

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: Sanctuary Oaks
2. Address of Subject Property: 9809 NW 59th Terrace
3. Parcel ID Number(s): 05936-004-000
4. Existing Use of Property: Single Family Residential
5. Future Land Use Map Designation: Agricultural
6. Zoning Designation: Agricultural
7. Acreage: 37 acres

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Thomas Bon, PSM Title: Project Surveyor  
Company (if applicable): CHW, Inc.  
Mailing address: 132 NW 76th Avenue  
City: Gainesville State: FL ZIP: 32607  
Telephone: ( ) 352-331-1976 FAX: ( ) 352-331-2476 e-mail: tommyb@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Pamela P. Neff  
Mailing Address: 9809 NW 59th Terrace  
City: Gainesville State: FL ZIP: 32653

\* 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.

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

August 26, 2016

City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616-0009

Ref: Sanctuary Oaks  
Minor Subdivision Plat Submittal  
Alachua, FL

To Whom:

Per the letter from Adam Hall with the City of Alachua, dated August 22, 2016, all Staff's comments concerning Sanctuary Oaks Minor Subdivision have been sufficiently addressed and the item is scheduled for a public hearing before the planning and zoning board on September 13, 2016. Please find thirteen (13) sets of the following information addressed and packaged appropriately:

Final Plat Requirements:

1. A copy of the subdivision application has been attached to this cover letter.
2. All requirements of this section (a. through x.), where applicable to minor subdivisions, have been addressed.
3. Concurrency Impact Analysis is attached to the application.
4. Analysis of Consistency is attached to the application.
5. Legal description with tax parcel number is attached to application.
6. City of Alachua Public School Student Generation form is attached to the application.
7. 2 sets of labels for property owners were previously provided.
8. Proof of ownership provided with title opinion letter.
9. Proof of payment of taxes provided per Alachua County Tax Collector.
10. Access from a County Road – this project does not require an Alachua County access permit.
11. Access from a State Road – this project does not require a Florida Department of Transportation access management permit.

12. A soils map is included in the application package.
13. All comments provided by City of Alachua staff, in a letter dated January 16, 2016 have been addressed and the plat updated.
14. Minor Subdivision Fee in the amount of \$1925.00 (check number 1419) has been previously paid.
15. An Environmental Research Permit provided by the Suwannee River Water Management District is attached to the application.
16. A memo from Anthony Dennis with the Florida Department of Health in Alachua County concerning septic systems and private wells is included in the application package.
17. For reference, a copy of the Outstanding Items for Sanctuary Oaks Minor Subdivision, Final plat, provided by the City of Alachua and dated April 11, 2016 has been included in the application package. All items and issues specified in the document have been addressed.

Additional correspondence for this project should include the following individuals from CHW:

Thomas Bon, PSM – [tommyb@chw-inc.com](mailto:tommyb@chw-inc.com)

Kelly Bishop, Project Assistant – [KellyB@chw-inc.com](mailto:KellyB@chw-inc.com)

We trust this application package and Minor Subdivision Plat sets are sufficient for your review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976

Sincerely,

Thomas Bon, PSM  
Project Surveyor



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

August 22, 2016

Thomas Bon, PSM  
Causseaux, Hewett, & Walpole, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

Also submitted electronically to [tommyb@chw-inc.com](mailto:tommyb@chw-inc.com)

**RE: Revised Application Materials, Dated August 8, 2016; Application for  
Minor Subdivision of Sanctuary Oaks, Final Plat**

Dear Mr. Bon:

On August 8, 2016 the City of Alachua received your revised application for a Final Plat for Sanctuary Oaks, Minor Subdivision, which proposes the subdivision of a ±37 acre tract (Tax Parcel No. 05936-004-000) into a total of 6 lots.

Upon review of the revised application materials, it appears that Staff's comments concerning the application have been sufficiently addressed, and the item may therefore be scheduled for public hearings before the Planning & Zoning Board (PZB.)

You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The next PZB Meeting is scheduled for September 13, 2016 therefore the above referenced materials must be received by August 29, 2016. You are also responsible for posting public notice signs no later than August 29, 2016. These signs will be provided to you when ready.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108.

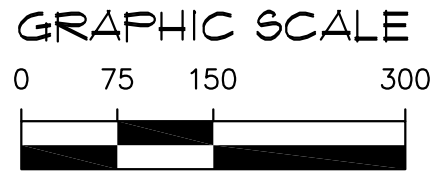
Sincerely,

Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File



BOUNDARY SURVEY  
LOCATED IN GOVERNMENT LOT 5,  
IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION: (AS FURNISHED)

PARCEL 1:

GOVERNMENT LOT NO. 5 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, LESS THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST; THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 150 FEET, THENCE RUN NORTH 3 DEGREES WEST 200 FEET, THENCE RUN WEST 721.61 FEET, TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE SOUTH 3 DEGREES EAST 200 FEET, THENCE SOUTH 4 DEGREES EAST ALONG COUNTY GRADED ROAD 150 FEET, THENCE NORTH 87 DEGREES EAST 41.65 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

LESS & EXCEPT THE FOLLOWING DESCRIBED LANDS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

LEGEND:

- (M) = COMPUTED FROM FIELD MEASUREMENTS  
(R) = DATA PER FURNISHED LEGAL DESCRIPTION  
(P) = DATA PER PLAT OF RECORD  
NOID = NO IDENTIFICATION  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
O.R. = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
FCM = FOUND CONCRETE MONUMENT  
FRD = FOUND STEEL ROD & CAP  
△ = FOUND NAIL & DISK (AS NOTED)  
□ = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)  
⊙ = FOUND 5/8" STEEL ROD & CAP (AS NOTED)  
● = SET 5/8" STEEL ROD & CAP MARKED "LB #5075"  
⊕ = WELL (SIZE AS NOTED)  
⊙ = 26" LAUREL OAK  
⊙ = TELEPHONE PEDESTAL  
⊙ = WOODEN POWER POLE  
▨ = ASPHALT SURFACE  
▨ = CONCRETE SURFACE  
— X — = FENCE LINE (AS NOTED)  
- - - - - = APPROXIMATE LOCATION OF FEMA FLOOD ZONE DELINEATION LINE

ENCUMBRANCES: (AS FURNISHED)

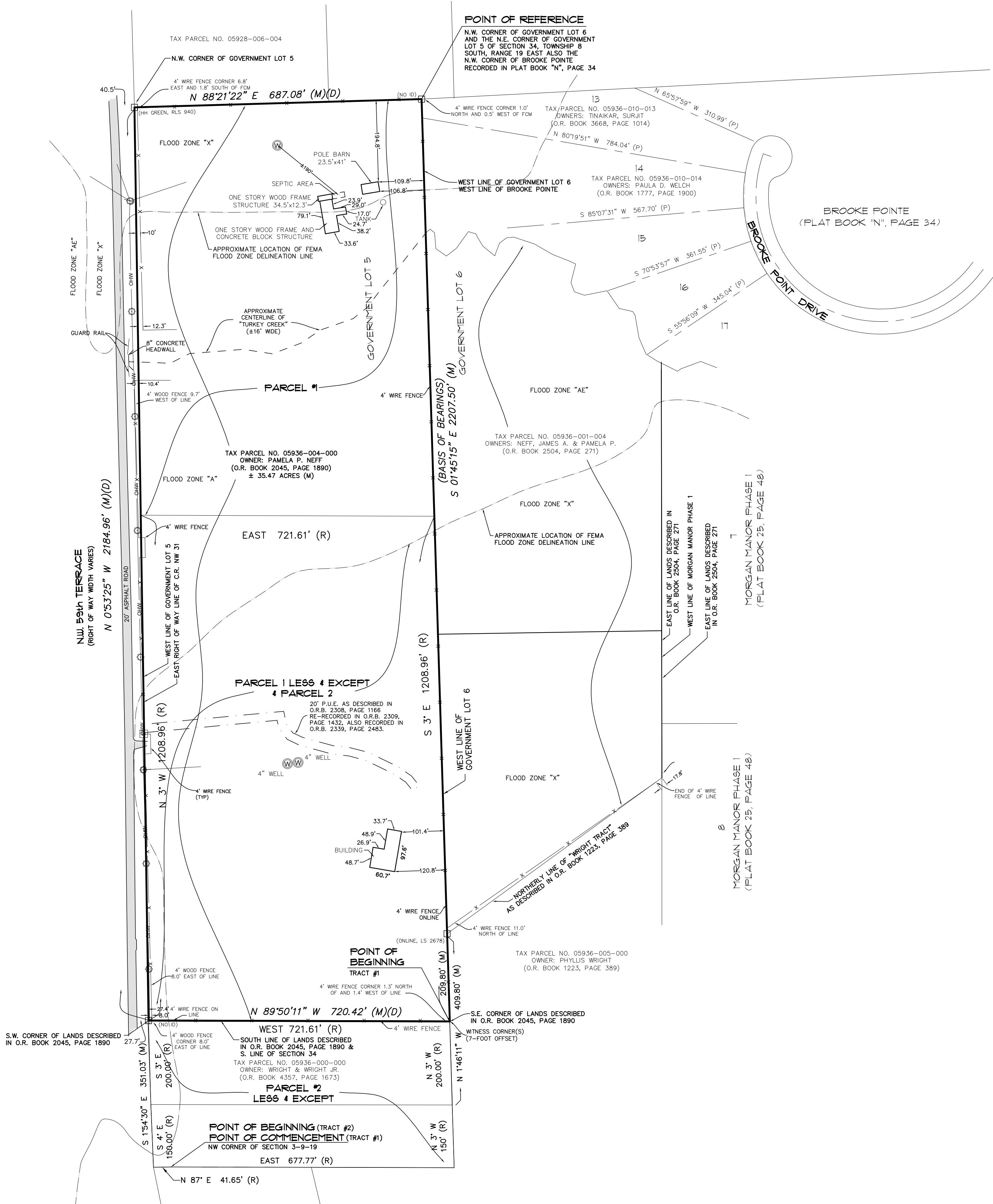
- THIS PARCEL IS NOT SUBJECT TO THE EASEMENT IN FAVOR OF THE COUNTY OF ALACHUA RECORDED IN O.R. BOOK 672, PAGE 337, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (UNABLE TO DEPICT GRAPHICALLY)
- THIS PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF CITY OF GAINESVILLE RECORDED IN O.R. BOOK 2308, PAGE 1166, AND RE-RECORDED IN O.R. BOOK 2309, PAGE 1432, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
- THIS PARCEL IS SUBJECT TO AN EASEMENT IN FAVOR OF CITY OF GAINESVILLE RECORDED IN O.R. BOOK 2339, PAGE 2483, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 01°45'09" E FOR THE WEST LINE OF GOVERNMENT LOT 6 AS SHOWN HEREON, SAID BEARING IS IDENTICAL TO DEED RECORDED IN OFFICIAL RECORDS BOOK 2504, PAGE 271 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRoACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER TITLE OPINION LETTER BY HOLDEN, CARPENTER & ROSCOW, DATED NOVEMBER 20, 2015 SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 139 FEET) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001 0293 D, EFFECTIVE DATE: JUNE 16, 2006.



02/16/2016: REVISED FLOOD ZONE INFORMATION

This map prepared by:

Certificate of Authorization No. LB-5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

THOMAS R. BON

DESIGNER: JTT  
CHECKED BY: RAB  
TRB  
FIELD BOOK & PAGE: 489/6-8

CERTIFIED TO:

SURVEY DATE: 10/20/2015  
REVISION DATE: 02/16/2016  
PROJECT NUMBER: 15-0435

JAMES NEFF

SCALE: 1"=150'  
KEY: SCALE ON BAR SCALE ON ORIGINAL DRAWING  
0"=1"=150'  
THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHM  
Professional Consultants

100 NW 76th Drive  
Gainesville, Florida 32607  
(352) 331-1976 / (352) 331-2276  
www.chm-fla.com  
est. 1988 FLORIDA  
LS-5075



DESCRIPTION:

GOVERNMENT LOT NO. 5 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, LESS THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST; THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

LESS & EXCEPT

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, OUTSIDE THE ARREDONDO GRANT, SAID POINT BEING ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, THENCE RUN EAST 677.77 FEET, THENCE RUN NORTH 3 DEGREES WEST 350 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 721.61 FEET TO THE EAST SIDE OF COUNTY ROAD NO. N.W. 31, THENCE RUN NORTH 3 DEGREES WEST 1208.96 FEET ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. N.W. 31, THENCE RUN EAST 721.61 FEET, MORE OR LESS TO THE EAST BOUNDARY OF GOVERNMENT LOT 5, THENCE RUN SOUTH 3 DEGREES EAST 1208.96 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 5 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 01°45'15" E FOR THE WEST LINE OF GOVERNMENT LOT 6 AS SHOWN HEREON. SAID BEARING IS IDENTICAL TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER TITLE OPINION LETTER BY HOLDEN, CARPENTER & ROSCOW, DATED NOVEMBER 20, 2015 SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THE NORTH LINE OF THE LANDS SHOWN HEREON LIES APPROXIMATELY 850 FEET SOUTH OF THE CENTERLINE OF NW 104TH PLACE.
- MINIMUM FINISHED FLOOR ELEVATION SHOWN HEREON ARE ESTABLISHED 1-FOOT ABOVE THE BASE FLOOD ELEVATION OF 139 FEET PER FEMA LOMR CASE NUMBER 09-04-0431P, DATED OCTOBER 08, 2009. (NAVD 88 DATUM)
- ALL LOT CORNERS WILL BE PLACED PRIOR TO THE RECORDING OF THIS SUBDIVISION, IN ACCORDANCE WITH SECTION 177.091(9), FAC.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000".
- NW 59TH TERRACE IS A VARIABLE WIDTH RIGHT OF WAY AS MAINTAINED BY THE CITY OF ALACHUA. WESTERLY RIGHT OF WAY LIMITS IS UNKNOWN.
- NO STRUCTURE SHALL BE LOCATED WITHIN FLOOD PRONE AREAS OF ANY LOT, WHERE OTHER ALTERNATIVES FOR THE LOCATION OF SUCH STRUCTURES EXIST ON SITE.
- NO FILLING OF WETLANDS OR FLOOD PLAINS, AS SHOWN HEREON, SHALL OCCUR ON INDIVIDUAL LOTS WITHOUT A LOT SPECIFIC ENVIRONMENTAL RESOURCE PERMIT (ERP) FROM THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 139 FEET) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001 0285 D, EFFECTIVE DATE: JUNE 16, 2006. REVISED TO REFLECT LOMR CASE NO. 09-04-0431P, EFFECTIVE DATE OCTOBER 8, 2009.

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY LDR ADMINISTRATOR AND OBTAIN THE LATEST INFORMATION ABOUT FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS LAND.

NOTICE:

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

LEGEND:

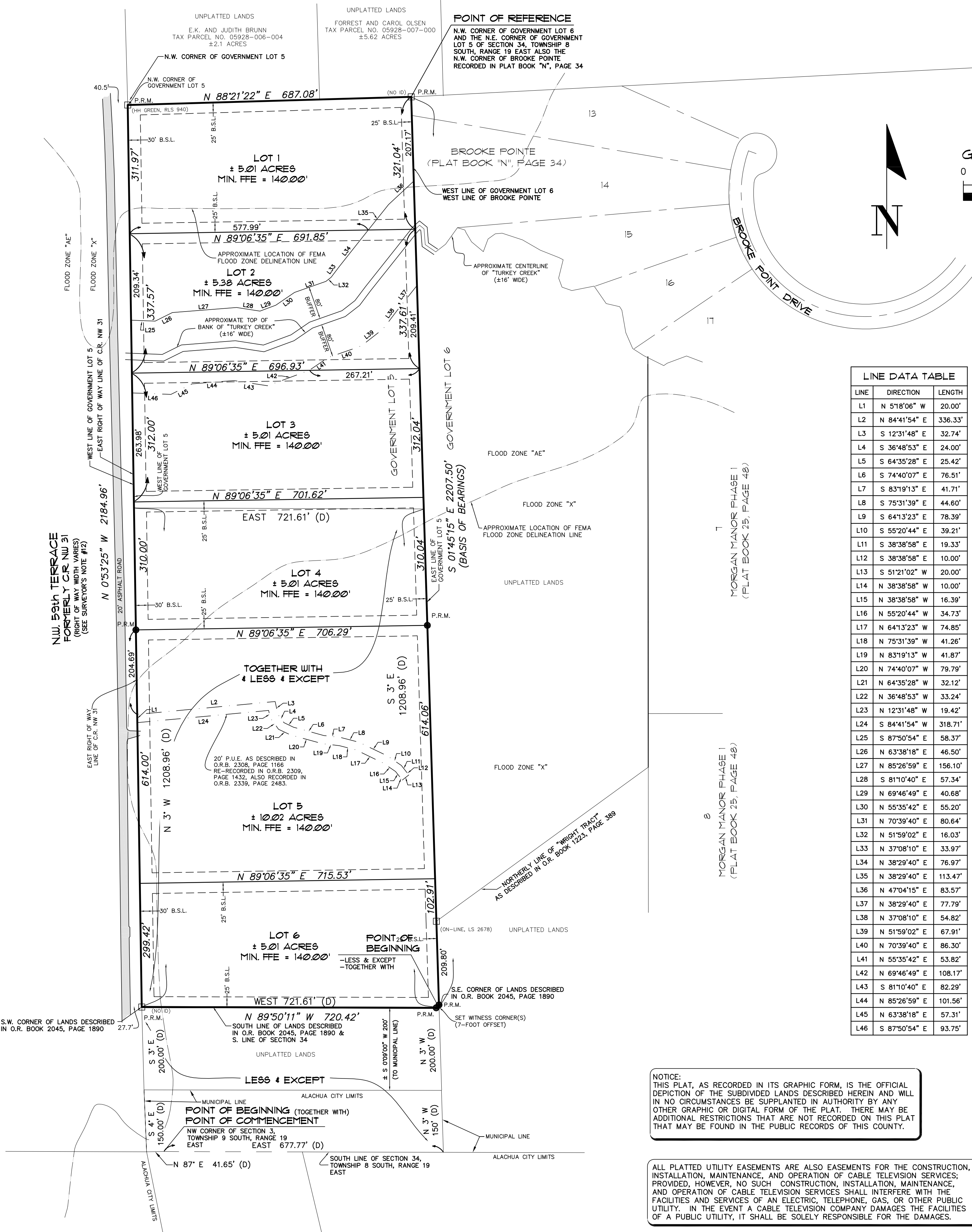
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P.O.B. = POINT OF BEGINNING  
P.R.M. = PERMANENT REFERENCE MONUMENT  
C.R. = COUNTY ROAD  
P.U.E. = PUBLIC UTILITIES EASEMENT  
(D) = DATA BASED ON DESCRIPTION AS SHOWN HEREON  
(M) = DATA BASED ON FIELD MEASUREMENTS  
MIN. FFE = MINIMUM FINISHED FLOOR ELEVATION  
3-9-19 = SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST  
□ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)  
● SET 5/8" STEEL ROD & CAP MARKED "PRM LB #5075"  
--- APPROXIMATE LOCATION OF FEMA FLOOD ZONE DELINEATION LINE

CURRENT ZONING: A (AGRICULTURE)

PER CITY OF ALACHUA CODE OF ORDINANCES:  
THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CURRENT LAND DEVELOPMENT REGULATIONS FOR BUSINESSES WITHIN THE AGRICULTURE ZONING DISTRICT.  
SETBACK REQUIREMENTS ARE AS FOLLOWS:  
FRONT: 30 FEET  
SIDE: 25 FEET  
REAR: 25 FEET

SANCTUARY OAKS

LOCATED IN GOVERNMENT LOT 5,  
IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LINE	DIRECTION	LENGTH
L1	N 51°06'06" W	20.00'
L2	N 84°41'54" E	336.33'
L3	S 12°31'48" E	32.74'
L4	S 36°48'53" E	24.00'
L5	S 64°35'28" E	25.42'
L6	S 74°40'07" E	76.51'
L7	S 83°19'13" E	41.71'
L8	S 75°31'39" E	44.60'
L9	S 64°32'23" E	78.39'
L10	S 55°20'44" E	39.21'
L11	S 38°38'58" E	19.33'
L12	S 38°38'58" E	10.00'
L13	S 51°21'02" W	20.00'
L14	N 38°38'58" W	10.00'
L15	N 38°38'58" W	16.39'
L16	N 55°20'44" W	34.73'
L17	N 64°32'23" W	74.85'
L18	N 75°31'39" W	41.26'
L19	N 83°19'13" W	41.87'
L20	N 74°40'07" W	79.79'
L21	N 64°35'28" W	32.12'
L22	N 36°48'53" W	33.24'
L23	N 12°31'48" W	19.42'
L24	S 84°41'54" W	318.71'
L25	S 87°50'54" E	58.37'
L26	N 63°38'18" E	46.50'
L27	N 85°26'59" E	156.10'
L28	S 81°10'40" E	57.34'
L29	N 69°46'49" E	40.68'
L30	N 55°35'42" E	55.20'
L31	N 70°39'40" E	80.64'
L32	N 51°59'02" E	16.03'
L33	N 37°08'10" E	33.97'
L34	N 38°29'40" E	76.97'
L35	N 38°29'40" E	113.47'
L36	N 47°04'15" E	83.57'
L37	N 38°29'40" E	77.79'
L38	N 37°08'10" E	54.82'
L39	N 51°59'02" E	67.91'
L40	N 70°39'40" E	86.30'
L41	N 55°35'42" E	53.82'
L42	N 69°46'49" E	108.17'
L43	S 81°10'40" E	82.29'
L44	N 85°26'59" E	101.56'
L45	N 63°38'18" E	57.31'
L46	S 87°50'54" E	93.75'

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

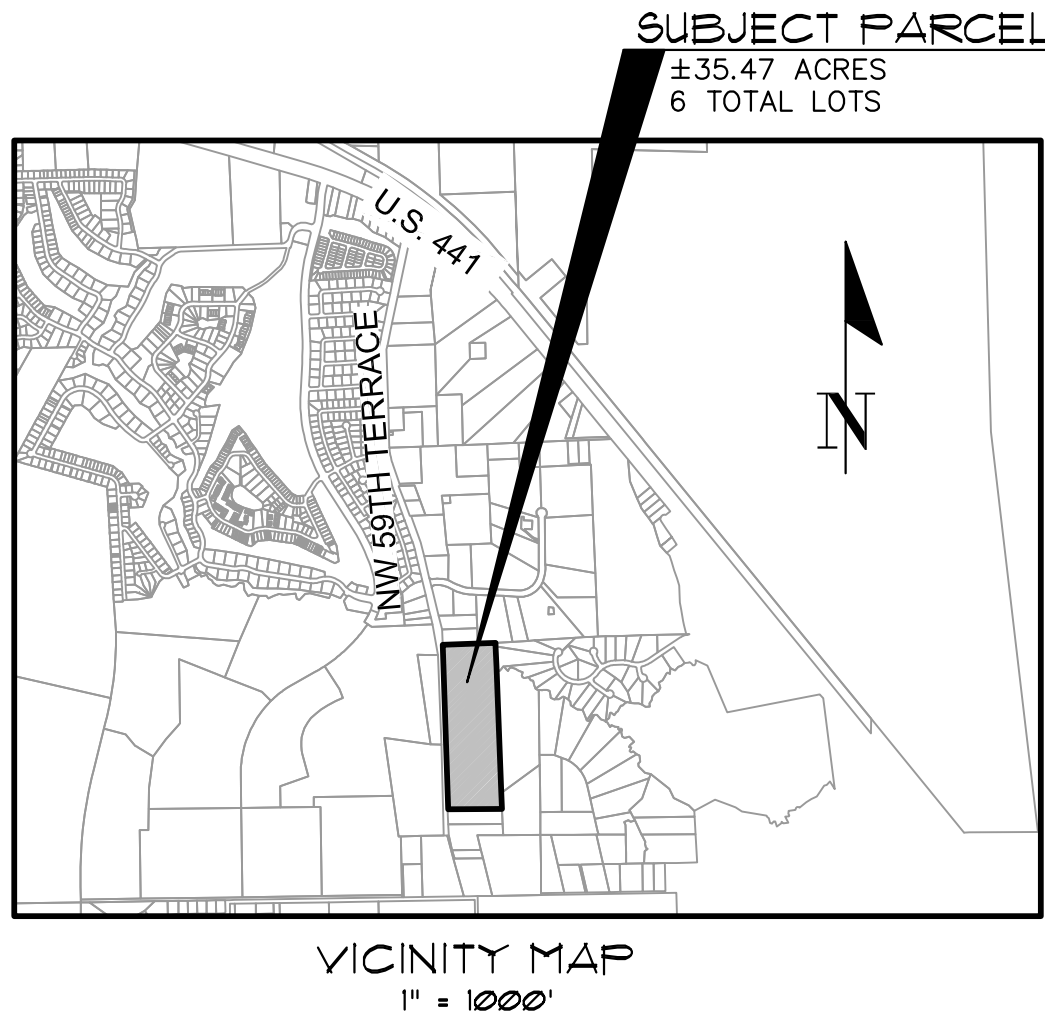
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

J.T.T. 15-0435  
10/21/2016

CHW  
Professional Consultants

132 NW 76th Drive  
Gainesville, Florida 32607  
(352) 331-1976 / (352) 331-2476  
www.chw-inc.com  
est. 1988 FLORIDA  
LB-5075

PLAT BOOK \_\_, PAGE \_\_  
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

I, PAMELA NEFF, HEREBY CERTIFY I AM THE OWNERS OF THE LANDS DESCRIBED HEREON AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "SANCTUARY OAKS".

WITNESS: PAMELA NEFF, OWNER & SUBDIVIDER  
9809 NW 59TH TERRACE  
GAINESVILLE, FLORIDA 32653

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: \_\_\_\_\_ APPROVED BY (PROFESSIONAL SURVEYOR AND MAPPER): \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA COUNTY, FLORIDA.

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON: \_\_\_\_\_

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY: \_\_\_\_\_

CITY ATTORNEY: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: \_\_\_\_\_

AND APPROVED BY: \_\_\_\_\_

COUNTY HEALTH DEPARTMENT: \_\_\_\_\_

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF \_\_\_\_\_ A.D. 2016

CLERK OF THE COURT: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "SANCTUARY OAKS" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, PLATTING, SECTION 177.061 OF THE FLORIDA STATUTES.

DATE: \_\_\_\_\_

THOMAS R. BON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER  
CHW, INC. LB NO. 5075  
132 NW 76TH DRIVE  
GAINESVILLE, FL 32607



**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

**Rick Scott**

Governor

**Celeste Philip, MD, MPH**

Surgeon General and Secretary

**Vision:** To be the Healthiest State in the Nation

Thursday, July 21, 2016

Thomas Bon, PSM  
CHW  
132 NW 76 DR  
Gainesville, FL 32607

The Florida Department of Health in Alachua County has reviewed the proposed plat for Sanctuary Oaks into 6 lots located in Government Lot 5, in Section 34, Township 8 South, Range 19 East, City of Alachua, Alachua County Florida. The proposed plat meets the minimum requirements for onsite septic systems and private wells. The issuance of the well and septic system permits by the Health Department will be contingent upon the development of individual lots meeting minimum standards of Chapters 64E-6 and 64E-8 of the Florida Administrative Code, and Chapter 381 of the Florida Statutes. Do not hesitate to contact me if you have any questions.

Sincerely,

Anthony Dennis  
Environmental Health Director  
Florida Department of Health  
Alachua County

**Florida Department of Health  
in Alachua County**

224 SE 24<sup>th</sup> Street • Gainesville, FL 32641  
PHONE: 352-334-7900 • <http://www.alachuacountyhealth.com>

**FloridaHealth.gov**



**Accredited Health Department**  
Public Health Accreditation Board



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Alachua County Florida (Unincorporated Areas)	NO PROJECT	BASE MAP CHANGES HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 120001		
IDENTIFIER	Turkey Creek	APPROXIMATE LATITUDE & LONGITUDE: 29.748, -82.408 SOURCE: USGS QUADRANGLE      DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*      NO.: 12001C0285 D      DATE: June 16, 2006		DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: June 16, 2006 PROFILE(S): 81P      NEW PROFILES: 81P(a), and 81P(b) SUMMARY OF DISCHARGES TABLE: 4	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map; \*\* FBFM - Flood Boundary and Floodway Map; \*\*\* FHBM - Flood Hazard Boundary Map

### FLOODING SOURCE(S) & REVISED REACH(ES)

Turkey Creek – from approximately 2,300 feet downstream of Northwest 59th Terrace to approximately 250 feet downstream of Northwest 43rd Street

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Turkey Creek	Zone A	Zone AE	YES	YES
	No BFEs*	BFEs	YES	NONE

\* BFEs - Base Flood Elevations

### DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

*Beth A. Norton*

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

112553 10.3.1.09040431 102-I-A-C



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

**OTHER COMMUNITIES AFFECTED BY THIS REVISION**

**CID Number:** 120664      **Name:** City of Alachua, Florida

**AFFECTED MAP PANELS**

TYPE: FIRM      NO.: 12001C0145 D      DATE: June 16, 2006  
TYPE: FIRM      NO.: 12001C0285 D      DATE: June 16, 2006

**AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT**

DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: June 16, 2006  
PROFILE(S): 81P      NEW PROFILES: 81P(a), 81P(b), and 83P  
SUMMARY OF DISCHARGES TABLE: 4

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

*Beth A Norton*

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

112553 10.3.1.09040431 102-I-A-C





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION

#### APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State or local requirements to which the regulations apply.

#### COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State law have been obtained. State or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script that reads "Beth A. Norton".

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Brad Loar  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IV  
Koger Center - Rutgers Building  
3003 Chamblee Tucker Road  
Atlanta, GA 30341  
(770) 220-5400

### STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script that reads "Beth A. Norton".

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### PUBLIC NOTIFICATION OF REVISION

#### PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NAVD 88)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Turkey Creek	Approximately 300 feet downstream of Northwest 59th Terrace	None	138	12001C0285 D
	Approximately 250 feet downstream of Northwest 43rd Street	None	159	12001C0285 D

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. A short notice also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at [https://www.floodmaps.fema.gov/fhm/Scripts/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp) for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

#### LOCAL NEWSPAPER

Name: *Gainesville Sun*

Dates: 06/03/2009 06/10/2009

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

*Beth A. Norton*

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

112553 10.3.1.09040431 102-I-A-C

TABLE 4 - SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles.)	PEAK DISCHARGES (cfs)			
		<u>10-percent</u>	<u>2-percent</u>	<u>1-percent</u>	<u>0.2-percent</u>
TURKEY CREEK					
At a point approximately 0.39 mile downstream of Palmetto Boulevard	7.93	*	*	3,172	*
Upstream of confluence of Tributary 1 to Turkey Creek	6.94	*	*	2,882	*
Upstream of confluence of Tributary B to Turkey Creek	5.60	*	*	748	*
TURKEY CREEK TRIBUTARY 1					
Upstream of confluence with Turkey Creek	1.00	*	*	654	*
TURKEY CREEK TRIBUTARY B					
Upstream of confluence with Turkey Creek	1.78	*	*	342	*

**REVISED DATA**

\* Data not available

The stillwater elevations have been determined for the 10-, 50-, 100-, and 500-year floods for the flooding sources studied by detailed methods and are summarized in Table 5, "Summary of Stillwater Elevations."

TABLE 5 - SUMMARY OF STILLWATER ELEVATIONS

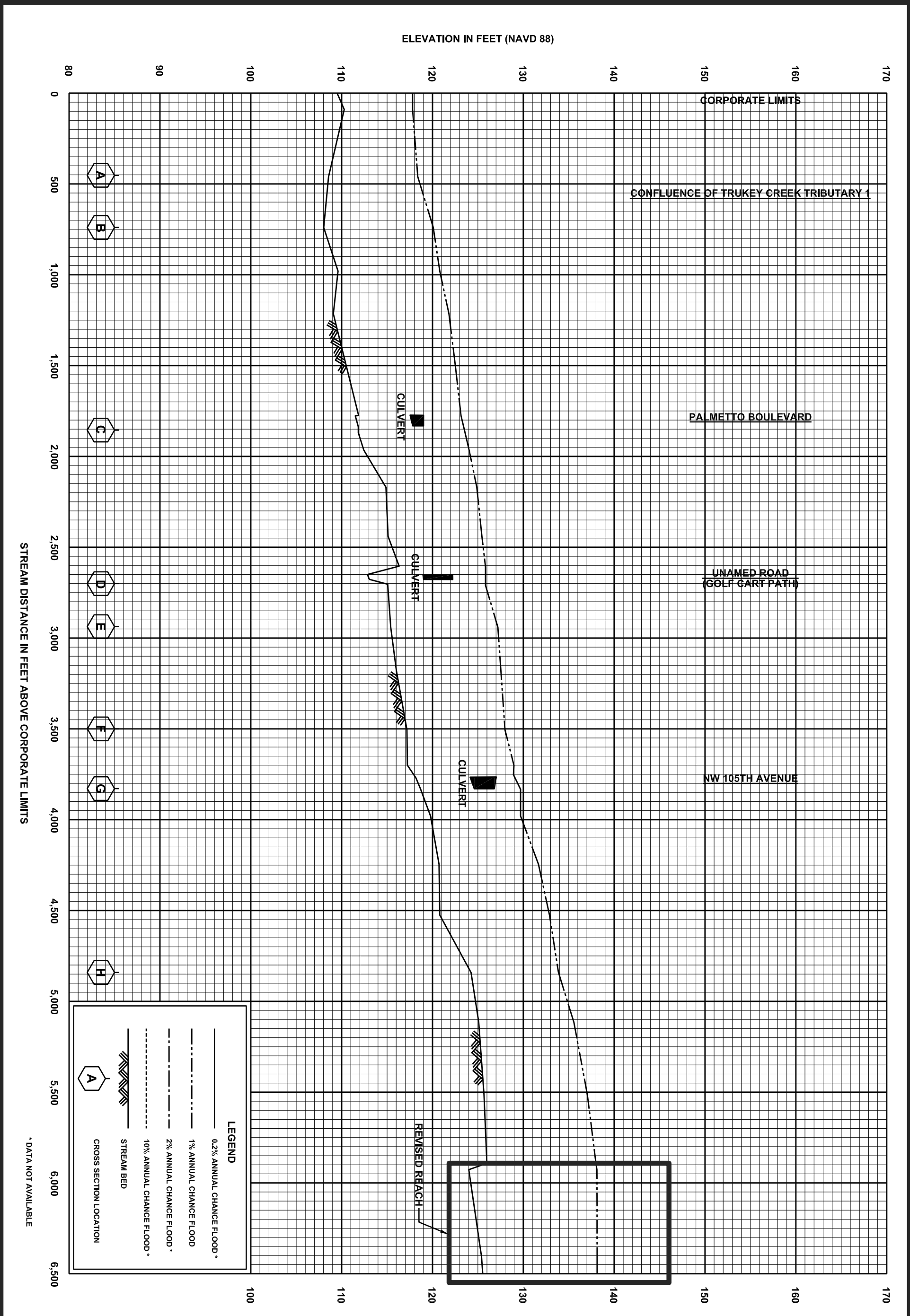
<u>FLOODING SOURCE AND LOCATION</u>	<u>ELEVATION (FEET NAVD*)</u>			
	<u>10-percent</u>	<u>2-percent</u>	<u>1-percent</u>	<u>0.2-percent</u>
GRASS PRAIRIE	60.6	62.7	63.6	64.8
KANAPAHA PRAIRIE	59.3	62.7	63.6	64.8
KANAPAHA SINK	59.3	62.7	63.6	64.8
LAKE ALTO				
Along shoreline	**	**	142.78	**
LEDWITH LAKE	68.9	69.2	69.4	69.8
LEVY LAKE EAST	64.3	64.6	69.7	65.5
LEVY LAKE WEST	63.6	64.2	64.6	65.5

\*North American Vertical Datum of 1988

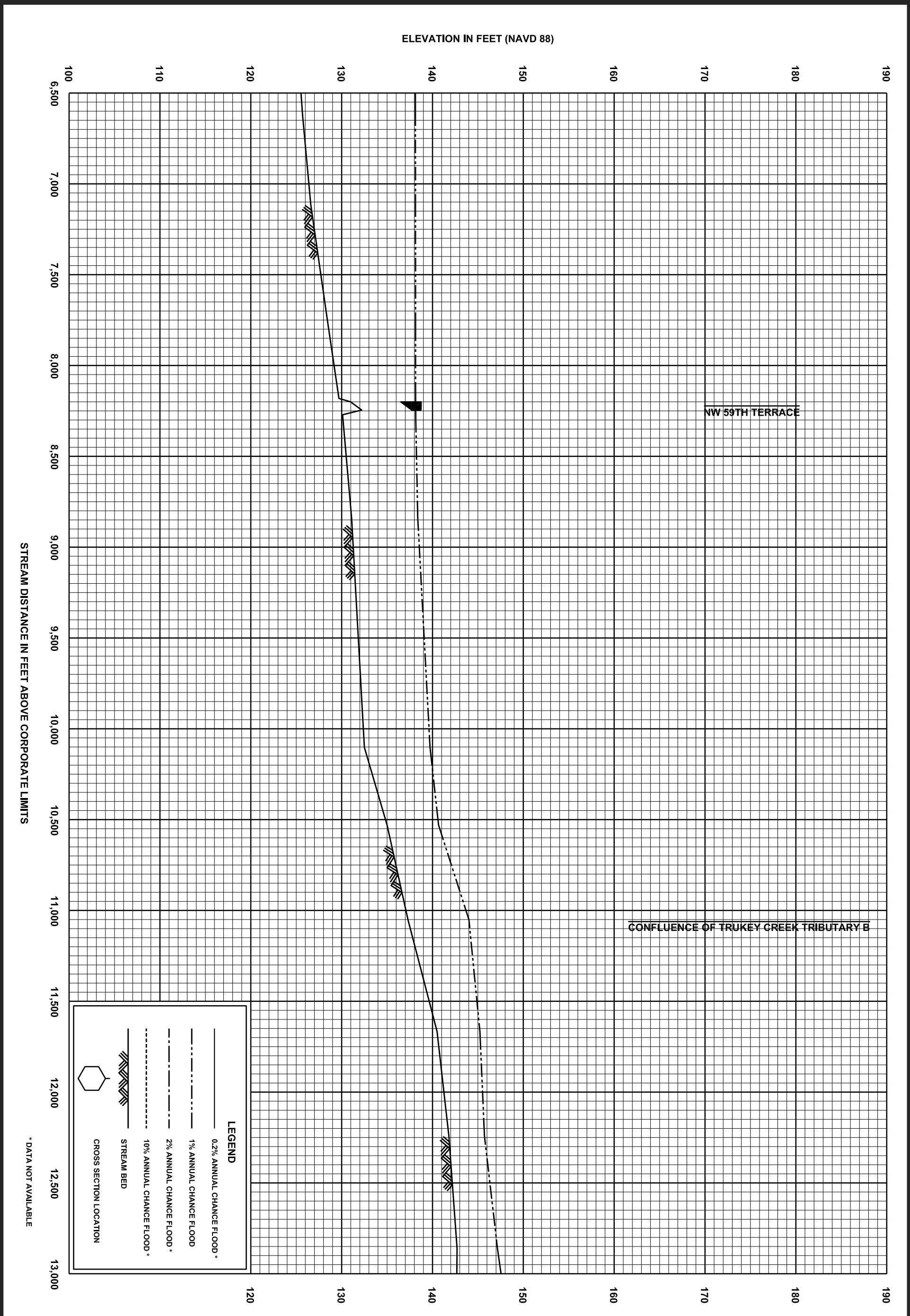
\*\*Data not available

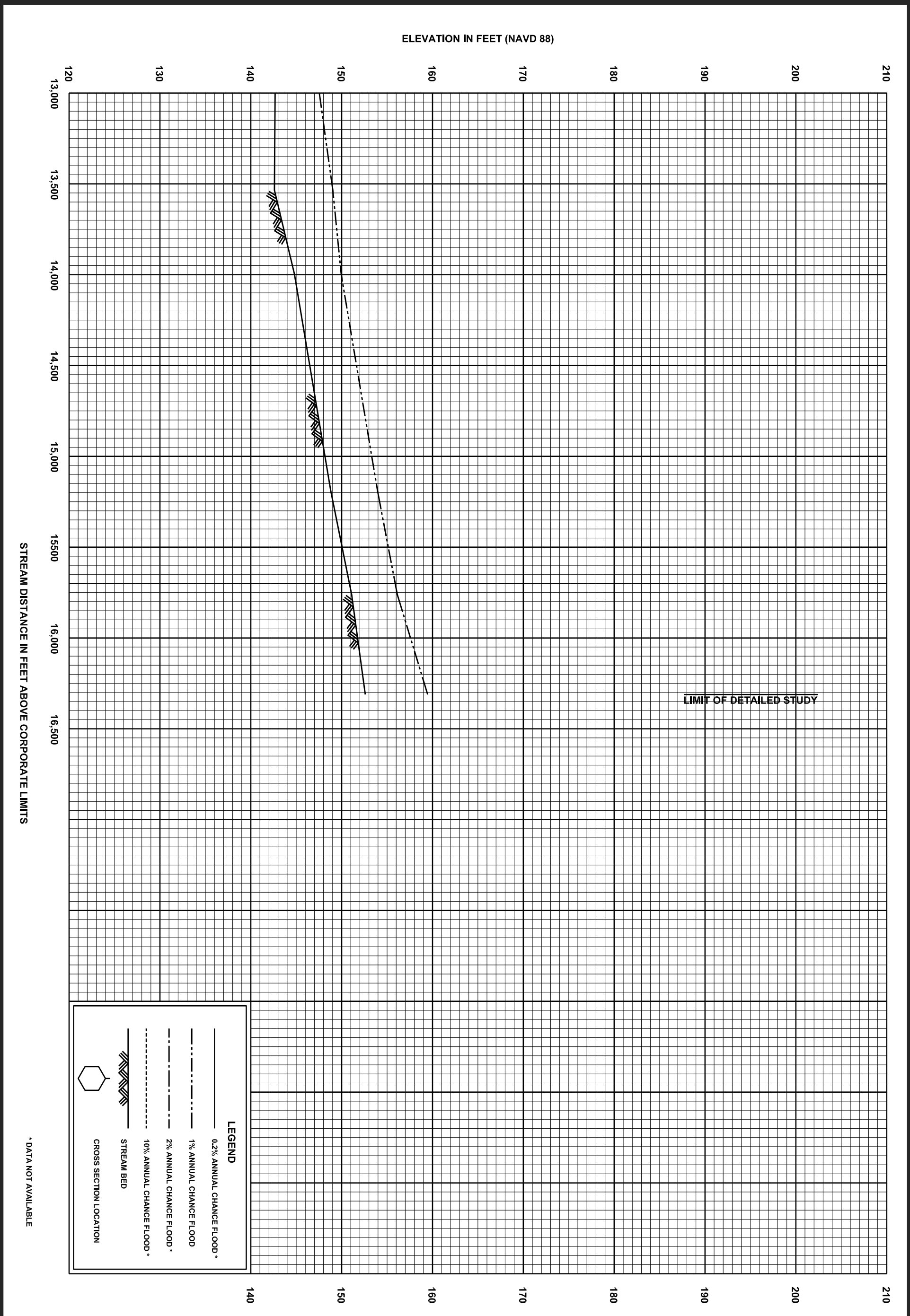
\*\*\*St. Johns River Water Management District, 1999

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: October 8, 2009**






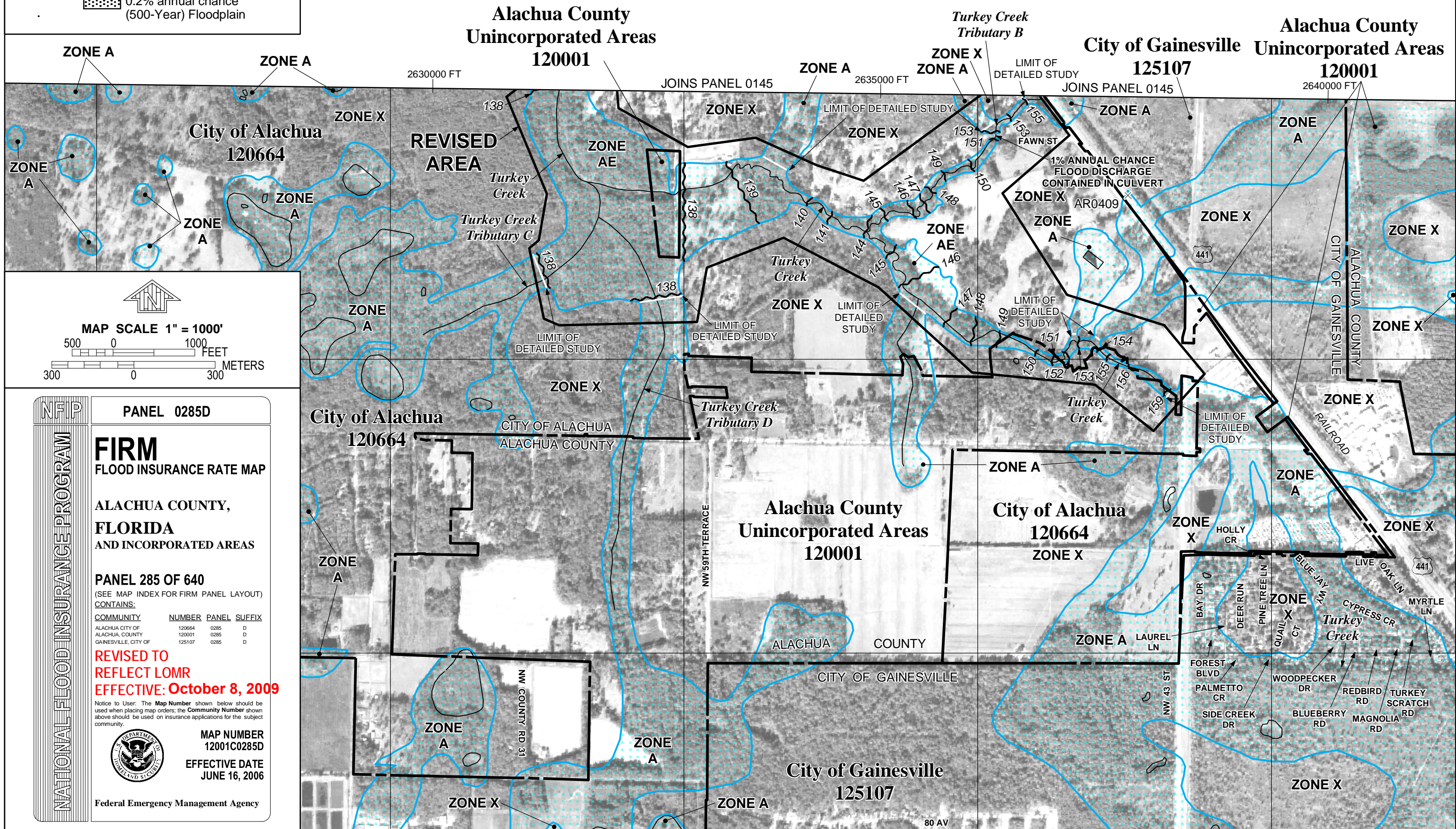








 1% annual chance (100-Year) Floodplain  
 1% annual chance (100-Year) Floodway  
 0.2% annual chance (500-Year) Floodplain







## 2015 Roll Details — Real Estate Account At 9809 NW 59TH TER

[Print this page](#)

Real Estate Account #05936 004 000

[Parcel details](#)
[Latest bill](#)
[Full bill history](#)

2015

2014

2013

2012

...

2002

PAID

PAID

PAID

PAID

PAID

## Apply for the 2016 Installment Payment Plan

[Get Bills by Email](#)

Owner: NEFF PAMELA P  
9809 NW 59TH TER  
GAINESVILLE, FL 32653-7858  
Situs: 9809 NW 59TH TER

PAID 2015-11-20 \$18,292.89  
Receipt #15-0025058

Account number: 05936 004 000  
Alternate Key: 1028444  
Millage code: 1700  
Millage rate: 25.1507

Assessed value: 797,380  
School assessed value: 797,380

Exemptions

HOMESTEAD: 50,000

Property  
Appraiser - GIS

Location is not guaranteed to be accurate.

2015 Annual bill

[View](#)

Ad valorem: \$19,005.68  
Non-ad valorem: \$49.41  
Total Discountable: 19055.09  
No Discount NAVA: 0.00  
Total tax:

## Legal description

THAT PART OF GOV LOT 5 (LESS COM NW COR SEC 3 OUTSIDE GRANT ON S LINE SEC 34 E 677.77 FT N 3 DEG W 150 FT N 3 DEG W 200 FT W 721.61 FT TO E SIDE CO ROAD NW 31 S 3 DEG E 200 FT S 4 DEG E ALONG CO ROAD 150 FT N 87 DEG E 41.65 FT POB OR 431/162) OR 2042/1655 & OR 2045/ 1890

Location

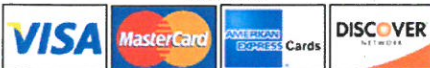
Book, page, item: -

Geo number: 34-08-19-05936004000

Range: 19

Township: 08

Section: 34



- 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.

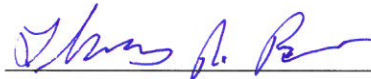
### **Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

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

Thomas Bon, PSM, Project Surveyor

Typed or printed name and title of applicant

Signature of Co-applicant


Typed or printed name of co-applicant

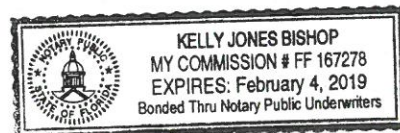
State of Florida County of Alachua

The foregoing application is acknowledged before me this 7<sup>th</sup> day of January, 2015, by Thomas R. Bon, PSM

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

NOTARY SEAL

  
Signature of Notary Public, State of Florida



# HOLDEN, CARPENTER & ROSCOW, PL

*Attorneys and Counselors at Law*

CHARLES I. HOLDEN, JR.  
cholden@hcrklaw.com

JOHN F. ROSCOW, IV  
roscow@hcrklaw.com

JESSE CAEDINGTON  
jesse@hcrklaw.com

November 20, 2015

Mr. Thomas Bon, PSM  
Mr. Aaron Hickman, PSM  
Causseaux, Hewett & Walpole, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, Florida 32607

**RE: Neff Minor Subdivision – TPN: 05936-004-000**

Gentlemen:

Please be advised that record title to the lands, which are the subject hereof, is vested in PAMELA P. NEFF.

The subject property is not subject to a mortgage.

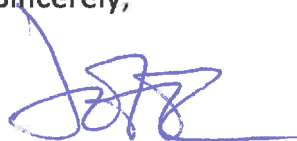
The real property is more particularly described on Exhibit "A" attached hereto.

The following easements may affect the subject property and I am enclosing copies of each herewith:

1. Easement in favor of the County of Alachua recorded in O.R. Book 672, page 337, Public Records of Alachua County, Florida.
2. Easement in favor of City of Gainesville recorded in O.R. Book 2308, page 1166, and re-recorded in O.R. Book 2309, page 1432, Public Records of Alachua County, Florida.
3. Easement in favor of City of Gainesville recorded in O.R. Book 2339, page 2483, Public Records of Alachua County, Florida.

Should you require additional information from my office, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be 'JFR', with a long horizontal line extending to the right.

John F. Roscow IV

Enclosures

cc: Pamela Neff



**EXHIBIT "A"**

Parcel 1:

Government Lot No. 5 in Section 34, Township 8 South, Range 19 East, less the following: Commence at the Northwest corner of Section 3, Township 9 South, Range 19 East, outside the Arrendondo Grant, said point being on the South line of Section 34, Township 8 South, Range 19 East, thence run East 677.77 feet, thence run North 3 degrees West 150 feet, thence run North 3 degrees West 200 feet, thence run West 721.61 feet, to the East side of County Road No. N.W. 31; thence South 3 degrees East 200 feet, thence South 4 degrees East along County Graded Road 150 feet, thence North 87 degrees East 41.65 feet to the Point of Beginning; all lying and being in Alachua County, Florida.

Less and Except the following described lands:

Commence at the Northwest corner of Section 3, Township 9 South, Range 19 East, outside the Arrendondo Grant, said point being on the South line of Section 34, Township 8 South, Range 19 East, thence run East 677.77 feet, thence run North 3 degrees West 350 feet to the Point of Beginning; thence run West 721.61 feet to the East side of County Road No. N.W. 31, thence run North 3 degrees West 1208.96 feet along the East right-of-way of County Road no. N.W. 31, thence run East 721.61 feet, more or less to the East boundary of Government Lot 5, thence run South 3 degrees East 1208.96 feet along the East boundary of Government Lot 5 to the Point of Beginning.

Parcel 2:

Commence at the Northwest corner of Section 3, Township 9 South, Range 19 East, outside the Arrendondo Grant, said point being on the South line of Section 34, Township 8 South, Range 19 East, thence run East 677.77 feet, thence run North 3 degrees West 350 feet to the Point of Beginning; thence run West 721.61 feet to the East side of County Road No. N.W. 31, thence run North 3 degrees West 1208.96 feet along the East right-of-way of County Road No. N.W. 31, thence run East 721.61 feet, more or less to the East boundary of Government Lot 5, thence run South 3 degrees East 1208.96 feet along the East boundary of Government Lot 5 to the Point of Beginning.

1/15/70

*Return to R.J. Miller*

PARCEL NO. 4

COUNTY ROAD Turkey Creek (NW-31)

ALACHUA COUNTY, FLORIDA

### Easement

THIS EASEMENT, made this 9 day of October, A. D. 19 70

by, M. L. Shea & wife, Mary C. Shea

as part 103 of the first part, and the COUNTY OF ALACHUA, A Political Subdivision of the State of Florida, for the use and benefit of the Alachua County Road Department, as party of the second part.

#### WITNESSETH:

That the said part 103 of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, to them in hand paid by the party of the second part, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the party of the second part, its successors and assigns, a perpetual easement over and across the following described property in Alachua County, Florida, to-wit:

That part of Government Lot 5 of Section 34, T8S, R19E, lying East of County Road NW-31, less the following described lands: Commence at NW corner of Section 3, T9S, R19E outside Arredondo Grant, said point lying on the South line of said Section 34, and being the P.O.B. thence run North 88 degrees 29' 02" east along the south line of Section 34 a distance of 677.77 ft., thence run North 3 degrees 29' 30" W 150 feet, thence run N 3 degrees 22' 33" West 200 ft., thence run S 88 degrees 24' 57" W 721.61 ft. to the East side of said County Road NW-31, thence run S 3 degrees 35' 18" East along said County Road 200 feet, thence run S 4 degrees 06' 18" East along said County Road 150 feet to the South line of Section 34, thence run N 87 degrees 25' 42" East along said South line 41.65 ft. to the P.O.B. Being and lying in Section 34, T8S, R19E, Alachua County, Florida that lies within 50 feet of the following described centerline:

Commence at the NW corner of Government Lot 5 in Section 34, T8S, R19E, thence run North 9 degrees 34' 4" West 115.27 feet, thence North 89 degrees 35' 56" East 331.24 feet, thence South 2 degrees 57' 34" East 709.64 feet, to the P.O.B., thence north 84 degrees 52' 0" East 434.48 feet to the end of said survey line.

Wayne M. Carlisle  
Alachua County Attorney  
P. O. Drawer 0  
Gainesville, Florida 32601

RECORDED

INDEXED

for the purpose of constructing, repairing and maintaining a drainage system over, across and beneath the surface of said land.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have caused these presents to be executed the day and year aforesaid.

Signed, Sealed and Delivered  
in the presence of: 2 witnesses

W. R. Baustian  
witness

A. A. Moats  
witness

M. L. Shea (SEAL)  
M. L. Shea

Mary C. Shea (SEAL)  
Mary C. Shea

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Florida

COUNTY OF Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

M. L. Shea and Mary C. Shea

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

day of October A. D. 1970



Margaret S. Shea  
Notary Public, State of Florida at  
Large.  
My Commission expires: July 27, 1974

672 373

RETURN TO CLERK OF THE COMMISSION  
OF THE COMMISSION

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1701757 2 PGS  
2000 AUG 22 09:54 AM BK 2308 PG 1166  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK3 Receipt#025957  
Doc Stamp-Deed: 0.70  
By: J. K. "BUDDY" IRBY D.C.

This Instrument Prepared By  
Ann M. Mullins, Land Rights Coordinator  
Real Estate Division  
Gainesville Regional Utilities  
P.O. Box 147117, Sta. A130  
Gainesville, FL 32614-7117

Tax Parcel No. 5936-004-000  
Section 34 Township 8 South Range 19 East

GRU File No. 1-4-67-00  
Page 1 of 4

### EASEMENT

THIS EASEMENT, made this 30th day of July, 2000, by PAMELA P. NIEFF, whose post office address is 5447 NW 46<sup>th</sup> Terrace, Gainesville, Florida, GRANTOR, and CITY OF GAINESVILLE, Florida, a municipal corporation, whose post office address is P.O. Box 490, Gainesville, Florida 32602, GRANTEE.

### WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, to it in hand paid by GRANTEE, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement for the purpose of constructing, operating and maintaining public utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored, and the Easement area left in good and safe condition. Moveable fences are permitted on the Easement area, provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants, manhole centers, and ten feet (10') from the opening side of any pad mounted transformer; three feet (3') from water meters, valve box centers; and the other three sides of any pad mounted transformer and further provided that GRANTOR assumes all risk of loss for any moveable object placed in the easement area. Fire hydrants must be accessible from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities, unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to cover the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

6360

GRI File No. 1 - 67-00  
Page 2 of 4

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way which will interfere with GRANTEE's facilities and the safe operation and maintenance thereof.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed under seal on the day and year aforesaid.

Signed, sealed and delivered  
in the presence of:

Witness Signature

Print Name: JANE A NEFF

Witness Signature

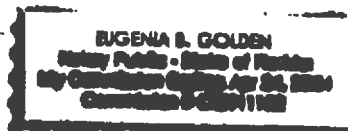
Print Name: Richard Thomson

By: Pamela P. Neff  
Pamela P. Neff

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2000, by Pamela P. Neff. She is personally known to me or has produced \_\_\_\_\_ as identification.

Eugenia B. Golden  
Signature of Notary  
Print Name: Eugenia B. Golden  
Notary Public, State of Florida  
My Commission Expires: April 24, 2004



Approved as to Form and Legality:

By: Raymond O. Manasco, Jr.  
Raymond O. Manasco, Jr.  
Utilities Attorney  
City of Gainesville, Florida

RETURN TO CLERK OF THE COMMISSION  
OF THE COMMISSION

This Instrument Prepared By  
Ann M. Mullins, Land Rights Coordinator  
Real Estate Division  
Gainesville Regional Offices  
P.O. Box 147117, Sta. A110  
Gainesville, FL 32614-7117

Tax Parcel No. 5016-0004-000  
Section 34 Township 8 South Range 19 East

GRU File No. 1-1-07-00  
Page 1 of 4

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1701757 2 PGS  
2000 AUG 22 09:54 AM BK 2308 PG 1166  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK3 Receipt#025957  
Doc Stamp-Deed: 0.70  
By: [Signature] D.C.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1703112 4 PGS  
2000 AUG 28 11:47 AM BK 2309 PG 1432  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK3 Receipt#026652  
Doc Stamp-Deed: 0.70  
By: [Signature] D.C.

### EASEMENT

THIS EASEMENT, made this 20th day of July, 2000, by PAMELA P. NEEF, whose post office address is 5447 NW 46<sup>th</sup> Terrace, Gainesville, Florida, GRANITOR, and CITY OF GAINESVILLE, Florida, a municipal corporation, whose post office address is P.O. Box 490, Gainesville, Florida 32602, GRANTEE.

### WITNESSETH:

That the said GRANITOR, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, to it in hand paid by GRANTEE, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement for the purpose of constructing, operating and maintaining public utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANITOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANITOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANITOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored, and the Easement area left in good and safe condition. Moveable fences are permitted on the Easement area, provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants, manhole centers, and ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meters, valve box centers, and the other three sides of any pad mounted transformer and further provided that GRANITOR assumes all risk of loss for any moveable object placed in the easement area. Fire hydrants must be accessible from the roadway or closest paved surface.

GRANITOR agrees not to call upon GRANTEE to relocate its facilities, unless it is determined jointly by GRANITOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANITOR's premises, provided that GRANITOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to cover the relocated facilities. The cost of such relocation will be borne solely by GRANITOR unless otherwise agreed in writing by GRANTEE.

COPIES OF INSTRUMENT TO BE FILED IN  
FILE # 1-1-07-00

6-60

pick-up  
↑



GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANITOR shall not utilize or permit to be utilized the Easement area in any way which will interfere with GRANTEE's facilities and the safe operation and maintenance thereof.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed under seal on the day and year aforesaid.

Signed, sealed and delivered  
in the presence of

Witness Signature

Print Name: JAMES A. NEFF

Witness Signature

Print Name: Richard Thompson

By:

Pamela P. Neff  
Pamela P. Neff

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of AUGUST 2000, by Pamela P. Neff. She is personally known to me or has produced 9 as identification.

Signature of Notary

Print Name: Eugene B. Golden

Notary Public, State of Florida

My Commission Expires: April 21, 2004

EUGENE B. GOLDEN  
Notary Public - State of Florida  
My Commission Expires Apr 21, 2004  
Commission # 00017128

Approved as to Form and Legality:

By:

Raymond O. Manasco, Jr.

Utilities Attorney

City of Gainesville, Florida

## EXHIBIT "A"

**LEGAL DESCRIPTION SKETCH**  
(NOT A LAND SURVEY)

THAT PART OF GOVERNMENT LOT 5 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THAT LIES WITHIN 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE SOUTH 87°25'42" WEST, ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 19 EAST, 41.65 FEET TO THE EAST RIGHT OF WAY LINE OF NW 59th TERRACE; THENCE NORTH 04°06'18" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 150.00 FEET; THENCE NORTH 03°06'18" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND EXISTING OVERHEAD POWER LINE, 200.00 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF TAX PARCEL # 5936-4; THENCE CONTINUE NORTH 03°06'18" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND OVERHEAD POWER LINE, 699.52 FEET TO AN EXISTING POWER POLE; THENCE NORTH 82°40'53" EAST, ALONG AN EXISTING OVERHEAD POWER LINE, 332.33 FEET TO AN EXISTING POWER POLE; THENCE SOUTH 82°40'53" WEST, 4.81 FEET; THENCE NORTH 07°19'07" WEST, 10.00 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE SOUTH 07°19'07" EAST, 10.00 FEET TO THE BEGINNING OF AN UNDERGROUND POWER LINE; THENCE SOUTH 14°32'49" EAST, ALONG SAID UNDERGROUND POWER LINE, 26.08 FEET; THENCE SOUTH 38°49'54" EAST, ALONG SAID UNDERGROUND POWER LINE, 28.62 FEET; THENCE SOUTH 66°36'29" EAST, ALONG SAID UNDERGROUND POWER LINE, 28.77 FEET; THENCE SOUTH 76°41'08" EAST, ALONG SAID UNDERGROUND POWER LINE, 78.15 FEET; THENCE SOUTH 85°20'14" EAST, ALONG SAID UNDERGROUND POWER LINE, 41.79 FEET; THENCE SOUTH 77°32'49" EAST, ALONG SAID UNDERGROUND POWER LINE, 42.93 FEET; THENCE SOUTH 66°14'24" EAST, ALONG SAID UNDERGROUND POWER LINE, 76.62 FEET; THENCE SOUTH 57°21'45" EAST, ALONG SAID UNDERGROUND POWER LINE, 36.97 FEET; THENCE SOUTH 40°39'59" EAST, 17.86 FEET TO THE END OF AN UNDERGROUND POWER LINE; THENCE CONTINUE SOUTH 40°39'59" EAST, 10.00 FEET TO THE TERMINUS OF SAID CENTERLINE DESCRIBED HEREIN.

**FLOOD CERTIFICATION**

THE PARCEL SHOWN HEREON LIES WITHIN ZONE N/A OF INSURANCE RATE MAP PANEL N/A OF FLORIDA SAID MAP DESCRIBES ZONE AS BEING

AS DESIGNATED ON THE FLOOD FOR

**NOTES:**

1. MEASUREMENTS BASED ON EXISTING DEED DATA FOR THE S. LINE OF SAID SECTION 34.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NO EVIDENCE OF FLOODING OR FLOODING DAMAGE TO ANY, AND NO EVIDENCE OF FLOODING IN THE DISTRICT ADJACENT AS SHOWN.

TYPE SURVEY	FIELD BOOK COMPLETED	DRAWING COMPLETED	PROJECT NO.	FIELD BOOK	PAGE
DESCRIPTIVE SURVEY	02-20-80	07-17-00	02-181	N/A	N/A
PROPERTY SURVEY					
FOUNDATION SURVEY					
FINAL SURVEY					

**CERTIFIED TO:**

N/A

DAVID D. PARRISH LAND SURVEYING, INC.  
13006 N.W. 142nd TERRACE, ALACHUA FL 32010 (904)462-8427

DAVID D. PARRISH, P.L.S.

Registered Florida Land Surveyor No. 4788

07-17-00  
Date

CERTIFICATION: I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 1701-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES FOR THE SPECIAL PURPOSE SURVEY.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH HIS EMBOSSED SURVEYOR'S SEAL, NUMBER 4788.

1-10000 8 1/2" X 11" 1/2"

TAX PARCEL # 8036-4

TAX PARCEL # 8036-4

TAX PARCEL # 5936-4

TERMINUS OF SAID CENTERLINE

N.W. 59th TERRACE (RIGHT OF WAY VARIES)

GRAPHIC SCALE: 1" = 100'

LEGEND

- 6" x 6" FIELD 6" x 6" CONCRETE MONUMENT TWO LB.
- P.B. = POINT OF BEGINNING
- P.S. = POINT OF SURVEY
- CP = CORNER PIN
- OL = OVERHEAD POWER LINE
- UL = UNDERGROUND POWER LINE

TAX PARCEL # 8036-3

TAX PARCEL # 8036-3

THE N.W. CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

RETURN TO CLERK OF THE COMMISSION

This Instrument Prepared By:  
Ann M. Mullins, Land Rights Coordinator  
Real Estate Division  
Gainesville Regional Utilities  
P.O. Box 147117, Sta. A130  
Gainesville, FL 32614-7117

Tax Parcel No. 5936-004-000  
Section 34, Township 8 South, Range 19 East

GRU File No. U-E-8-01  
Page 1 of 4

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1737453 4 PGS  
2001 FEB 27 11:01 AM BK 2339 PG 2483  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK'S RECEIPT #043846  
By: Ann M. Mullins D.C.

**EASEMENT**

THIS EASEMENT, made this 17th day of January, 2001, by PAMELA P. NEFF, whose post office address is 5447 NW 46<sup>th</sup> Terrace, Gainesville, Florida, 32653 GRANTOR, and CITY OF GAINESVILLE, Florida, a municipal corporation, whose post office address is P.O. Box 490, Gainesville, Florida 32602, GRANTEE,

**WITNESSETH:**

That the said GRANTOR, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, to it in hand paid by GRANTEE, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement for the purpose of constructing, operating and maintaining public utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

AS DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO  
AND MADE A PART HEREOF.

*Pick-up* ↑  
The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored, and the Easement area left in good and safe condition. Moveable fences are permitted on the Easement area, provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants, manhole centers, and ten feet (10') from the opening side of any pad mounted transformer; three feet (3') from water meters, valve box centers, and the other three sides of any pad mounted transformer and further provided that GRANTOR assumes all risk of loss for any moveable object placed in the easement area. Fire hydrants must be accessible from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities, unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to cover the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

6136

GRU File No. U-E-8-01  
Page 2 of 4

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way which will interfere with GRANTEE's facilities and the safe operation and maintenance thereof.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed under seal on the day and year aforesaid.

Signed, sealed and delivered  
in the presence of:

Nancy Meurlott  
Witness Signature  
Print Name: NANCY MEURLOTT

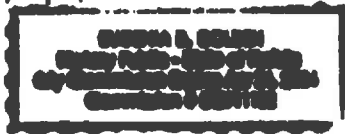
Ann M. Mullins  
Witness Signature  
Print Name: ANN M. MULLINS

By: Pamela P. Neff  
Pamela P. Neff

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17 day of January, 2001, by Pamela P. Neff. She is personally known to me or has produced \_\_\_\_\_ as identification.

Eugenia B. Golden  
Signature of Notary  
Print Name: Eugenia B. Golden  
Notary Public, State of Florida  
My Commission Expires: 4/24/04



Approved as to Form and Legality:

By: Raymond O. Mansueti, Jr.  
Raymond O. Mansueti, Jr.  
Utilities Attorney  
City of Gainesville, Florida

TAX PARCEL # 5936-4

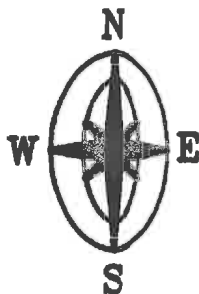
P.O.B.

14.51' PARALLEL L

352.55' CHPL

12.45' CHPL

TERMINUS OF SAID CENTERLINE



**GRAPHIC SCALE: 1" = 100'**

## LEGEND

- PAGE TWO  
P.P.S. - PART OF COMMANDMENT  
P.A.S. - PART OF COMMANDMENT  
P. - POWER FILE  
GOL - GROUNDING POWER LINE  
LGL - LATERAL POWER LINE

TAX PARCEL # 8038

TAX PAYER ( 9038-J )

THE N.W. CORNER OF  
SECTION 3,  
TOWNSHIP 8 SOUTH,  
RANGE 10 EAST,  
ALACHUA COUNTY,  
FLORIDA

**N.W. 50th TERRACE (RIGHT OF WAY VARIES)**




## EXHIBIT "B"

**LEGAL DESCRIPTION SKETCH**  
(NOT A LAND SURVEY)

THAT PART OF GOVERNMENT LOT 5 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THAT LIES WITHIN 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE SOUTH 87°25'42" WEST, ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 19 EAST, 41.65 FEET TO THE EAST RIGHT OF WAY LINE OF NW 59th TERRACE; THENCE NORTH 04°06'18" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 150.00 FEET; THENCE NORTH 03°06'18" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND EXISTING OVERHEAD POWER LINE, 200.00 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF TAX PARCEL # S936-4; THENCE CONTINUE NORTH 03°06'18" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND OVERHEAD POWER LINE, 699.82 FEET TO AN EXISTING POWER POLE & THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE NORTH 82°40'53" EAST, ALONG AN EXISTING OVERHEAD POWER LINE, 322.33 FEET TO AN EXISTING POWER POLE; THENCE CONTINUE NORTH 82°40'53" EAST, 10.00 FEET; THENCE SOUTH 82°40'53" WEST, 14.81 FEET TO THE BEGINNING OF AN UNDERGROUND POWER LINE; THENCE SOUTH 14°32'49" EAST, ALONG SAID UNDERGROUND POWER LINE, 26.08 FEET; THENCE SOUTH 38°49'54" EAST, ALONG SAID UNDERGROUND POWER LINE, 28.62 FEET; THENCE SOUTH 66°36'29" EAST, ALONG SAID UNDERGROUND POWER LINE, 28.77 FEET; THENCE SOUTH 76°41'08" EAST, ALONG SAID UNDERGROUND POWER LINE, 78.15 FEET; THENCE SOUTH 88°20'14" EAST, ALONG SAID UNDERGROUND POWER LINE, 41.79 FEET; THENCE SOUTH 77°32'49" EAST, ALONG SAID UNDERGROUND POWER LINE, 42.93 FEET; THENCE SOUTH 66°14'24" EAST, ALONG SAID UNDERGROUND POWER LINE, 76.62 FEET; THENCE SOUTH 57°21'45" EAST, ALONG SAID UNDERGROUND POWER LINE, 36.97 FEET; THENCE SOUTH 40°39'59" EAST, 17.86 FEET TO THE END OF AN UNDERGROUND POWER LINE; THENCE CONTINUE SOUTH 40°39'59" EAST, 10.00 FEET TO THE TERMINUS OF SAID CENTERLINE DESCRIBED HEREIN.

REVISED 07-10-00 TO REFLECT NEW LEGAL DESCRIPTION.

<b>FLOOD CERTIFICATION</b> THE PARCEL SHOWN HEREON LIES WITHIN ZONE _____ AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP PANEL <u>N/A</u> OF _____ FOR _____ FLORIDA. SAID MAP DESIGNATES ZONE _____ AS BEING _____		<b>NOTES:</b> 1. SURVEY BASED ON EXISTING SURVEY DATA FOR THE S. LINE OF SAID SECTION 34. & NO IMPROVEMENTS OR CHANGES HAVE BEEN LOCATED. 2. NO RECORD OF ANY CHANGES OR IMPROVEMENTS OF WAY AND OR CHANGES TO THE LOCATION OF THE CENTERLINE OF SAID SECTION 34.																									
<b>CERTIFIED TO:</b> <u>N/A</u>		<table border="1"> <thead> <tr> <th>TYPE SURVEY</th> <th>FILE NO.</th> <th>DATE</th> <th>PROJECT</th> <th>FILE NO.</th> <th>PAGE</th> </tr> </thead> <tbody> <tr> <td>RECONSTRUCTION</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> </tr> <tr> <td>RECONSTRUCTION</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> </tr> <tr> <td>RECONSTRUCTION</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> <td>07-17-00</td> </tr> </tbody> </table>		TYPE SURVEY	FILE NO.	DATE	PROJECT	FILE NO.	PAGE	RECONSTRUCTION	07-17-00	07-17-00	07-17-00	07-17-00	07-17-00	RECONSTRUCTION	07-17-00	07-17-00	07-17-00	07-17-00	07-17-00	RECONSTRUCTION	07-17-00	07-17-00	07-17-00	07-17-00	07-17-00
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<b>DAVID D. PARRISH LAND SURVEYING, INC.</b> 12000 N.W. 14th TERRACE, ALACHUA FL 32310 (904)483-8457 DAVID D. PARRISH, P.L.S.  Registered Florida Land Surveyor No. 4788		07-17-00 Date																									
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH HIS EMBOSSED SURVEYOR'S SEAL, NUMBER 4788.																											



## PROPERTY OWNER AFFIDAVIT

Owner Name: <u>PAMELA P. NEFF</u>			
Address: <u>9809 N.W. 59TH TERR</u>		Phone: <u>352-262-9112</u>	
<u>GAINESVILLE, FL 32653</u>			
Agent Name: CHW, Inc.			
Address: <u>132 NW 76th Drive</u>		Phone: <u>352-331-1976</u>	
<u>Gainesville, FL 32607</u>			
Parcel No.: <u>05936-004-000</u>			
Acreage: <u>35.47</u>	S: <u>34</u>	T: <u>8S</u>	R: <u>19E</u>
Requested Action: <u>Minor Subdivision</u> <u>Special Use Permit</u>			

**I hereby certify that:**

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Pamela P. Neff

Printed name: PAMELA P. NEFF

Date: 11/23/2015

The foregoing affidavit is acknowledged before me this 23 day of November, 2015, by Pamela Neff, who is/are personally known to me, or who has/have produced NIA as identification.

NOTARY SEAL

Sharon E. Lottinville  
Signature of Notary Public, State of FL  
Sharon E. Lottinville





# Sanctuary Oaks

## Consistency & Concurrency

### Analysis Report

January 7, 2016,  
REVISED April 4, 2016

**Prepared for:**  
City of Alachua Office of Planning & Zoning

**Prepared on behalf of:**  
Pamela P. Neff

**Prepared by:**  
Causseaux, Hewett, & Walpole, Inc.

# Table of Contents

## Page No.

Section 1: Consistency with the Comprehensive Plan.....	1
Section 2: Concurrency Impact Analysis .....	2

## List of Figures

Figure 1: Environmental Map.....	2
Figure 2: Projected Vehicle Trip Distribution.....	4

## List of Tables

Table 1: Trip Generation Calculations .....	3
Table 2: Impacted Roadway Segments.....	3
Table 3A: Projected Impacts on Roadway Segment 6 .....	3
Table 3B: Projected Impacts on Roadway Segment 7 .....	4
Table 4: Projected Potable Water Impacts .....	5
Table 5: Projected Sanitary Sewer Impacts.....	5
Table 6: Projected Solid Waste Impacts .....	6
Table 7: Projected Recreational Impacts.....	6
Table 8A: Projected Student Generation .....	7
Table 8B: Projected Available Capacity by School CSA .....	7



# 1. Consistency with the Comprehensive Plan

This Comprehensive Plan Consistency Analysis is submitted in accordance with the City of Alachua Final Plat application requirements. This section identifies applicable Comprehensive Plan goals, objectives, and policies (plain text) and states how the Final Plat application is consistent with each (**bold text**).

The Sanctuary Oaks Final Plat application is for a 37-acre minor subdivision that consists of six (6) single-family residential lots (Alachua County tax parcel #05936-004-000). The site is located on NW 59<sup>th</sup> Terrace and has Agricultural Future Land Use (FLU) and Agricultural Zoning designations.

## **Future Land Use Element**

### Objective 1.1: Agriculture

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

**Response: Sanctuary Oaks is a 37-acre site consisting of six (6) residential lots, which is less than the maximum density for residential uses within the Agricultural FLU. Residential uses are anticipated to be Single family, conventional dwelling units.**

### Objective 5.1: Natural features

The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

**Response: Sanctuary Oaks' six (6) large lots were delineated to allow for the greatest protection of the site's natural features, which includes a portion of Turkey Creek.**

### 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.

**Response: Section 2 of this report addresses availability of public facilities and services, as well as projected impacts to these services.**

## **Housing Element**

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

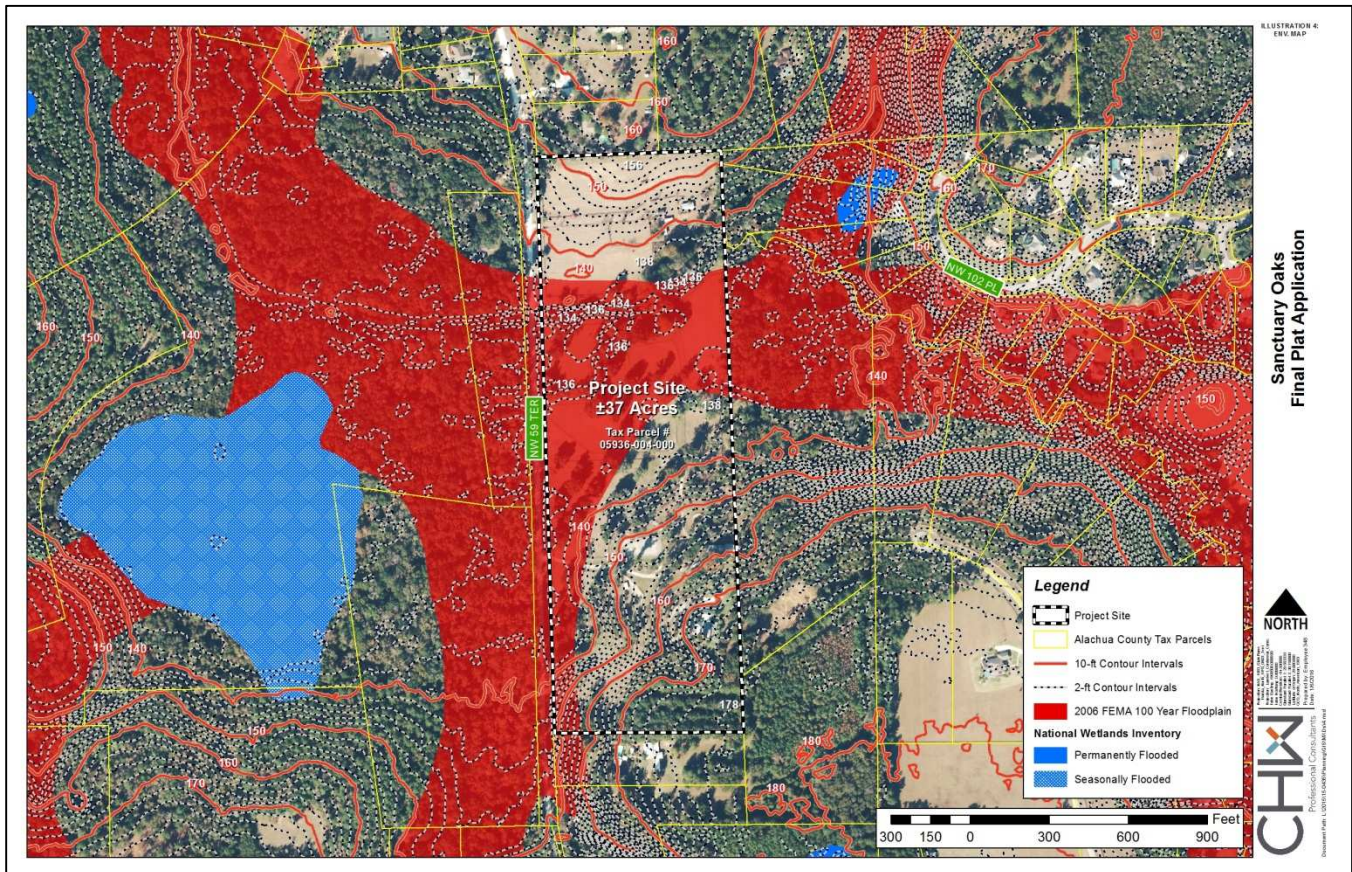
**Response: This Minor Subdivision increases housing options by providing large, five-acre parcels within the City of Alachua.**

### **Conservation and Open Space Element**

#### **OBJECTIVE 1.10: Wetlands**

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

**Response: As seen in Figure 1, the project site does not have wetlands, according to the National Wetland Inventory (NWI).**



**Figure 1: Environmental Map**

#### **OBJECTIVE 1.12: Water Resources**

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

**Response: Two proposed large, single-family lots are adjacent to a portion of Turkey Creek. The lots are oriented such that each has sufficient buildable area outside sensitive land to build a single-family detached residence.**

## 2. Concurrency Impact Analysis

This Concurrency Impact Analysis is submitted in accordance with the City of Alachua Site Plan application requirements outlined in Land Development Regulations (LDR) Section Sec. 2.4.14. Sanctuary Oaks is a minor subdivision consisting of 6 single family residential lots, which this analysis is based.

### Transportation Impact Analysis

**Table 1: Trip Generation Calculations**

Land Use <sup>1</sup> (ITE)	Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Single-Family Residential Detached (ITE 210)	6	9.52	57.12	.75	4.5	1	6
<b>Total</b>	6	-	57.12	-	4.5	-	6

1. Source: *ITE Trip Generation 9<sup>th</sup> Edition*

**Table 2: Impacted Roadway Segments<sup>1</sup>**

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	US 441 (CR 25A to 126th)	4/D	Principal Arterial	Urban Trans	D
7	US 441 (MPO Boundary to CR 25A)	4/D	Principal Arterial	Urban Trans	D

1. Impacted roadway segments identified on Figure 1. Projected Vehicle Trip Distribution

**Table 3A: Projected Impacts on Roadway Segment 6**

Traffic System Category	Segment 6: US 441 (CR 25A to NW 126th Ave) AADT / PM Peak		
Maximum Service Volume <sup>1</sup>	35,500	/	3,200
Existing Traffic <sup>1</sup>	18,347	/	1,743
Reserved Trips <sup>1</sup>	892	/	82
Available Capacity	16,261	/	1,375
Projected Trip Generation <sup>2</sup>	23	/	2
Residual Capacity with Application Approval	<b>16,238</b>	<b>/</b>	<b>1,373</b>

1. City of Alachua Development Monitoring Report, January 2016.

2. This roadway segment's projected trip distribution percentage is estimated to be 45%.

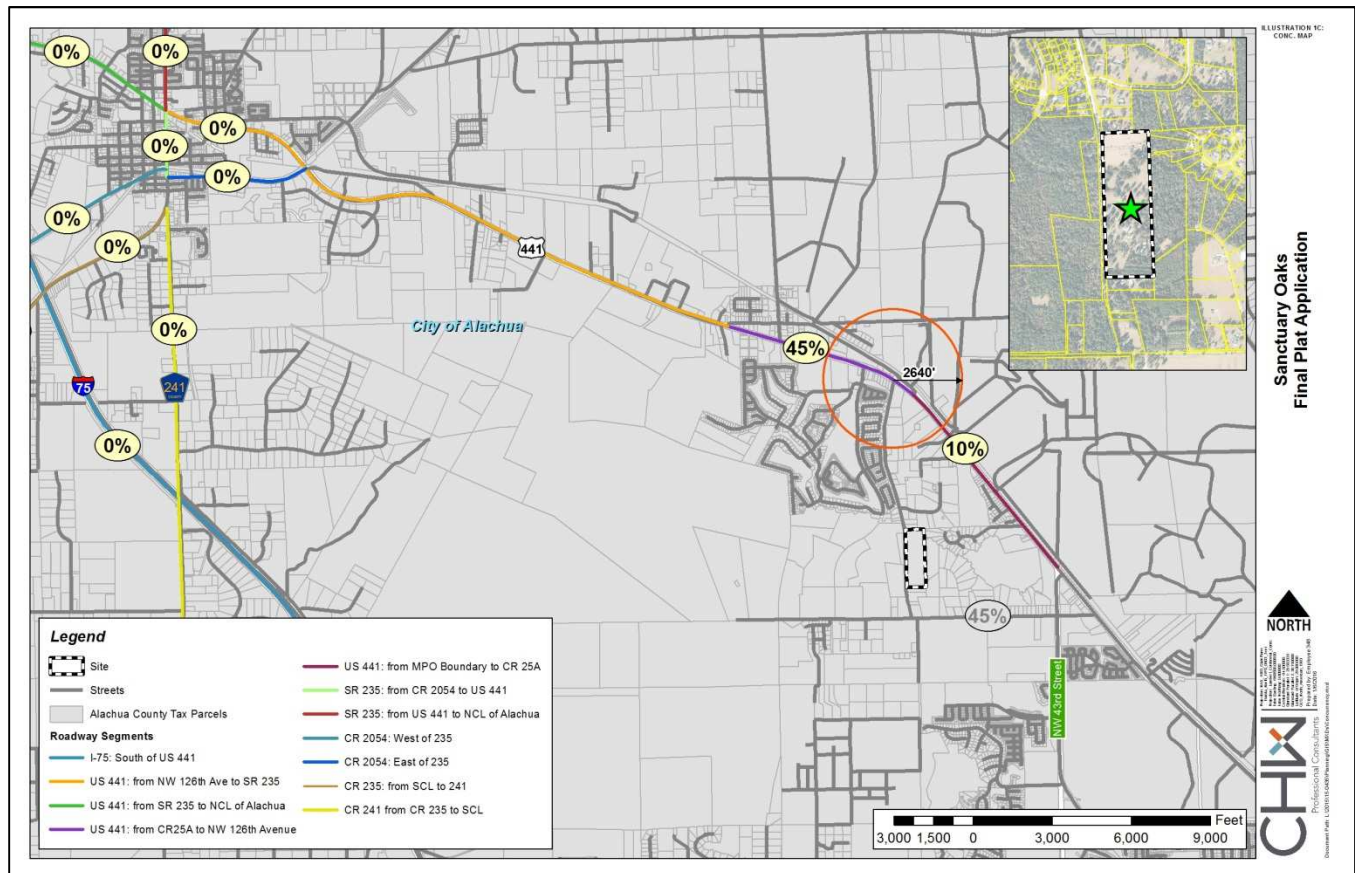


**Table 3B: Projected Impacts on Roadway Segment 7**

Traffic System Category	Segment 7: US 441 (MPO Boundary to CR 25A) AADT / PM Peak		
Maximum Service Volume <sup>1</sup>	35,500	/	3,200
Existing Traffic <sup>1</sup>	19,500	/	1,755
Reserved Trips <sup>1</sup>	744	/	70
Available Capacity	15,256	/	1,375
Projected Trip Generation <sup>2</sup>	5	/	1
Residual Capacity with Application Approval	<b>15,251</b>	<b>/</b>	<b>1,374</b>

1. City of Alachua Development Monitoring Report, January 2016.

2. This roadway segment's projected trip distribution percentage is estimated to be 10%.



**Figure 2: Projected Vehicle Trip Distribution**

As shown in Table 1, the proposed site will generate approximately 57.2 new Average Annual Daily Trips (AADT). Consistent with LDR §2.4.14(H)(2), a ½-mile radius was used to determine the roadway segments included in this analysis. As shown on Figure 2, there are only two (2) affected comprehensive plan roadway segment, roadway segments 6 and 7 (US 441 from CR 25A to NW 126<sup>th</sup> Ave and from MPO Boundary to CR 25A, respectively).

45% of the projected traffic is anticipated to utilize roadway segment 6 while 10% is anticipated to utilize roadway segment 7. The remaining 45% of projected AADT is anticipated to utilize NW 93<sup>d</sup> Avenue, which is a direct route to the City of Gainesville. The anticipated AADT distribution **will not** exceed roadway capacity on segments 6 and 7, as seen in Tables 3A and 3B. Therefore, the proposed Minor Subdivision **will not** negatively impact the City's transportation facilities and designated LOS.

## Potable Water Impact Analysis

**Table 4: Projected Potable Water Impact**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,131,000
Reserved Capacity <sup>2</sup>	113,030
<b>Residual Capacity</b>	<b>1,055,970</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.09%</b>
Projected Potable Water Demand from Proposed Project <sup>3</sup> [# dwelling units x 275 gallons per unit]	1,650
<b>Residual Capacity with Application Approval</b>	<b>1,054,320</b>

1. City of Alachua Public Services Department, March 2015.

2. City of Alachua Development Monitoring Report, January 2016.

3. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

### Conclusion

Although the proposed Minor Subdivision's potable water demands will not adversely affect the City's potable water LOS, the site is not located within a reasonable distance to connect to the City's potable water system. Therefore, each home site, as with other single-family residences within the area, will be serviced by water wells. The wells will be constructed in compliance with all applicable Land Development Regulations (LDR) regulations and quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

## Sanitary Sewer Impact Analysis

**Table 5: Projected Sanitary Sewer Impact**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	627,000
Reserved Capacity <sup>2</sup>	73,590
<b>Residual Capacity</b>	<b>799,410</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>46.71%</b>
Projected Sanitary Sewer Demand from Proposed Project <sup>3</sup> [# dwelling units x 250 gallons per unit]	1,500
<b>Residual Capacity with Application Approval</b>	<b>797,910</b>

1. City of Alachua Public Services Department, March 2015.

2. City of Alachua Development Monitoring Report, January 2016.

3. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

### Conclusion

Sanctuary Oaks is not projected to adversely affect the City's sanitary sewer LOS, as seen in Table 5. However, the site is not located within a reasonable distance to connect to the City's sanitary sewer system. Therefore, each home site, as with other single-family residences within the area, will be serviced by septic tanks. The septic tanks will be constructed in compliance with all applicable LDR regulations and quality standards of the U.S. EPA and the Florida Department of Environmental Protection.

## Solid Waste Impact Analysis

**Table 6: Projected Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,152.00	7,145.24
Reserved Capacity <sup>2</sup>	4,633.55	845.62
<b>New River Solid Waste Facility Capacity<sup>3</sup></b>	<b>50 years</b>	
Solid waste generated by Application <sup>4</sup> [# dwelling units x 2.6 persons per du x .73 tons per capita]		11.39

1. City of Alachua Development Monitoring Report, January 2016.

2. City of Alachua Comprehensive Plan; U.S Census Bureau, 2010 Census.

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2015.

4. Sincero and Sincero, Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.

### Conclusion

As shown in Table 6, the New River Solid Waste Facility has a 50-year capacity. The estimated impacts from the proposed Minor Subdivision will not cause the City's solid waste system to operate at a level below the adopted LOS in the comprehensive plan.

## Recreational Impact Analysis

**Table 7: Projected Recreational Impact**

System Category	Acres
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.6
Acreage Required To Serve Existing Population <sup>2</sup>	48.94
Reserved Capacity <sup>3</sup>	0.45
<b>Available Recreation Acreage</b>	<b>39.21</b>
Projected Impacts From Development [# dwellings x 2.6 persons per dwelling unit x 5 acres / 1,000 persons]	0.64
<b>Residual Recreational Capacity with Application Approval</b>	<b>38.57</b>

1. City of Alachua Development Monitoring Report, January 2016.

2. City of Alachua Comprehensive Plan; Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida, April 1, 2014.

3. City of Alachua Development Monitoring Report, July 2015.

### Conclusion

As shown in Table 7, the City of Alachua has approximately 38 acres of residual recreational capacity, even with the approval of this Minor Subdivision application. Therefore, the estimated impacts from the proposed application will not cause the City's recreational facilities to operate at a level below the adopted LOS in the comprehensive plan.



## **School Impact Analysis**

**Table 8A: Projected Student Generation**

<b>School-type</b>	<b>Dwelling Units</b>	<b>Student Multiplier<sup>1</sup></b>	<b>Potential Enrollment from Development</b>
Elementary	6	0.15	1
Middle	6	0.07	1
High	6	0.09	1
Totals	-	-	3

1. Alachua County Public Schools.

**Table 8B: Projected Available Capacity by School CSA**

<b>School</b>	<b>Available Capacity 2016-2017<sup>1</sup></b>	<b>Potential Enrollment from Development</b>	<b>Residual Capacity</b>
Alachua Elementary	261	1	260
Mebane Middle	406	1	405
Santa Fe High	322	1	321

1. Alachua County Public Schools.

### **Conclusion**

As shown in Tables 8A, Sanctuary Oaks will only generate one student for each school type. Therefore, approval of this Minor Subdivision application will not adversely impact Alachua County public school facilities. Specific residual capacity estimates are identified in Table 8B.

### **Stormwater Analysis**

Each home site will address potential stormwater runoff independently. No Stormwater Management Facilities (SMFs) are with this Minor Subdivision, as only six (6) large lots are being proposed.

Legal Description  
Sanctuary Oaks  
Tax Parcel 05936-004-000

Parcel 1:

Government Lot No. 5 in Section 34, Township 8 South, Range 19 East, less the following: Commence at the Northwest corner of Section 3, Township 9 South, Range 19 East, outside the Arrendondo Grant, said point being on the South line of Section 34, Township 8 South, Range 19 East, thence run East 677.77 feet, thence run North 3 degrees West 150 feet, thence run North 3 degrees West 200 feet, thence run West 721.61 feet, to the East side of County Road No. N.W. 31; thence South 3 degrees East 200 feet, thence South 4 degrees East along County Graded Road 150 feet, thence North 87 degrees East 41.65 feet to the Point of Beginning; all lying and being in Alachua County, Florida.

Less and Except the following described lands:

Commence at the Northwest corner of Section 3, Township 9 South, Range 19 East, outside the Arrendondo Grant, said point being on the South line of Section 34, Township 8 South, Range 19 East, thence run East 677.77 feet, thence run North 3 degrees West 350 feet to the Point of Beginning; thence run West 721.61 feet to the East side of County Road No. N.W. 31, thence run North 3 degrees West 1208.96 feet along the East right-of-way of County Road no. N.W. 31, thence run East 721.61 feet, more or less to the East boundary of Government Lot 5, thence run South 3 degrees East 1208.96 feet along the East boundary of Government Lot 5 to the Point of Beginning.

Parcel 2:

Commence at the Northwest corner of Section 3, Township 9 South, Range 19 East, outside the Arrendondo Grant, said point being on the South line of Section 34, Township 8 South, Range 19 East, thence run East 677.77 feet, thence run North 3 degrees West 350 feet to the Point of Beginning; thence run West 721.61 feet to the East side of County Road No. N.W. 31, thence run North 3 degrees West 1208.96 feet along the East right-of-way of County Road No. N.W. 31, thence run East 721.61 feet, more or less to the East boundary of Government Lot 5, thence run South 3 degrees East 1208.96 feet along the East boundary of Government Lot 5 to the Point of Beginning.



# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056  
[mysuwanneeriver.com](http://mysuwanneeriver.com)

July 29, 2016

James A. Neff  
9809 NW 59th Ter.  
Gainesville, FL 32653-7858

SUBJECT: Permit Number ERP-001-227671-2  
Sanctuary Oaks

Dear James A. Neff:

Enclosed is your individual permit issued by the Suwannee River Water Management District on July 29, 2016. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

### **Technical Staff Report:**

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Using the "Search > Application/permit number" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

### **Noticing Your Permit:**

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

### **Compliance with Permit Conditions:**

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at [www.mysuwanneeriver.com](http://www.mysuwanneeriver.com). Click on the Permits & Rules tab at the top of the page, click the Permit Types & Fees option listed below this tab and then click the Environmental Resources Permit option. A list entitled ERP Forms & Reference Material will be displayed. Select the applicable compliance forms by clicking on the links provided. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

**Transferring Your Permit:**

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



---

Noah Valenstein  
Executive Director

Enclosures: Permit

cc: District Permit File

DON QUINCEY, Chairman  
Chiefland, Florida

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Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

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RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

## ERP Individual Permit

**PERMITTEE:**

James A. Neff  
9809 NW 59th Ter.  
Gainesville, FL 32653-7858

**PERMIT NUMBER:** ERP-001-227671-2**DATE ISSUED:** July 29, 2016**DATE EXPIRES:** July 29, 2021**COUNTY:** Alachua**TRS:** S34 T8S R19E**PROJECT:** Sanctuary Oaks

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

James A. Neff  
9809 NW 59th Ter.  
Gainesville, FL 32653-7858

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit authorizes the division of the 35.71-acre property into six separate lots. The project shall be completed in accordance with the application package submitted, and the plans certified by Thomas Bon, of CHW, on or before July 6, 2016.

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
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RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
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At Large

NOAH VALENSTEIN  
Executive Director



1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
  2. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].
  3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  2. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  2. Convey to the permittee or create in the permittee any interest in real property;
  3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the

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Monticello, Florida

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At Large

NOAH VALENSTEIN  
Executive Director

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
  1. Immediately if any previously submitted information is discovered to be inaccurate; and
  2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

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Executive Director

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. There shall be no work located within drainage features, natural depressions, flood zones, wetlands or wetland buffers. Dredging, digging ponds, filling, construction of structures, ditching or rerouting water in these areas shall require a lot specific Environmental Resource Permit (ERP) from the Suwannee River Water Management District.
20. The permittee shall include the minimum finished floor elevations for each lot, drainage easements, the location of all 100-year flood areas and the location of all wetlands, wetland buffers on the final subdivision plat. The permittee must record the final plat in the county public records and submit a final approved, recorded plat to the District.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

**AUTHORIZED BY:** Suwannee River Water Management District

By:



---

Noah Valenstein  
Executive Director

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

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Executive Director

## NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.
2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.
3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.
4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.
5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.
6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.
7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.
8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

DON QUINCEY, Chairman  
Chiefland, Florida

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Madison, Florida

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Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

DON QUINCEY, Chairman  
Chiefland, Florida

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Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

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RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

## CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

James A. Neff  
9809 NW 59th Ter.  
Gainesville, FL 32653-7858  
(352) 262-0730

This August 01, 2016



---

Deputy Clerk  
Suwannee River Water Management District  
9225 C.R. 49  
Live Oak, Florida 32060  
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-227671-2

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
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VACANT  
At Large

NOAH VALENSTEIN  
Executive Director



## NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

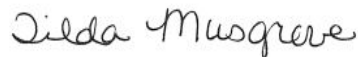
To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at [tjm@srwmd.org](mailto:tjm@srwmd.org) (preferred method) or send the original affidavit of publication to:

Tilda Musgrove  
Resource Management  
9225 CR 49  
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.

Sincerely,



Tilda Musgrove  
Business Resource Specialist  
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE  
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on \_\_\_\_\_:  
(Name and address of applicant) \_\_\_\_\_  
permit# \_\_\_\_\_. The project is located in \_\_\_\_\_ County, Section  
\_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit authorizes a surface  
water management system on \_\_\_\_\_ acres for

\_\_\_\_\_ known as  
\_\_\_\_\_. The receiving water body is \_\_\_\_\_.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to [tjm@srwmd.org](mailto:tjm@srwmd.org), within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak,, FL 32060, or by phone at 386.362.1001.

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

VIRGINIA M. SANCHEZ  
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Madison, FL 32344  
850.973.4141

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Live Oak, FL 32064  
386.364.1734

**TAYLOR**

Taco Times  
PO Box 888  
Perry, FL 32348  
850.584.5513

**UNION**

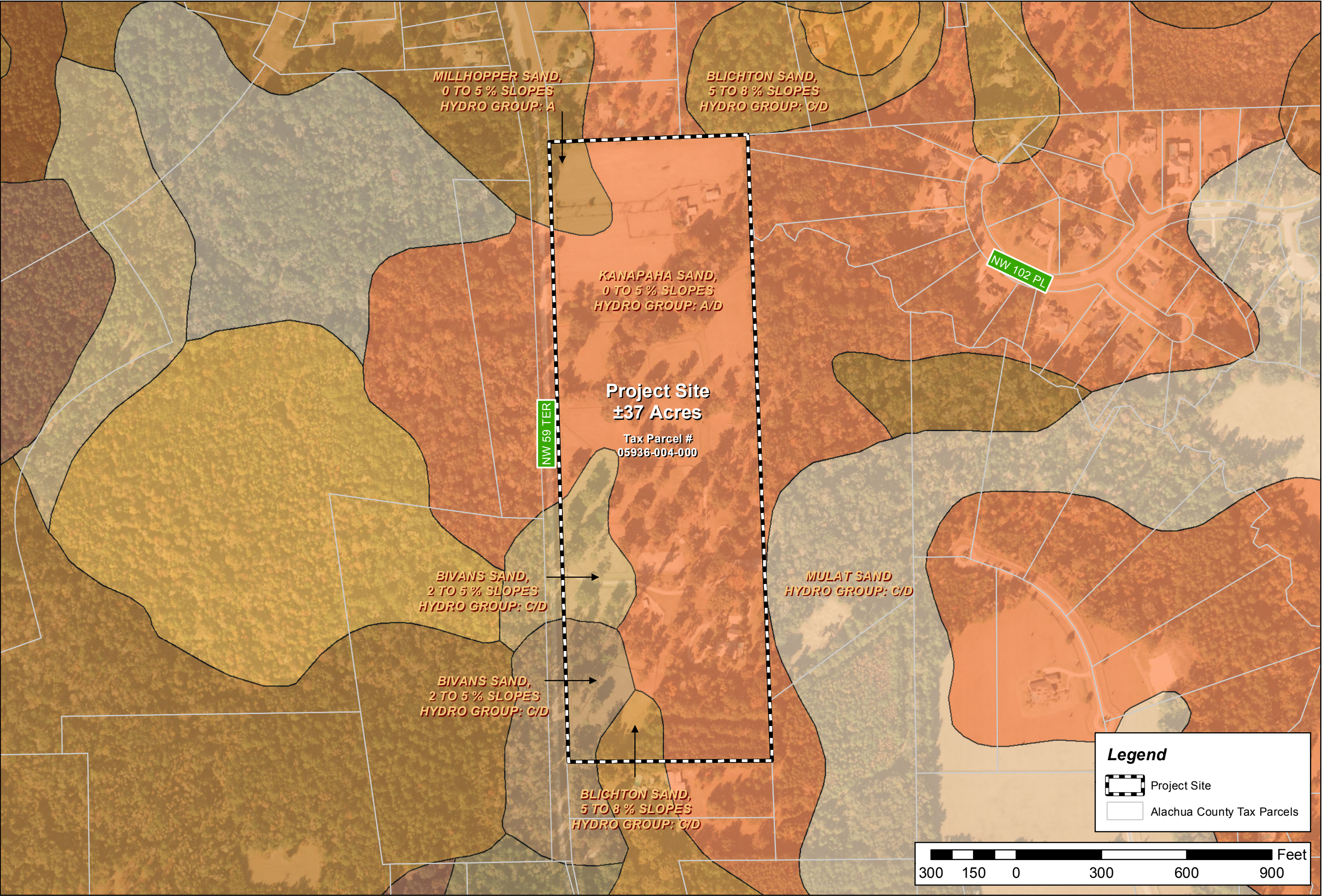
Union County Times  
125 E Main Street  
Lake Butler, FL 32054  
386.496.2261



Sanctuary Oaks  
Final Plat Application



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_Coordinate System: GCS\_North\_American\_1983  
False Easting: 1568500.000000  
False Northing: 1640000.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.563333  
Standard Parallel 2: 25.460833  
Latitude of Origin: 28.000000  
GCS\_North\_American\_1983  
Prepared by: Employee 348  
Date: 2/8/2016





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

- Applicant's Status (check one):  
☐ Owner (title holder) ☐ Agent
- Name of Applicant(s) or Contact Person(s): \_\_\_\_\_ Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_
- If the applicant is agent for the property owner\*:  
Name of Owner (title holder): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

## B. PROJECT

- Project Name: \_\_\_\_\_
- Address of Subject Property: \_\_\_\_\_
- Parcel ID Number(s): \_\_\_\_\_
- Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Grant \_\_\_\_\_ Acreage: \_\_\_\_\_
- Existing Use of Property: \_\_\_\_\_
- Future Land Use Map Designation: \_\_\_\_\_
- Zoning Designation: \_\_\_\_\_
- Development Data (check all that apply):  
☐ Single Family Residential Number of Units \_\_\_\_\_  
☐ Multi-Family Residential Number of Units \_\_\_\_\_  
☐ Exempt (see exempt developments on page 2)
- Review Type:  

<b>Preliminary Development Order</b>	<b>Final Development Order</b>
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Large Scale	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Small Scale	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
<input type="checkbox"/> Revised	
- 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: \_\_\_\_\_  
Middle: \_\_\_\_\_  
High: \_\_\_\_\_

**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	_____	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 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.

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

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

\_\_\_\_\_  
 Typed or printed name and title of applicant

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

State of \_\_\_\_\_ County of \_\_\_\_\_

The foregoing application is acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

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

NOTARY SEAL

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



# 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:** \_\_\_\_\_