

FOR PLANNING USE ONLY

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

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

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

A. PROJECT

1. Project Name: Savannah Station Phase II
2. Address of Subject Property: CR 235, between NW 157th Street and 123rd Avenue
3. Parcel ID Number(s): Portion of 03905-002-000 & 03980-002-001
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Commercial & Moderate Density Residential
6. Zoning Designation: PUD & Agriculture
7. Acreage: ±178

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): John Maxfield Title: Director of Land Development
 Company (if applicable): CHW
 Mailing address: 11801 Research Drive
 City: Alachua State: Florida ZIP: 32615
 Telephone: (352) 331-1976 FAX: () e-mail: johnm@chw-inc.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Waco Properties, Inc.
 Mailing Address: 569 South Edgewood Avenue
 City: Jacksonville State: Florida ZIP: 32205

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

Preliminary Plat Attachments:

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

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

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

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

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Construction Plans Attachments:

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

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

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

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

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

Final Plat Attachments:

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

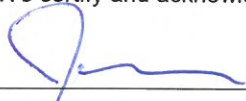
Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

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4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

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

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

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


 Signature of Applicant

 Signature of Co-applicant

John Maxfield, P.E.

 Typed or printed name and title of applicant

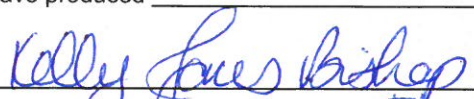
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of Aug, 2018, by John

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




 Signature of Notary Public, State of Florida

CONCURRENCY IMPACT ANALYSIS

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0293
From: Ryan Thompson, AICP, Planning Project Manager
Date: October 29, 2019
RE: Savannah Station, Phase 2A, Unit 1

This application is for a 37-lot single-family detached subdivision on a ±8.46-acre portion of Alachua County Tax Parcels 03905-000-000 and 03980-002-001. The site is located in the south corner of the CR 235/NW 157th Street intersection. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Planned Development – Residential (PD-R), which allows up to four (4) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

Roadways / Transportation

Table 1: Projected Net Trip Generation

Land Use ¹	Units ²	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	37	9.44	349	0.74	27	0.99	36
Total	-	-	349	-	27	-	36

1. Source: ITE Trip Generation 10th Edition
2. Source: City of Alachua Ordinance 18-19.

Conclusion: Approval of this application may generate **349 daily vehicle trips**. However, the proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 2a-c.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	(SCL to CR 241)	
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ¹	6,341	602
Reserved Trips ¹	0	0
Available Capacity	8,779	757
Projected Trip Generation ²	349	36
Available Capacity w/ Application approval	8,430	721

1. Source: City of Alachua March 2019 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is estimated to be 100%.

Table 2b: Projected Impacts on Roadways, CR 2054 West

	AADT	PM
Traffic System Category	CR 2054	
	(West of SR 235)	
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ¹	1,774	169
Reserved Trips ¹	1,481	166
Available Capacity	11,865	1,024
Projected Trip Generation ²	17	2
Available Capacity w/ Application Approval	11,848	1,022

1. Source: City of Alachua March 2019 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 5%.

Table 2c: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	CR 235A South	
	(South of US 441)	
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ¹	3,780	359
Reserved Trips ¹	233	31
Available Capacity	11,107	969
Projected Trip Generation ²	174	18
Available Capacity w/ Application Approval	10,933	951

1. Source: City of Alachua March 2019 Development Monitoring Report

2. NOTE: Projected trip distribution percentage is estimated to be 50%.

Conclusion: Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadways are CR 235, which the project site is directly fronting, CR 2054, which is estimated to receive only 5% of the total projected AADT, and CR 235A South, which is the nearest major intersection. This development will not contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. Tables 2a through 2c demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this application's approval.

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,236,000
Reserved Capacity ¹	56,110
Residual Capacity ¹	1,007,890
Percentage of Permitted Design Capacity Utilized ¹	56.18%
Projected Potable Water Demand from Proposed Project ²	10,175
Residual Capacity after Proposed Project	997,715

1. Source: City of Alachua March 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (37 du x 275 GPD)

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	687,000
Reserved Capacity ¹	52,082
Residual Capacity ¹	760,918
Percentage of Permitted Design Capacity Utilized ¹	49.27%
Projected Sanitary Sewer Demand from Proposed Project ²	9,250
Residual Capacity after Proposed Project	751,668

1. Source: City of Alachua March 2019 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (37 du x 250 GPD)

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,328.52	972.45
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project ²		70

1. Source: City of Alachua March 2019 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: (37 du x 2.6 persons per du x .73 per capita)

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single-Family Residential	37	.14	5	.06	2	.08	3

1. Source: City of Alachua March 2019 Development Monitoring Report.

Conclusion: Approval of this Rezoning application would reduce the subject property's projected impact on the Public School System. However, without considering the previously approved development, this application's approval would generate a demand of **5 elementary, 2 middle, and 3 high school student stations** to this system.

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage ¹	117.65
Acreage Required to Serve Existing Population ¹	49.68
Reserved Capacity ¹	0.62
Available Recreation Acreage ¹	67.35
Proposed Recreational Impact ²	0.481

1. Source: City of Alachua March 2019 Development Monitoring Report.

2. Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 37 units x 2.6 person per du x (5 acres/1,000 persons)

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.



COMPREHENSIVE PLAN CONSISTENCY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0293
From: Ryan Thompson, AICP, Planning Project Manager
Date: August 30, 2018
RE: Savannah Station, Phase 2

This application is for a 180-lot single-family detached subdivision on a ±45.13-acre portion of Alachua County Tax Parcels 03905-000-000 and 03980-002-001. The site is located in the south corner of the CR 235/NW 157th Street intersection. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Planned Development – Residential (PD-R), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold**.

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 (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The project site has Moderate Density Residential FLU classification. This application seeks to permit 180 single-family dwelling units (four (4) dwellings per acre).

Policy 2.1.a: **Residential Planned Developments (PD):** The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

The project site is within the Residential Planned Development (PD-R) zoning district category. All dwelling units shall be detached, single-family homes. Subdivision and lot design standards are consistent with the Master Plan adopted by Ordinance 18-19.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

No non-residential activities are being proposed within the ±45.13-acre site at this time. However, if nonresidential onsite uses are desired in the future, a revised Master Plan shall be submitted that includes all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Savannah Station, Phase 1 has both active and passive recreation facilities, such as passive trails, outdoor workout facilities, and/or community gathering spaces. These facilities will be extended into Phase 2.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site is designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include a 10' easement for a pedestrian way, as described in LDR §7.2.3(B)(4).

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

The proposed second phase of Savannah Station is designed to utilize the existing City of Alachua potable water and sanitary sewer infrastructure currently serving Phase I and surrounding uses. Roadway lengths have been minimized by providing mid-block pedestrian ways rather than additional roadways that do not increase roadway safety or necessary vehicle capacity.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

A 15' natural buffer is provided along the NW 157th Street right-of-way, consistent with the PD Master Plan.

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.

The proposed development exceeds the 10% minimum open space requirement. Onsite open spaces comprises of stormwater management facilities, landscaping, buffers, and the ±3-acre topographic feature onsite.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a developed area of the City and is considered infill development. The site is bound to the south by Savannah Station, Phase 1, the west/north by CR 235, and the east by NW 157th Street. The potential urban infill redevelopment on the project site will help to reduce development pressures in the urban fringe and in more rural areas of the City.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

This application is consistent with the Comprehensive Plan and the PD-R conditions in Ordinance 18-19, including the development standards in the adopted Master Plan. The Master Plan was designed to maximize onsite natural features.

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.

There are no onsite wetlands or flood areas onsite.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are no steep slopes onsite.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood prone areas onsite.

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.

There are no wetlands located onsite.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

The site is not known to have listed species.

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

A Concurrency Impact Analysis report estimates the impacts onsite development will have on available facilities and services. No facilities and/or services will operate below the adopted Level Of Service (LOS).

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.

Public facilities shall continue to operate at or below established LOS standards following onsite development.

Transportation Element

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or

4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

The site utilizes an existing ingress/egress on CR 235 as well as one additional ingress/egress on CR 235 approximately 950 feet to the north. A secondary access point to be used by emergency vehicles only is located along NW 157th Street.

Conservation and Open Space Element

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. Furthermore, the Pits and Dumps portion of the site is located within the topographical feature that will be set aside and not developed. Site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The ±45.13-acre subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis.

DATE: October 7, 2019

CLIENT: FLETCHER DEVELOPMENT

PROJECT NAME: SAVANNAH STATION PHASE 2 – REVISIONS TO PLAT

PROJECT NO: 17-0293.04

DESCRIPTION FOR: PHASE 2A, UNIT 1 (Part of TP 03980-002-001)

PARCEL A:

A PARCEL OF LAND, BEING SITUATED IN THE NORTH ONE-HALF (N 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°53'43" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,307.62 FEET TO THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "27", PAGE 41 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41°53'43" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 656.87 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 48°06'17" EAST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 395.00 FEET; THENCE SOUTH 48°06'17" EAST, A DISTANCE OF 6.83 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 48°06'17" EAST, A DISTANCE OF 44.03 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 221.89 FEET TO THE NORTH BOUNDARY LINE OF AFOREMENTIONED SAVANNAH STATION PHASE ONE, A SUBDIVISION; THENCE NORTH 48°05'05" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 7.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°58'47" WEST, 24.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 58°14'05" AND AN ARC LENGTH OF 25.41 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°23'35" WEST, 111.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 105°04'05" AND AN ARC LENGTH OF 128.36 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°30'53" WEST, 19.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 46°49'53" AND AN ARC LENGTH OF 20.43 FEET TO END OF SAID CURVE; THENCE NORTH 48°06'05" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 183.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 4.57 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL B:

COMMENCE AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH $41^{\circ}53'43''$ EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,307.62 FEET TO THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "27", PAGE 41 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH $48^{\circ}06'05''$ EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SAVANNAH STATION PHASE ONE, A SUBDIVISION, A DISTANCE OF 183.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $71^{\circ}30'53''$ EAST, 19.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF $46^{\circ}49'53''$ AND AN ARC LENGTH OF 20.43 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $42^{\circ}23'35''$ EAST, 111.12 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF $105^{\circ}04'05''$ AND AN ARC LENGTH OF 128.36 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $18^{\circ}58'47''$ EAST, 24.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF $58^{\circ}14'05''$ AND AN ARC LENGTH OF 25.41 FEET TO THE END OF SAID CURVE; THENCE SOUTH $48^{\circ}05'05''$ EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $41^{\circ}40'59''$ EAST, 32.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF $12^{\circ}31'21''$ AND AN ARC LENGTH OF 32.78 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $62^{\circ}32'29''$ EAST, 22.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF $53^{\circ}54'43''$ AND AN ARC LENGTH OF 23.52 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}40'25''$ EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 59.88 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $89^{\circ}20'40''$ EAST, 3.43 FEET; THENCE, DEPARTING SAID NORTH BOUNDARY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}57'49''$ AND AN ARC LENGTH OF 3.43 FEET TO THE END OF SAID CURVE; THENCE NORTH $00^{\circ}15'29''$ EAST, A DISTANCE OF 129.79 FEET; THENCE SOUTH $89^{\circ}44'31''$ EAST, A DISTANCE OF 275.00 FEET; THENCE SOUTH $00^{\circ}15'29''$ WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH $89^{\circ}44'39''$ EAST, A DISTANCE OF 114.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $45^{\circ}17'14''$ EAST, 35.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $89^{\circ}56'31''$ AND AN ARC LENGTH OF 39.24 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}48'00''$ EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $44^{\circ}42'46''$ EAST, 35.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $88^{\circ}27'46''$ AND AN ARC LENGTH OF

39.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}44'31''$ EAST, A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $45^{\circ}17'14''$ EAST, 35.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $89^{\circ}56'31''$ AND AN ARC LENGTH OF 39.24 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}41'02''$ EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH $00^{\circ}18'58''$ WEST, A DISTANCE OF 21.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $25^{\circ}34'44''$ EAST, 21.84 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $51^{\circ}47'25''$ AND AN ARC LENGTH OF 22.60 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $46^{\circ}05'33''$ EAST, 14.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $10^{\circ}45'47''$ AND AN ARC LENGTH OF 14.09 FEET TO THE END OF SAID CURVE; THENCE SOUTH $89^{\circ}40'36''$ EAST, A DISTANCE OF 158.84 FEET; THENCE SOUTH $81^{\circ}11'45''$ EAST, A DISTANCE OF 15.16 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3312, PAGE 1317 OF SAID PUBLIC RECORDS; THENCE SOUTH $00^{\circ}30'54''$ WEST, ALONG THE WEST BOUNDARY LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 89.50 FEET TO THE NORTHEAST CORNER OF LOT 89, OF AFOREMENTIONED SAVANNAH STATION PHASE ONE, A SUBDIVISION; THENCE, DEPARTING SAID WEST BOUNDARY LINE, NORTH $89^{\circ}30'38''$ WEST, ALONG AFOREMENTIONED NORTH BOUNDARY LINE OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, A DISTANCE OF 205.10 FEET; THENCE SOUTH $00^{\circ}27'03''$ WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 45.01 FEET; THENCE NORTH $89^{\circ}34'37''$ WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 726.71 FEET; THENCE NORTH $00^{\circ}28'06''$ EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3.89 ACRES, MORE OR LESS.

SAID PARCELS OF LANDS COMBINED CONTAINING A NET ACREAGE OF 8.46 ACRES, MORE OR LESS.



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): Daniel Young, P.E. Title: Director of Engineering

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: Florida

ZIP: 32615

Telephone: (352) 331-1976

FAX: _____

e-mail: daniely@chw-inc.com

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

Name of Owner (title holder): Waco Properties, Inc.

Mailing Address: 569 South Edgewood Avenue

City: Jacksonville

State: Florida

ZIP: 32205

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

B. PROJECT

1. Project Name: Savannah Station Phase II Unit 1

2. Address of Subject Property: CR 235, between NW 157th Street and 123rd Avenue

3. Parcel ID Number(s): Portion of 03905-002-000 & 03980-002-001

4. Section 21 & 28 Township 08 South Range 18 East Grant N/A Acreage: ±8.46

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: PUD

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 37

☐ 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: Irby & Alachua

Middle: Mebane

High: Sante Fe

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	37	units	x	0.14	Elementary School Multiplier*	6	Student Stations**
Middle School	37	units	x	0.06	Middle School Multiplier*	2	Student Stations**
High School	37	units	x	0.08	High School Multiplier*	3	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

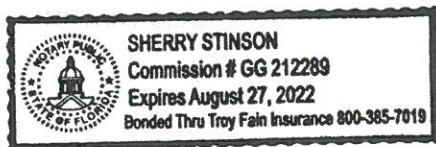
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of October, 2019 by Daniel

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



Sherry Stinson
 Signature of Notary Public, State of Florida

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

Certification

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

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

Elementary SCSA: _____

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

Middle SCSA: _____

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

High SCSA: _____

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

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

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

Date: _____

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

03975-003-000
HIRKO AARON C & LAURA W
12717 NW 157TH ST
ALACHUA, FL 32615

03975-008-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03975-002-000
JAMES, THOMAS L
12809 NW 157TH ST
ALACHUA, FL 32615-6454

03905-002-001
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03903-010-010
BAYLES HOWARD LAWRENCE ...
PO BOX 586
ALACHUA, FL 32616-0586

03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03975-004-000
DANSBY JONATHAN & CHERYL
PO BOX 754
ALACHUA, FL 32616

03975-007-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03975-009-000
DAMPIER BRIAN K
12503 NW 157TH ST
ALACHUA, FL 32615

03903-010-024
LEWIS WILLIE J & PHIMETTO D
16002 NW PEGGY RD
ALACHUA, FL 32615

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03975-006-000
HOWELL MICHAEL M
12605 NW 157TH ST
ALACHUA, FL 32615-6453

03980-002-000
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03904-000-000
CHASTEEN & FAIRCLOTH &, M...
26126 NW 182ND AVE
HIGH SPRINGS, FL 32643

03975-005-000
CALHOUN LYNNWOOD HEIRS
12613 NW 157TH ST
ALACHUA, FL 32615-6453

03903-010-021
MCCHESNEY WAYNE D & ELLE...
PO BOX 1895
ALACHUA, FL 32616

03903-010-009
ZEMON MICHAEL & DORIS NAD...
13207 NW 167TH TER
ALACHUA, FL 32615-8109

03975-001-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03903-010-023
GAY ANNE F LIFE ESTATE
PO BOX 606
ALACHUA, FL 32616-0606

03904-001-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

03980-020-077
CURL KENNETH WADE & JACQ...
15945 NW 122ND LANE
ALACHUA, FL 32615

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776-9654

03981-005-001
HALBROOK JAMES RONALD JR...
11306 NW 161ST ST
ALACHUA, FL 32615

03980-020-088
ATKINSON, CAMERON & SARA...
12253 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-001
CRUZ & GARCIA H/W
12282 NW 162ND DR
ALACHUA, FL 32615

03980-020-043
ANDERSON AMANDA
15984 NW 121ST LN
ALACHUA, FL 32615

03980-020-040
SIMMONS ROBERT JR
15924 NW 121ST LN
ALACHUA, FL 32615

03980-020-024
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-020-103
WHITE MONICA L
2242 NW 29TH AVE
GAINESVILLE, FL 32605

03980-020-099
INFANTINO MICHAEL J & KELLY...
15956 NW 122ND LN
ALACHUA, FL 32615

03905-002-001
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03980-020-090
SUAREZ, GEORGE E & ANNE E
2088 JACKSON RIDGE COVE
KENNESAW, GA 30144

03980-020-087
BURDGE DEAN C & MARIE N
12233 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-070
,

03980-020-027
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03980-020-048
ENTRUST HOLDINGS LLC
4021 A NE 2ND WAY
GAINESVILLE, FL 32609

03980-020-105
RAIFORD GEORGE
16070 NW 122ND LN
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER ...
933 NORTH CLARA AVE
DELAND, FL 32720

03980-020-021
THOMPSON & WELLS
16093 NW 121ST LN
ALACHUA, FL 32615

03980-020-071
MYER, DEANNE
16051 NW 122ND LN
ALACHUA, FL 32615-0221

03980-020-082
CHAPMAN AARON C & RONNIC...
15869 NW 122ND LN
ALACHUA, FL 32615

03980-020-081
BROCK AMANDA S
7142 NW 121ST AVE
ALACHUA, FL 32615

04008-003-001
VINCENT MILTON BRIEN & BRE...
16919 NW 110TH AVE
ALACHUA, FL 32615-6626

03980-003-004
ESKRIDGE, MARTY R
14705 MAIN ST
ALACHUA, FL 32615-8596

03980-003-053
WIGGLESWORTH ERNEST BAR...
11923 NW 164TH TER
ALACHUA, FL 32615-6460

03980-020-035
JASINSKI & JASINSKI
12151 NW 158TH ST
ALACHUA, FL 32615

03980-020-107
VIRGA, ROSE
20415 NW 113TH WAY
ALACHUA, FL 32615

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 8090...

03980-020-095
MOHR JENNIFER M
15882 NW 122ND LANE
ALACHUA, FL 32615

03980-020-044
CYR & ELLIOT
16022 NW 121ST LN
ALACHUA, FL 32615

03980-020-067
ROWE JULIUS M
16127 NW 122ND LN
ALACHUA, FL 32615

03980-020-084
THAO & WOOD W/H
15839 NW 122ND LN
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615-6459

03980-020-097
BEAUCHAMP & POTTER
15926 NW 122ND LN
Alachua, FL 32615

03981-004-007
STREIT, W J
16414 NW 110TH AVE
ALACHUA, FL 32615-6621

03975-015-000
TARA VILLAGE INC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03980-020-083
ANDRADE & MCNIFF
3319 MARBLE CREST DR
LAND O LAKES, FL 34638-6082

03980-020-041
FORTNER SCOTT W & LISA W
15944 NW 121ST LN
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

03980-020-085
SILVA CLAUDIA ELIZA
15819 NW 122ND LN
ALACHUA, FL 32615

03980-003-005
BOYD CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-020-038
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03980-020-089
SOUTHWELL, RYAN P
12273 NW 158TH ST
ALACHUA, FL 32615

03975-007-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

04008-005-004
JOHNS TIMOTHY CALVIN & SHA...
16333 NW 110TH AVE
ALACHUA, FL 32615-6624

03975-014-000
BURLEY THERESE K
12221 NW 157TH ST
ALACHUA, FL 32615-6446

03980-020-025
ZAVOCKI EDNA MAE TRUSTEE
15931 NW 121ST LN
ALACHUA, FL 32615-0209

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03980-020-100
WHITE BRENDA
15976 NW 122ND LN
ALACHUA, FL 32615

03975-012-000
HUNT ODELL P & RUTHA R
12315 NW 157TH ST
ALACHUA, FL 32615-6452

03980-020-034
REYES VICTOR
15740 NW 121ST LN
ALACHUA, FL 32615

03980-020-094
PUCKETT ANDREW
15862 NW 122ND LN
ALACHUA, FL 32615

03980-020-049
,

03997-006-000
HURST J B & GAIL
PO BOX 1195
ALACHUA, FL 32616-1195

04008-001-001
AUGSPURG JASON R & JANET ...
16825 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03980-020-050
CRISTELLI BARBARA
16176 NW 121ST LN
ALACHUA, FL 32615-0212

03980-020-022
MORRIS NICOLE
16053 NW 121ST LN
ALACHUA, FL 32615

03980-020-101
LANGSTON BRUCE & STEPHEN...
15996 NW 122ND LN
ALACHUA, FL 32615

03980-020-075
GLASS DEBRA LYNN
15975 NW 122ND LN
ALACHUA, FL 32615-0219

03981-006-000
OWENS HAROLD JAMES BOBBI...
11418 NW 161ST ST
ALACHUA, FL 32615-6456

03975-013-000
MCGEE HELEN RIVERS
12307 NW 157TH ST
ALACHUA, FL 32615-6452

03980-020-002
WEBER & WEIST
12272 NW 162ND DR
ALACHUA, FL 32615

03981-008-000
WEAVER, WILLIAM R & BEVERL...
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432-3522

03980-020-066
WILLOUGHBY LEE K
16147 NW 122ND LANE
ALACHUA, FL 32615

03980-020-004
KUBO KOKI & YADIRA
12252 NW 162ND DR
ALACHUA, FL 32615-0202

03981-005-002
HARRELL, VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615-6455

03980-020-065
SHANNON MARGARET L
16157 NW 122ND LN
ALACHUA, FL 32615

03980-020-092
LUKERT MARK D
15842 NW 122ND LN
ALACHUA, FL 32615-0216

03980-020-036
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-020-076
OWLAPOM LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

03980-020-074
PERRY DAVID C
15995 NW 122ND LN
Alachua, FL 32615

03980-020-096
PERRY LAURA
15906 NW 122ND LN
ALACHUA, FL 32615-0218

03975-010-000
HUDSON RANDALL NEIL & BRO...
12419 NW 157TH ST
ALACHUA, FL 32615

03975-006-000
HOWELL MICHAEL M
12605 NW 157TH ST
ALACHUA, FL 32615-6453

03980-020-069
RASSEL, ROBERT O & MARGA...
16091 NW 122ND LN
Alachua, FL 32615-0221

03980-020-063
,

03980-020-091
DUNCAN KAYLENE D
15832 NW 122ND LN
ALACHUA, FL 32615

03980-020-047
OWLAPOM LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

03980-020-102
ALLIGOOD & BEVILLE
16010 NW 122ND LN
ALACHUA, FL 32615

03980-003-054
EFUNBUMI ORISATALABI
12017 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615-6425

03980-020-039
LABOY ALICIA
15888 NW 121ST LN
ALACHUA, FL 32615

03980-020-003
CZOCHANSKI & KIM-CZOCHAN...
15 TENNESSEE
IRVINE , CA 92606

03980-020-064
PARENT KAREN H
16177 NW 122ND LN
ALACHUA, FL 32615-0223

03980-020-080
SALAMON JUDY
15889 NW 122ND LN
ALACHUA, FL 32615

03980-020-042
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03980-020-028
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03974-004-000
TARA VILLAGE INC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03980-003-052
BOYETTE BETTY
16326 NW 118TH PL
ALACHUA, FL 32615

04008-005-000
CLARK C T
PO BOX 126
ALACHUA, FL 32616-0126

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03980-003-002
CAICEDO EDGAR H & FRANKI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-020-023
ROWSEY COLTON & OCTAVIA
16013 NW 121ST LN
ALACHUA, FL 32615

03980-020-026
FLETCHER CONSTRUCTION L...
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03975-008-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03975-009-000
DAMPIER BRIAN K
12503 NW 157TH ST
ALACHUA, FL 32615

03981-004-005
SULAK KENNETH J & MARSHA ...
16328 NW 110TH AVE
ALACHUA, FL 32615-6494

03980-020-032
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-003-003
GOLDEN HAMMER CONSTRUC...
4033 NW 97TH BLVD STE B
GAINESVILLE, FL 32606

03980-020-073
ANCTIL PAULINE G
16011 NW 122ND LN
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03980-020-005
GRANITE HILL HOLDINGS LLC
20109 NW 113TH WAY
ALACHUA, FL 32615

03975-004-000
DANSBY JONATHAN & CHERYL
PO BOX 754
ALACHUA, FL 32616

03980-020-033
PENDLETON & TREWEEK
15710 NW 121ST LN
ALACHUA, FL 32615

03980-020-098
HANEY MICHAEL L II & JOETTA ...
15946 NW 122ND LN
Alachua, FL 32615

03980-020-078
THOMPSON WILLIAM F & REBE...
15925 NW 122ND LN
ALACHUA, FL 32615

03980-002-000
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03980-010-022
STEWART WILLIAM O & JOSIE ...
16324 NW 120TH PL
ALACHUA, FL 32615-6673

03980-020-072
MCGRAW & MONTANARELLA
16031 NW 122ND LN
ALACHUA , FL 32615

03980-020-046
SCOTT KRISTIN N
16082 NW 121ST LN
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-020-086
FISHER RONALD P
12171 NW 158TH ST
ALACHUA, FL 32615-0269

03975-005-000
CALHOUN LYNNWOOD HEIRS
12613 NW 157TH ST
ALACHUA, FL 32615-6453

03981-007-000
LEWIS SHEREE WILSON
11636 NW 161ST ST
ALACHUA, FL 32615

03980-020-104
PATTERSON DAKOTA RENE
16050 NW 122ND LN
ALACHUA, FL 32615

03983-000-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03980-020-045
DILLARD HARRY & JAMIE
16052 NW 121ST LN
ALACHUA, FL 32615

03980-020-037
WILLIAMS BLAKE & JENNIFER ...
15848 NW 121ST LANE
ALACHUA, FL 32615

03980-020-079
GAINES & GAINES
15905 NW 122ND LN
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16817 NW 110TH AVE
ALACHUA, FL 32615

03980-020-106
TURNER JACQUELYN
16090 NW 122ND LN LOT 106
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03975-011-000
JESSUP WILLIAM J III & SARAH ...
12401 NW 157TH ST
ALACHUA, FL 32615

03980-001-000
CORBETT MARY SK
12220 NW 157TH ST
ALACHUA, FL 32615

03980-020-029
MOORE ROBERT J
15777 NW 121ST LN
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
Alachua, FL 32615

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

03980-020-068
MILNOR KAREN L
16107 NW 122ND LN
ALACHUA, FL 32615

04008-003-005
ADAMS, JIMMY
16945 NW 110TH AVE
ALACHUA, FL 32615

03980-020-093
ZDZIARSKI CHERI L
15852 NW 122ND LN
ALACHUA, FL 32615

Ramona M. Chance, Attorney at Law

4703 NW 53rd Ave., Suite A-1
Gainesville FL 32653-3403
(352)335-3189 FAX (352)335-4356
EMAIL ramona@chancelaw.net

October 25, 2019

To Whom It May Concern:

RE: Opinion of Title for Savannah Station Phase II (2018) PD-R Project

Dear Sir:

Please be advised that record title to the lands described below located in Alachua County, Florida known as a portion of Tax Parcel Identification Number 03980-002-001 and a portion of Tax Parcel Identification Number 03905-002-000 are vested in Fletcher Development LLC, a Florida Limited Liability Company by Special Warranty Deed recorded in O.R. Book 4679, Page 1929 of the Public Records of Alachua County, Florida. The property is subject to the following easements or restrictions:

1. Covenants, conditions, and restrictions recorded in O.R. Book 3369, Page 1027, Supplemental Declaration of Covenants, Conditions and Restrictions for Savannah Station recorded in O.R. Book 4706, Page 1466, and Assignment recorded in O.R. Book 4706, Page 2087, Public Records of Alachua County, Florida, which contain provisions creating easements and/or assessments.

2. Planned Development Agreement for Savannah Station Phase II recorded in O.R. Book 4629, Page 1398, Public Records of Alachua County, Florida.

3. Informational Purposes Only: Recorded Notice of Environmental Resource Permit recorded in O.R. Book 4686, Page 2168, Public Records of Alachua County, Florida.

and the following liens or encumbrances:

1. Mortgage to Campus USA Credit Union, mortgagee(s), recorded in O.R. Book 4679, Page 1932, Public Records of Alachua County, Florida.

2. Taxes for 2019 assessed under Tax Parcel Identification Number 03980-002-001.

3. Taxes for 2019 assessed under Tax Parcel Identification Number 03905-002-000.

The Legal Description for Savannah Station Phase II is:

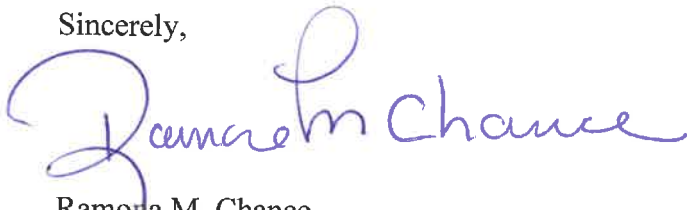
A PARCEL OF LAND, BEING SITUATED IN THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28 AND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST,

ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27 , PAGE 41 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH $41^{\circ}53'43''$ EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 656.87 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH $41^{\circ}53'43''$ EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 371.56 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH $48^{\circ}06'17''$ EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH $41^{\circ}53'43''$ WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH $48^{\circ}06'17''$ EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH $41^{\circ}53'43''$ EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH $00^{\circ}28'43''$ WEST, A DISTANCE OF 145.31 FEET; THENCE SOUTH $89^{\circ}31'17''$ EAST, A DISTANCE OF 45.12 FEET; THENCE SOUTH $00^{\circ}18'58''$ WEST, A DISTANCE OF 807.11 FEET; THENCE NORTH $89^{\circ}44'31''$ WEST, A DISTANCE OF 84.97 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $44^{\circ}42'46''$ WEST, 35.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $90^{\circ}03'29''$ AND AN ARC LENGTH OF 39.30 FEET TO THE END OF SAID CURVE; THENCE NORTH $89^{\circ}48'00''$ WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}17'14''$ WEST, 35.34 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $89^{\circ}56'31''$ AND AN ARC LENGTH OF 39.24 FEET TO THE END OF SAID CURVE; THENCE NORTH $89^{\circ}44'39''$ WEST, A DISTANCE OF 114.91 FEET; THENCE NORTH $00^{\circ}15'29''$ EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH $89^{\circ}44'31''$ WEST, A DISTANCE OF 275.00 FEET; THENCE SOUTH $00^{\circ}15'29''$ WEST, A DISTANCE OF 129.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $89^{\circ}20'40''$ WEST, 3.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}57'49''$ AND AN ARC LENGTH OF 3.43 FEET TO THE END OF SAID CURVE AND TO A NORTHERLY CORNER OF AFOREMENTIONED OF SAVANNAH STATION PHASE ONE, A SUBDIVISION; THENCE NORTH $89^{\circ}40'25''$ WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SAVANNAH STATION, A SUBDIVISION, A DISTANCE OF 59.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $62^{\circ}32'29''$ WEST, 22.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF $53^{\circ}54'43''$ AND AN ARC LENGTH OF 23.52 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $41^{\circ}40'59''$ WEST, 32.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF $12^{\circ}31'21''$

AND AN ARC LENGTH OF 32.78 FEET TO END OF SAID CURVE; THENCE NORTH 48°05'05" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 96.47 FEET; THENCE, DEPARTING SAID NORTH BOUNDARY LINE, NORTH 41°53'43" EAST, A DISTANCE OF 221.89 FEET; THENCE NORTH 48°06'17" WEST, A DISTANCE OF 44.03 FEET; THENCE NORTH 41°53'43" EAST, A DISTANCE OF 55.00 FEET; THENCE NORTH 48°06'17" WEST, A DISTANCE OF 6.83 FEET; THENCE NORTH 41°53'43" EAST, A DISTANCE OF 395.00 FEET; THENCE NORTH 48°06'17" WEST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.

Sincerely,

A handwritten signature in blue ink that reads "Ramona M. Chance". The signature is fluid and cursive, with the first name "Ramona" being more prominent than the last name "Chance".

Ramona M. Chance



2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03980 002 001

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

2018	2017	2016	2015	...	2007
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2019-01-31 \$672.17
Receipt #18-0096970

Owner: WACO OF ALABAMA INC
 PO BOX 6937
 JACKSONVILLE, FL 32236-6937
Situs: Unassigned Location RE

Account number: 03980 002 001**Alternate Key:** 1014776**Millage code:** 1700**Millage rate:** 22.5620**Assessed value:** 30,400**School assessed value:** 30,400**Unimproved land value:** 30,400

Location is not guaranteed to be accurate.

Property Appraiser[View](#)

2018 Annual bill

Ad valorem: \$685.89
Non-ad valorem: \$0.00
Total Discountable: 685.89
No Discount NAVA: 0.00
Total tax: \$685.89

Legal description

W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N 4521.69 FT POB PER OR 3297/1065)(LESS SAVANNAH STATION PH I PER OR 3365/1347) OR 2140/1827-1834

Location

Book, page, item: 2140-1834-**Geo number:** 28-08-18-03980002001**Range:** 18**Township:** 08**Section:** 28**Neighborhood:** 233200.60**Use code:** 05200**Total acres:** 110.240



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

April 18, 2019

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

SUBJECT: Permit Number ERP-001-210481-2
Savannah Station Phase 2A

Dear Blake Fletcher:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on April 18, 2019. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:

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

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:

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

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

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

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

Sincerely,



Steve Minnis
Deputy Executive Director

Enclosures: Permit

cc: District Permit File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

PERMIT NUMBER: ERP-001-210481-2**DATE ISSUED:** April 18, 2019**DATE EXPIRES:** April 18, 2024**COUNTY:** Alachua**TRS:** S21 T8S R18E, S28 T8S R18E**PROJECT:** Savannah Station Phase 2A

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

Blake Fletcher
Savannah Station HOA
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

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

Previous permit was for the construction and operation of a stormwater management system serving 14.6 acres of impervious surfaces on a total project area of 35.2 acres. This permit is a modification to the original system for the construction and operation of a new stormwater management system serving an additional 4.14 acres of impervious surfaces on a total project area of 20.6 acres in accordance to the plans certified by Daniel H. Young, P.E., of CHW, and drainage report certified by Travis J. Hastay, P.E., of CHW, on or before April 5, 2019.

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

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

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

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner

shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

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

AUTHORIZED BY: Suwannee River Water Management District



By:

Steve Minnis
Deputy Executive Director

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefeland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.
2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.
3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.
4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.
5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.
6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.
7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.
8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

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

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

CERTIFICATE OF SERVICE

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

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607
(352) 224-6400

This April 18, 2019



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

cc: File Number: ERP-001-210481-2

NOTICING INFORMATION

Dear Permittee:

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

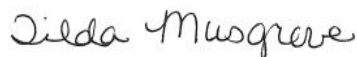
Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

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

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

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

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



Tilda Musgrove
Business Resource Specialist
Resource Management

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

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

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

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

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

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

NEWSPAPER ADVERTISING

ALACHUA

Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA

Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE

Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST

Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON

Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON

Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE

Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY

Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON

Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE

Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR

Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION

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