

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: Tolosa PD - Phase 1
2. Address of Subject Property: 15850 Hipp Way Alachua, FL 32618
3. Parcel ID Number(s): 03135-000-000
4. Existing Use of Property: Single Family Residential
5. Future Land Use Map Designation : Moderate Density Residential
6. Zoning Designation: Planned Development Residential (PD-R)
7. Acreage: 18.74

B. APPLICANT

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

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

C. ADDITIONAL INFORMATION

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: 1inch=200 ft.
 - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
 - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
 - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
 - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
 - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
 - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

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

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

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

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

Final Plat Attachments:

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

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

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

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

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

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


 Signature of Applicant

 Signature of Co-applicant

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

 Typed or printed name of co-applicant

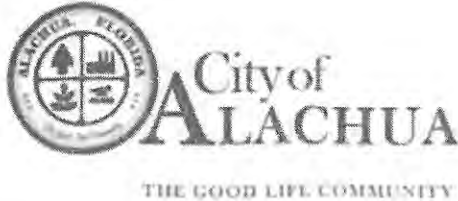
State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of Dec, 2019, by Anthony J. Brown

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


 Signature of Notary Public, State of Florida





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13400 Block of W. State Rd. 235
Parcel ID Number(s): 03130-7-1, 03130-4-0, 03130-8-0, 03130-9-0, 03135-0-0
Acreage: 50.45

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David A. Fisher Title: Manager
Company (if applicable): Bentley Timber, LLC
Mailing Address: 16860 Silver Oak Circle
City: Delray Beach State: FL ZIP: 33445
Telephone: (305) 785-1955 FAX: N/A e-mail: davidafisher@outlook.com

C. AUTHORIZED AGENT

Name: Anthony J. Brown Jr. (Jay) Title: President
Company (if applicable): JBrown Professional Group
Mailing address: 3530 NW 43rd St
City: Gainesville State: FL ZIP: 32606
Telephone: (352) 375-8999 FAX: (352) 375-0833 e-mail: jay.brown@jbprogroup.com

D. REQUESTED ACTION:

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

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

David A. Fisher
Signature of Applicant

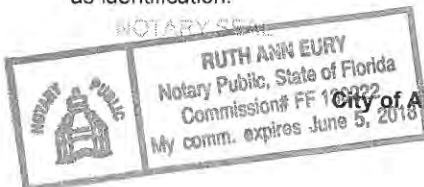
Signature of Co-applicant

David A. Fisher, Manager
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Palm Bch

The foregoing application is acknowledged before me this 26 day of April, 2016, by David A Fisher
_____, who is/are personally known to me, or who has/have produced FL Drivers License
as identification.



[Signature]
Signature of Notary Public, State of Florida

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



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

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

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

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

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

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

Ashley Zuman
Witness #1 Signature

Ashley Rebarck
Witness #1 Printed Name

[Signature]
Witness #2 Signature

MARC WHITE
Witness #2 Printed Name

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

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

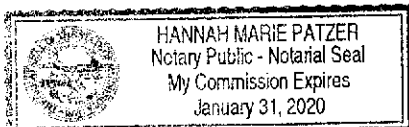
ITS: Managing Member

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

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

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

SEAL



My Commission Expires: 1/31/2020

[Signature]
Notary Signature
Hannah Marie Patzer
Printed Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION

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

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

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03135 000 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

15850 HIPPI WAY

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

SE1/4 OF SW1/4 ALSO NEWNANSVILLE IN
SE1/4 BLK 1 RG 4 & BLK 1
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2729	18,300	0	18,300	151.39
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	18,300	0	18,300	21.64
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	18,300	0	18,300	27.45
SCHL DISCRNRY & CN (S01)	0.7480	18,300	0	18,300	13.69
SCHL GENERAL	3.8960	18,300	0	18,300	71.30
SCHOOL VOTED (S01)	1.0000	18,300	0	18,300	18.30
SUWANNEE RIVER WATER MGT DIST	0.3840	18,300	0	18,300	7.03
17 CITY OF ALACHUA	5.3900	18,300	0	18,300	98.64
CHILDREN'S TRUST	0.5000	18,300	0	18,300	9.15

TOTAL MILLAGE 22.8734

AD VALOREM TAXES

\$418.59

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R710 710 BOCC SOLID WASTE MGMT	1.000	@ 16.4700	16.47
NON-AD VALOREM ASSESSMENTS			\$16.47

COMBINED TAXES AND ASSESSMENTS \$435.06

If Paid By
Please Pay **Nov 30, 2019**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

13126

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03135 000 000	15850 HIPPI WAY	

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

IF PAID BY

PLEASE PAY

☐ Nov 30, 2019	\$0.00
☐	
☐	
☐	
☐	

Tolosa PD-R

Alachua County Tax Parcel ID Number: 03135-000-000

LEGAL DESCRIPTION-(BY THIS FIRM)

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, comprised of lands described in O.R.B. 4427, Pg. 373 and O.R.B. 4564, Pg. 460 and O.R.B. 4564, Pg. 462, as recorded in the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said Southeast 1/4 corner being also the POINT OF BEGINNING; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence continue North 00 degrees 06 minutes 04 seconds West, along said West line for 65.44 feet to a point on the South right of way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East, along said Right-of-Way for 621.33 feet to the Northeast corner of the "Cain" parcel, as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with the North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degree 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4 for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degree 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way

line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING

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

ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. Future Land Use Element:

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

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

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

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

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

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

Comment: All tree protection standards will be met

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

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

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

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

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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

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

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

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

Comment: An LOS Analysis of these systems is provided in a previous section of this report. The proposed development does not degrade the level of service of roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, it is consistent with FLUE Policy 5.2.a.

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

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

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

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

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

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

II. Transportation Element:

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

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

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

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

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

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

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

III. Community Facilities and Natural Groundwater Recharge Element:

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

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

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

- 1. A gravity water system exists within 100 ft. of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as*

required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

- 1. A water main exists within 100 ft. of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 2. A water main exists within 500 ft. of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

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

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

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

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

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

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

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

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

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

- 1. Construction and maintenance of shallow, landscaped retention basins*
- 2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space*
- 3. Development of a stormwater pollution prevention plan*
- 4. Development of a sinkhole remediation plan*
- 5. Development of a groundwater monitoring plan*

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

IV. Conservation and Open Space Element:

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

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

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

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

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

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

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

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

Resource Addressed	Required Buffer (feet)
<i>do not support the animal species described above.</i>	<i>75' average 50' minimum</i>
<i>Areas where the animal species described above have been documented within 300 feet of a wetland.</i>	<i>100' average 75' minimum</i>

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

OBJECTIVE 1.12: Water Resources

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

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

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

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

Comment: The subject property does not contain surface waters.

CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact on public facilities including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations, for Phase 1 of the Tolosa PD-R planned development.

The Concurrency Impact Analysis follows.

A. Potable Water - City of Alachua Municipal System

SYSTEM CATEGORY	GALLONS PER DAY
Current Permitted Capacity	2,300,000
Less Actual Flows	1,295,603
Less Reserved Capacity	135,738
Total (Actual Flow plus Reserved)	1,431,341
Available Capacity (Permitted - Total Flow)	868,659
Projected Potable Water Demand from Project	11,825
Residual Capacity¹	856,834

Usage Calculations by proposed uses within the development

- SF Detached: $(275 \text{ gpd} / \text{unit})^2 = 43 * 275 = 11,825 \text{ gpd}$

Sources:

1. City of Alachua December 2019 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate potable water capacity exists for the proposed project

B. Sanitary Sewer

SYSTEM CATEGORY	GALLONS PER DAY
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Less Reserved Capacity	127,855
Available Capacity (Permitted - Actual - Reserve)	643,145
Projected Sanitary Sewer Demand from Project	10,750
Residual Capacity¹	632,395

Usage Calculations by proposed uses within the development

- Residential: $(250 \text{ gpd} / \text{unit})^2 = 43 * 250 = 10,750 \text{ gpd}$

Sources:

- City of Alachua December 2019 Development Monitoring Report
- City of Alachua Comprehensive Plan CFNGAR
- F.A.C. Ch. 64E-6

Result: Adequate sanitary sewer capacity exists for the proposed project

C. Solid Waste

SYSTEM CATEGORY	LBS PER DAY	TONS/YR
Existing Demand	40,620	7,431.15
Reserved Capacity	9,253.03	1,688.68
Proposed Demand	444	81
Residual Capacity¹	30,922.97	5,661.47

Usage Calculations by proposed uses within the development

- Residential: $43 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 0.73 \text{ tons/person/yr}^3 = 444 \text{ lbs/day} = 81 \text{ tons/yr}$

Sources:

- City of Alachua December 2019 Development Monitoring Report
- 2010 US Census
- City of Alachua Comprehensive Plan CFNGAR
- Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

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

D. Stormwater

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

E. Recreation

SYSTEM CATEGORY	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	50.78
Reserved Capacity	2.22
Proposed Demand	0.55
Available Recreation Acreage¹	81.93

Usage Calculations by proposed uses within the development

- $43 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 5 \text{ acres/1,000 Person}^3 = 0.55 \text{ Acres}$

Sources:

1. City of Alachua December 2019 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan Recreation Element

Result: Adequate recreation space exists for the proposed project.

F. Transportation

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

TABLE 1: REVISED Trip Generation for Tolosa PD
Alachua, Florida
Phase 1 Only

Land Use					Distribution		Trips		Int.Cap.	New Trips	
Description	ITE	ITE Trip Rates	Unit*	Trips	In	Out	In	Out	Rate	In	Out
P1 = Single Family	210	(T) = 9.44 (X)	43	406	50%	50%	203	203		203	203
Phase 1 Project Totals		Daily Trips		406			203	203	0	203	203
AM Peak Hour											
P1 = Single Family	210	(T) = 0.74 (X)	43	32	25%	75%	8	24	0%	8	24
Phase 1 Project Totals		AM Peak Hour Trips		32			8	24		8	24
PM Peak Hour											
P1 = Single Family	210	(T) = 0.99 (X)	43	43	63%	37%	27	16	0%	27	16
Phase 1 Project Totals		PM Peak Hour Trips		43			27	16		27	16

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

Source: *ITE 10th Edition Trip Generation*

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

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

TABLE 2: Project Trip Distribution
Phase 1 Only

Daily Project Trip Assignment		Enter	203	Exit	203	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	16	8%	16	32
	South of NW 158th Ave.	70%	142	70%	142	284
Hipp Way	South of Project Drive	10%	20	10%	20	40
NW133rd Terrace	South of Project Drive	12%	24	12%	24	48
	Total	100%	202	100%	202	404
AM Peak Project Trip Assignment		Enter	8	Exit	24	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	1	8%	2	3
	South of NW 158th Ave.	70%	15	70%	17	32
Hipp Way	South of Project Drive	10%	1	10%	2	3
NW133rd Terrace	South of Project Drive	12%	1	12%	3	4
	Total	100%	18	100%	24	42
PM Peak Project Trip Assignment		Enter	27	Exit	16	2-Way
Roadway	Segment	%	Trips	%	Trips	Total
SR 235	North of Project Drive	8%	2	8%	1	3
	South of NW 158th Ave.	70%	53	70%	11	64
Hipp Way	South of Project Drive	10%	3	10%	2	5
NW133rd Terrace	South of Project Drive	12%	3	12%	2	5
	Total	100%	61	100%	16	77

Notes:

Project Distributions are estimated from adjacent street traffic & interacting land uses

Daily & Peak Hour Project Trips represent the Trip Impacts from Table 1

TABLE 3: Roadway Level of Service (Rev. 9/30/18)
Phase 1 Only

Roadway	Segment # & Description	Period	MSV	2017	Res'vd.	Project	V/C	LOS
SR 235	8: SR235/CR241 to US 441	Daily	14,400	10,305	0	284	0.74	C
		PM Pk	1,290	979	0	64	0.81	D
SR 235	9: US 441 to North City Limits	Daily	14,400	7,537	29	284	0.55	C
		PM Pk	1,290	716	2	64	0.61	C
US 441	3/4: NW 126th to SR235	Daily	45,700	18,579	1589	227	0.45	B
		PM Pk	4,110	1,765	230	24	0.49	B
US 441	5: SR 235 to North City Limits	Daily	39,000	25,926	1825	113	0.71	C
		PM Pk	3,510	2,463	216	12	0.77	C

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

It should be noted that the traffic information and analysis provided is for the 43 Lot portion of Phase 1 of the development.

FOR PLANNING USE ONLY

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

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

A. APPLICANT

- Applicant's Status (check one):
☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Anthony J. "Jay" Brown, Jr., P.E. Title: Principal Engineer
 Company (if applicable): JBrown Professional Group Inc.
 Mailing address: 3530 NW 43rd Street
 City: Gainesville State: Florida ZIP: 32606
 Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: jay.brown@jbprogroup.com
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): Bently Timber, LLC
 Mailing Address: 16860 Silver Oak Circle
 City: Delray Beach State: Florida ZIP: 33445
 * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: Tolosa PD-R Phase 1
- Address of Subject Property: 15850 Hipp Way Alachua, FL 32618
- Parcel ID Number(s): 03135-000-000
- Section 11 Township 8S Range 18E Grant N/A Acreage: 18.74
- Existing Use of Property: Timberland
- Future Land Use Map Designation: Moderate Density Residential
- Zoning Designation: Planned Development Residential (PD-R)
- Development Data (check all that apply):
☒ Single Family Residential Number of Units 43
☐ Multi-Family Residential Number of Units _____
☐ Exempt (see exempt developments on page 2)
- Review Type:

Preliminary Development Order	Final Development Order
☐ Comprehensive Plan Amendment	☒ Preliminary Plat
☐ Large Scale	☐ Final Plat
☐ Small Scale	☐ Site Plan
☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
☐ Revised	
- School Concurrence Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
 Elementary: Alachua CSA
 Middle: Mebane CSA
 High: Santa Fe CSA

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

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	43	units	x	0.15	Elementary School Multiplier*	7	Student Stations**
Middle School	43	units	x	0.07	Middle School Multiplier*	4	Student Stations**
High School	43	units	x	0.09	High School Multiplier*	4	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

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

* Student generation multipliers may be obtained from SBAC at:

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

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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



 Signature of Applicant

 Signature of Co-applicant

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

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of Dec, 2019 by Anthony J. Boen

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





 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: _____

03131-047-000
ALLEN CHESTER JR
PO BOX 974
ALACHUA, FL 32615

03131-078-000
SHARP ROBERT L LIFE ESTATE
PO BOX 235
ALACHUA, FL 32615

03216-010-008
LOGAN CHRISTIE A
PO BOX 186
ALACHUA, FL

03143-001-001
TOOMEY KERRY & MARTHA S
12921 W SR-235
ALACHUA, FL

03215-001-001
LOGAN CHRISTIE A
PO BOX 186
ALACHUA, FL

03149-004-000
HEITZMAN JOSEPH PAUL
16013 HIPPO WAY
ALACHUA, FL 32615

03233-032-000
COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

03214-000-000
SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32615

03154-002-000
HART & WASHINGTON HEIRS
PO BOX 874
ALACHUA, FL 32615

03130-013-000
BROMENSCHENKEL ASHLEY KRISTINE
13116 W STATE ROAD 235
ALACHUA, FL 32615

03131-091-000
UNDERWOOD WILLIAM N & SUZAN H
PO BOX 138
LA CROSSE, FL 32615

03130-001-000
LEMNAH EULA W HEIRS
13220 W STATE ROAD 235
ALACHUA, FL 32615

03233-043-000
MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL

03233-008-000
MOSLEY CASSIE
GENERAL DELIVERY
FORT WHITE, FL

03154-001-000
HART ETHEL
PO BOX 874
ALACHUA, FL 32615

03218-020-004
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL 32615

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

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

03130-006-000
HARRIS MONICA KAY
13232 W STATE RD 235
ALACHUA, FL 32615

03131-084-000
SHARPER & TUBBS
PO BOX 351
ALACHUA, FL 32615

03130-005-000
LEMNAH & LEMNAH
13220 W STATE RD 235
ALACHUA, FL 32615

03234-000-000
REED VALENTINE LLC
321 YACHT CLUB DR
FT WALTON BEACH, FL 32615

03233-003-000
YOUNG MOZELLE
13301 NW 158TH AVE
ALACHUA, FL 32615

03131-081-000
UNDERWOOD WILLIAM N & SUZAN H
PO BOX 138
LA CROSSE, FL 32615

03234-023-000
BOOKER & HUNTER
PO BOX 954
ALACHUA, FL 32615

03217-000-000
LOGAN CHRISTIE A
PO BOX 186
ALACHUA, FL

03233-036-000
COLLINS MAMIE F LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL

03130-003-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32615

03218-020-003
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL

03129-004-000
CSL FLORIDA SYSTEM LLC
BENTON BLDG STE 300 10802 EXECUTIVE CENTER DR
LITTLE ROCK, AR

03233-003-001
JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL 32615

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

03233-024-000
FLAGG BEATRICE M
PO BOX 326
ALACHUA, FL 32615

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

03218-020-000
SWICK REALITY INC
15004 NW BURNETTES LAKE BLVD
ALACHUA, FL

03129-010-000
FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32615

03131-044-000
JOINER TONIA Q
PO BOX 1536
ALACHUA, FL 32615

03216-010-002
MURPHY TRAVIS
3131 NW 111TH ST
GAINESVILLE, FL

03218-010-004
MAUTJANA NARE ALPHEUS & KGADI WENDY
13685 NW 158TH AVE
ALACHUA, FL 32615

03204-000-000
JOHN C HIPPI CONST EQUIP CO
PO BOX 1000
ALACHUA, FL

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

03129-010-002
PHILPOT IRA JUDSON
25323 N COUNTY RD UNIT 1491
ALACHUA, FL

03218-020-025
COLON-RODRIGUEZ & CRUZ-CARMONA W/H
15659 NW 136TH TER
ALACHUA, FL 32615

03234-015-000
FAITH HOPE & CHARITY INC
PO BOX 327
ALACHUA, FL

03218-020-005
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL 32615

03233-028-000
BRIGGS & FLAGG & FLAGG III &
PO BOX 746
ALACHUA, FL 32615

03218-020-026
OCASIO & VILLAFANE W/H
15705 NW 136TH TER
ALACHUA, FL 32615

03216-010-006
CURTIS & CURTIS
PO BOX 194
ALACHUA, FL

03233-001-000
BURNS DAVID
13301 NW 158TH AVE
ALACHUA, FL

03233-002-000
JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL

03154-000-000
TOOMEY KERRY D & MARTHA S
12921 WEST STATE RD 235
ALACHUA, FL

03216-010-001
MURPHY TRAVIS
3131 NW 111TH ST
GAINESVILLE, FL

03131-043-000
MARAF PROPERTY HOLDINGS LLC
2828 NW 142ND AVE
GAINESVILLE, FL 32615

03234-005-001
WALKER HENRIETTA HEIRS
PO BOX 1001
ALACHUA, FL 32615

03234-010-000
MITCHELL ALBERT
PO BOX 2342
ALACHUA, FL 32615

03233-041-000
MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32615

03149-002-000
MARTIN & MELCHIOR
15311 NW 140TH ST
ALACHUA, FL 32615

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

03233-012-000
ANDERSON WILLIE HEIRS
PO BOX 898
ALACHUA, FL 32615

03215-001-000
GRANT NUBARICK E
PO BOX 2378
ALACHUA, FL 32615

03216-010-007
CRUZ JACOB EDWIN
15708 NW 134TH TER
ALACHUA, FL 32615

03233-011-000
QUINCEY J S TRUSTEE
18 NW 33RD CT
GAINESVILLE, FL

03233-045-000
ANDERSON & WILLIAMS
PO BOX 187
HIGH SPRINGS, FL 32615

03131-086-000
LEWIS DIANE R
PO BOX 1421
ALACHUA, FL 32615

03131-085-000
RUSHING WILLIE & RUTHIE MAE
PO BOX 985
ALACHUA, FL 32615

03149-000-000
HEITZMAN JON F LIFE ESTATE
16117 HIPPI WAY
ALACHUA, FL 32615

03233-008-001
REYNOLDS JACKIE & CAROLYN
PO BOX 1218
ALACHUA, FL 32615

03234-013-000
FAITH HOPE & CHARITY DELIVERANCE CENTER INC
PO BOX 327
ALACHUA, FL

03215-000-000
SIMMONS KENNETH L
2833 NE 11TH DR
GAINESVILLE, FL

03131-083-000
UNDERWOOD WILLIAM N & SUZAN H
PO BOX 138
LA CROSSE, FL 32615

03130-012-000
LEMNAH WAUNITA
13220 W STATE ROAD 235
ALACHUA, FL 32615

03131-045-000
GARRISON BERNICE HEIRS
PO BOX 75
ALACHUA, FL 32615

03129-010-001
PHILPOT IRA JUDSON
25323 N COUNTY RD UNIT 1491
ALACHUA, FL

03154-002-001
CAIN WALLACE R
PO BOX 100
ALACHUA, FL 32615

03141-000-000
TOOMEY KERRY D & MARTHA S
12921 W STATE RD 235
ALACHUA, FL 32615

03149-001-000
HEITZMAN THAD S HEIRS
15311 NW 140TH ST
ALACHUA, FL 32615

03130-013-001
LEMNAH WAUNITA
13220 W STATE ROAD 235
ALACHUA, FL

03131-087-000
DIXON WILLETTE
PO BOX 2435
ALACHUA, FL 32615

03131-046-000
COLLINS MARTHA ANN HEIRS
PO BOX 75
ALACHUA, FL 32615

03233-019-000
MCCRAY JOHN & MARGARITE
4901 NW 55TH PL
FORT LAUDERDALE, FL

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

03218-020-027
LOOKADOO SHALEAH SHERRICE
13608 NW 157TH PL
ALACHUA, FL 32615

03149-003-000
HEITZMAN FRANK BENJAMIN
15855 HIPPI WAY
ALACHUA, FL 32615

03233-027-000
FLAGG HENRY JR & BEATRICE
PO BOX 326
ALACHUA, FL

03233-042-000
WHITE WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32615

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

03216-010-003
DEGROAT BENJAMIN D
15665 NW 135TH TER
ALACHUA, FL 32615

03233-014-000
SCHOONER DONALD
2601 OAKDALE RD #209 STE H2
MODESTO, CA

03131-080-000
DIXON LULA M
13609 NW 158TH PL
ALACHUA, FL 32615

03130-000-000
PATEL & PATEL
12503 WEST SR 235
ALACHUA, FL 32615

03130-008-002
SHETH VISVAMBHAR
PO BOX 2668
ALACHUA, FL 32615

03131-088-000
BENNETT JEROME
13612 NW 158TH AVE
ALACHUA, FL 32615

03215-002-000
LOGAN CHRISTIE A
PO BOX 186
ALACHUA, FL 32615

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

03130-009-001
TAMBURINO DOMINIC & RELOMATEE
10101 SW 222ND ST
MIAMI, FL

03233-017-000
FILER MAMIE L
13208 NW 157TH AVE
ALACHUA, FL

03129-001-000
KOLOMYIKO IVAN & GALINA
14317 NW 142ND AVE
ALACHUA, FL

03130-013-002
STOKES-JONES PEGGY
7204 NW 200TH TER
ALACHUA, FL 32615

03218-020-002
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL 32615

03131-048-000
ATKINS & GREEN & MCLEOD & LEE
13626 NW 158TH PL
ALACHUA, FL 32615

03234-023-001
BOOKER HEIRS & HUNTER
PO BOX 954
ALACHUA, FL

03234-005-000
FAITH HOPE & CHARITY DEV CENT
PO BOX 327
ALACHUA, FL 32615

03218-020-028
MOHAMMED CHAD REJAN
13630 NW 157TH PL
ALACHUA, FL 32615

03233-034-000
COLLINS MAMIE LEE LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL

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

03141-001-000
TOOMEY KERRY D & MARTHA S
12921 W STATE RD 235
ALACHUA, FL

03234-014-000
FAITH HOPE AND CHARITY INC
PO BOX 327
ALACHUA, FL

03131-001-000
HEVIA ROBERTO & YVETTE
5322 WINDMILL PKWY
EVANS, GA

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

03131-082-000
WALLS WILLIE J
281 E 143RD ST APT 11A
BRONX, NY 32615

03131-089-000
JENKINS SHELISIA V
PO BOX 1071
ALACHUA, FL 32615

03131-090-000
FREENEY DIANNE
PO BOX 223
ALACHUA, FL 32615

03233-005-001
JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL 32615

03131-079-000
MARKHAM CLAUDINE
13617 NW 158TH PL
ALACHUA, FL 32615

03133-000-000
SCHOOL BD OF ALACHUA CTY
620 E UNIV AVE MEBANE MIDDLE SCHOOL
GAINESVILLE, FL 32615

03218-020-044
GARCIA & MARRERO W/H
13615 NW 157TH PL
ALACHUA, FL 32615

03131-042-000
CAPOBIANCO CARL
13518 NW 158TH PL
ALACHUA, FL 32615

03218-020-006
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL 32615

03218-020-001
FLETCHER CONSTRUCTION LLC
4510 NW 6TH PL
GAINESVILLE, FL 32615

03233-010-000
ANDERSON GLENN Z
PO BOX 898
ALACHUA, FL 32615

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 601

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

JBrown Professional Group
3530 NW 43rd St
Gainesville, FL 32606

President – TCMOA
1000 Turkey Creek
Alachua, FL 32615

City of Alachua
Attn: Adam Boukari, City Mgr
PO Box 9
Alachua, FL 32616

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

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

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



Neighborhood Workshop Summary For Tolosa Phase 1

The neighborhood meeting for the Tolosa Phase 1 project was held on Wednesday October 23, 2019 at the Alachua Branch Library at 14813 NW 140th Street. The meeting was noticed in the Alachua Today and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Alachua regulations and requirements. Jay Brown of JBrown Professional Group Inc. conducted the workshop, with help from Luis Diaz, one of the owner / developers of the project.

The meeting began at 6:00 PM and Mr. Brown presented the current Tolosa Phase 1 proposed layout for the project. There were at least eight (8) members of the nearby residential neighborhoods in attendance, including Valerie Jones, Gregory Pelham, Kerry Tooney, Susie Tooney, Chuck Martin, Mary Martin, Winston Dority, and Christie Logan. Mr. Brown indicated the project was soon going to be going through the development review process for Phase 1 of the project, which contains 43 lots. Mr. Brown also explained the elements that went into the design of the project, including existing tree lines, roadway access points, the creek, and stormwater management. Comments provided from the neighbors are listed below:

1. Ms. Jones and Ms. Logan asked questions regarding when the southern driveway connection would be constructed. They pointed out that using the proposed southern roadway and NW 133rd Terrace would be the fastest access to US 441 and that it would be preferred by most residents when it was opened and connected. Jay Brown indicated that roadway connection would be constructed most likely with the 2nd phase of development. Ms. Jones and Ms. Logan indicated that speeding would have to be enforced and it was a big concern of more people using this roadway and speeding through the neighborhood.
2. Mr. Dority asked if we would be improving Hipp Way at all. Jay Brown indicated that adjacent to the Tolosa property Hipp Way is a County jurisdiction roadway not City of Alachua, and based on a preliminary meeting with Alachua County it was decided that Hipp Way would be improved from the City of Alachua limits north to the proposed Tolosa entrance, and it would be widened with curb and gutter installed.
3. Ms. Logan pointed out that new sidewalks are being added to the streets south of Tolosa, namely to NW 133rd Terrace and NW 158th Ave.
4. Mr. Toomey inquired as to the size and price range of units in the development. Mr. Diaz explained that although exact sizes and costs have not been set, he estimated a minimum price range of \$200,000-250,000 and lot sizes would probably start in the 1,500 SF range but could possibly be smaller.
5. A good bit of discussion was had regarding the neighborhoods use of the onsite Tolosa walking trails and sidewalks. The neighbors wanted to know if they would be able to use the walking trails. Jay Brown pointed out the sidewalks and streets within the neighborhood will be public, but the open space areas and trails within the open space will be owned and maintained by the HOA. Mr. Diaz indicated the HOA would almost assuredly allow the neighborhood residents to use the walking trails as long as they abided by the HOA rules for access times, usage etc. Mr. Diaz indicated that is how it

works in the Town of Tioga development that he owns in Gainesville, and it is very common that things work that way. Their intent would be for their project to be open to the community.

The neighborhood meeting was completed at approximately 7:00 pm.

The following items are attached to further document the Neighborhood Meeting.

- 1) Meeting sign-in sheet
- 2) Tolosa Phase 1 Layout Plan - presented at the meeting
- 3) Copy of Newspaper Advertisement Sheet
- 4) Copy of Alachua Today Public Notice Affidavit
- 5) Copy of Mailed Public Notice

DIBROS CORPORATION

104 SW 131st Street

Tioga, FL 32669

(352) 331-6220 FAX (352) 331-6173

e-mail diaz@townoftioga.com

NETAMBORHOOD MEETING

JOB TOWNSHIP - pr. 1

SHEET NO. _____ OF _____

CALCULATED BY AJB DATE 10-23-19

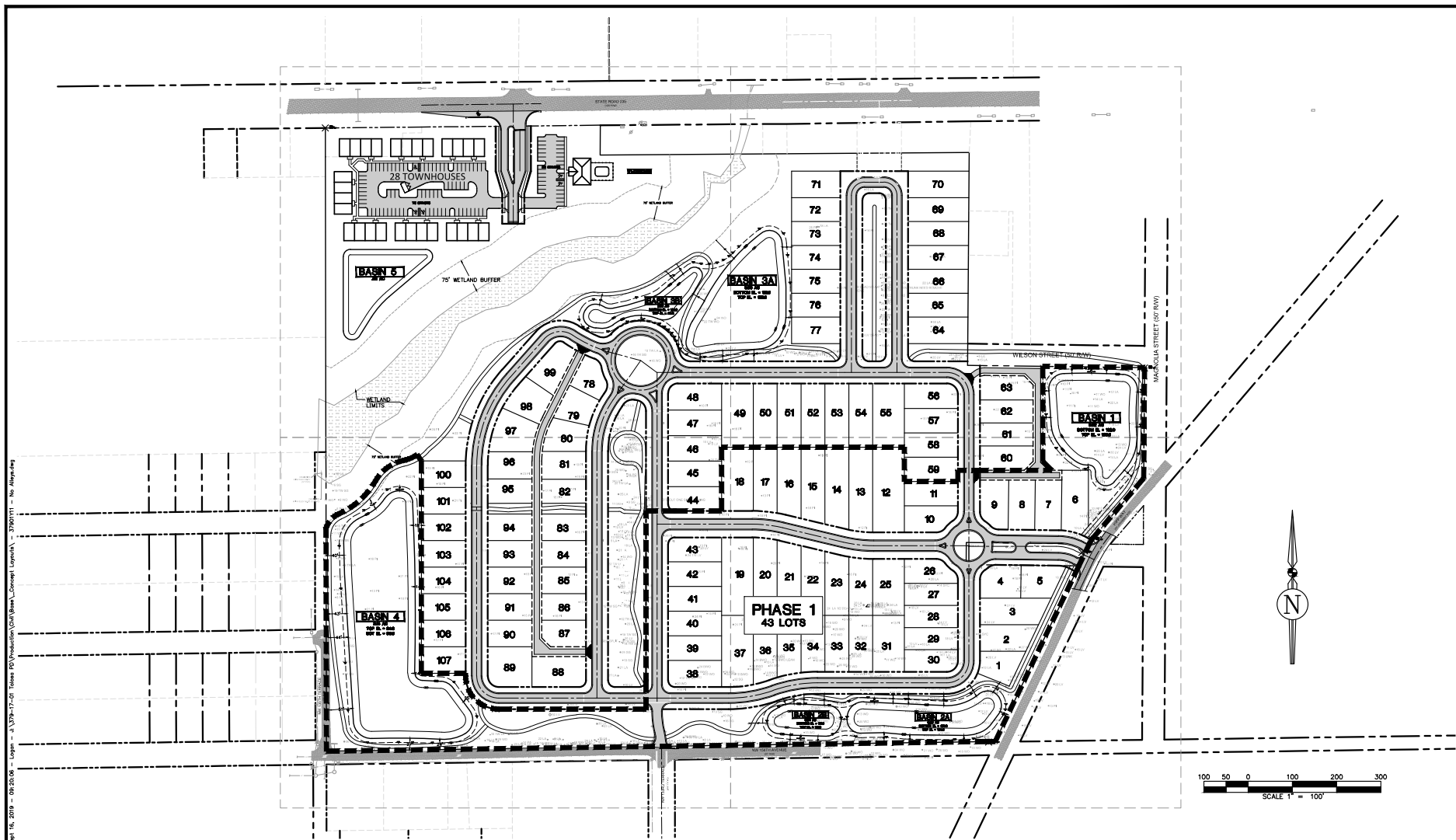
CHECKED BY _____ DATE _____

SCALE SIGN-IN-SHEET

* Valerie Jones P.O. Box 2286 Alachua 352-281-5897 Pthirddegree@aol.com
* Gregory Pelham P.O. Box 2286 Alachua 352-284-3634 pastip@aol.com
* Kerry Toomey 12921 W. SR 235 Alachua 352-572-5888 kerrytoomey@gmail.com
Chuck & Mary K. Martin 15311 N.W. 140th St. 386-462-1423 CharlesMA@windstream.com
Winston Dority 13508 W SR 235 Alachua 386-462-3125 winspdr1450@aol.com
Christie Logan ~~1900~~ 13435 NW 158th Ave - clogan4000@gmail.com
Jay Brown - J Brown Professional Group (352) 318-9462 jay.brown@jbprogroup.com
Luis Diaz - DIBROS & ALDECO (352) 258-9783 diaz@townoftioga.com

→ email plan

Susie Toomey also attended but did not sign in. → Jay

[illegible]

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DOCUMENT IS ISSUED
FOR THE PURPOSE OF
REVIEW ONLY AND IS NOT
INTENDED FOR FINAL
PERMITTING, BIDDING, OR
CONSTRUCTION PURPOSES.

PROJECT ENGINEER:	A. J. "JAY" BROWN, JR., P.E. FL. REG. NO. 43679		
PROJECT MGR:	AJB	DESIGN TECH:	RLW
PROJECT NO.:	379-17-01		
DRAWING DATE:	SEPTEMBER 2019		
DRAWING SCALE:	T = 100'		



3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@paprogroup.com
Fla. Board of Professional Engineers: CA No. 30495

SHEET TITLE:		CONCEPTUAL DEVELOPMENT LAYOUT OPTION #11	
CLIENT:	ALDEVCO, LLC GAINESVILLE, FLORIDA	PROJECT:	TOLOSA PD

SHEET NO:

CL11

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss the development phase of the Tolosa PD-R. Tolosa – Phase 1 is a new single-family residential subdivision consisting of 43 lots. The property is located at the 16000 block of Hipp Way and is comprised of a portion of Alachua County Tax Parcel No. 03135-000-000, and is approximately 19 acres in size. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments.

The workshop will be held on Wednesday October 23, 2019 at 6:00 PM in the Alachua Branch of the Alachua County Library District at 14913 NW 140th Street, Alachua, FL 32615.

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc.
(352) 375-8999

(Published: Alachua County Today - October 3, 2019)

2 col x 2.6 in

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of:

NEIGHBORHOOD MEETING - TOLOSA PD-R, was published in said newspaper in the issues of **October 03, 2019**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **3rd** day of **October, 2019** by **Robert Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



HABIB BRYAN BOUKARI
Commission # **GG 327026**
Expires **May 26, 2023**
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss the first development phase of the Tolosa PD-R. Tolosa - Phase 1 is a new single-family residential subdivision consisting of 43 lots. The property is located at the 16000 block of Hipp Way and is comprised of a portion of Alachua County Tax Parcel No. 03135-000-000, and is approximately 19 acres in size. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments.

The workshop will be held on Wednesday October 23, 2019 at 6:00 PM in the Alachua Branch of the Alachua County Library District at 14913 NW 140th Street, Alachua, FL 32615.

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999

(Published: Alachua County Today - October 3, 2019)

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32607

GAINESVILLE
FL 32607
OCT 19
PM 3 L

898540.01
\$0.50
US POSTAGE
FIRST-CLASS
062S0000883215
32606



JBrown Professional Group
3530 NW 43RD ST
GAINESVILLE, FL 32606

32606-610430

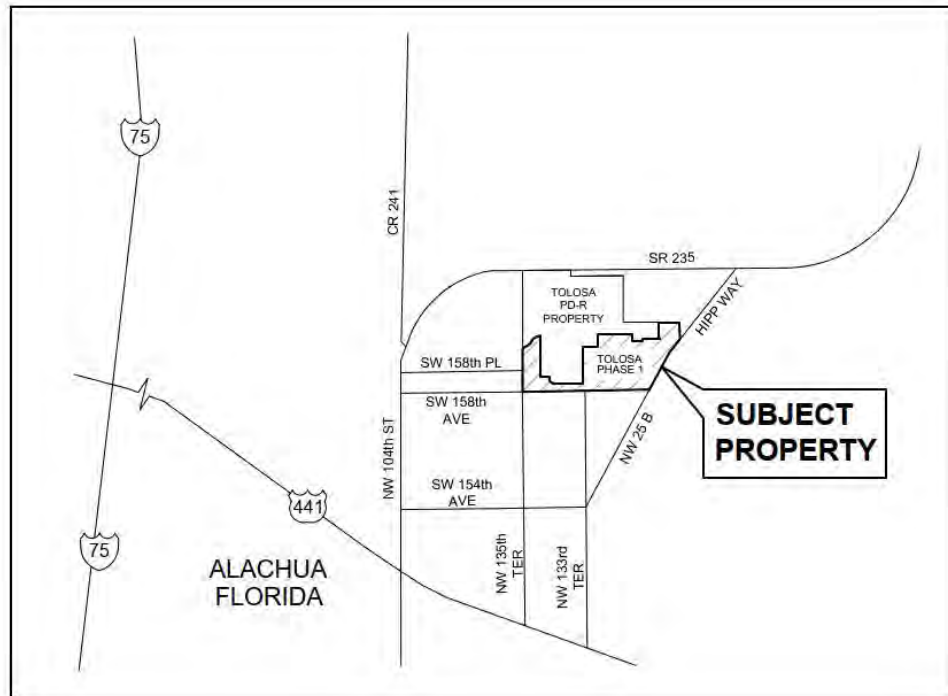


You are cordially invited to attend a
Neighborhood Meeting for Tolosa PD-R - Phase 1

A Neighborhood Meeting will be held to discuss the first development phase of the Tolosa PD-R. Tolosa – Phase 1 is a new single-family residential subdivision consisting of 43 lots. The property is located at the 16000 block of Hipp Way and is comprised of a portion of Alachua County Tax Parcel No. 03135-000-000, and is approximately 19 acres in size. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments.

The workshop will be held on Wednesday October 23, 2019 at 6:00 PM in the Alachua Branch of the Alachua County Library District at 14913 NW 140th Street, Alachua, FL 32615.

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999



LOCATION MAP
NTS

TOLOSA PD

Environmental Assessment and Listed Species Survey

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

December 2018 - *revision*

Prepared for:

J Brown Professional Group

Prepared by:



CONTENTS

PROJECT OVERVIEW	1
PROJECT LOCATION	1
METHODOLOGY	1
RESULTS AND DISCUSSION	1
LANDSCAPE AND HYDROLOGY	1
SOILS.....	2
LAND USE AND NATURAL COMMUNITIES	2
WILDLIFE UTILIZATION	3
LISTED PLANT SPECIES AND THEIR HABITATS.....	3
LISTED WILDLIFE SPECIES AND THEIR HABITATS.....	5
CONCLUSION AND CONSIDERATIONS	6

FIGURES

Figure 1: Site Location

Figure 2: USGS 24k Topoquad

Figure 3: NRCS Soils

Figure 4: FLUCFCS

APPENDICES

Appendix A: FNAI Biodiversity Matrix Query

PROJECT OVERVIEW

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

PROJECT LOCATION

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

METHODOLOGY

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

RESULTS AND DISCUSSION

Landscape and Hydrology

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

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

Soils

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

Land Use and Natural Communities

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

Upland Conifer Forest (FLUCFCS 4100)

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

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

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

Upland Hardwood Forest (FLUCFCS 4340)

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

Stream and Lake Swamp/Bottomland (FLUCFCS 6150)

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

Wildlife Utilization

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

Listed Plant Species and Their Habitats

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

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

Incised Groove-Bur (Threatened: State)

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

Many-Flowered Grass-Pink (Threatened: State)

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

Florida Spiny-Pod (Endangered: State)

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

Florida Mountain-Mint (Threatened: State)

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

Silver Buckthorn (Endangered: State)

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

Listed Wildlife Species and Their Habitats

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

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

Eastern Indigo Snake (Threatened: Federal and State)

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

Florida Burrowing Owl (Species of Special Concern: State)

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

Short-Tailed Snake (Threatened: State)

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

Gopher Tortoise (Threatened: State)

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

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

Florida Sandhill Crane (Threatened: State)

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

Gopher Frog (Species of Special Concern: State)

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

Florida Mouse (Species of Special Concern: State)

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

Florida Pine Snake (Species of Special Concern: State)

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

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

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

CONCLUSION AND CONSIDERATIONS

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

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

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

FIGURES

TOLOSA PD

Environmental Assessment and Listed Species Survey

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

December 2018 - *revision*

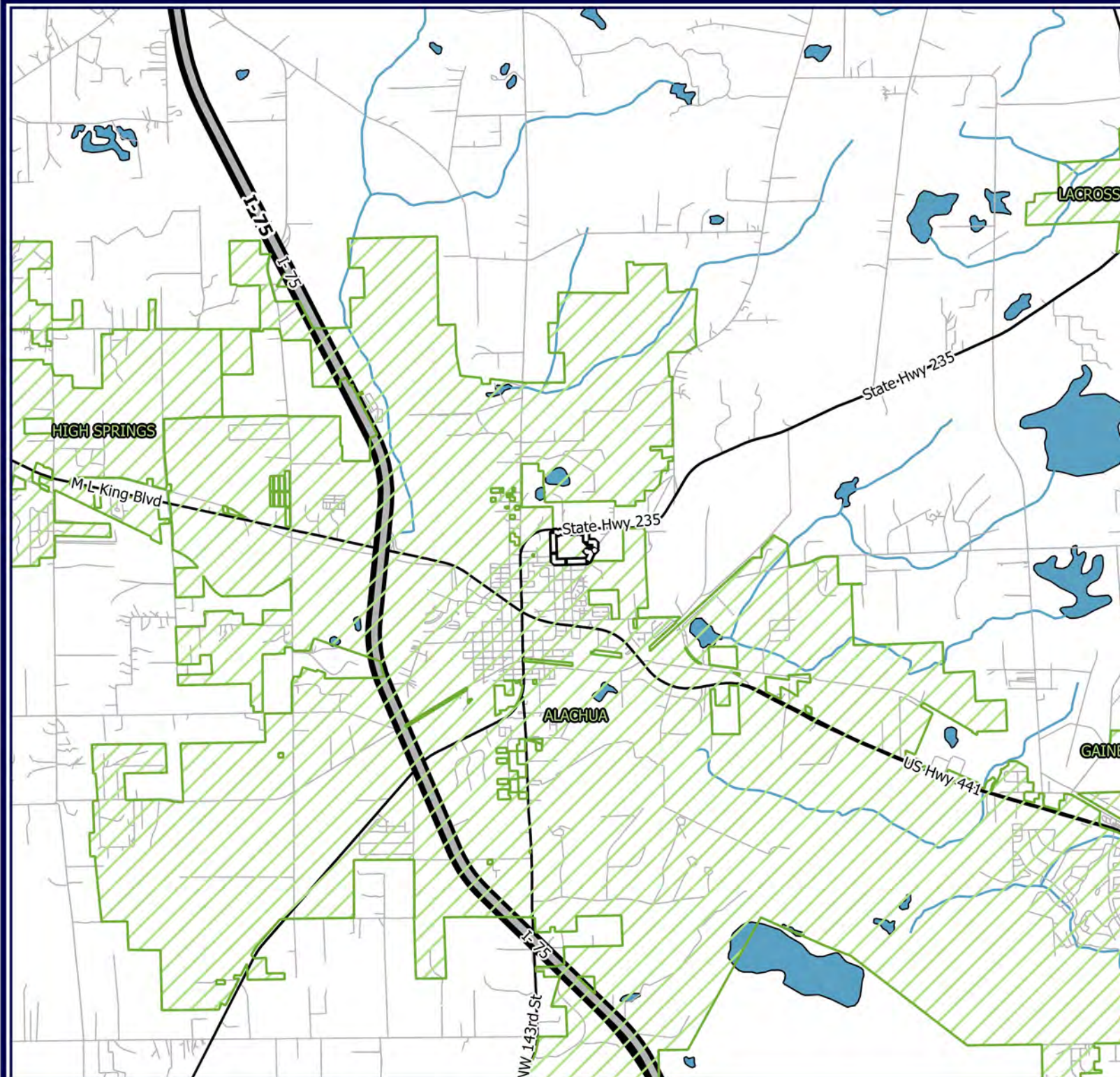
FIGURE 1: SITE LOCATION
TOLOSA PD
SR 235, ALACHUA, FL
ALACHUA COUNTY PARCEL:
03135-000-000



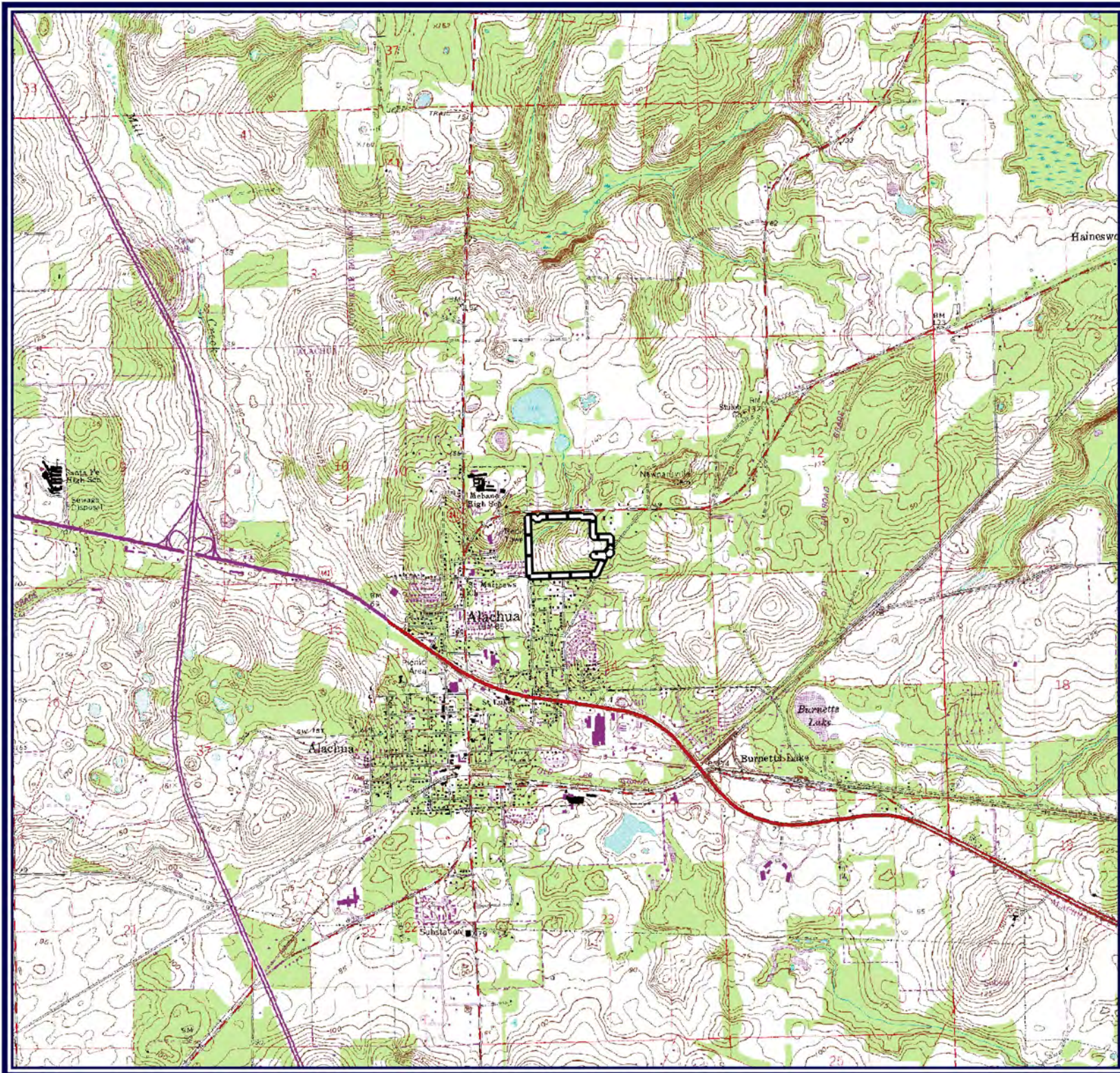
LEGEND

PARCEL BOUNDARY

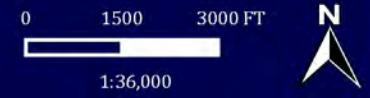
-  CITIES
-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  STREAMS
-  WATER BODIES



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



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



LEGEND

 PARCEL BOUNDARY



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

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



LEGEND

 PARCEL BOUNDARY

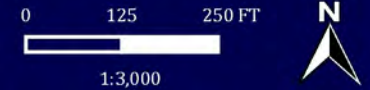
 NRCS SOILS

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



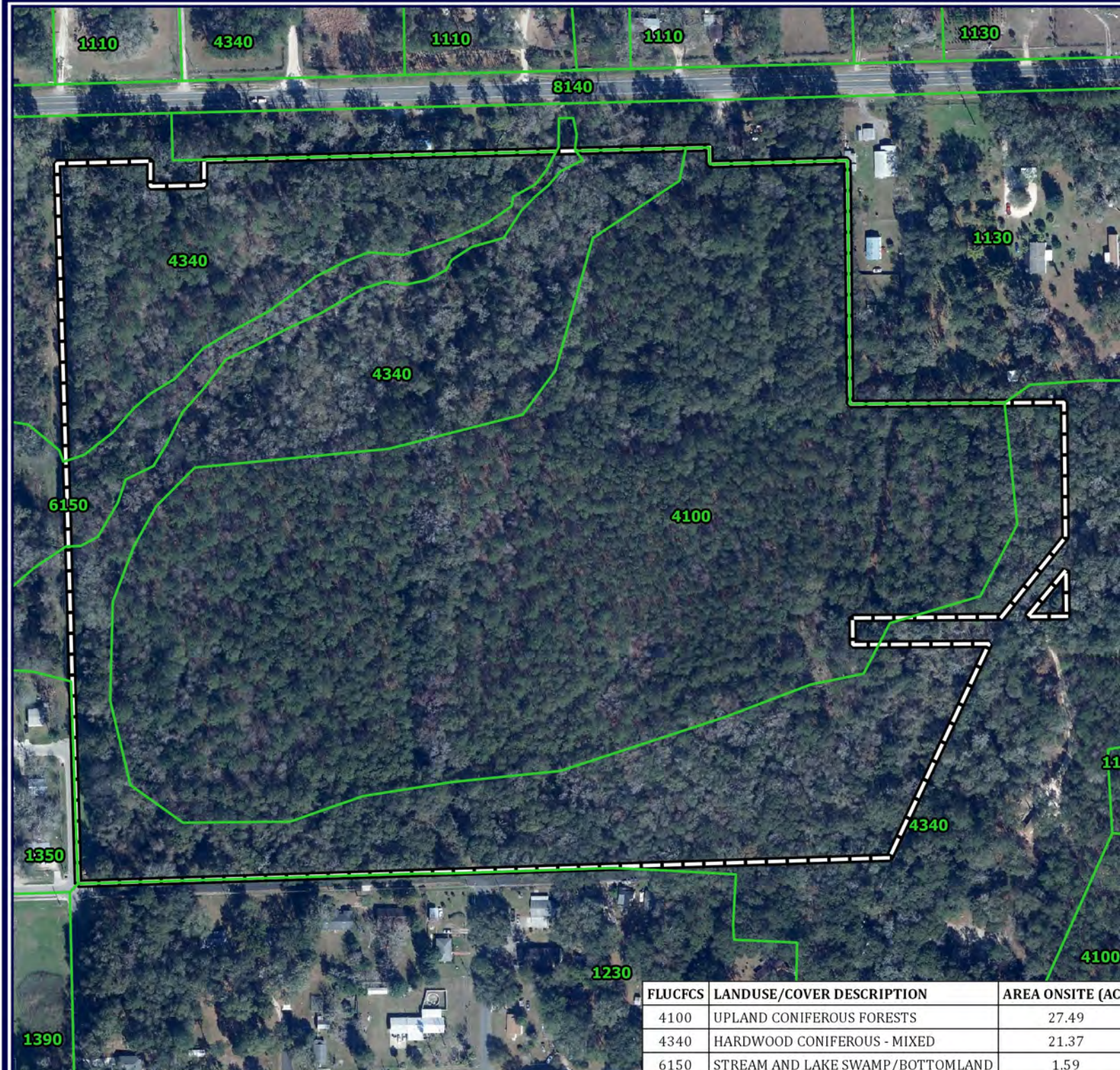
DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

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



LEGEND

-  PARCEL BOUNDARY
-  FLUCFCS



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



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

APPENDIX A

FNAI BIODIVERSITY MATRIX QUERY RESULTS

TOLOSA PD

Environmental Assessment and Listed Species Survey

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

December 2018 - *revision*



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

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

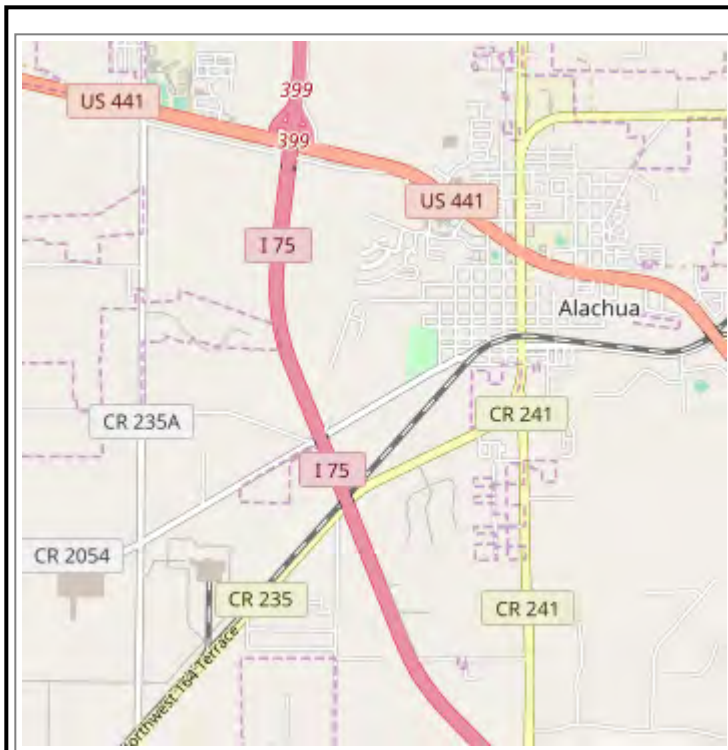
UNOFFICIAL REPORT

Created 7/5/2018

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

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

Report for 1 Matrix Unit: 24844



Descriptions

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

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

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

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

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

Matrix Unit ID: 24844

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

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

Matrix Unit ID: 24844

20 **Potential** Elements for Matrix Unit 24844

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

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

Disclaimer

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

Unofficial Report

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



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

April 10, 2018



Allison D. Megrath, AICP
101 East Silver Springs Blvd,
Suite 400,
Ocala FL 34470
Phone: 352.438.3046
Email: Allison.Megrath@kimley-horn.com

In response to your inquiry of April 10th 2018, the Florida Master Site File lists 1 archaeological site listed on the National Register and 1 historical cemetery associated with the following parcels in Alachua County:

Parcel ID: 03130-004-000, 03130-007-000, 03130-008-000, 03130-009-000 & 03135-000-000

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Sam M. Wilford.
Archaeological Data Analyst
Florida Master Site File
Sam.Wilford@dos.myflorida.com

December 26, 2019

Mr. Adam Hall, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace / PO Box 9
Alachua, FL 32616

RE: Tolosa PD-R Phase 1 Preliminary Plat Application

Dear Adam:

This letter is to acknowledge our understanding that Homeowner's Association (HOA) documents including articles, bylaws, and covenants will be required to be submitted to the City of Alachua for review as part of the Preliminary Plat review process. The HOA documents are currently being drafted and will be provided with a future submittal. We also understand these documents will be required to comply with all applicable requirements of the PD ordinance, Developer's Agreement and the City LDR's.

Thank you for your continued cooperation and help during the Preliminary Plat review process.

Sincerely,



A. J. 'Jay' Brown Jr., P.E.
President, JBrown Professional Group Inc.

Cc: Luis Diaz
Ken O'Rorke
David A. Fisher