

TOLOSA



Comprehensive Plan Amendment Submittal Package

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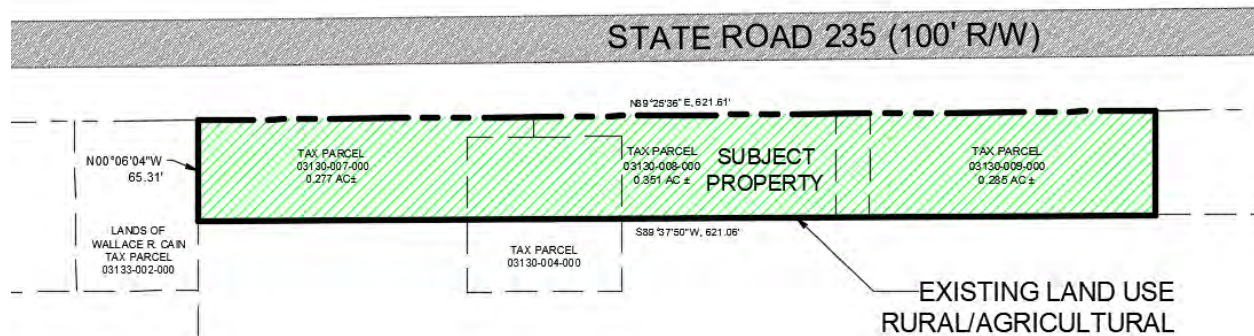
List of Attachments

Attachment A:	Comprehensive Plan Amendment Application
Attachment B:	Authorized Agent Affidavit
Attachment C:	Current Aerial Map
Attachment D:	Property Owner Labels
Attachment E:	Public School Student Generation Form
Attachment F:	Legal Description
Attachment G:	Proof of Ownership
Attachment H:	Proof of Taxes
Attachment I:	Environmental Assessment & Listed Species Report

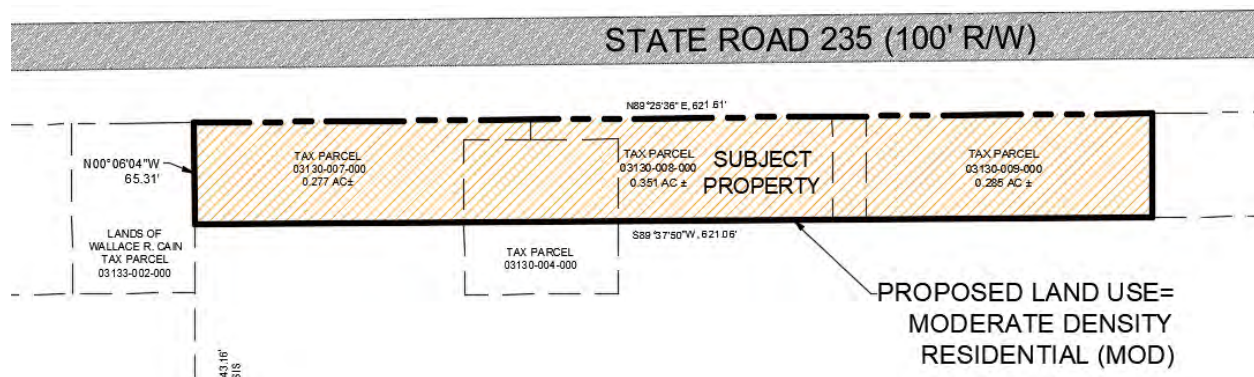
SECTION 1: STATEMENT OF PROPOSED CHANGE & MAP TO ILLUSTRATE THE PROPOSED CHANGE

This Small Scale Comprehensive Plan Amendment seeks to change the land use on 0.95 +/- acres that were recently annexed into the City of Alachua. The subject properties have an Alachua County land use designation of Rural / Agriculture (A). The applicant is requesting a Small Scale Comprehensive Plan Amendment to change the land use designation to Moderate Density Residential (MOD). This change will be compatible with the property to the south, which is under common ownership and is planned for a unified development as a Planned Development - Residential (PD-R).

The subject property is planned to be part of a larger development with property to the south, and will be known as Tolosa, a Residential PD (PD-R). The subject property is located on the south side of State Rd. 235 and west of Hipp Way (County NW 25B) in the City of Alachua. The property is a total of 0.95 +/- acres and includes Alachua County Tax Parcel No.'s: 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000. The property is shown on the maps below.



Existing Land Use



Proposed Land Use

The subject 0.95 acre property being considered for the Land Use amendment is part of the proposed Tolosa PD-R, which also includes Alachua County Tax Parcel 03135-0-0

(49.50 acres) that is south of the subject property and was part of a previously approved PUD known as Creek Side Estates (Ordinance 06-12). There is a companion rezoning request to tie the properties together and seek a new approval as a Planned Development – Residential (PD-R) District. The applicant recognizes that the City Commission must approve the Comprehensive Plan Amendment prior to approving the rezoning request

The Comprehensive Plan Amendment Application is included as **Attachment A** to this submittal package. Also provided is the Authorized Agent Affidavit included as **Attachment B**.

SECTION 2: URBAN SPRAWL ANALYSIS

This Urban Sprawl Analysis evaluates whether the Comprehensive Plan Amendment Incorporates development patterns or urban form that achieves four or more of the following eight criteria:

(I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;

The proposed project directs growth and development to areas of the community in a manner that does not adversely impact natural resources. There are no wetlands or other known environmental concerns on the subject parcel. There is a 1.59 acre wetland on the adjacent parcel to the south which is part of the planned Tolosa PD-R along with the subject parcel. A 75' wetland buffer has been provided on the Tolosa PD-R Master Plan, in accordance with the City of Alachua Comprehensive Plan, to ensure that the wetland is protected. There are no known other environmental concerns related to the property.

(II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;

The proposed project promotes the efficient and cost effective provision or extension of public infrastructure and services. City of Alachua utilities are available to serve the proposed parcel and future development. The utilities include provide potable water, sanitary sewer, and electric, which are available nearby or adjacent to the property. Additionally, the Tolosa PD-R proposes the extension of City of Alachua utilities to serve the project and the subject parcel. These utilities and connection locations are shown on the Tolosa PD-R Drawing Set - Public Facilities Maps.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

The proposed property is planned to be a part of a walkable and connected community. It is adjacent to State Road 235 and will provide pedestrian connectivity to an adjacent property of approximately 49.5 acres to create a planned development which is planned to offer both single-family attached and detached housing choices. The proposed development is planned to be compact and also provide walkable open

spaces throughout. It will provide connections to the State Road and also local roads that will offer multiple access points for vehicles, walking and biking.

(IV) Promotes conservation of water and energy; Not Applicable

(V) Preserves agricultural areas and activities; Not Applicable

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;

The proposed development associated with the land use change preserves open space throughout and provides a complete interconnected walking trail throughout the development. Connections to the walking trail will be available to the community to the west, east, south and north.

(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,

This property will offer a limited amount of non-residential needs for the proposed development and surrounding residential community. Due to its location and access adjacent to a major collector roadway (SR 235), and connectivity to the residential only lands to the south, it will offer optional allowable uses to balance the non-residential and residential needs of the community.

(VIII) Provides uses, densities and intensities of use and urban form that would remediate and existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

The proposed land use change and corresponding development does not promote urban sprawl. The densities and urban form that are proposed are in accordance with the adjacent development patterns to the south and west. This does not leap frog existing non- developed land and create a new urban form that is not compatible with adjacent uses. The densities and intensities are appropriate for the location and are in harmony with the natural environment.

SECTION 3: CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers 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, for the overall planned PD-R, of which the subject property is a portion thereof. The impact to public facilities that would be generated by this subject property are significantly less than the total impact to public facilities that would be generated by the accompanying PD-R rezoning application. Therefore, the impact analysis presented is for the entire PD-R, which is very conservative given the actual allowable density increase for the subject parcel of no more than 2 residential units. See Section 4 - "Needs Analysis" for more

information on the allowable increase in density. Since the proposed PD-R impacts are acceptable, the impacts created by the SSCPA are also acceptable.

The Concurrency Impact Analysis follows.

A. Potable Water - City of Alachua Municipal System

SYSTEM CATEGORY	GALLONS PER DAY
Current Permitted Capacity	2,300,000
Less Actual Flows	1,236,000
Less Reserved Capacity	52,485
Total (Actual Flow plus Reserved)	1,288,485
Available Capacity (Permitted - Total Flow)	1,011,515
Projected Potable Water Demand from Project	47,900
Residual Capacity¹	963,615

Usage Calculations by proposed uses within the development

- SF Detached: $(275 \text{ gpd} / \text{unit})^2 = 160 * 275 = 44,000 \text{ gpd}$
- Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$
- Daycare: $(10 \text{ gpd}/\text{student} \text{ \& } 15 \text{ gpd}/\text{employee})^3 = (10 * 75) + (15 * 10) = 900 \text{ gpd}$

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate potable water capacity exists for the proposed project

B. Sanitary Sewer

SYSTEM CATEGORY	GALLONS PER DAY
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	687,000
Less Reserved Capacity	48,457
Available Capacity (Permitted - Actual - Reserve)	764,543
Projected Sanitary Sewer Demand from Project	43,900
Residual Capacity¹	720,643

Usage Calculations by proposed uses within the development

- Residential: $(250 \text{ gpd} / \text{unit})^2 = 160 * 250 = 40,000 \text{ gpd}$
- Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$
- Daycare: $(10 \text{ gpd}/\text{student} + 15 \text{ gpd}/\text{employee}) = (10 * 75) + (15 * 10) = 900 \text{ gpd}$

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate sanitary sewer capacity exists for the proposed project

C. Solid Waste

SYSTEM CATEGORY	LBS PER DAY	TONS/YR
Existing Demand	39,744.0	7,235.28
Reserved Capacity	4,016.77	733.06
Proposed Demand	1,750.00	333.8
Residual Capacity¹	33,977.23	6268.42

Usage Calculations by proposed uses within the development

- Residential: $160 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 0.73 \text{ tons/person/yr}^3 = 1200 \text{ lbs/day} = 301 \text{ tons/yr}$
- Office: $20,000 \text{ SF} * 6 \text{ lbs/day}/1000 \text{ SF}^4 = 120 \text{ lbs/day} = 21.9 \text{ tons/yr}$
- Daycare: $5,000 \text{ SF} * 12 \text{ lbs/day}/1000 \text{ SF}^4 = 60 \text{ lbs/day} = 10.9 \text{ tons/yr}$

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan CFNGAR
4. Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

Result: Adequate solid waste capacity exists for the proposed project.

D. Stormwater

The project shall comply with all City of Alachua stormwater design criteria and regulations, the permitting requirements of the Suwannee River Water Management District (SRWMD), the requirements of the Florida Department of Environmental Protection, and the requirements of the Alachua County Environmental Protection Department. Stormwater management facilities will be designed for the 100 year critical duration storm event and will ensure that post-development runoff levels do not exceed pre-development runoff levels. A complete stormwater management design report will be provided for each development phase.

E. Recreation

SYSTEM CATEGORY	Acreage
Existing City of Alachua Recreation Acreage	117.65
Acreage required to serve existing population	49.68
Proposed Demand	2.06
Available Recreation Acreage¹	65.91

Usage Calculations by proposed uses within the development

- 160 DU * 2.58 Persons/DU² * 5 acres/1,000 Person³ = 2.06 Acres

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan Recreation Element

Result: Adequate recreation space exists for the proposed project.

F. Transportation

A Traffic Impact Analysis was performed by MPH Transportation Planning, Inc. that addresses trip generation and trip distribution on the nearby roadway corridors. **Table 1**, as provided within the MPH Study, is provided below to address the Trip Generation for the proposed development.

TABLE 1: Trip Generation for Tolosa PD
Alachua, Florida

Land Use					Distribution		Trips		Int.Cap.	New Trips	
Description	ITE	ITE Trip Rates	Unit*	Trips	In	Out	In	Out	Rate	In	Out
P1 Single Family	210	(T) = 9.44 (X)	120	1133	50%	50%	567	567	0	567	567
P2 Multi-Family	220	(T) = 7.56 (X) -40.86	40	262	50%	50%	131	131	5%	124	124
P2 Office	710	Ln(T) = 0.97 Ln (X) + 2.5	15,000	168	50%	50%	84	84	5%	80	80
P2 Day Care	565	(T) = 47.62 (X)	5,000	238	50%	50%	119	119	5%	113	113
		Daily Trips		1801			901	901		884	884
AM Peak Hour											
P1 Single Family	210	(T) = 0.74 (X)	120	89	25%	75%	22	67	0	22	67
P2 Multi-Family	220	Ln(T) = 0.95 Ln(X)-0.51	40	20	23%	77%	5	15	5%	5	15
P2 Office	710	(T) = 0.94(X) + 26.49	15,000	41	86%	14%	35	6	5%	33	5
P2 Day Care	565	(T) = 11.00 (X)	5,000	55	53%	47%	29	26	5%	28	25
		AM Peak Hour Trips		205			91	114		88	111
PM Peak Hour											
P1 Single Family	210	(T) = 0.99 (X)	120	119	63%	37%	75	44	0	75	44
P2 Multi-Family	220	Ln(T) = 0.89 Ln(X)-0.02	40	26	63%	37%	16	10	5%	15	9
P2 Office	710	Ln(T) = 0.95 Ln(X)+0.36	15,000	19	16%	84%	3	16	5%	3	14
P2 Day Care	565	(T) = 11.12 (X)	5,000	56	47%	53%	26	30	5%	25	27
		PM Peak Hour Trips		220			121	99		118	94

*Units: ksf = 1,000 square feet for office & day care land uses, dwelling units for single family & condos

Source: ITE 10th Edition Trip Generation

The distribution of these project trips to SR 235, Hipp Way, and NW 133rd Terrace were also analyzed and provided within the MPH Study for the proposed Tolosa PD-R Development. **Table 2**, included with the MPH study, includes Daily Trip Distribution, AM Peak Hour Trip Distribution, and PM Peak Hour Trip Distribution for SR 235, Hipp Way, and NW 133rd Terrace.

Using the calculated daily Trip Generation and Trip Distribution, the impact to roadway corridors within the vicinity of the subject parcel can be calculated. **Table 3** identifies the impact of the proposed project on the Level of Service (LOS) for SR 235 and US 441, which are the only monitored roadways with LOS tracking within ½ mile of the proposed property. **Tables 2 & 3** are included on the following page. The results of the Level of Service Analysis for State Road 235 and US 441 indicate the roadways operate at LOS B/C currently, and after the project impacts are added.

TABLE 2: Project Trip Distribution

Daily Project Trip Assignment		Enter	884	Exit	884	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	71	8%	71	142
	South of NW 158th Ave.	70%	619	70%	619	1238
Hipp Way	South of Project Drive	10%	88	10%	88	176
NW133rd Terrace	South of Project Drive	12%	106	12%	106	212
	Total	100%	884	100%	884	1768
AM Peak Project Trip Assignment		Enter	88	Exit	111	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	7	8%	9	16
	South of NW 158th Ave.	70%	61	70%	78	139
Hipp Way	South of Project Drive	10%	9	10%	11	20
NW133rd Terrace	South of Project Drive	12%	11	12%	13	24
	Total	100%	88	100%	111	199
PM Peak Project Trip Assignment		Enter	118	Exit	94	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	9	8%	8	17
	South of NW 158th Ave.	70%	83	70%	66	149
Hipp Way	South of Project Drive	10%	12	10%	9	21
NW133rd Terrace	South of Project Drive	12%	14	12%	11	25
	Total	100%	118	100%	94	212

Project Distributions are estimated from adjacent street traffic & interacting land uses
Daily & Peak Hour Project Trips represent the Trip Impacts from Table 1

TABLE 3: Roadway Level of Service (Rev. 9/30/18)

Roadway	Segment # & Description	Period	MSV	2017	Res'vd.	Project	V/C	LOS
SR 235	8: SR235/CR241 to US 441	Daily	14,400	10,305	0	1238	0.80	C
		PM Pk	1,290	979	0	149	0.87	D
SR 235	9: US 441 to North City Limits	Daily	14,400	7,537	29	1238	0.61	C
		PM Pk	1,290	716	2	149	0.67	C
US 441	3/4: NW 126th to SR235	Daily	45,700	18,579	1589	360	0.45	B
		PM Pk	4,110	1,765	230	41	0.50	B
US 441	5: SR 235 to North City Limits	Daily	39,000	25,926	1825	180	0.72	C
		PM Pk	3,510	2,463	216	26	0.77	C

Source: 2017 Annual Level Of Service Report from City of Alachua Planning Office
 Project trips from Table 2 highest segment Daily and PM peak 2-way volume
 MSV = Maximum Service Volume (capacity) at desired level of service
 V/C = volume to capacity = (2017 + Res'vd + Project)/MSV

It should be noted that the traffic information and analysis provided is for the entire proposed Tolosa PD-R development. Since the comprehensive plan amendment is for the northern 0.95 acres portion of the development, the analysis provided is very conservative. The actual impact of the Land Use change will be significantly less.

SECTION 4: NEEDS ANALYSIS

The proposed 0.95 acre property is planned to be a part of the Tolosa PD-R. Currently the 0.95 acre parcel consists of 4 separate parcels of land each with Rural / Agriculture land use and Agriculture (A) zoning. Typically, Agriculture zoned lands are allowed to have 1 unit per 5 acres of property. This would preclude any units from being built on the property since it is less than 5 acres in area. However, these parcels were split off from properties to the north of SR 235 when the roadway was constructed, leaving non-conforming parcels on the south side of SR235. As a result the 4 separate parcels may be grandfathered with the right to have 1 unit per parcel or a maximum existing total of 4 units. However, since the properties are Agriculture zoned lands, and are now under unified control with a single ownership of all 4 parcels, the City of Alachua LDR Section 8.4.2(B) applies, and the combined property shall be treated as a single lot with only 1 residence allowed on the full 0.95 acres. In summary, a case could be made for the existing Agriculture zoned property to have the right for only 1 residential unit.

The proposed moderate density residential land use amendment would allow up to 4 units per acre, and would therefore allow by right $0.95 * 4 = 3.8$ units or maximum 3 units. Therefore the net increase in density allowed by this Comprehensive Plan Amendment is at the most 2 units. Based on information provided within the City of Alachua's 2016 Growth Trends Report, the population of Alachua currently could be estimated at approximately 10,670. The projected growth in the population by 2025 is estimated to be approximately 12,950, which is an increase of approximately 2,290 persons. Per the 2010

US Census Bureau, the average American home is approximately 2.58 persons, meaning in the next 7 years the City of Alachua could have an expected need of approximately 888 homes. As a result, the addition of 2 new homes for the 0.95 acre subject property and the potential of up to 160 new homes within the Tolosa PD-R development will provide much needed opportunities for market rate housing availability within the City to meet the needs of the growing population.

SECTION 5: ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. Future Land Use Element:

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

- 1. Single family, conventional dwelling units;*
- 2. Accessory dwelling units;*
- 3. Manufactured or modular homes meeting certain design criteria*
- 4. Mobile homes only within mobile home parks;*
- 5. Duplexes and quadplexes;*
- 6. Townhomes;*
- 7. Residential Planned Developments;*
- 8. Supporting community services, such as schools, houses of worship, parks, and community centers*

Comment: The proposed density of the subject parcel will not exceed 4 units/acre as part of the overall Tolosa PD-R. The subject property is proposed to be part of a new overall PD-R with 160 units on 50.45 acres which results in a density of 3.2 units per acre, which is below the maximum permitted density of 4 dwelling units per acre. The development will consist of single family attached and detached dwelling units. Therefore, it is consistent with FLUE Policy 1.2.a.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Comment: Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Comment: All tree protection standards will be met

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

Comment: Any future proposed development plan will conform to the City's Open Space standards.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Comment: Any future proposed development plan will conform to the City's Open Space standards and will include usable and functional open space.

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.

Comment: The proposed property does not include flood zone or wetlands or other significant natural features. The property does include some nice large trees which should be protected if at all possible in accordance with the City's tree regulation standards.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Comment: No wetlands occur on the subject property, but wetlands adjacent to the south on the Tolosa PD-R property have been delineated in accordance with FLUE Policy 5.1.d.

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

Comment: An LOS Analysis of these systems is provided in a previous section of this report. The proposed development does not degrade the level of service of roadways, potable water, sanitary sewer, stormwater, solid

waste, public schools, or recreation below an acceptable level. Therefore, it is consistent with FLUE Policy 5.2.a.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Comment: Where required with future development, utility easements will be granted in accordance with FLUE Policy 7.1.a.

Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.

Comment: The creek and wetland on the subject property will be protected from encroachment of development in compliance with the Land Development Regulations. Additionally, while the site is located near a historical cemetery and is the site of the old Newnansville Town Site, there are no historic resources located on the subject property as evidenced by the letter received on April 10, 2018 from Florida Department of State Division of Historic Resources. The site is not located near the San Felasco Conservation Corridor.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Comment: The proposed future development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.

II. Transportation Element:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Comment: There are no new collectors or arterial roadways planned as part of this amendment. SR 235, which is classified as a Major Collector has ample right-of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Comment: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

- 1. Through the extension of a public street from one project to another;*
- 2. Through the extension of a sidewalk from one project to another;*
- 3. Through the extension of a multi-purpose trail from one project to another.*

Comment: This property is planned to be part of a larger Planned Development and will contain a pedestrian crossing that will connect to the larger part of the PD-R to the south, as long as it can be installed with no impact to the wetland that it will have to cross. The future development will contain at least 2 additional connections to neighboring roadways / properties.

III. Community Facilities and Natural Groundwater Recharge Element:

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

Comment: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

- 1. A gravity water system exists within 100 ft. of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 2. A gravity wastewater system exists with 500 ft. of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

Comment: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Comment: Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

- 1. A water main exists within 100 ft. of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

2. A water main exists within 500 ft. of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Comment: The proposed future development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Comment: The proposed future development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Comment: The proposed future development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.

Policy 5.2.b: The City shall require demonstration from engineering results that post development recharge volumes will equal predevelopment recharge volumes to the Florida aquifer.

Comment: The stormwater management design calculations for the future development will document the stormwater system design for pre-development flow vs. post-development flow.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins

2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Comment: The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c

IV. Conservation and Open Space Element:

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Comment: Future development of the property will address open space locations and contiguity per Policy 1.2.j

Policy 1.2.i: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

Comment: Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Comment: An environmental assessment of the property including an inventory of listed species has been performed and is included as Attachment I.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally	50' average

Resource Addressed	Required Buffer (feet)
<i>and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	<i>35' minimum</i>
<i>Wetlands greater than 0.5 acre that do not support the animal species described above.</i>	<i>75' average 50' minimum</i>
<i>Areas where the animal species described above have been documented within 300 feet of a wetland.</i>	<i>100' average 75' minimum</i>

Comment: Wetlands do not exist on the subject property, however, this property is planned to be a part of a bigger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

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 Florida 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.

Comment: Wetlands do not exist on the subject property, however, this property is planned to be a part of a bigger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands and will be protected per Community Facilities and Natural Groundwater Recharge Element Objective 1.12.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
<i>Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	<i>50' average 35' minimum</i>
<i>Surface waters greater than 0.5 acre that do not support the animal species described above.</i>	<i>75' average 50' minimum</i>
<i>Areas where the animal species</i>	

Resource Addressed	Required Buffer (feet)
<i>described above have been documented within 300 feet of a surface water</i>	<i>100' average 75' minimum</i>

Comment: The subject property does not contain surface waters.

SECTION 6: CURRENT AERIAL MAP

See **Attachment C** for Current Aerial Map.

SECTION 7: PROPERTY OWNER LABELS

See **Attachment D** for Property Owner Labels.

SECTION 8: PUBLIC SCHOOL STUDENT GENERATION FORM

The Future Land Use Map Designation is for Moderate Density Residential (MOD) which includes residential uses; therefore a Public School Student Generation Form is attached. See **Attachment E**

SECTION 9: LEGAL DESCRIPTION WITH TAX PARCEL NUMBERS

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN S89°12'14"W
ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1496.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN
N00°06'04"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1343.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND
THE POINT OF BEGINNING; THENCE CONTINUE N00°06'04"W, ALONG THE SAID WEST LINE, A DISTANCE OF 65.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 235 (100 FOOT RIGHT-OF-WAY);

THENCE RUN N89°25'36"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 621.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, RUN S00°21'14"E, A DISTANCE OF 67.55 FEET TO THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTHEAST 1/4; THENCE RUN S89°37'50"W, ALONG SAID NORTH LINE, A DISTANCE OF 621.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.948 ACRES, MORE OR LESS.

See **Attachment F** for a Sketch of Legal Description that also depicts the Tax Parcel Numbers.

SECTION 10: PROOF OF OWNERSHIP

Copies of the property deeds are provided as proof of ownership. See **Attachment G**.

SECTION 11: PROOF OF PAYMENT OF TAXES

Copies of tax payment are included. See **Attachment H**.

SECTION 12: FEE

The application fee of **\$4,925.00** has been submitted. (Check No. 103 from Aldevco, LLC)

ATTACHMENT A:
COMPREHENSIVE PLAN AMENDMENT APPLICATION



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

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

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)
☐ Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

- Project Name: Tolosa Planned Development - Residential (PD-R)
- Address of Subject Property: 13200 Block of State Road 235
- Parcel ID Number(s): 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000
- Existing Use of Property: Undeveloped
- Existing Future Land Use Map Designation: Rural/Agricultural (Alachua County)
- Proposed Future Land Use Map Designation: MOD (City of Alachua)
- Acreage: 0.95 +/- acres

B. APPLICANT

- Applicant's Status ☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): A.J. "Jay" Brown, Jr. P.E. Title: President
Company (if applicable): JBrown Professional Group, Inc.
Mailing address: 3530 NW 43rd Street
City: Gainesville State: Florida ZIP: 32606
Telephone: () 352-375-8999 FAX: () 352-375-0833 e-mail: jay.brown@jbprogroupp.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): Bentley Timber LLC
Mailing Address: 16860 Silver Oak Circle
City: Delray Beach State: Florida ZIP: 33445

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

C. ADDITIONAL INFORMATION

- 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

- Statement of proposed change and maps which illustrate the proposed change.
- Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - Promotes conservation of water and energy;
 - Preserves agricultural areas and activities;

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

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers 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. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. 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.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) 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).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **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 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.

A.J. Brown, Jr.
Signature of Applicant

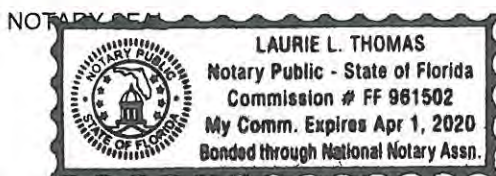
Signature of Co-applicant

A.J. "Jay" Brown, Jr., P.E.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of May, 2018 by Anthony J. Brown, who is/are personally known to me, or who has/have produced _____ as identification.



Laurie L. Thomas
Signature of Notary Public, State of Florida

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

ATTACHMENT B:
AUTHORIZED AGENT AFFIDAVIT



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13400 Block of W. State Rd. 235

Parcel ID Number(s): 03130-7-1, 03130-4-0, 03130-8-0, 03130-9-0, 03135-0-0

Acreage: 50.45

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David A. Fisher

Title: Manager

Company (if applicable): Bentley Timber, LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach

State: FL

ZIP: 33445

Telephone: (305) 785-1955

FAX: N/A

e-mail: davidafisher@outlook.com

C. AUTHORIZED AGENT

Name: Anthony J. Brown Jr. (Jay)

Title: President

Company (if applicable): JBrown Professional Group

Mailing address: 3530 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: (352) 375-8999

FAX: (352) 375-0833

e-mail: jay.brown@jbprogroup.com

D. REQUESTED ACTION:

Land Use Change Requests, Rezoning requests, Development Plan applications, Subdivision and Plat applications, and other related permit applications.

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

David A. Fisher
Signature of Applicant

Signature of Co-applicant

David A. Fisher, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

County of Palm Bch

The foregoing application is acknowledged before me this 26 day of April, 2016, by David A Fisher

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



[Signature]
Signature of Notary Public, State of Florida

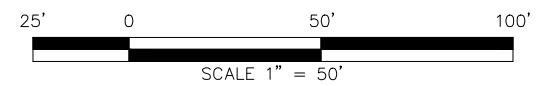
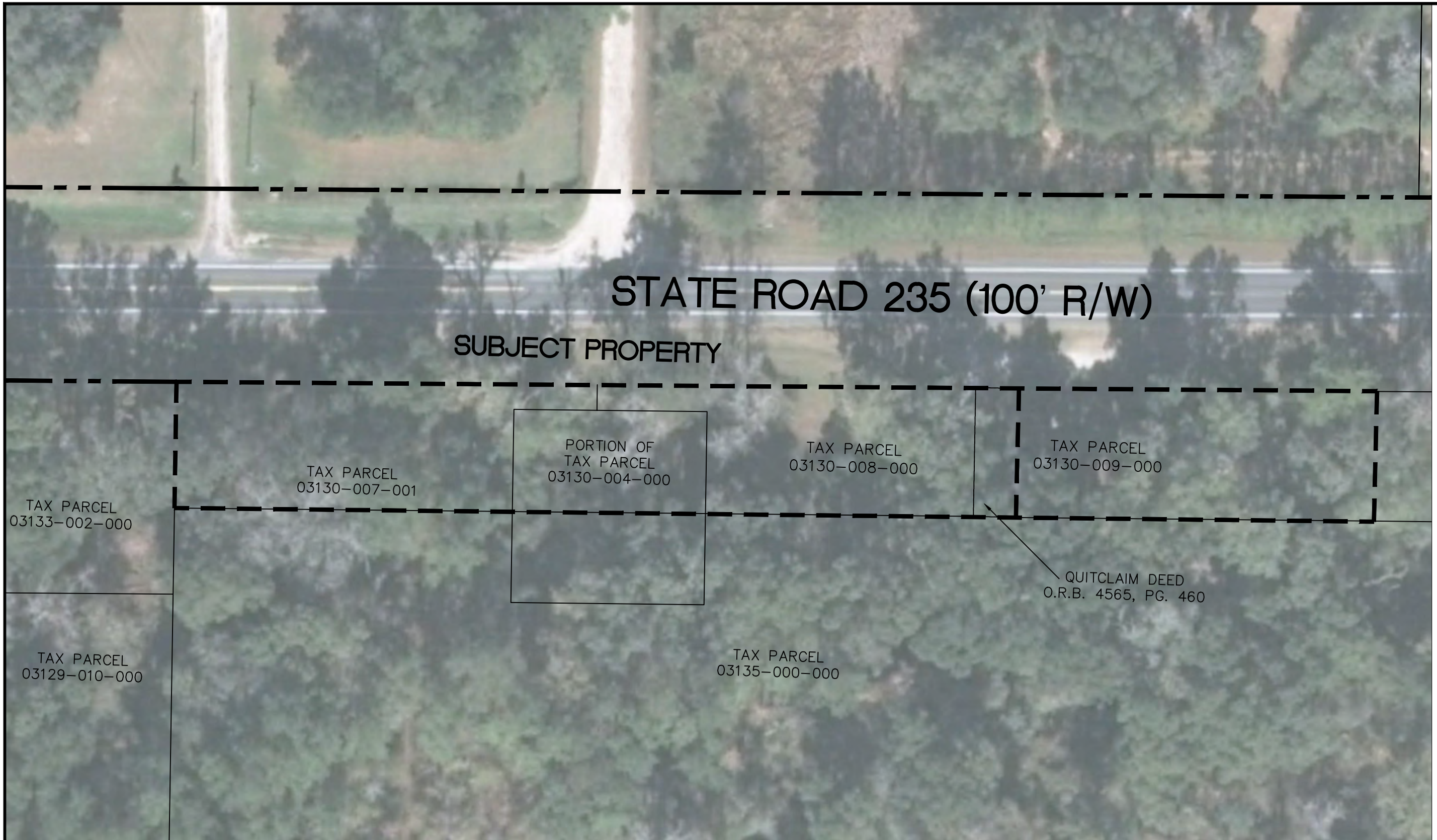
City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

ATTACHMENT C:
CURRENT AERIAL MAP

Oct 30, 2017 - 09:51:33 - Roy - J: \379-17-01 Alachua Creek PD\Production\Civil\ - AERIAL 11x17 for Annex.dwg



 **JBrown**
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3630 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbgroup.com
Fla. Board of Professional Engineers CA No. 30495

PROJECT NO.
379-17-01

PROJECT MGR.
AJB

DATE:
OCT 2017

DRAWN BY:
RET

OWNER:
BENTLEY TIMBER, LLC.

AERIAL MAP
SUBJECT PROPERTY

ATTACHMENT C

ATTACHMENT D:
PROPERTY OWNER LABELS

03130-009-000
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

03130-010-000
DASA & PATEL
12503 W STATE ROAD 235
ALACHUA, FL 32615

03130-009-001
TAMBURINO, DOMINIC & RELO...
10101 SW 222ND ST
MIAMI, FL 33190-1566

03133-002-001
CAIN, WALLACE R
PO BOX 100
ALACHUA, FL 32615

03130-004-000
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

03133-002-000
CAIN, WALLACE R
PO BOX 100
ALACHUA, FL 32615

03135-000-000
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

03130-008-000
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

03130-003-000
NCWT LLC
14260 W NEWBERRY RD #200
Newberry, FL 32669

03130-008-002
SHETH VISVAMBHAR
PO BOX 2668
ALACHUA, FL 32616

03130-007-001
BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

03133-000-000
SCHOOL BD OF ALACHUA CTY
620 E UNIV AVE MEBANE MIDD...
GAINESVILLE, FL 32601

03129-010-000
FRAZIER RAYLAN LIFE ESTATE
NELLIE HUNT
PO BOX 52
ALACHUA, FL 32616-0052

03130-011-000
RODRIGUEZ FERNANDO & NAN...
13310 W STATE RD 235
ALACHUA, FL 32615

03130-007-000
DORITY WINSTON L & ANGELA
13508 W STATE ROAD 235
ALACHUA, FL 32615-6157

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th St
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Ave
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

TCMOA
President
1000 Turkey Creek
Alachua, FL 32615

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

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

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Ave
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
Interim County Manager
12 SE 1st St
Gainesville, FL 32601

ATTACHMENT E:
PUBLIC SCHOOL STUDENT GENERATION FORM



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #:

Application Fee: \$

Filing Date:

Acceptance Date:

Review Type: Admin

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

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): A.J. "Jay" Brown, Jr. P.E. Title: President

Company (if applicable): JBrown Professional Group Inc.

Mailing address: 3530 NW 43rd Street

City: Gainesville

State: Florida

ZIP: 32606

Telephone: 352-375-8999 X102

FAX: 352-375-0833

e-mail: jay.brown@jbprogroup.com

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

Name of Owner (title holder): Bentley Timber LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach

State: Florida

ZIP: 33445

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

B. PROJECT

1. Project Name: Tolosa Planned Development - Residential (PD-R)

2. Address of Subject Property: 13200 Block of State Road 235

3. Parcel ID Number(s): 03130-007-001, a portion of 03130-004-000, 03130-008-000, 03130-009-000

4. Section 11 Township 8 Range 18 Grant _____ Acreage: 0.95 +/- acres

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Rural/Agricultural

7. Zoning Designation: Agriculture (A)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 4

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☒ Comprehensive Plan Amendment

☐ Large Scale

☒ Small Scale

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

☐ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Alachua Elementary School

Middle: Mebane Middle School

High: Santa Fe High School

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

Revised April 30, 2014

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	4	units	x	0.15	Elementary School Multiplier*	1	Student Stations**
Middle School	4	units	x	0.07	Middle School Multiplier*	0	Student Stations**
High School	4	units	x	0.09	High School Multiplier*	0	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

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

* Student generation multipliers may be obtained from SBAC at:

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

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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



 Signature of Applicant

 Signature of Co-applicant

A.J. "Jay" Brown, Jr., P.E.

 Typed or printed name and title of applicant


 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of May, 2018 by A. J. Brown Jr.

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





 Signature of Notary Public, State of Florida

Don't forget to contact the Planning and Community Development Department
 PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Certification

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

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

Elementary SCSA: _____

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

Middle SCSA: _____

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

High SCSA: _____

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

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

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

Date: _____

ATTACHMENT F:
LEGAL DESCRIPTION

SKETCH OF LEGAL DESCRIPTION
IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION - SUBJECT PROPERTY (BY THIS FIRM)

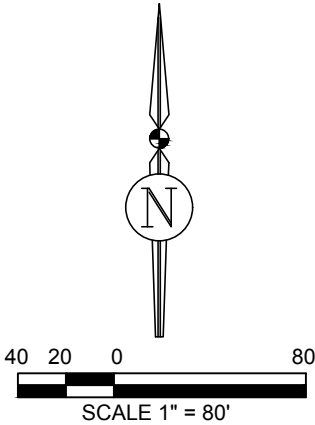
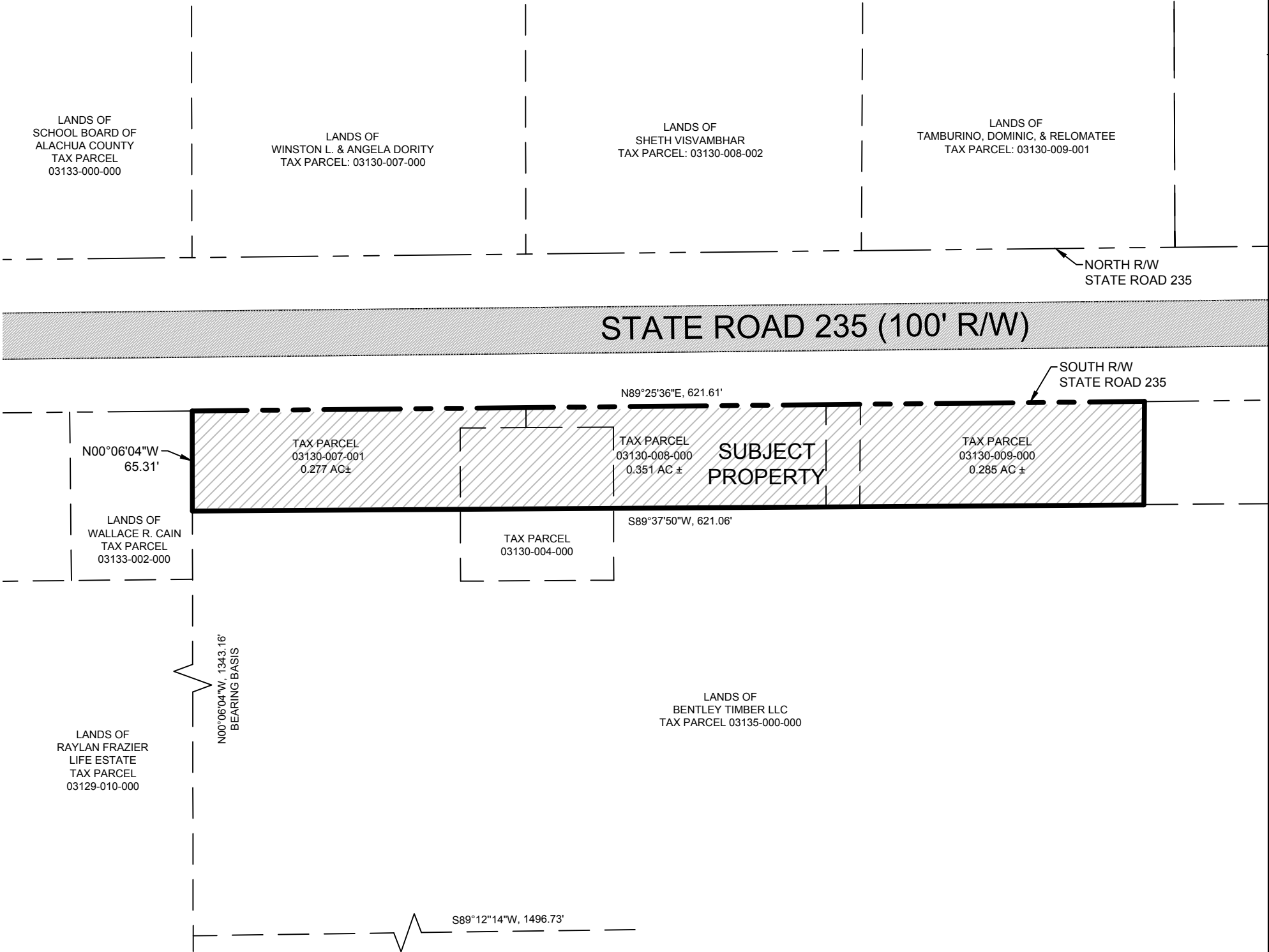
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN S89°12'14"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1496.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN N00°06'04"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1343.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°06'04"W, ALONG THE SAID WEST LINE, A DISTANCE OF 65.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 235 (100 FOOT RIGHT-OF-WAY); THENCE RUN N89°25'36"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 621.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, RUN S00°21'14"E, A DISTANCE OF 67.55 FEET TO THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTHEAST 1/4; THENCE RUN S89°37'50"W, ALONG SAID NORTH LINE, A DISTANCE OF 621.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.948 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST AS RECORDED IN BOOK 4427, PAGE 373, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THIS PARCEL THAT DO NOT APPEAR ON THIS SURVEY MAP.
- PORTION OF TAX PARCEL 03130-007-000 SOUTH OF STATE ROAD 235 RECORDED IN O.R.B. 4564, PG. 462 IN THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA..



SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

ABBREVIATIONS

- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

Prepared By:

JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbprogroup.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4948 Certificate of Authorization No. LB8031	
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM	CHARLES D. SAPP, PLS Florida Certification Number 4948

CERTIFIED TO:
1. BENTLEY TIMBER, LLC

SKETCH OF
LEGAL DESCRIPTION

Scale:	1"=80'
Drawn By:	J.Bonner
Document Name:	379-17-01-SL1
Document Date:	01/03/2018
Sheet:	1 of 1

ATTACHMENT G:
PROOF OF OWNERSHIP

Doc Stamp-Deed: \$28.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03130-007-000 (portion of)

Warranty Deed

This Indenture, Made this 15th day of December, 2017 A.D., Between
Winston L. Dority and Angela Dority, husband and wife
of the County of Alachua, State of Florida, grantors, and
Bentley Timber, LLC, a Florida limited liability company
whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445

of the County of Palm Beach, State of Florida, grantee.
Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2018 and subsequent years.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

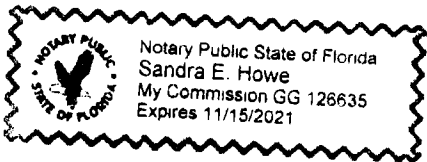
Printed Name: Darryl J. Tompkins
Witness
Printed Name: Sandra E. Howe
Witness

Winston L. Dority (Seal)
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615
Angela Dority (Seal)
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by
Winston L. Dority and Angela Dority, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification



Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/21

EXHIBIT "A"

That portion of the following described lands lying Southerly of State Road 235:

Parcel One: The NE (1/4) of the SW (1/4) of Section 11, Township 8 South, Range 18 East:
Commence at the SW corner of said parcel and run Easterly along the Southern boundary thereof 217.89 feet, thence North parallel to the West boundary to the North line of said parcel, thence Westerly along the North boundary 223.36 feet to the NW corner of said parcel, thence South along the West boundary to the Point of Beginning.

LESS AND EXCEPT those lands conveyed to Clarence H. Johnson in Official Records Book 413, Page 317, of the Public Records of Alachua County, Florida.



This Instrument Prepared by:
Nancy Reiland
GULLETT TITLE, INC.
401 Saint Johns Avenue
Palatka, Florida 32177-4724

Property Appraisers Parcel Identification (Folio) Numbers:
03135.000.000 & 03130-004-000 & 03130-008-000

Florida Documentary Stamps in the amount of **\$1,286.60** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2990798 4 PG(S)
5/2/2016 4:06 PM
BOOK 4427 PAGE 373
J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 710795
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,286.60
Intang. Tax: \$0.00

THIS LIMITED WARRANTY DEED, made and executed the **29th** day of **April**, **2016** by **REO FUNDING SOLUTIONS V, LLC**, a **Georgia limited liability company**, having its principal place of business at **3424 Peachtree Rd NE Ste 1775, Atlanta, GA 30326**, hereinafter called the Grantor, to **BENTLEY TIMBER LLC**, a **Florida limited liability company**, whose post office address is: **16860 Silver Oak Circle, Delray Beach, FL 33445**, hereinafter called the Grantee:

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

WITNESSETH: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirms to Grantee, its heirs, and assigns forever, the following described land, situate, lying and being in Alachua County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

AND Grantor covenants with Grantee that it is lawfully seized of the property in fee simple, that is has good right and lawful authority to sell and convey the property; that the premises are free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise; and that the land is free of all encumbrances except taxes for the year 2016 and those instruments, liens and encumbrances appearing of record as well as all zoning and governmental ordinances and regulations applying to the real property.

IN WITNESS WHEREOF, Grantor has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Ashley Zuman
Witness #1 Signature

Ashley Rebarck
Witness #1 Printed Name

[Signature]
Witness #2 Signature

MARC WHITE
Witness #2 Printed Name

**REO FUNDING SOLUTIONS V, LLC, a
Georgia limited liability company**

**BY: CASTLELAKE III GP, L.P., a Delaware
limited liability partnership**

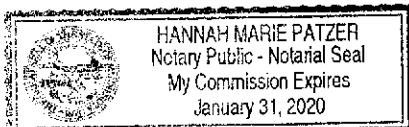
ITS: Managing Member

By: [Signature]
NAME: Judd Gilats
TITLE: Vice President

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

The foregoing instrument was acknowledged before me this 26 day of April, 2016, by Judd Gilats as VP of CASTLELAKE III GP, L.P. as Managing Member of REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company. He/she is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires: 1/31/2020

[Signature]
Notary Signature
Hannah Marie Patzer
Printed Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along the North line of said Southeast 1/4 of the Southwest 1/4 for 174.89 feet to an intersection with the West line of the "W.R. Cain" seconds parcel as per description recorded in Official Records Book 413, Page 317, of the Public Records of said Alachua County; thence North 00 degrees 08 minutes 59 seconds West along said West line for 53.00 feet to the Northwest corner of said "W.R. Cain" parcel; thence North 89 degrees 37 minutes 50 seconds East along the North line of said "W.R. Cain" parcel for 43.00 feet to and intersection with the Westerly line of the "Wallace R. Cain" parcel as per description recorded in Official Records Book 1178, Page 167 of said Public Records; thence North 00 degrees 00 minutes 57 seconds East along said Westerly line for 13.11 feet to the Northwest corner of said "Wallace R. Cain" parcel and an intersection with the South Right-of-Way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Wallace R. Cain" parcel for 195.86 feet to the Northeast corner of said "Wallace R. Cain" parcel; thence South 00 degrees 00 minutes 57 seconds West along the East line of said "Wallace R. Cain" parcel for 66.81 feet to the Southeast corner of said "Wallace R. Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 22.01 feet to the Southwest corner of the "Cain" parcel as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence North 00 degrees 21 minutes 14 seconds East along the West line of said "Cain" parcel for 66.89 feet to the Northwest corner of said "Cain" parcel and an intersection with said South Right-of-Way line; thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Cain" parcel for 185.47 feet to the Northeast corner of said "Cain" parcel; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degrees 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said Block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4

for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING.

TOGETHER WITH that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616



Parcel ID Number: **03130-009-000**

Special Warranty Deed

This Indenture, Made this 24th day of February, 2017 A.D., Between

Robert F. Crane, Jr. and John D. Zuidema, Jr., Individually and as Successor Co-Trustees of that certain Testamentary Trust under the Will of Robert F. Crane, deceased, for benefit of Stewart Crane and Stewart R. Crane and William E. Cellon, Jr., Individually and as Successor Co-Trustees of that certain Testamentary Trust under the Will of Robert F. Crane, deceased, for benefit of Robert F. Crane, Jr.

of the County of **Alachua**, State of **Florida**, grantor, and

Bentley Timber, LLC, a Florida limited liability company
whose address is: **16860 Silver Oak Circle, Delray Beach, FL 33445**
of the County of **Palm Beach**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua** State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority; and
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same; and
- C. Taxes for the year 2017 and subsequent years.

Neither the Successor Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

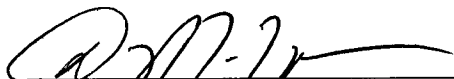
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

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

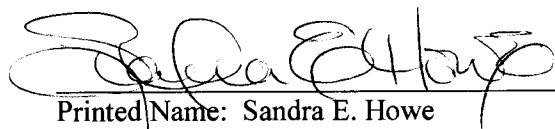
Signed, sealed and delivered in our presence:



Printed Name: Darryl J. Tompkins



Robert F. Crane, Jr., Individually and as Successor
Co-Trustee



Printed Name: Sandra E. Howe

STATE OF FLORIDA
COUNTY OF ALACHUA

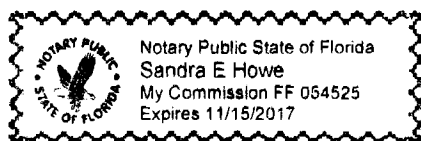
The foregoing instrument was acknowledged before me this 22nd day of February, 2017, by Robert F. Crane, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.

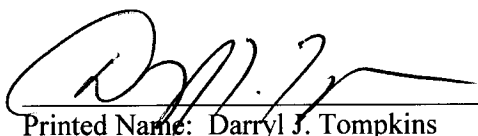


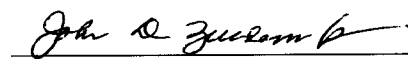
Printed Name: Sandra E. Howe

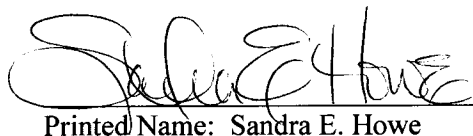
Notary Public

My Commission Expires: 11/15/2017



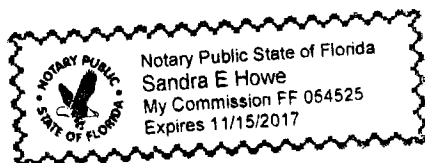

 Printed Name: Darryl J. Tompkins



 John D. Zuidema, Jr., Individually and as Successor
 Co-Trustee

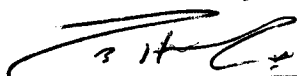

 Printed Name: Sandra E. Howe

STATE OF FLORIDA
 COUNTY OF ALACHUA

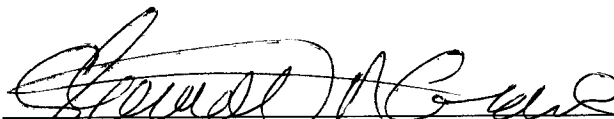
The foregoing instrument was acknowledged before me this 22nd day of February, 2017, by John D. Zuidema, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.



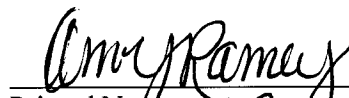

 Printed Name: Sandra E. Howe
 Notary Public
 My Commission Expires: 11/15/2017



Printed Name: Leo B. Huckabee IV



Stewart R. Crane, Individually and as Successor
Co-Trustee

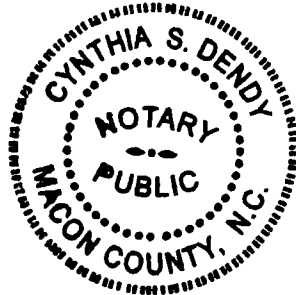



Printed Name: Amy Ramey

STATE OF NORTH CAROLINA

COUNTY OF Macon

The foregoing instrument was acknowledged before me this 24 day of February, 2017, by Stewart R. Crane, Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Robert F. Crane, Jr., on behalf of the Florida Trust, who is personally known to me or who has produced his _____ as identification.

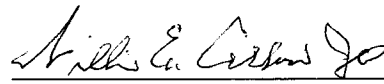



Printed Name: Cynthia S. Dendy

Notary Public

My Commission Expires: 12/9/21

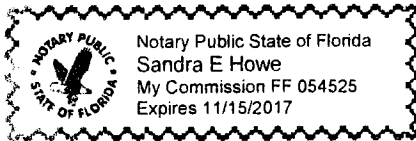

 Printed Name: DARRYL J. TOMPKINS


 William E. Cellon, Jr., Individually and as Successor
 Co-Trustee


 Printed Name: Sandra E. Howe

STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of February, 2017, by William E. Cellon, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Robert F. Crane, Jr., on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.





 Printed Name: Sandra E. Howe
 Notary Public
 My Commission Expires: 11 / 15 / 2017

EXHIBIT "A"

THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING SOUTH OF STATE ROAD NO. 235:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN N. 89 DEG.34'45" E., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 435.78 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 948, AT PAGE 498 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING; THENCE RUN N. 00 DEG.18'31" E., A DISTANCE OF 1340.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID CORNER LOCATED ON THE NORTH LINE OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND BEING 446.72 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN S. 89 DEG.56'56" E. ALONG SAID NORTH LINE, A DISTANCE OF 195.05 FEET; THENCE RUN S. 00 DEG.09'33" E., A DISTANCE OF 1271.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN S. 00 DEG.09'33" E., A DISTANCE OF 67.43 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN S. 89 DEG.34'45" W., ALONG SAID SOUTH LINE, A DISTANCE OF 185.46 FEET TO THE TRUE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY).

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Doc Stamp-Deed: \$7.00


Parcel ID Number:

Quitclaim Deed

This Quitclaim Deed, Made this 15th day of December, 2017 A.D., Between Ernest F. Dority, a married man of the County of Alachua, State of Florida, grantor, and Bentley Timber, LLC, a Florida limited liability company whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445

of the County of Palm Beach, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

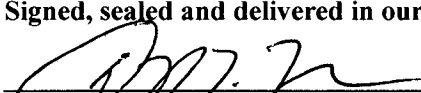
- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2018 and subsequent years.


The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

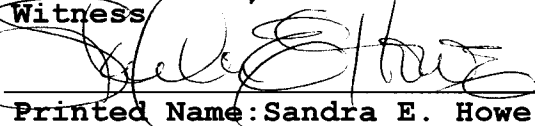
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:


Printed Name: Darryl J. Tompkins
Witness

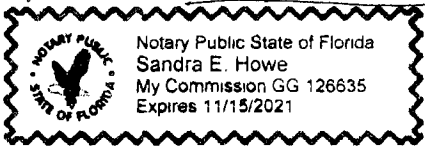

Ernest F. Dority (Seal)
P.O. Address: 13510 NE 136th Place, Waldo, FL 32694


Printed Name: Sandra E. Howe
Witness

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by Ernest F. Dority, a married man

who is personally known to me or who has produced his Florida driver's license as identification.



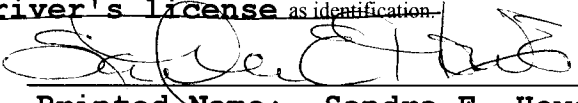

Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/21

EXHIBIT "A"

That portion of the property described in Official Records Book 948, Page 504 of the Public Records of Alachua County, Florida and described below lying Southerly of State Road 235:

PARCEL ONE: The NE 1/4 of the SW 1/4 of Section 11, Township 8 South, Range 18 East; Commence 217.89 feet East of the SW corner of said parcel and run Easterly along the Southern boundary thereof 217.89 feet, thence North parallel to the West boundary to the North line of said parcel, thence Westerly along the North boundary 223.36 feet, thence South along the West boundary to the Point of Beginning, all lying and being in Alachua County, Florida.

ATTACHMENT H:
PROOF OF TAXES

03130-004-000
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03130 004 000 Parcel details Latest bill Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$125.38
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445
Situs : Unassigned Location RE

Account number : 03130 004 000
Alternate Key : 1011905
Millage code : 0300
Millage rate : 21.4820

Assessed value : 2,200
School assessed value : 2,200
Unimproved land value : 2,200

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$47.26
Non-ad valorem : \$83.34
Total Discountable : 130.60
No Discount NA VA: 0.00
Total tax :


Legal description

COM SW COR OF NE1/4 OF SW1/4 RUN E 174.89 FT POB N 53 FT E 100 FT S 100 FT W 100 FT N 47 FT TO POB OR 413/317 ALSO
SEE SURVEY BY W D PARRISH DATED 1-16-78 OR 4427/0373
Location

Book, page, item : 4427-0373-
Geo number : 11-08-18-03130004000
Range: 18
Township : 08
Section : 11
Neighborhood : 233200.00
Use code : 00000
Total acres : 0.220



03130-007-000
TAXES PAID



2017 Roll Details — Real Estate Account At 13508 W STATE RD 235

Print this page

Real Estate Account #03130 007 000

Parcel details

Latest bill

Full bill history

2017

2016

2015

2014

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2017-11-29 \$1,111.94

Receipt # 17-0040365

Owner: DORITY WINSTON L & ANGELA

13508 W STATE ROAD 235

ALACHUA, FL 32615-6157

Situs: 13508 W STATE RD 235

Account number : 03130 007 000

Alternate Key : 1011908

Millage code : 0300

Millage rate : 21.4820

Escrow company : NATIONSTAR MORTGAGE LLC (CL-0010578)

3001 HACKBERRY RD

IRVING, TX 75063

Assessed value : 80,440

School assessed value : 80,440

Unimproved land value : 27,100

Exemptions

HOMESTEAD: 25,000

HOMESTEAD ADD'L 25K: 25,000

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$844.54

Non-ad valorem : \$313.73

Total Discountable : 1158.27

No Discount NA VA: 0.00

Total tax :

Legal description

COM SW COR NE1/4 OF SW1/4 POB E 217.89 FT N PAR TO W LINE NE1/4 OF SW1/4 TO N LINE NE1/4 OF SW1/4 W 223.36 FT TO NW - COR OF SAID 1/4 S ALONG W LINE NE1/4 OF SW1/4 TO POB LESS R/W SR-235 LESS LOT 100 X 100 TO JOHNSON PER OR 413/317 LESS - THE E 1654 FT OR 1083/693 & OR 1129/382 & OR 3190/0311

Location

Book, page, item : 3190-311-

Geo number : 11-08-18-03130007000

Range: 18

Township : 08

Section : 11

Neighborhood : 233200.00

Use code : 00100

Total acres : 5.900

VISA

MasterCard

AMERICAN EXPRESS Cards

DISCOVER NETWORK

e-check

03130-008-000
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03130 008 000



Parcel details



Latest bill



Full bill history

2017

2016

2015

2014

...

2002

PAID

PAID

PAID

PAID

PAID

Apply for the 2018 Installment Payment Plan



Get Bills by Email

PAID 2017-11-08 \$135.69
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445
Situs : Unassigned Location RE

Account number : 03130 008 000
Alternate Key : 1011909
Millage code : 0300
Millage rate : 21.4820

Assessed value : 2,700
School assessed value : 2,700
Unimproved land value : 2,700

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill



View

Ad valorem : \$58.00
Non-ad valorem : \$83.34
Total Discountable : 141.34
No Discount NA VA: 0.00
Total tax :

Legal description

COM SW COR OF NE1/4 OF SW1/4 E 413.9 FT POB N 66.13 FT W 195.74 FT SLY 15 FT M/L ELY 57 FT M/L SLY 53 FT M/L E 137 FT
M/L TO POB OR 4427/0373

Location

Book, page, item : 4427-0373-
Geo number : 11-08-18-03130008000
Range: 18
Township : 08
Section : 11
Neighborhood : 233200.00
Use code : 00000
Total acres : 0.000



03130-009-000
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03130 009 000 Parcel details Latest bill Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$137.75
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445
Situs : Unassigned Location RE

Account number : 03130 009 000
Alternate Key : 1011912
Millage code : 0300
Millage rate : 21.4820

Assessed value : 2,800
School assessed value : 2,800
Unimproved land value : 2,800

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$60.15
Non-ad valorem : \$83.34
Total Discountable : 143.49
No Discount NA VA: 0.00
Total tax :

Legal description

COM SW COR NE1/4 OF SW1/4 E 435.78 FT POB N 66.86 TO S R/W SR 235 ELY ALG R/W 185 FT M/L S 67 FT SW 185.46 FT POB OR
4497/1749
Location

Book, page, item : 4497-1748-
Geo number : 11-08-18-03130009000
Range : 18
Township : 08
Section : 11
Neighborhood : 233200.00
Use code : 00000
Total acres : 0.000



ATTACHMENT I:
ENVIRONMENTAL ASSESSMENT & LISTED SPECIES
REPORT

TOLOSA PD

Environmental Assessment and Listed Species Survey

**Alachua County Parcel Number:
03135-000-000**

December 2018 - *revision*

Prepared for:
J Brown Professional Group

Prepared by:



CONTENTS

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FIGURES

Figure 1: Site Location

Figure 2: USGS 24k Topoquad

Figure 3: NRCS Soils

Figure 4: FLUCFCS

APPENDICES

Appendix A: FNAI Biodiversity Matrix Query

PROJECT OVERVIEW

Verde Environmental Co. (Verde) was retained by J. Brown Professional Group to complete an environmental assessment and listed species survey of the Tolosa PD property (Alachua County Parcel No. 03135-000-000). The parcel is an undeveloped 50.45-acre (more or less) tract of land located along State Road 235 in the City of Alachua, Alachua County, Florida. This assessment documents the natural communities and the presence of, or potential for, listed wildlife or plant species within the Tolosa PD property in fulfillment of the City of Alachua's land development ordinances, Specifically Sub Part B, Sections 2.4.3, 3.6.2, 3.6.3, and 6.9. Listed species include wildlife and plant species listed as Endangered, Threatened, or Species of Special Concern listed in rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C., and in 50 Code of Federal Regulations 17.12. The condition of onsite habitat and potential wildlife use was evaluated by conducting field site visits and reviewing pertinent databases maintained by the Florida Natural Areas Inventory (FNAI), Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Fish and Wildlife Conservation Commission (FWC) for land cover, listed species habitat, anticipated wildlife utilization and documented occurrences of rare species or community types on or adjacent to the property.

PROJECT LOCATION

The Tolosa PD property is located immediately south of State Road 235 (SR 235), approximately one mile north-northeast of the intersection of SR 235 and US Highway 441 in Alachua, Florida (Figure 1). The subject parcel is more specifically located between SR 236 to the north, 158th Street to the south, a powerline easement (including a portion of the Northwest 135th Terrace Right-of-Way) to the west, and Hipp Way to the east. The surrounding landscape consists almost entirely of residential land uses. The Tolosa PD property is currently managed for timber production.

METHODOLOGY

A Verde scientist visited the site on October 17, 2017, January 31, 2018 and July 2, 2018. During these site visits, the property was thoroughly traversed on foot. The condition of onsite habitats, existing community structure, and direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of listed species and the extent of potential habitats were recorded. Verde scientists evaluated onsite vegetative communities in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999). A site specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix A). The results of the query were reviewed to determine the potential for listed species on and around the Tolosa PD property.

RESULTS AND DISCUSSION

Landscape and Hydrology

The Tolosa PD property primarily slopes down from east to west with elevations ranging from approximately 145 to 90 ft-NAVD. The high point of the site is located near the eastern boundary. From here, the topography slopes down to the south, east, and northeast (Figure 2). An unnamed ephemeral creek bisects the northwest corner of the property. This creek originates offsite to the north and flows onto the property via a culvert located under SR 235. The creek then flows west-southwest toward an offsite wetland located on the adjacent parcel to the west. The lower lying

areas within and adjacent to the creek support a hardwood swamp community. Except for runoff from SR 235 and creek flow through the associated culvert, onsite hydrologic conditions are largely associated with direct rainfall. There are no Special Flood Hazard Areas mapped within the Tolosa PD property.

Soils

The Natural Resources Conservation Service (NRCS) has mapped eleven soil types within the subject parcel (Figure 3). All onsite soils are characterized as sand or fine sand. The soil drainage classes range from well drained (Arredondo, Fort Meade, Kendrick, and Gainesville) to very poorly drained (Pomona). Very little to no change in habitat type was observed between soil types, although the creek and associated wetlands were mostly associated with the Pomona fine sand.

Land Use and Natural Communities

Verde scientists classified/verified three different land cover types within the Tolosa PD property (Figure 4). These three land cover classifications include upland conifer forest (4100), upland hardwood conifer mixed (4340), and stream and lake swamp/bottomland (6150). Adjacent offsite land use/cover also includes various residential land uses (FLUCFCS 1110, 1130, and 1230) in addition to the three types found onsite. The habitats observed onsite are common within the landscape surrounding the property, and their condition and species composition is as expected for forested habitats near residential land uses. Each onsite community is discussed in more detail below.

Upland Conifer Forest (FLUCFCS 4100)

This habitat occupies areas of higher elevation within the center and east portions of the Tolosa PD property and represents more than half of the entire project area. Historically, this habitat was managed as improved pasture, but active management ceased in the mid-1990s and a forest community began to naturally establish itself. Prior to recent tree harvesting work, this community was characterized by a closed canopy and relatively open understory. The canopy was dominated by loblolly pine (*Pinus taeda*). Co-dominant canopy species included laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), and camphor tree (*Cinnamomum camphora*). The sparsely vegetated understory and groundcover strata were dominated by common persimmon (*Diospyros virginiana*), green briar (*Smilax* sp.), woods grass (*Oplismenus setarius*), sedges (*Carex* sp.), wood sorrel (*Oxalis corniculata*), beggar tick (*Bidens alba*), coral ardisia (*Ardisia crenata*), goldenrod (*Solidago* sp.), American beauty berry (*Callicarpa americana*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), and various canopy tree saplings and seedlings. Most of the canopy trees were harvested after the October 2017 site visit and before January 31, 2018. A scattering of canopy trees remains, but the area is now dominated by moderately dense understory and groundcover strata comprised of tree saplings, American beauty berry, green briar, blackberry, goldenrod, Florida betony (*Stachys floridana*), beggar tick, coral ardisia, sedges, wood sorrel, and grapevine.

The upland conifer forest provides fair value to local wildlife. Although the forest was not intensively managed compared to a typical pine plantation, the age/size structure of the canopy trees was similar to an even-aged plantation and the forest generally lacked large canopy trees preferred for nesting. The sparse understory and groundcover strata provided minimal cover and foraging value, although there was a fair amount of mast for browsing wildlife. While the habitat

does now provide additional cover and forage value following the recent harvest, it still lacks large canopy trees.

Upland Hardwood Forest (FLUCFCS 4340)

The upland hardwood forest is found at slightly lower elevations around the property's perimeter. Like the conifer forest community described above, this habitat is also characterized by a closed canopy and relatively open understory. The canopy is dominated by a mixture of laurel oak, live oak, hickory, black cherry, sweetgum, southern magnolia (*Magnolia grandiflora*), chinaberry (*Melia azedarach*), and camphor tree. The understory and groundcover is dominated by coral ardisia, Florida betony, green briar, common persimmon, wood sorrel, woods grass, partridge berry (*Mitchella repens*), American pokeweed (*Phytolacca americana*), American beauty berry, and various tree saplings. The upland hardwood forest provides fair or moderate value to local wildlife. The canopy does include a mix of larger trees suitable for nesting, but the understory and groundcover strata provide minimal cover and foraging value do to an increased abundance of non-native and invasive species.

Stream and Lake Swamp/Bottomland (FLUCFCS 6150)

This habitat is a narrow feature associated with the ephemeral creek that bisects the northwest corner of the property. The upper half of the creek consists of a sinuous channel with steep banks and a narrow riparian wetland habitat along the creek's edge. The creek and wetland widen as one moves downstream eventually developing multiple flow channels within a broader bottomland forest near the western property boundary. This creek and wetland habitat is dominated by sweetgum, sugarberry (*Celtis laevigates*), red maple (*Acer rubrum*), southern magnolia, laurel oak, pignut hickory, Carolina ash (*Fraxinus caroliniana*), Chinaberry, coral ardisia, trumpet creeper (*Campsis radicans*), Walter's viburnum (*Viburnum obovatum*), green briar, woods grass, wood sorrel, smooth beggar tick (*Bidens laevis*), maiden fern (*Thelypteris* sp.), American pokeweed, sedges, and goldenrod. The upper reaches of the stream and bottomland habitat provide similar habitat value as the upland hardwood forest discussed above. The lower third of this wetland (after the habitat widens) provides higher nesting, foraging, and cover value sufficient for most local wildlife species do to an increase in small openings in the canopy capable of supporting a denser groundcover stratum. However, even here, the value is less than optimal due to an abundance of invasive species.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), pileated woodpecker (*Dryocopus pileatus*), eastern gray squirrel (*Sciurus carolinensis*), and nine-banded armadillo (*Dasypus novemcinctus*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), cottonmouth (*Agkistrodon piscivorus*), black racer (*Coluber constrictor*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified five State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), many-flowered grass-pink (*Calopogon multiflorus*), Florida spiny-pod (*Matelea floridana*), Florida mountain-mint

(*Pycnanthemum floridanum*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as “potentially occurring” if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Tolosa PD property is located within the accepted range of these five listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these five species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. Occasionally, these forest openings can develop because of natural canopy tree mortality or windfall if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to lack of habitat and absence of periodic fires.

Many-Flowered Grass-Pink (Threatened: State)

The Tolosa PD property does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. Flatwoods habitats are typically characterized as a pyrogenic community with an open canopy, sparse understory and dense groundcover stratum. This habitat type is lacking on the Tolosa PD property and the upland conifer forest described above is not suitable habitat for the many-flowered grass-pink.

Florida Spiny-Pod (Endangered: State)

This species can potentially be found within a variety of habitats ranging from mesic hammock to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. However, it is unlikely that the Florida spiny-pod would be found onsite. The Florida spiny-pod would not be found within improved pasture, which much of the site was managed as prior to the 1990s, thus the species would not be expected to be found in the existing seed bank. Furthermore, the forest communities that have developed following the cessation of ranching is too young to have developed into an uneven age forest that would provide a mix of canopy trees and scattered forest openings.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally associated within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. Potential habitat for this species does exist in the lower third of the onsite wetland (FLUCFCS 6150), where the ephemeral creek and associated wetland widens. However, it is unlikely that the Florida mountain-mint would be found on the Tolosa PD property due to the increased prevalence of invasive plant species. The wetland canopy openings observed in the field supported a groundcover stratum dominated by coral ardisia.

Silver Buckthorn (Endangered: State)

The Tolosa PD property does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sink holes were observed on the Tolosa PD property.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this environmental assessment. The FNAI Biodiversity Matrix Query returned one listed species, The Eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), gopher tortoise (*Gopherus polyphemus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher frog (*Rana capito*), Florida mouse (*Peromyscus floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area.

These species returned by the FNAI Biodiversity Matrix Query would not likely utilize the property to any significant extent due to current property management, the property's proximity to residential land uses, and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. Although the species commonly feeds in wetlands during summer months, indigo snakes require burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property's habitats.

Florida Burrowing Owl (Species of Special Concern: State)

Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. Burrowing owls are also often found in ruderal habitats (e.g. pastures, airports, vacant fields, and road right-of-ways) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. The forested upland habitats found onsite are not conducive to supporting burrowing owl populations.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that short-tailed snakes would be found onsite.

Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Tortoises prefer dry, well drained habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. Although the recently harvested

upland forests currently lack a closed canopy, there is minimal tortoise habitat adjacent to the Tolosa PD property and it is unlikely that tortoises would migrate onsite.

Florida Sandhill Crane (Threatened: State)

The Tolosa PD property does not provide suitable habitat for the Florida sandhill crane. This species nests and forages within wet prairies, shallow freshwater marshes, wet pasturelands or other open wetland habitat, often foraging within the transitional zones between deep marshes and adjacent dry prairies and pastures. The Florida sandhill crane avoids forested habitats and would not be found onsite.

Gopher Frog (Species of Special Concern: State)

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Furthermore, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.

Florida Mouse (Species of Special Concern: State)

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite.

Florida Pine Snake (Species of Special Concern: State)

Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.

Sherman's Fox Squirrel (Species of Special Concern: State)

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. It is unlikely that fox squirrels will reside on the property due to the lack of a mature forest community and appropriate fire regime or other adjacent, open habitats.

CONCLUSION AND CONSIDERATIONS

In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Furthermore, none of the property is mapped as a special flood hazard zone or a high natural groundwater recharge area. The only environmentally sensitive land or feature found on the Tolosa PD property is the ephemeral creek and associated wetlands (Figure 4: FLUCFCS 6150).

The development plans dated November 2018 avoid impacts to the creek and wetland feature. No construction is proposed within the wetland and the associated 75-foot upland buffer. The plans do show a pedestrian trail (labeled on the drawing(s) as "Proposed 8' Neighborhood Trail"). This pedestrian trail does traverse a minor portion of the 75-foot upland buffer, but at no point does it come any closer than 60 feet from the wetland boundary. Trails of this nature, whether created

using pervious or impervious material, have no or de minimus effect on natural communities and associated wildlife habitat. As such, they are most often exempt from permitting or allowed under general permits designed to fast tract the permitting process, provided certain design guidelines are followed. In the future, this trail system may be modified to include a pedestrian crossing over the wetland, connecting the development areas north and south of the creek. The location and design of this future crossing, if built, will be selected as to minimize any impact to the wetland habitat and to maintain a de minimus effect on wetland hydrology, vegetation and wildlife utilization.

FIGURES

TOLOSA PD

Environmental Assessment and Listed Species Survey

**Alachua County Parcel Number:
03135-000-000**

December 2018 - *revision*

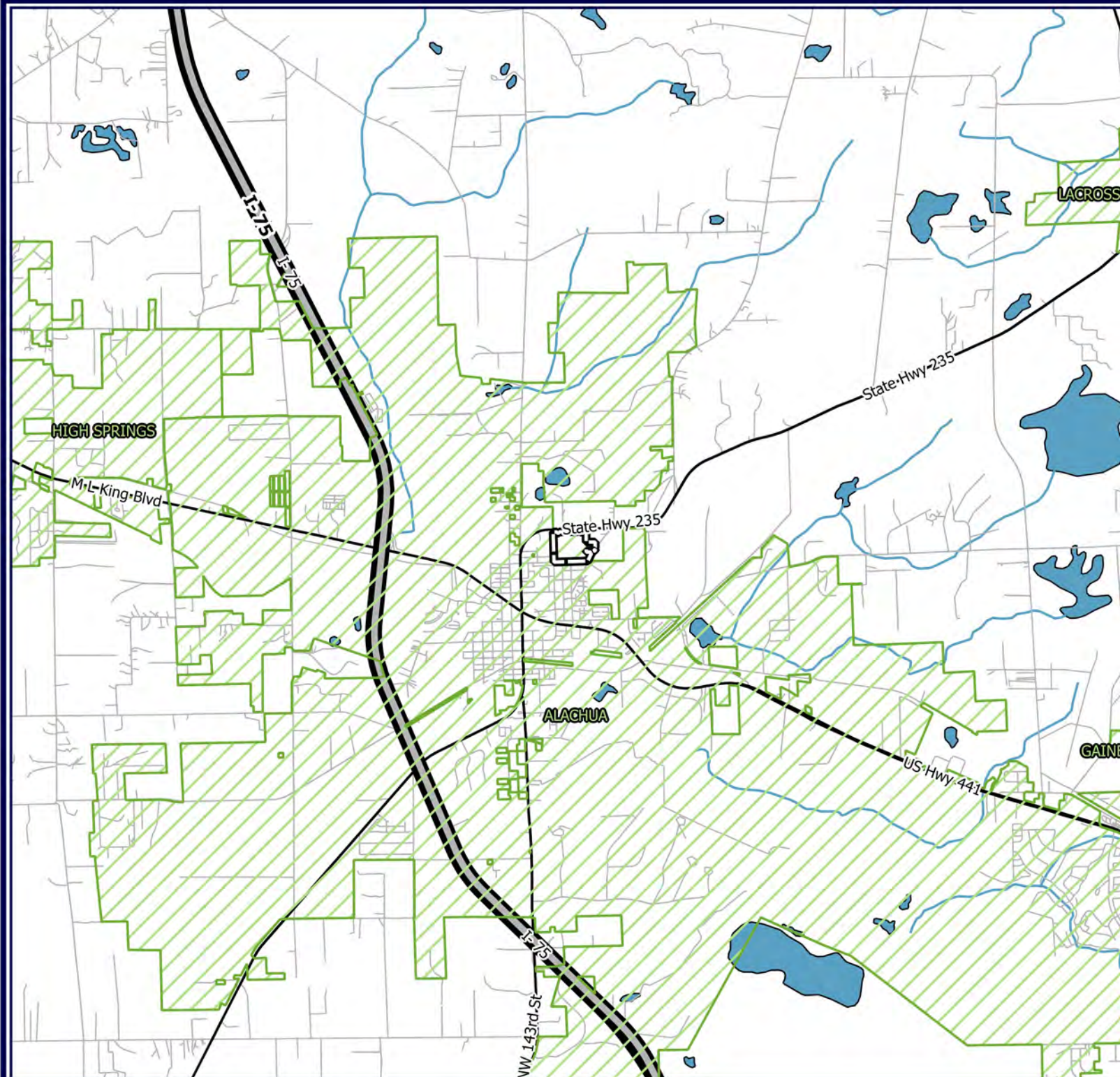
FIGURE 1: SITE LOCATION
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000



LEGEND

PARCEL BOUNDARY

-  CITIES
-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  STREAMS
-  WATER BODIES




DATA SOURCES: ALACHUA COUNTY, SRWMD, U.S.G.S./NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

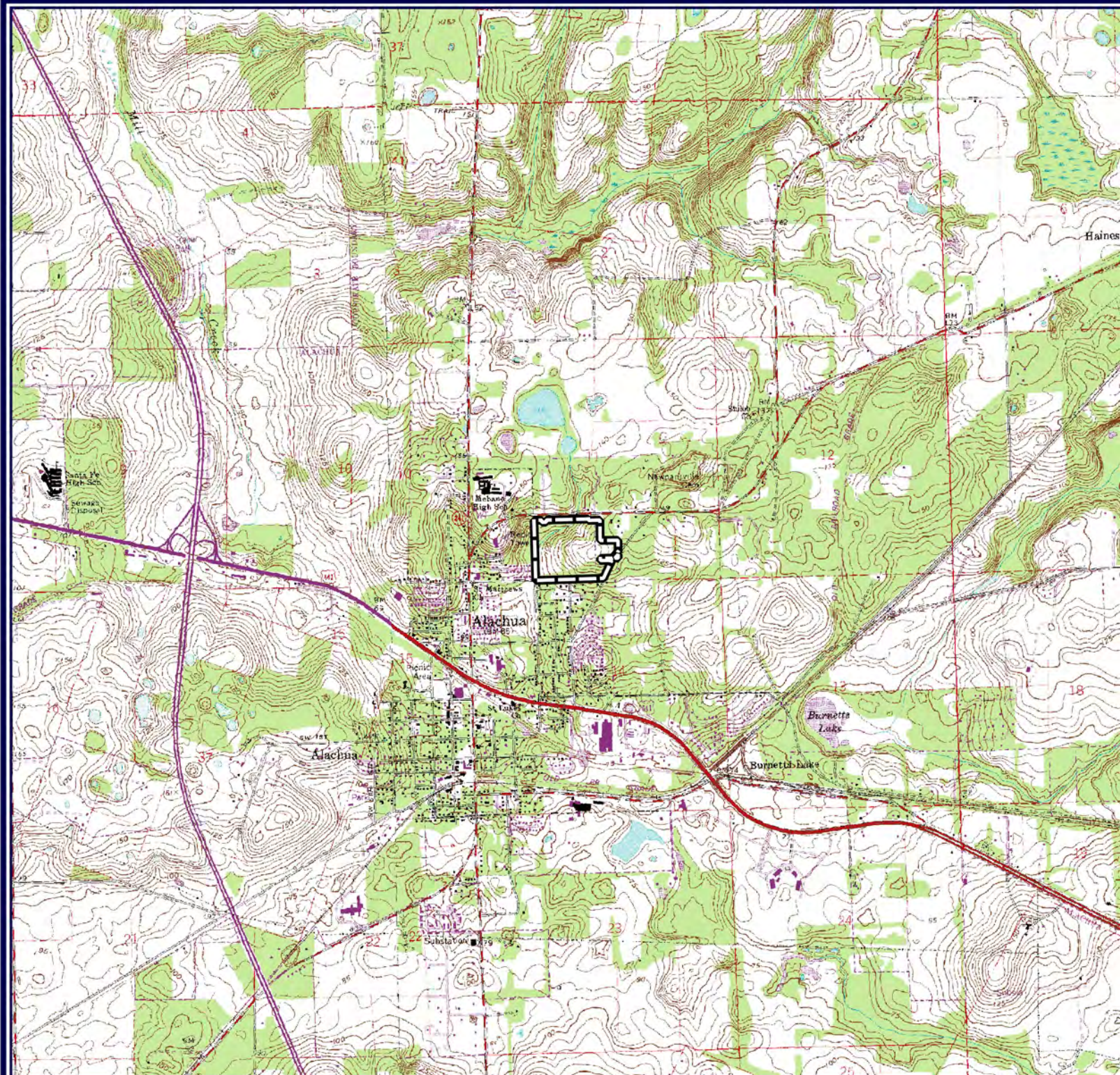
**FIGURE 2: USGS 24K TOPOQUAD
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000**

0 1500 3000 FT
1:36,000



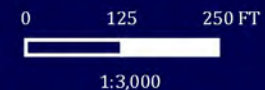
LEGEND

 PARCEL BOUNDARY



DATA SOURCES: ALACHUA COUNTY, SRWMD,
USGS/NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE
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SCALED FOR PRINTING ON 8.5X11" PAPER.

**FIGURE 3: NRCS SOILS
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000**



LEGEND

 PARCEL BOUNDARY

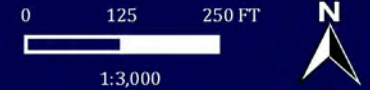
 NRCS SOILS

SYMBOL	MAPPING UNIT NAME	DRAINAGE CLASS	AREA ONSITE (AC.)
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	6.05
4	ARREDONDO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	WELL DRAINED	0.08
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	3.87
20	TAVARES SAND, 0 TO 5 PERCENT SLOPES	MODERATELY WELL DRAINED	0.57
25	POMONA SAND, DEPRESSIONAL	VERY POORLY DRAINED	3.7
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED	4.26
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	2.29
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	11.71
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	6.73
76	BIVANS SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	3.39
77	BIVANS SAND, 8 TO 12 PERCENT SLOPES	POORLY DRAINED	7.8



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

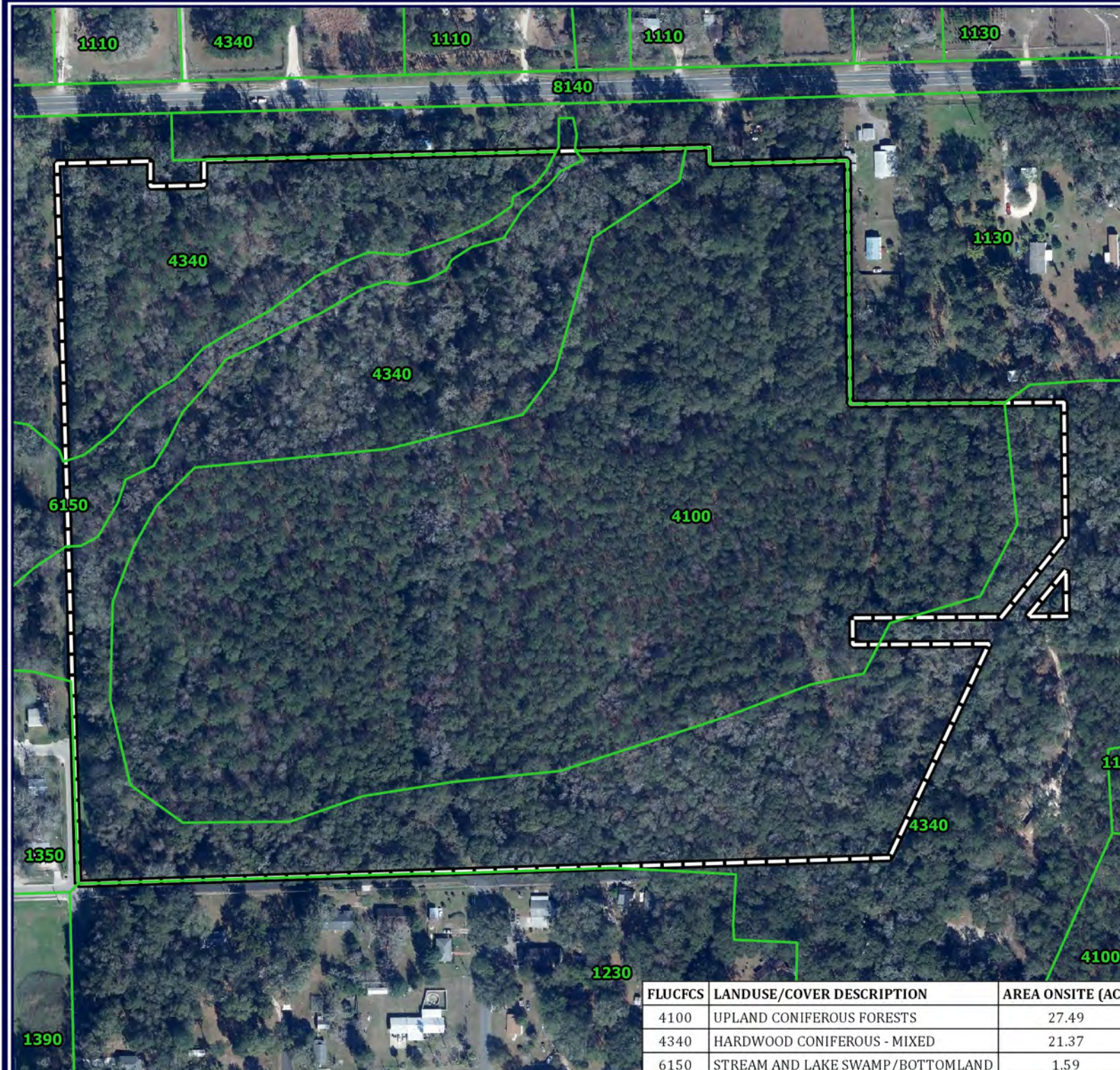
**FIGURE 4: FLUCFCS
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000**



LEGEND

 PARCEL BOUNDARY

 FLUCFCS



FLUCFCS	LANDUSE/COVER DESCRIPTION	AREA ONSITE (AC.)
4100	UPLAND CONIFEROUS FORESTS	27.49
4340	HARDWOOD CONIFEROUS - MIXED	21.37
6150	STREAM AND LAKE SWAMP/BOTTOMLAND	1.59



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

FNAI BIODIVERSITY MATRIX QUERY RESULTS

TOLOSA PD

Environmental Assessment and Listed Species Survey

**Alachua County Parcel Number:
03135-000-000**

December 2018 - *revision*



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

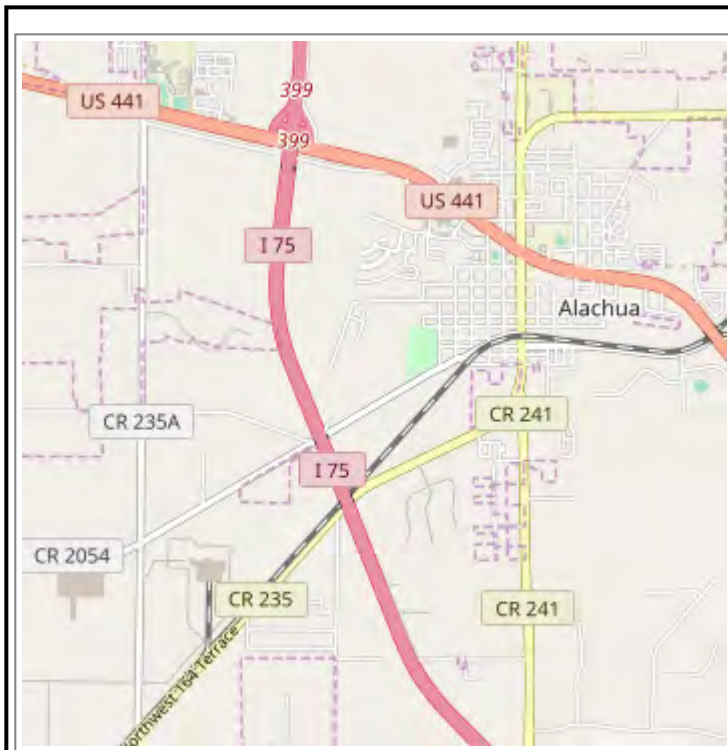
UNOFFICIAL REPORT

Created 7/5/2018

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24844



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24844

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24844

20 **Potential** Elements for Matrix Unit 24844

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
<i>Asplenium x curtissii</i> Curtiss' Spleenwort	GNA	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Peromyscus floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	T
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Sideroxylon alachuense</i> Silver Buckthorn	G1	S1	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

**Ormond Beach**

286 Buckskin Lane Ormond Beach, FL 32174
(352) 792 4757 • scott@verdeenv.com

Gainesville

1723 SW 78th Terrace Gainesville, FL 32607
(352) 317 1579 • justin@verdeenv.com

October 18, 2017

Jay Brown
3530 NW 43rd St.
Gainesville, FL 32606
Jay.Brown@JBProGroup.com

Re: Wetland delineation
Alachua Creed PUD, Alachua, FL
Alachua County, Parcel No.: 03135-000-000
Verde Environmental -- Proj. No. 17-031

Dear Jay,

Verde Environmental Co. (Verde) visited the above referenced property on October 17, 2017 to identify and delineate any wetland habitat. The property was traversed on foot, and potential wetland habitat was assessed in accordance with the methods outlined in the *Florida Unified Wetland Delineation Methodology* (Chapter 62-340, F.A.C.) and the *Army Corps of Engineers Wetland Delineation Manual* (1987). The results of this assessment are discussed below.

The site contains approximately 1.57 acres of wetland habitat (see enclosed Wetlands map). The wetland-upland boundary was marked in the field using numbered segments of pink flagging tape. The location of each wetland flag was recorded using a handheld GPS.

The wetland habitat includes an ephemeral stream and is most consistent with the FLUCCS Mixed Wetland Hardwoods. Dominant wetland vegetation included: sweetgum (*Liquidambar styraciflua*), sugarberry (*Celtis laevigates*), red maple (*Acer rubrum*), southern magnolia (*Magnolia grandiflora*), laurel oak (*Quercus laurifolia*), pignut hickory (*Carya glabra*), Carolina ash (*Fraxinus caroliniana*), Chinaberry (*Melia azedarach*), coral ardisia (*Ardisia crenata*), trumpet creeper (*Campsis radicans*), green brier (*Smilax* sp.), woods grass (*Oplismenus setarius*), wood sorrel (*Oxalis* sp.), smooth beggartick (*Bidens laevis*), maiden fern (*Thelypteris* sp.), American pokeweed (*Phytolacca americana*), sedges (*Carex* spp.), and goldenrod (*Solidago* sp.). Wetland soils were characterized by the hydric soil Sandy Redox and hydrologic indicators included secondary flow channels, sediment deposition, rafted debris, and fluted roots.

The uplands were dominated by laurel oak, live oak (*Quercus virginiana*), common persimmon (*Diospyros virginiana*), sweetgum, pignut hickory, loblolly pine (*Pinus taeda*), camphor tree (*Cinnamomum camphora*), southern magnolia, black cherry (*Prunus serotina*), American beautyberry (*Callicarpa americana*), coral ardisia, green brier, and Florida betony (*Stachys floridana*). No hydric soils or indicators of wetland hydrology were observed within the uplands.

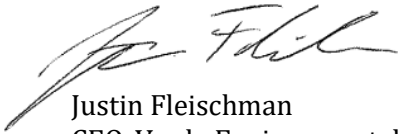
Once you are ready to proceed with development, you may need to have a professional surveyor create a property boundary survey that includes the location of our wetland line. This survey, along with a detailed development plan, can then be submitted as part of any application for a construction

Jay Brown
October 18, 2017
Page 2 of 2

and/or wetland permit from Alachua County. Furthermore, you will also be required to obtain an Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection (FDEP) prior to impacting the wetland habitat. The ERP and County construction permit will describe the extent of wetland impact, the volume of fill material to be used, and the amount of wetland mitigation provided to offset the loss of wetland habitat.

Thank you for this opportunity to provide professional consulting services. Please call me at 352-317-1579 if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Fleischman". The signature is stylized with a large, sweeping initial "J" and a cursive "F".

Justin Fleischman
CEO, Verde Environmental

Enclosure: Wetlands Map

WETLANDS
ALACHUA CREEK PUD
ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000
2014 TRUE COLOR AERIAL

0 125 250 FT
1:3,000



LEGEND

- WETLAND FLAGS
- ▨ WETLANDS (+/-1.57 AC.)
- ▭ PARCEL BOUNDARY



DATA SOURCES: ALACHUA COUNTY, USGS/NHD, FL DOT,
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