THE END OF SAID CURVE; (5) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 42.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 18.38 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 20.42 FEET TO THE END OF SAID CURVE; (7) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 162.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 42.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°47'39" EAST, 20.61 FEET; (8) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°24'21", AN ARC DISTANCE OF 20.82 FEET TO THE END OF SAID CURVE; (9) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 42.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 42.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°47'49" EAST, 20.61 FEET; (10) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°24'21", AN ARC DISTANCE OF 20.82 FEET TO THE END OF SAID CURVE; (11) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 162.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 13.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST, 18.38 FEET; (12) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 20.42 FEET TO THE END OF SAID CURVE; (13) THENCE SOUTH 81°53'26" EAST, A DISTANCE OF 42.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°14'08" EAST, 19.39 FEET; (14) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°27'02", AN ARC DISTANCE OF 21.88 FEET TO THE END OF SAID CURVE; (15) THENCE NORTH 83°31'44" EAST, A DISTANCE OF 168.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 46.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°52'54" EAST, 41.18 FEET; (16) THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°10'51", AN ARC DISTANCE OF 42.70 FEET; (17) THENCE LEAVING SAID CURVE, NORTH 90°00'00" EAST, A DISTANCE OF 89.09 FEET TO THE NORTHEAST CORNER OF HERITAGE OAKS PHASE I AND THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE LEAVING SAID NORTH LINE OF HERITAGE OAKS PHASE I, NORTH 03°05'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 669.04 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 84°54'15" WEST, A DISTANCE OF 179.50 FEET, TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1970, PAGE 718 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°47'31" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 10.24 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°17'14" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 327.19 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2043, PAGE 2987 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°41'32" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 322.06 FEET, TO THE SOUTHEAST CORNER OF LANDS

DESCRIBED IN OFFICIAL RECORDS BOOK 790, PAGE 371 OF THE AFOREMENTIONED PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°38'08" WEST, ALONG THE SOUTH LINE OF SAID LANDS, AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 360.41 FEET TO THE POINT OF BEGINNING.

**THIS IS AN UNOFFICIAL WORKING VERSION.**  
**ONLY THE RECORDED VERSION IS OFFICIAL.**

This instrument prepared by:  
Charles E. Wallace, Ph.D.  
HOPOA Secretary  
16621 NW 165<sup>th</sup> LN.  
Alachua, FL 32615  
Until legally confirmed

**AMENDMENT TO THE FIRST AMENDED DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR HERITAGE OAKS**

THIS AMENDMENT TO THIS FIRST AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR HERITAGE OAKS (hereinafter referred to as "Amendment 1") is made on the \_\_\_\_th day of \_\_\_\_\_, 2016 by the Heritage Oaks Property Owners Association, Inc. (hereinafter referred to as the "Association").

WITNESSETH:

WHEREAS, Association filed the " FIRST AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS" (hereinafter the "Declaration") on March 18, 2014 which Declaration is recorded in Official Records Book 4264, Page 168 of the Public Records of Alachua County, Florida; and

WHEREAS such Declaration in Article 3, Section 3.2 provided that Association by amendment may submit or annex additional property of the "HERITAGE OAKS" Development as property subject to such declaration, and also provides for amendment to such Declaration; and

WHEREAS Duration Builders, Inc. (hereinafter "Developer") has acquired all real property in the subdivision known as Heritage Oaks, Phase II (Parcel No. 03053-001-000) as recorded in Official Records Book 4231, Page 1068 of the Public Records of Alachua County, Florida; and

WHEREAS Developer has submitted a Planned Development (PD) in the City of Alachua, Florida (hereinafter "City") known as Heritage Oaks Planned Development-Residential (PD-R); and

WHEREAS Developer wishes to improve that portion of the PD-R known as Heritage Oaks Phase II (hereinafter "Phase II"); and

WHEREAS City has approved a Master Plan for development of Phase II in City Ordinance 15-05; and

WHEREAS Section 7.7.2 of the City Code of Ordinances requires that Developer shall have a Declaration of Covenants and Restrictions and establish a home or property owners' association prior to selling homes or lots in Phase II; and

WHEREAS Section 7.7.2 requires certain notifications regarding responsibility for liability insurance, local taxes, and maintenance; and

**THIS IS AN UNOFFICIAL WORKING VERSION.**

**ONLY THE RECORDED VERSION IS OFFICIAL.**

WHEREAS by letter to the Association dated \_\_\_\_\_, 2015, Developer has requested that Phase II be annexed into the Heritage Oaks Property Owners Association and that Developer wishes to transfer all common area/open space in Phase II (identified as "C-2" in Ordinance 15-05) to Association upon inspection and acceptance by the City; and

WHEREAS at its Annual Meeting on ~~January~~ February 21, 2016, the Membership of Association agreed in principle to annex Phase II and accept the common areas, effective ~~when the infrastructure for Phase II is accepted by the City before any lots in Phase II are sold~~; and

WHEREAS the Association desires to make other miscellaneous changes to the Declaration;

NOW, THEREFORE, Association hereby declares that such Declaration be amended to submit "HERITAGE OAKS PHASE II" according to the plat thereof recorded in Plat Book \_\_\_\_, Page(s) \_\_\_\_\_ of the Public Records of Alachua County, Florida as additional property the subject of such Declaration with all provisions applicable to "HERITAGE OAKS PHASE I" as set forth in said Declaration to be applicable to the property submitted by this Amendment, to become effective before any homes-lots in Phase II are sold ~~when the infrastructure for Phase II is accepted by the City~~.

AND, THEREFORE, Association hereby declares that the said Declaration is amended to reflect the following changes made to the articles and sections indicated:

Article 1, Section 1.10, add at the end: "Under no circumstances shall the City provide liability insurance for any common areas or recreational facilities."

Article 2, Section 2.28, add to the end of the first sentence: ", City Ordinance 15-05, and/or any subsequent City Ordinance, which creates setbacks or modifies same, whichever specific requirements are the latest".

Article 2, Section 2.32, add at the end: "As per Section 3, #6, Ordinance 15-05, all Category I and II and exotic plant species shall be removed from the site and properly disposed of at the time of construction of the development (prior to the City accepting public infrastructure). Regular site monitoring shall be required to ensure no Category I and/or Category II exotic plant species establish/re-establish on site."

Article 7, Section 7.2, add to the end: ", City Ordinance 15-05, and/or any subsequent City Ordinance, which creates setbacks or modifies same, whichever specific requirements are the latest".



**THIS IS AN UNOFFICIAL WORKING VERSION.**

**ONLY THE RECORDED VERSION IS OFFICIAL.**

IN WITNESS WHEREOF, the Association has executed this instrument the day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

Heritage Oaks Property Owners'  
Association, Inc., a Florida Corporation

\_\_\_\_\_

Witness: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Its President

\_\_\_\_\_

Witness: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_th day of \_\_\_\_\_, 2015  
by \_\_\_\_\_ as President, on behalf of Heritage Oaks Property Owners'  
Association, Inc., a Florida Corporation, who is personally known to me.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

## DESCRIPTION

The OVH Flat Glass roadway luminaire is ideal for roadways where cutoff is preferred or light trespass is an issue. Suitable for 3G vibration conditions.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### Construction

**HOUSING:** Die-cast aluminum housing and latch. 3G vibration rated. **DOOR:** Die-cast aluminum door frame with integral hinges for toolless relamping and maintenance. ANSI wattage/source label.

### Electrical

**SOCKET:** Adjustable mogul-base porcelain socket. 150W Metal Halide and below is medium-base. **BALLAST ASSEMBLY:** Hard mounted ballast with encapsulated starter for protection from environmental abuse. Standard two position tunnel

type compression terminal block. Three position available. Consult your Streetworks Representative. **PHOTOCONTROL:** Optional NEMA twistlock photocontrol receptacle also available.

### Optical

**LENS:** Removable tempered flat glass for use with High Pressure Sodium, Metal Halide and Pulse Start Metal Halide lamp sources. **REFLECTOR:** The optical system is a hydroformed anodized aluminum reflector with a Dacron polyester filter.

### Mounting

Two-bolt/one bracket slipfitter with cast-in pipe stop and leveling steps. Fixed-in-place birdguard seals around 1-1/4" or 2" mounting arms (Birdguard not needed for 2" arm).

### Finish

Standard grey polyester powder coat finish. Optional bronze, black and white finishes available.



## OVH FLAT GLASS

70 - 250W

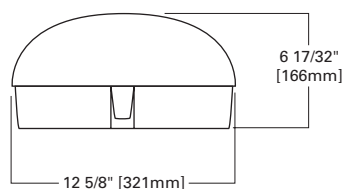
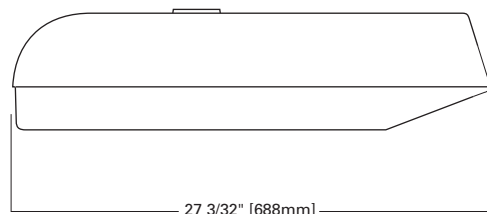
Pulse Start Metal Halide

High Pressure Sodium

Metal Halide

ROADWAY LUMINAIRE

## DIMENSIONS



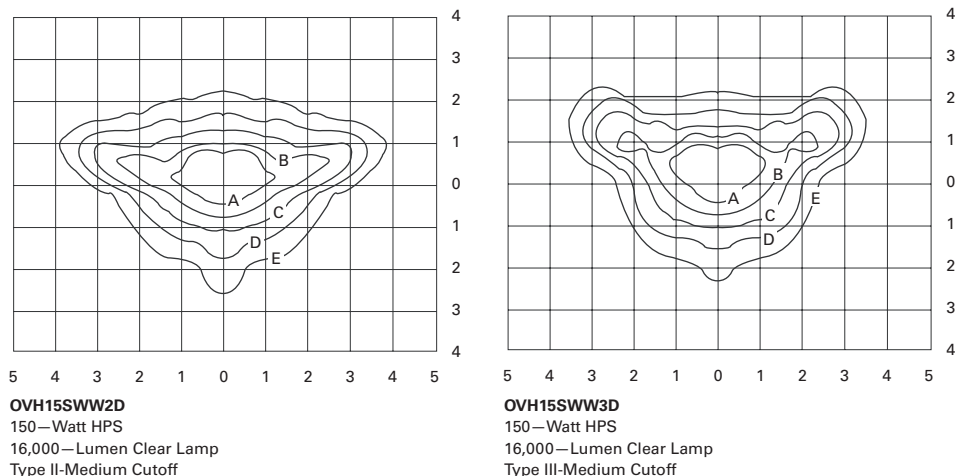
### EPA

**Effective Projected Area:**  
.80 Square Feet

### SHIPPING DATA

**Approximate Net Weight:**  
28 lbs. (13 kgs.)

## PHOTOMETRICS (COMPLETE IES FILES AVAILABLE AT EATON.COM/LIGHTINHG)

**Footcandle Table**

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
<b>OVH15S2D / OVH15S3D</b>					
20'	3.20	1.60	0.80	0.32	0.16
25'	<b>2.00</b>	<b>1.00</b>	<b>0.50</b>	<b>0.20</b>	<b>0.10</b>
30'	1.38	0.69	0.35	0.14	0.07
35'	1.02	0.51	0.26	0.10	0.05

## PHOTOMETRIC DISTRIBUTION (CURVE NUMBER)

Wattage	Light Source <sup>1</sup>	Lens Type	II MCO	III MCO
50-150	HPS	Flat Glass	OVH15S2D (150W)	OVH15S3D (150W)
175	MH	Flat Glass	OVH17M2D (175W)	OVH17M3D (175W)
200-250	HPS	Flat Glass	N/A	OVH25S2D (250W)

NOTE: 1 All light sources are clear unless noted otherwise.

## ORDERING INFORMATION

Sample Number: OVH50SR22D4

Product Family <sup>1</sup>	Lamp Wattage <sup>2</sup>	Lamp Type	Ballast Type	Voltage	Distribution	Optical Package
OVH=Flat Glass	<b>Pulse Start Metal Halide</b> 70=70W 10=100W 15=150W <sup>2</sup> 17=175W 25=250W  <b>High Pressure Sodium</b> 50=50W 70=70W 10=100W 15=150W <sup>3</sup> 20=200W 25=250W  <b>M (Probe Start) <sup>4</sup></b> 17=175W 25=250W	<b>P</b> =Pulse Start Metal Halide <b>S</b> =High Pressure Sodium <b>M</b> =Metal Halide	<b>C</b> =CWI <b>H</b> =Reac./HPF <b>K</b> =10KV CWA <sup>5</sup> <b>N</b> =Hi.Reac./NPF <b>P</b> =Hi. Reac./HPF <b>R</b> =Hi.Reac./NPF <b>W</b> =CWA <b>M</b> =Mag. Reg.	2=120V 0=208V 4=240V 7=277V 8=480V 9=347V F=120/240V, wired 120V W=Multi-Tap, wired 120V P=240V with PCR, wired 120V V=Multi-Tap, wired 240V N=Multi-Tap, wired 277V	2=Type II 3=Type III	D=MCO
<b>Options</b>				<b>Accessories</b>		
<b>CEC</b> =California Title 20 Compliant Ballast (Applies to 250-320W and 400W Pulse Start MH Only) 1=Single Fuse (120, 277 or 347V) 2=Double Fuse (208, 240 or 480V) 4=NEMA Photocontrol Receptacle WH=White BK=Black BZ=Bronze				<b>OA/RA1016</b> =NEMA Photocontrol - Multi-Tap <b>OA/RA1027</b> =NEMA Photocontrol - 480V <b>OA/RA1014</b> =NEMA Photocontrol - 120V <b>OA1213</b> =TufGuard Vandal Shield <b>OA/RA1013</b> =Photocontrol Shorting Cap		
<b>A</b> =Raw Aluminum Unfinished <b>E</b> =150/100V HPS Ballast <b>H</b> =Plug in Starter Receptacle <b>L</b> =Lamp Included <b>K</b> =Level Indicator <b>M</b> =MOV Lightning Surge Protectors <sup>6</sup> <b>U</b> =U.L./CSA Listed <b>3</b> =Three Position Terminal Block						

**NOTES:**

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- 150W and below Pulse Start Metal Halide are medium-base. All other lamps are mogul-base. Lamp not included.
- 150W Units are for S55 Lamps.
- Probe Start Metal Halide available for non-US markets only (175-250W).
- Available 50-150W. 120/240 or single voltage only.
- MOV option not available for any system requiring a three position terminal block (example - 240V with PCR wired 120V). In order for MOV option to function center terminal of three position terminal block must be connected to "Earth" ground.

# Earthwork Solutions

## Heritage Oaks Phase 2

ITEM	QUANTITY	UNI'	COST	TOTAL
<b>DEMOLITION</b>				
Water Line Demo	738	LF	\$ 3.00	\$ 2,214.00
Clear/Grubbing	4.33	AC	\$ 6,000.00	\$ 25,980.00
<b>SWPPP</b>				\$ -
Silt Fence	3532	LF	\$ 2.50	\$ 8,830.00
Tree Barricade	1756	LF	\$ 4.00	\$ 7,024.00
6' Fence	1010	LF	\$ 15.00	\$ 15,150.00
Seed/Sod	10478	SY	\$ 2.00	\$ 20,956.00
<b>EARTHWORK</b>				\$ -
Excavation Cut	21793	CY	\$ 4.00	\$ 87,172.00
Excavation Fill	13371	CY	\$ 2.00	\$ 26,742.00
<b>ROADWAY</b>				\$ -
Curb & Gutter	4198	LF	\$ 17.00	\$ 71,366.00
Asphaltic Concrete-9.5	5400	SY	\$ 10.00	\$ 54,000.00
6" Limerock Base	5400	SY	\$ 11.00	\$ 59,400.00
12" Stabilization	7000	SY	\$ 5.00	\$ 35,000.00
<b>SANITARY SEWER</b>				\$ -
8" Sanitary Sewer	892	LF	\$ 18.00	\$ 16,056.00
4" Sewer Laterals w/ CO	1569	LF	\$ 16.00	\$ 25,104.00
Sanitary 48" Manhole	3	EA	\$ 3,000.00	\$ 9,000.00
<b>WATER SERVICE</b>				\$ -
8" PVC Water Main	2425	LF	\$ 25.00	\$ 60,625.00
2" PVC Water Service	785	LF	\$ 20.00	\$ 15,700.00
3" PVC Water Service	238	LF	\$ 22.00	\$ 5,236.00
Fire Hydrant Assembly	4	EA	\$ 4,500.00	\$ 18,000.00
Blow Off Assembly	3	EA	\$ 2,500.00	\$ 7,500.00
Water 8" Gate Valve	16	EA	\$ 2,000.00	\$ 32,000.00
<b>DRAINAGE</b>				\$ -
15" RCP	1283	LF	\$ 18.00	\$ 23,094.00
18" RCP	269	LF	\$ 20.00	\$ 5,380.00
24" RCP	149	LF	\$ 26.00	\$ 3,874.00
Curb Inlet P-5	14	EA	\$ 3,250.00	\$ 45,500.00
Curb Inlet P-6	2	EA	\$ 4,500.00	\$ 9,000.00
24" MES	2	EA	\$ 1,000.00	\$ 2,000.00
48" Manhole	1	EA	\$ 3,500.00	\$ 3,500.00
<b>MISC</b>				\$ -
General Conditions/Bonds/Mobilization	1	LS	\$ 125,000.00	\$ 125,000.00
<b>TOTAL</b>				\$ 820,403.00



## NOTES



## Bid Proposal

Date: November 20, 2015

Project Name: Heritage Oaks Phase 2 Subdivision - Gainesville

R.E. ARNOLD CONSTRUCTION INC., (A Florida Corporation) hereby propose to furnish all labor, materials, supervision, insurance and equipment to perform the **Sitework** construction work contained herein on the aforementioned project as follows:

**TOTAL \$885,100.00**

Unless otherwise noted elsewhere, the intent of this bid proposal is to cover all costs to the Owner as listed below, including a General Liability policy, statutory workman's compensation and unemployment insurance, job supervision, and such other work as may be listed herein after as being included.

Scope of proposed work:  
Note attached

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the bid proposal.

Gene Arnold  
R.E. Arnold Construction Inc.  
Authorized Signature



Scope of Work for Heritage Oaks Ph 2 Subdivision

**General Conditions**

Mobilization  
Layout of our work  
Geo Testing – Allowance of \$8,000 included  
Silt Fence & Tree Barricade  
As-Built Survey - By Others  
Fence - By Others  
No Special dewatering included

**Clearing and Demolition**

Clear and Grub at Roadways  
Gopher Turtle Removal if required – By Others

**Earthwork**

Strip Topsoil  
Proof Roll Improved Areas  
General Excavation & Embankment of our work  
No undercut included  
No Import or Export of soils. We will stockpile excess cut material expected.  
Sod & Seed – not included

**Storm Drainage**

Concrete Storm Pipe  
Concrete Mitered End Section & Rip Rap  
Pre-cast Concrete Structures  
Video Testing – not sure if needed, not included

**Paving**

Stabilized Subgrade  
Limerock Base  
Asphalt Paving  
Curb & Gutter  
Signage – County/City street NAME signage by others  
Concrete Sidewalk – 21,440 sf included

**Water**

Water Meters – By utility or lot owner  
PVC Water Pipe and fittings  
Fire Hydrant Assembly  
Testing of water – included

**Sanitary Sewer**

PVC Sewer Service and cleanouts  
Pre-cast Concrete Manholes  
Video Testing – not sure if needed, not included

**Site Electrical – By Others**

**Electric, Gas & Irrigation Crossings – By Others**

**Landscape & Irrigation – By Others**

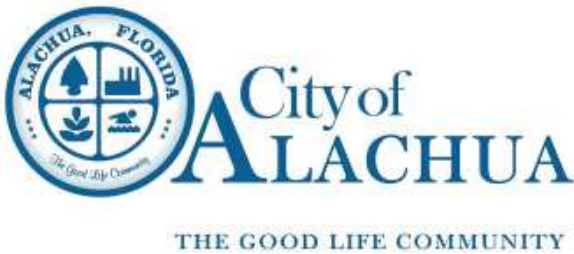
## Phase II:

### DESCRIPTION: (PER O.R. BOOK 4231, PAGE 1068)

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, AND THENCE SOUTH 01 DEG. 49 MIN. 00 SEC. EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1576.08 FEET; THENCE NORTH 88 DEG. 33 MIN. 13 SEC. EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, AS SURVEYED BY ENG, DENMAN AND ASSOCIATES, AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEG. 49 MIN. 00 SEC. EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1347.88 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2296, PAGE 2823 OF SAID OFFICIAL RECORDS; THENCE SOUTH 78 DEG. 52 MIN. 28 SEC. EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1258.05 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 03 DEG. 06 MIN. 01 SEC. WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID OFFICIAL RECORDS AS PER SURVEY BY ENG, DENMAN AND ASSOCIATES, A DISTANCE OF 1644.27 FEET TO A 5/8 INCH IRON ROD, LB 2389, MARKING THE NORTHEAST CORNER OF SAID LANDS AS SURVEYED BY ENG, DENMAN AND ASSOCIATES; THENCE SOUTH 84 DEG. 55 MIN. 02 SEC. WEST, 179.59 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1970, PAGE 718 OF SAID OFFICIAL RECORDS (ALACHUA COUNTY PROPERTY APPRAISERS PARCEL TAX IDENTIFICATION NUMBER 03049-001-011); THENCE SOUTH 01 DEG. 48 MIN. 33 SEC. EAST ALONG SAID LINE, 10.09 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88 DEG. 17 MIN. 38 SEC. WEST, 327.34 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2043, PAGE 2987 OF SAID OFFICIAL RECORDS (ALACHUA COUNTY PROPERTY APPRAISERS PARCEL TAX IDENTIFICATION NUMBER 03049-001-002); THENCE SOUTH 88 DEG. 41 MIN. 44 SEC. WEST, 322.15 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 790, PAGE 371 OF SAID OFFICIAL RECORDS (ALACHUA COUNTY PROPERTY APPRAISERS PARCEL TAX IDENTIFICATION NUMBER 03049-001-001); THENCE SOUTH 88 DEG. 37 MIN. 50 SEC. WEST, 360.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PROPERTY DESCRIBED AS THE ENTIRE PLAT OF HERITAGE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGE 79 THROUGH 82, INCLUSIVE, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.





FOR PLANNING USE ONLY

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

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

## A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder) ☒ Agent

2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Planning Project Manager

Company (if applicable): CHW, Inc.

Mailing address: 132 NW 76th Drive,

City: Gainesville State: FL ZIP: 32607

Telephone: (352)331-1976 FAX: \_\_\_\_\_ e-mail: craigb@chw-inc.com

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

Name of Owner (title holder): Heritage Oaks Property Owners' Association, Inc. & Duration Builders, Inc.

Mailing Address: P.O. Box 969 / 527 Turkey Creek

City: Alachua State: Florida ZIP: 32615

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

## B. PROJECT

1. Project Name: Heritage Oaks

2. Address of Subject Property: 16701 NW 166th Road, Alachua, FL 32615

3. Parcel ID Number(s): 03053-001-00, 03053-010-000 through 03053-010-054

4. Section 09 Township 08 Range 18 Grant \_\_\_\_\_ Acreage: +/- 41.2

5. Existing Use of Property: Residential

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: PUD

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 44

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

### **Preliminary Development Order**

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

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

☐ Revised

### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Alachua Elementary School

Middle: Mebane Middle School

High: Santa Fe High School

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

Revised April 30, 2014

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

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

**Student Generation Calculations: Single Family Residential Development**

Elementary School	<u>44</u>	units	x	<u>0.159</u>	Elementary School Multiplier*	<u>6.996</u>	Student Stations**
Middle School	<u>44</u>	units	x	<u>0.080</u>	Middle School Multiplier*	<u>3.520</u>	Student Stations**
High School	<u>44</u>	units	x	<u>0.112</u>	High School Multiplier*	<u>4.928</u>	Student Stations**

**Student Generation Calculations: Multi-Family Residential Development**

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

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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

Craig Brashier  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

Craig Brashier, AICP, Planning Project Manager

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 4<sup>th</sup> day of March, 2015, by Craig

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

NOTARY SEAL



WENDY L. MERCER  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# EE128256  
 Expires 9/7/2015

Wendy L. Mercer  
 Signature of Notary Public, State of Florida

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

## Certification

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

☐ **Approved** based upon the following findings:

**Elementary** SCSA: \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle** SCSA: \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High** SCSA: \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_

☐ **Local Government Certification**

**Approved by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

☐ **School Board Staff Certification**

\_\_\_\_\_  
**Vicki McGrath, Director, Community Planning**  
**School Board of Alachua County**  
**352-955-7400 x 1423**

**Date:** \_\_\_\_\_

03053-010-028  
DURATION BUILDERS INC  
PO BOX 357665  
GAINESVILLE, FL 32635-7665

03053-010-029  
BOUWENS & DOLLARD  
16820 NW 66TH RD  
Alachua, FL 32615

03053-010-030  
JASON NUNN  
16850 NW 166TH RD  
ALACHUA, FL 32615

03053-010-031  
WILLIAM M JR ROBERTSON  
16880 NW 166TH RD  
ALACHUA, FL 32615

03053-010-032  
ADAM & MAHMOOD  
16683 NW 167TH PL  
Alachua, FL 32615

03053-010-033  
VICKIE LUE DYAL  
16653 NW 167TH PL  
ALACHUA, FL 32615

03049-000-000  
MEGAHEE ENTERPRISES LTD.,LLLP  
2632 NW 43RD ST # 2138  
GAINESVILLE, FL 32606

03049-001-001  
R O BRIDGES  
PO BOX 1028  
ALACHUA, FL 32616-1028

03049-001-002  
GIACOMO CAIOZZO  
16615 NW 171ST PL  
ALACHUA, FL 32615

03049-001-011  
VICKY ANN KENNA  
16609 NW 171ST PL  
ALACHUA, FL 32615-4863

03049-001-012  
R E ROGERS  
PO BOX 1188  
ALACHUA, FL 32616-1188

03049-001-014  
CRAIG & CRAIG & CRAIG TRUSTEES  
17007 NW 171ST PL  
ALACHUA, FL 32615

03052-000-000  
SCHOOL BD OF ALACHUA CTY  
620 E UNIV AVE  
620 E UNIV AVE  
GAINESVILLE, FL 32601

03053-001-000  
DURATION BUILDERS INC  
PO BOX 357665  
GAINESVILLE, FL 32635-7665

03053-001-001  
HIPPI INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615

03053-010-000  
HERITAGE COMMON PROPERTIES  
INC  
2040 NW 67TH PL  
GAINESVILLE, FL 32653

03053-010-001  
JOHN J STEVENS  
16775 NW 165TH LANE  
ALACHUA, FL 32615

03053-010-002  
RICHARD D II DOLBEC  
16813 NW 165TH LANE  
Alachua, FL 32615

03053-010-003  
THOMAS H GRIEVE  
16843 NW 165TH LN  
ALACHUA, FL 32615

03053-010-004  
TODD B BROOKS  
16873 NW 165TH LN  
ALACHUA, FL 32615

03053-010-005  
RAYSA A LEIVA  
5989 SW 112TH WAY  
COOPER CITY, FL 33330-4558

03053-010-006  
KYLE A STANDISH  
16648 NW 168TH TER  
ALACHUA, FL 32615

03053-010-007  
TOYA L ROBINSON  
16678 NW 168TH TER  
ALACHUA, FL 32615

03053-010-008  
DAVID LEE TAYLOR  
16702 NW 168TH TER  
ALACHUA, FL 32615

03053-010-009  
RAMON J OSEJO  
16681 NW 165TH TER  
ALACHUA, FL 32615-4992

03053-010-010  
ROBERTO ROMERO  
25700 SW 153RD CT  
HOMESTEAD, FL 33032-6200

03053-010-011  
RICHARD STONE  
16611 NW 165TH TER  
ALACHUA, FL 32615

03053-010-012  
DAVID B FROMHOLT  
16575 NW 165TH TER  
ALACHUA, FL 32615

03053-010-013  
MICHAEL JELMBERG  
16545 NW 165TH TER  
ALACHUA, FL 32615

03053-010-014  
NATHANIEL M III FORD  
16515 NW 165TH TER  
ALACHUA, FL 32615



03053-010-015  
CHARLES E MITCHELL  
16530 NW 165TH TER  
ALACHUA, FL 32615

03053-010-016  
DIANE S CARTER  
16527 NW 165TH LN  
ALACHUA, FL 32615

03053-010-017  
NYGAARD & STRATTAN  
16567 NW 165TH LN  
ALACHUA, FL 32615

03053-010-018  
CHARLES E WALLACE  
16621 NW 165TH LN  
ALACHUA, FL 32615

03053-010-019  
TERRANCE M MANDARINO  
16651 NW 165TH LN  
ALACHUA, FL 32615

03053-010-020  
HOLLER & KELSO  
16885 NW 167TH PL  
Alachua, FL 32615

03053-010-021  
AUSTIN MCNICHOLS  
16855 NW 167TH PL  
Alachua, FL 32615

03053-010-022  
BILL E WEBB  
16825 NW 167TH PL  
ALACHUA, FL 32615

03053-010-023  
DURATION BUILDERS INC  
PO BOX 357665  
GAINESVILLE, FL 32635-7665

03053-010-024  
FAIRCLOTH & FLOYD  
PO BOX 433  
ALACHUA, FL 32616

03053-010-025  
MILDRED O SCHLICHT  
11871 SURFBIRD CIR  
JACKSONVILLE, FL 32256

03053-010-026  
ROYCE W CHESSER  
16704 NW 166TH RD  
ALACHUA, FL 32615

03053-010-027  
JOE DRURY  
16744 NW 166TH RD  
ALACHUA, FL 32615

03053-010-034  
WILLIAM S RICHARD  
16623 NW 167TH PL  
ALACHUA, FL 32615

03053-010-035  
,

03053-010-036  
INC BLUE4.COM INFORMATION  
SERVICES  
16539 NW 167TH PL  
ALACHUA, FL 32615-8906

03053-010-037  
FLOYD & RUTTENBER  
16518 NW 166TH RD  
ALACHUA, FL 32615

03053-010-038  
DURATION BUILDERS INC  
PO BOX 357665  
GAINESVILLE, FL 32635-7665

03053-010-039  
LANCE BRINER  
16578 NW 166TH RD  
ALACHUA, FL 32615

03053-010-040  
GERALD A CORE  
16622 NW 166TH RD  
Alachua, FL 32615

03053-010-041  
KARA BOLTON HOMES INC  
1816 NW 89TH DR  
GAINESVILLE, FL 32606

03053-010-042  
KARA BOLTON HOMES INC  
1816 NW 89TH DR  
GAINESVILLE, FL 32606

03053-010-043  
KINCAID & WUENSTEL JR  
16643 NW 168TH TER  
ALACHUA, FL 32615

03053-010-044  
RALPH G GEPHART  
16623 NW 168TH TER  
ALACHUA, FL 32615

03053-010-045  
DURATION BUILDERS INC  
PO BOX 357665  
GAINESVILLE, FL 32635-7665

03053-010-046  
BOLANOS & MCKERCHER W/H  
16642 NW 167TH DR  
ALACHUA, FL 32615

03053-010-047  
BRANHAM & SANDHOLDT H/W  
16622 NW 167TH DR  
ALACHUA, FL 32615-6497

03053-010-048  
JOSEPH LAMUTH  
602 PEPPERWOOD DR  
BREA, CA 92821

03053-010-049  
MEADOWS & MEADOWS  
16649 NW 166TH DR  
ALACHUA, FL 32615-4996

03053-010-050  
,

03053-010-051  
AARON A HARRIS  
16609 NW 166TH DR  
ALACHUA, FL 32615

03053-010-052  
KARA BOLTON HOMES INC  
1816 NW 89TH DR  
GAINESVILLE, FL 32606

03053-010-053  
RICHARD E JR DAVIS  
16624 NW 165TH TER  
ALACHUA, FL 32615

03053-010-054  
RICHARD B SCHULTZ  
1171 APPIAN WAY  
SANTA ANA, CA 92705

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Bill Atwater  
6017 NW 115th Place  
Alachua, FL 32615

Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

John Tingle  
333 Turkey Creek  
Alachua, FL 32615

President  
TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
Assistant Director Planning  
PO Box 115050  
Gainesville, FL 32611

Craig Parenteau  
FL Department of Environmental  
Protection  
4801 Camp Ranch Road  
Gainesville, FL 32641

Laura Williams  
12416 NW 148th Avenue  
Alachua, FL 32615

Jeannette Hinsdale  
P.O. Box 1156  
Alachua, FL 32616

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

1120-  
1850-  
RECORD AND RETURN TO:  
RAYMOND M. IVEY, ESQ.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2819809 2 PG(S)  
October 01, 2013 04:23:05 PM  
Book 4231 Page 1068  
J. K. IRBY Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$1,120.00



Prepared by and return to:

James D. Salter, Esq.

Attorney at Law

Salter Feiber, P.A.

P. O. Box 357399

Gainesville, FL 32635-7399

352-376-8201

File Number: 12-1021.2 JB

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made on September 27, 2013 between Merchants and Southern Bank, a Florida corporation whose post office address is Post Office Box 5278, Gainesville, FL 32627-5278, grantor, and Duration Builders, Inc., a Florida corporation whose post office address is P.O. Box 357665, Gainesville, FL 32635-7665, grantee:

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

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THENCE SOUTH 01 DEG. 49 MIN. 00 SEC. EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1576.08 FEET; THENCE NORTH 88 DEG. 33 MIN. 13 SEC. EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA; AS SURVEYED BY ENG. DENMAN AND ASSOCIATES, AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEG. 49 MIN. 00 SEC. EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1347.88 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2296, PAGE 2823 OF SAID OFFICIAL RECORDS; THENCE SOUTH 78 DEG. 52 MIN. 28 SEC. EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1258.05 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 03 DEG. 06 MIN. 01 SEC. WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID OFFICIAL RECORDS AS PER SURVEY BY ENG. DENMAN AND ASSOCIATES, A DISTANCE OF 1644.27 FEET TO 5/8 INCH IRON ROD, LB 2389, MARKING THE NORTHEAST CORNER OF SAID LANDS AS SURVEYED BY ENG. DENMAN AND ASSOCIATES; THENCE SOUTH 84 DEG. 55 MIN. 02 SEC. WEST, 179.59 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1970, PAGE 718 OF SAID OFFICIAL RECORDS (ALACHUA COUNTY PROPERTY APPRAISERS PARCEL TAX IDENTIFICATION NUMBER 03049-001-011); THENCE SOUTH 01 DEG. 48 MIN. 33 SEC. EAST ALONG SAID LINE, 10.09 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88 DEG. 17 MIN. 38 SEC. WEST, 327.34 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2043, PAGE 2987 OF SAID OFFICIAL RECORDS (ALACHUA COUNTY PROPERTY APPRAISERS PARCEL TAX IDENTIFICATION NUMBER 03049-001-002); THENCE SOUTH 88 DEG. 41 MIN. 44 SEC. WEST, 322.15 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 790, PAGE 371 OF SAID OFFICIAL RECORDS (ALACHUA COUNTY PROPERTY APPRAISERS PARCEL TAX IDENTIFICATION NUMBER 03049-001-001); THENCE SOUTH 88 DEG. 37 MIN. 50 SEC. WEST, 360.44 FEET TO THE POINT OF BEGINNING.

Less and Except that property described as the entire plat of Heritage Oaks Phase 1, as recorded in Plat Book 24, Pages 79 through 82, inclusive, Public Records of Alachua County, Florida.

DoubleTime®

Parcel Identification Number: 03053-001-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in our presence:

Judy Brumfield  
Witness Name: Judy BRUMFIELD

Merchants and Southern Bank, a Florida corporation

By: G. T. Mallini  
G. T. Mallini, President

(Corporate Seal)

Jessica Potocki  
Witness Name: Jessica Potocki

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 2013 by G. T. Mallini, President of Merchants and Southern Bank, a Florida corporation, on behalf of the corporation. He/she ☒ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



Angie Mathis  
Notary Public

Printed Name: Angie Mathis

My Commission Expires: 9/23/15

This instrument prepared by:  
James D. Salter, Esq.  
Salter Feiber, P.A.  
P.O. Box 357399  
Gainesville, Florida 32635-7399  
352-376-8201  
File No.: 11-0790.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2892891 3 PG(S)  
November 10, 2014 03:02:19 PM  
Book 4312 Page 1978  
J. K. IRBY, Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$0.70



### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED was made on September 18, 2014, by **HERITAGE COMMON PROPERTIES, INC.**, a Florida corporation whose post office box address is 2040 NW 67<sup>th</sup> Place, Gainesville, FL 32653, ("Grantor") to **HERITAGE OAKS PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose post office address is P.O. Box 969, Alachua, Florida 32516, ("Grantee"):

Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in County of Alachua, State of Florida, to wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

The intent of this deed is to convey all alleys and all the streets, places, terraces, drives and roads or such similarly designed areas intended as road rights of way as well as those areas shown on the Plat as Tract A, Tract B, Tract C, the DRA's, the Drainage Easements and the Landscape Buffers. The DRA's and the Drainage Easements are indicated on the Plat as "D.R.A/DE" and the Landscape Buffers as "50' Landscape Buffer".

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever and Grantor does hereby covenant with Grantee that except as noted above, at the time of delivery of this deed the property is free from all encumbrances made by Grantor and Grantor that it fully warrants title to said property and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none other.

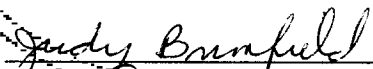


WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.



Witness Sign Above/Print Name Below

JAMES D. SALTER



Witness Sign Above/Print Name Below

JUDY BRUMFIELD

HERITAGE COMMON PROPERTIES, INC.,  
a Florida corporation

BY:   
G. Thomas Mallini, as President

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2014, by G. Thomas Mallini as President of HERITAGE COMMON PROPERTIES, INC., A FLORIDA CORPORATION, on behalf of said corporation. Who is personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)

  
Notary Public

Name of Notary typed, printed or stamped  
My Commission Expires:



JAMES D. SALTER  
MY COMMISSION # FF 112690  
EXPIRES: May 30, 2018  
Bonded Thru Budget Notary Services

EXHIBIT "A"

All of Grantor's property interest in all the real property as described and shown in Plat Book **24**, Pages **79-82** of the Public Records of Alachua County, Florida said property being **HERITAGE OAKS PHASE I**,

Less and except Lots **1** through **54** **HERITAGE OAKS PHASE I**, as per plat thereof recorded in Plat Book **24**, Pages **79-82** of the Public Records of Alachua County, Florida.



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## 2014 Roll Details — Real Estate Account At 16135 NW US HIGHWAY 441

Real Estate Account #03053 001 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

**Pay All: \$1,026.96**

**2014**

**\$1026.96 due**

**2013**

Paid

**2012**

Paid

**2011**

Paid

...

**2002**

Paid

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Owner: DURATION BUILDERS INC  
PO BOX 357665  
GAINESVILLE, FL 32635-7665  
Situs: 16135 NW US HIGHWAY 441

Account number: **03053 001 000**

Alternate Key: 1011354

Millage code: 1700

Millage rate: 24.8319

Assessed value: 42,200

School assessed value: 42,200

*Location is not guaranteed to be accurate.*

[Property  
Appraiser](#)

[- GIS](#)

### 2014 annual bill

Ad valorem:	\$1,047.92
Non-ad valorem:	\$0.00
Total Discountable:	1047.92
No Discount NAVA:	0.00
Total tax:	

[View](#)

### Legal description

E 18 CHS OF W 37.7 CHS OF S 46.42  
CHS OF N 70.30 CHS N OF US 441 (LESS  
THE S 1000 FT PER OR 2296/2823) (LESS  
HERITAGE OAKS PHASE 1 PER PB 24 PG  
79) OR 4231/1068

### Location

Book, page, item: --  
Geo number: 09-08-18-  
03053001000  
Range: 18  
Township: 08  
Section: 09

**Pay this bill: \$1,026.96**