Chair William Smith
Vice Chair William Menadier
Member Jenny Highlander
Member Danielle J. Judd
Member Virginia Johns
School Board Member Tina Certain

City Manager Rodolfo Valladares
City Attorney Scott Walker

The Planning and Zoning Board will conduct a

Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: March 10, 2026

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- FEBRUARY 10, 2026 MEETING

B) PSPM26-0001 | TOMOKA HILLS GOLF COURSE SITE PLAN MODIFICATION #1 - A REQUEST BY NV5, INC. (APPLICANT/AGENT), ON BEHALF OF TOMOKA HILLS FARMS, INC. (PROPERTY OWNER) FOR A MODIFICATION TO CONDITION #1 OF THE TOMOKA HILLS GOLF COURSE SITE PLAN (PSP24-

0014) ORIGINALLY APPROVED ON APRIL 15, 2025, WHICH PROPOSES AN 18-HOLE PRIVATE GOLF COURSE, ASSOCIATED MAINTENANCE FACILITIES, AND ASSOCIATED SITE IMPROVEMENTS ON A ± 197.03-ACRE SUBJECT PROPERTY LOCATED AT 156012 NW 167TH BOULEVARD. TAX PARCELS 03873-000-000; 03873-001-001. FLU: AGRICULTURE; ZONING: AGRICULTURAL (A); OVERLAY DISTRICT: GATEWAY OVERLAY DISTRICT.

C) PPP24-0004 | HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) ON BEHALF OF 10.47 L.L.C. (PROPERTY OWNER) FOR THE HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT WHICH PROPOSES THE SUBDIVISION OF LAND INTO 38 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY ON A ± 8.36-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NORTHWEST 147TH DRIVE, ALONG NORTHWEST 151ST BOULEVARD (TAX PARCELS: 03869-007-000, 03869-009-000 (PORTION THEREOF), AND 03869-010-000). FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL; ZONING: RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8) (QUASI-JUDICIAL HEARING).

D) PTAL25-0002 | ADU TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS - A REQUEST BY CALEB SAPP (APPLICANT AND AGENT) ON BEHALF OF TERRY HOWARD FOR A PRIVATELY INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AMENDING SECTION 4.4.4(A) REGARDING STANDARDS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (ADUS) (LEGISLATIVE HEARING).

E) PTAL26-0001 | CERTIFIED RECOVERY RESIDENCE TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS - A REQUEST BY THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR A STAFF-INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AMENDING ARTICLE 2 AND ARTICLE 10 RELATING TO THE ESTABLISHMENT OF A PROCESS TO RECEIVE A REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES AS REQUIRED BY FLORIDA STATUTE 397.487 (LEGISLATIVE HEARING).

F) ADMIN | PRESENTATION OF PROPOSED EVALUATION & APPRAISAL REPORT (EAR) PUBLIC PARTICIPATION PROCESS

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: March 10, 2026
SUBJECT: Approve Meeting Minutes- February 10, 2026 Meeting
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve Meeting Minutes- February 10, 2026 Meeting

Summary

Approve Meeting Minutes- February 10, 2026 Meeting

FINANCIAL IMPACT

none

ADDITIONAL FINANCIAL INFORMATION

none

ATTACHMENTS

1. 26.02.10.M.PZB

Regular Planning and Zoning Board Meeting Minutes
February 10, 2026 at 6:00 PM

Chair William Smith
Vice Chair William Menadier
Member Jenny Highlander
Member Danielle J. Judd
Member Virginia Johns
School Board Member Tina Certain

City Manager Rodolfo Valladares
City Attorney Scott Walker

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

William Smith – Chair 6:00 p.m.

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Vice Chair William Menadier.

Passed by unanimous consent.

I. OLD BUSINESS

A) APPROVE MEETING MINUTES-NOVEMBER 18, 2025

Member Danielle Judd moved to approve the minutes from the November 18, 2025 meeting; seconded by Vice Chair Menadier.

Motion passed by unanimous consent.

II. NEW BUSINESS

A) APPROVE MEETING MINUTES-JANUARY 13, 2026

Vice Chair Menadier moved to approve the minutes from the January 13, 2026 meeting with the amendment stating he abstained from voting on the two items for Mallard Electric; seconded by Member Judd.

Motion passed by unanimous consent.

B) APPROVE MEETING MINUTES- SPECIAL PZB- JANUARY 20, 2026

Member Judd moved to approve the minutes from the January 20, 2026 meeting with an amendment of Member Johns's recusal; seconded by Vice Chair Menadier.

Motion passed by unanimous consent.

C) PSP24-0012 | GATORLAND KUBOTA SITE PLAN APPLICATION - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF GATORLAND KUBOTA EQUIPMENT COMPANY, INC. (PROPERTY OWNER) FOR A SITE PLAN TO CONSTRUCT A ± 12,550 SQUARE FOOT TRUCK OR TRACTOR RENTAL OR SALES WITH AN ACCESSORY REPAIR AND SERVICING FACILITY AND ASSOCIATED SITE IMPROVEMENTS ON A ± 6.31-ACRE SUBJECT PROPERTY GENERALLY LOCATED WEST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 111TH BOULEVARD (TAX PARCEL 05885-010-011); FUTURE LAND USE: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

Carson Crockett, Principal Planner, 02/10/26, Staff Report, Filed.

Member Jenny Highlander moved based upon the competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Gatorland Kubota Equipment Company, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the site plan subject to the seven conditions in Exhibit "A" and located on page 25 of the

February 10, 2026, staff report; seconded by Vice Chair Menadier.

Motion passed by 5-0 roll call vote.

D) PSSC25-0001 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF AN AMENDMENT TO THE CITY OF ALACHUA FUTURE LAND USE MAP (FLUM). THE PROPOSED AMENDMENT WOULD CHANGE THE FUTURE LAND USE DESIGNATION OF A +/- 4.17– ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMERCIAL. THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMERCIAL (LEGISLATIVE HEARING).

Bryan Thomas, Director of Planning and Community Development, 02/10/26, Staff Report, filed.

Damien Sanders, Owner Representative and Scott Batterson, Principal Engineer, 02/10/26, Available for questions, submitted.

Member Highlander moved based upon the competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehenisve Plan and transmit such findings to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion passed by 5-0 roll call vote.

E) PR25-0001 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A +/- 4.17– ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING ZONING: AGRICULTURAL; PROPOSED ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

Bryan Thomas, Director of Planning and Community Development, 02/10/26, Staff Report, filed.

Member Johns moved based upon the competent, substantial evidence, the

presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and transmit such findings to the City Commission with a recommendation to approve; seconded by Member Highlander.

Citizen Comments:
Brian Bisher

Motion passed by 4-1 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Johns moved to adjourn; seconded by Member Highlander.

Chair Smith adjourned the meeting at 6:50 p.m.

ATTEST:

_____
Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA:

_____
Staff Liaison

Board Agenda
Item

MEETING DATE: March 10, 2026

SUBJECT: PSPM26-0001 | Tomoka Hills Golf Course Site Plan Modification #1 - A request by NV5, Inc. (Applicant/Agent), on behalf of Tomoka Hills Farms, Inc. (Property Owner) for a modification to condition #1 of the Tomoka Hills Golf Course Site Plan (PSP24-0014) originally approved on April 15, 2025, which proposes an 18-hole private golf course, associated maintenance facilities, and associated site improvements on a ± 197.03-acre subject property located at 156012 NW 167th Boulevard. Tax parcels 03873-000-000; 03873-001-001. FLU: Agriculture; Zoning: Agricultural (A); Overlay District: Gateway Overlay District.

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the modification to the Tomoka Hills Golf Course Site Plan, originally approved on April 15, 2025, for Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approve the modification to condition #1 of the development order to read as shown in Exhibit "A" and located on page 22 of this staff report.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the modification to the Tomoka Hills Golf Course Site Plan, originally approved on April 15, 2025, for Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the modification to condition #1 of the original development order to read as shown in Exhibit "A" and located on page 22 of this staff report.*

Summary

This application is a request by NV5, Inc., (Applicant/Agent) on behalf of Tomoka Hills Farms, Inc. (Property Owner), for a modification to condition #1 of the Tomoka Hills Golf Course Site Plan (PSP24-0014) originally approved on April 15, 2025, which proposes an 18-hole private golf course, associated maintenance facilities, and associated site improvements. The approved site plan is for a ± 197.03-acre subject property located at 156012 NW 167th Boulevard (tax parcels 03873-000-000; 03873-001-001).

The existing language of condition #1 of the development order reads:

> The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

The proposed modification would amend condition #1 to read:

> The applicant acknowledges and agrees that the Tomoka Hills golf course is for the private use of the Tomoka Hills Property Owners Association and their guests. The applicant further acknowledges and agrees to the following:
>
> 1. Only members of such Tomoka Hills Property Owners Association with an approved final development order consistent with the City's Land Development Regulations may utilize the Tomoka Hills golf course.
> 2. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public.
> 3. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

No modifications to the approved site plan or any other conditions are proposed. The only modification proposed is to the language of condition #1. The applicant contends that such modification is necessary due to a misconception regarding who is the developer and owner of the golf course:

> This wording created a misconception that Tower Hill Insurance Group, Inc. was the developer and owner of the golf course. That is not correct. The owner, developer, and future operator of the golf course is Tomoka Hills Farms, Inc. Therefore, it is necessary to amend this condition to eliminate this misconception in ownership.

The proposed language of condition #1 keeps the intent of ensuring no additional traffic or trips will be generated by the golf course while removing references to any specific developer and instead tying the condition to the property owners association who will be perpetually responsible for common infrastructure serving the golf course and surrounding development.

The site plan originally approved on April 15, 2025, was found by the Planning & Zoning Board, via competent substantial evidence, to be consistent with the City of Alachua Comprehensive Plans and in compliance with the City's Land Development Regulations. As such, this staff report only evaluates the proposed modification when analyzing consistency with the Comprehensive Plan, compliance with the Land Development Regulations, and public facility

impacts.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report & Supporting Materials
2. Application Materials
3. Original Approved Site Plan
4. Neighborhood Meeting Summary Submitted by Soorya Lindberg
5. Public Notice Materials
6. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Quasi-Judicial Hearing **Application #: PSPM26-0001**

SUBJECT:	A request for a modification to condition #1 of the Tomoka Hills Golf Course Site Plan (PSP24-0014) originally approved on April 15, 2025, which proposes an 18-hole private golf course, associated maintenance facilities, and associated site improvements.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	156012 NW 167th Boulevard
PARCEL ID NUMBER:	03873-000-000; 03873-001-001
FLUM DESIGNATION:	Agriculture
ZONING:	Agricultural (A)
OVERLAY:	Gateway Overlay District
ACREAGE:	± 197.03
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the modification to the Tomoka Hills Golf Course Site Plan, originally approved on April 15, 2025, for Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approve the modification to condition #1 of the development order to read as shown in Exhibit "A" and located on page 22 of this staff report.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the modification to the Tomoka Hills Golf Course Site Plan, originally approved on April 15, 2025, for Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the modification to condition #1 of the original development order to read as shown in Exhibit "A" and located on page 22 of this staff report.*

SUMMARY

This application is a request by NV5, Inc., (Applicant/Agent) on behalf of Tomoka Hills Farms, Inc. (Property Owner), for a modification to condition #1 of the Tomoka Hills Golf Course Site Plan (PSP24-0014) originally approved on April 15, 2025, which proposes an 18-hole private golf course, associated maintenance facilities, and associated site improvements. The approved site plan is for a ± 197.03-acre subject property located at 156012 NW 167th Boulevard (tax parcels 03873-000-000; 03873-001-001).

The existing language of condition #1 of the development order reads:

> The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

The proposed modification would amend condition #1 to read:

> The applicant acknowledges and agrees that the Tomoka Hills golf course is for the private use of the Tomoka Hills Property Owners Association and their guests. The applicant further acknowledges and agrees to the following:
>
> a. Only members of such Tomoka Hills Property Owners Association with an approved final development order consistent with the City's Land Development Regulations may utilize the Tomoka Hills golf course.
> b. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public.
> c. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

No modifications to the approved site plan or any other conditions are proposed. The only modification proposed is to the language of condition #1. The applicant contends that such modification is necessary due to a misconception regarding who is the developer and owner of the golf course:

> This wording created a misconception that Tower Hill Insurance Group, Inc. was the developer and owner of the golf course. That is not correct. The owner, developer, and future operator of the golf course is Tomoka Hills Farms, Inc. Therefore, it is necessary to amend this condition to eliminate this misconception in ownership.

The proposed language of condition #1 keeps the intent of ensuring no additional traffic or trips will be generated by the golf course while removing references to any specific developer and instead tying the condition to the property owners association who will be perpetually responsible for common infrastructure serving the golf course and surrounding development.

The site plan originally approved on April 15, 2025, was found by the Planning & Zoning Board, via competent substantial evidence, to be consistent with the City of Alachua Comprehensive Plans and in compliance with the City's Land Development Regulations. As such, this staff report only evaluates the proposed modification when analyzing consistency with the Comprehensive Plan, compliance with the Land Development Regulations, and public facility impacts.

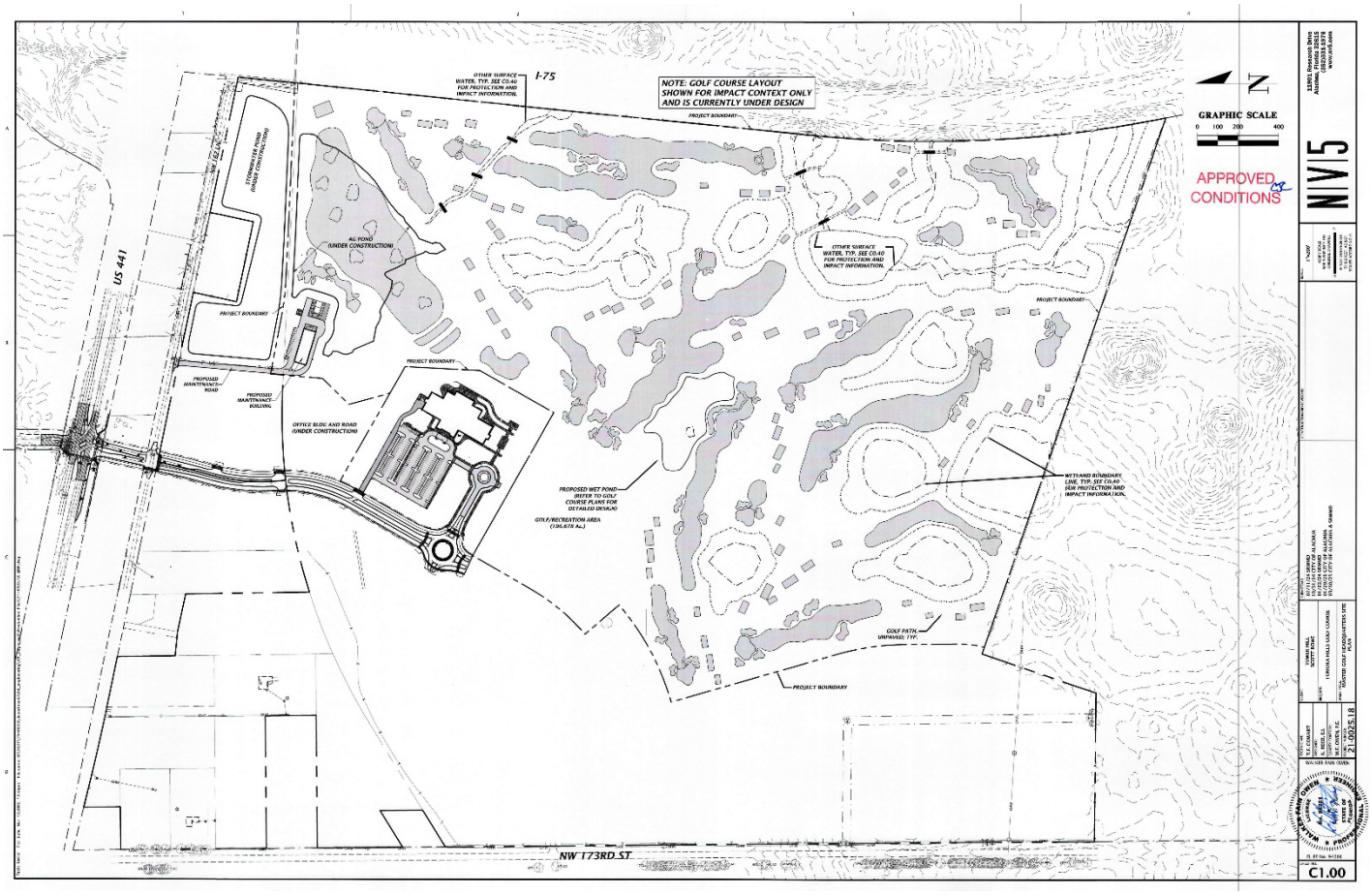


Figure 1. Approved Site Plan for the Tomoka Hills Golf Course

EXISTING USES

The subject property is primarily comprised of a mix of undeveloped agricultural lands and naturally wooden areas, including some wetland areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 2 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property).

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Restaurant with Drive-Thru; Hotel; Gasoline Sales	Commercial	Commercial Intensive (CI)
South	Agriculture; Single-family Residential	Rural/Agriculture	Agricultural (A)(County)
East	Vacant Commercial	Commercial	Commercial Intensive (CI)
West	Agriculture; Professional Services	Agriculture; Community Commercial	Agricultural (A); Community Commercial (CC)

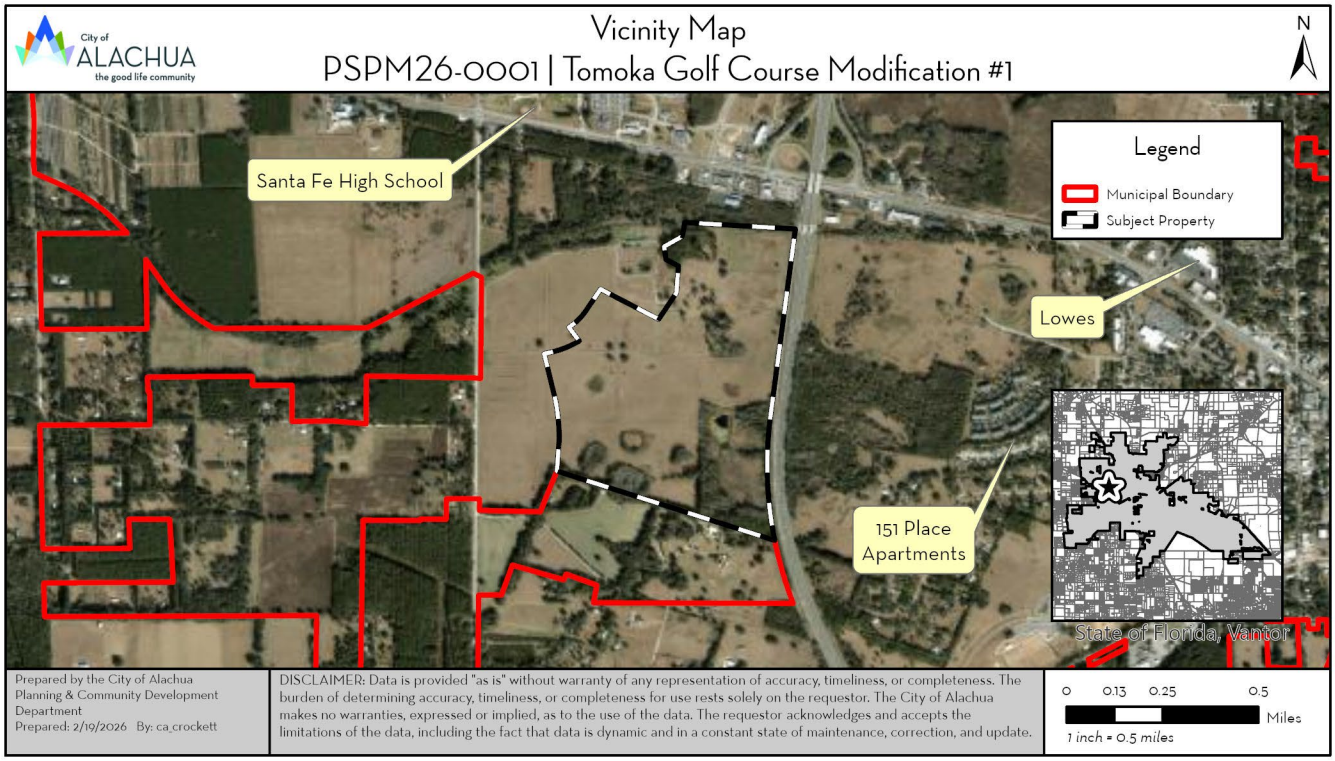


Figure 2. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for major site plan modification applications.

A neighborhood meeting was held on January 7, 2026, at 11801 Research Drive (NV5, Inc. Offices). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by 11 members of the public. A full neighborhood meeting summary is available in the application materials submitted by the applicant.

An additional neighborhood meeting summary was submitted by participant Soorya Lindberg, pursuant to Section 2.2.4(D)(6) of the City of Alachua Land Development Regulations.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The site plan originally approved on April 15, 2025, was found by the Planning & Zoning Board, via competent substantial evidence, to be consistent with the City of Alachua Comprehensive Plans and in compliance with the City's Land Development Regulations. As such, this Comprehensive Plan consistency analysis only considers the modification proposed.

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Objective 5.2: *Availability of facilities and services*

The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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

Evaluation & Findings: The intent of condition #1 of the development order is to ensure no traffic or trips are generated from the golf course facility. Rather all trips to the area are considered counted at time of individual site plans for developments subject to the Tomoka Hills Property Owners Association. The proposed language of condition #1 keeps the original intent and results in a de minimis impact to the level of service standard for roadways. Condition #1 requires that this policy be reevaluated should a site plan or special exception permit application be submitted to open the golf course for play by the general public. The modification to condition #1 would remain consistent with Objective 5.2 and Policy 5.2.a.

Transportation Element

Policy 1.3.b: The City shall establish standards that emphasize shared parking and parking reduction incentives to provide flexibility for businesses and to discourage excessive parking areas.

Evaluation & Findings: The language of both the existing and proposed condition #1 allows for the golf course facility to utilize parking facilities for individual site plans to serve the golf course facility. Such shared parking arrangement reduces an excessive parking area that would otherwise be required. Condition #1 requires that this policy be reevaluated should a site plan or special exception permit application be submitted to open the golf course for play by the general public. The modification to condition 1 would remain consistent with Policy 1.3.b.

ENVIRONMENTAL CONDITIONS ANALYSIS

The site plan originally approved on April 15, 2025, was found by the Planning & Zoning Board, via competent substantial evidence, to be consistent with the City of Alachua Comprehensive Plans and in compliance with the City's Land Development Regulations. As such, this environmental conditions analysis only considers the impacts of the modification proposed.

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: While delineated wetlands are present on the subject property, the proposed modification to condition #1 does not alter the previously approved layout of the site, Wetland 3M plan, or other buffers and wetland protections.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem, therefore, the development is not anticipated to negatively impact any strategic ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. The proposed modification to condition #1 does not alter the condition related to providing a gopher tortoise survey. If a regulated plant or animal species is discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are 15 soil types found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Blichton Sand; 5% to 8% Slopes	D	Poorly Drained	Severe	Severe	20.12%
Gainesville Sand; 0% to 5% Slopes	A	Well Drained	Slight	Slight	18.21%
Lochloosa Fine Sand; 2% to 5% Slopes	C	Somewhat Poorly Drained	Slight	Slight	16.83%
Millhopper Sand; 5% to 8% Slopes	A	Moderately Well Drained	Slight	Slight	11.23%
Bivans Sand; 5% to 8% Slopes	D	Poorly Drained	Severe	Severe	5.72%
Millhopper Sand; 0% to 5% Slopes	A	Moderately Well Drained	Slight	Slight	5.47%
Fort Meade Fine Sand; 0% to 5% Slopes	A	Well Drained	Slight	Slight	5.04%

Table 2. Soil Types (Continued)

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Kendrick Sand; 5% to 8% Slopes	A	Well Drained	Slight	Slight	4.75%
Arredondo Fine Sand; 0% to 5% Slopes	A	Well Drained	Slight	Slight	3.82%
Norfolk Loamy Fine Sand; 5% to 8% Slopes	B	Well Drained	Slight	Moderate	2.65%
Kendrick Sand; 2% to 5% Slopes	A	Well Drained	Slight	Slight	2.50%
Pits and Dumps; 0% to 4% Slopes	Unranked	Unranked	Severe	Severe	1.73%
Bivans Sand; 2% to 5% Slopes	D	Poorly Drained	Severe	Severe	1.56%
Blichton Sand; 0% to 2% Slopes	D	Poorly Drained	Severe	Severe	0.35%
Lochloosa Fine Sand; 5% to 8% Slopes	C	Somewhat Poorly Drained	Severe	Severe	>0.01%

Evaluation & Findings: The proposed modification to condition #1 does not alter the layout of the approved site plan which has already found to substantially conform to the limitations presented by some of the soils present on site. As such, soil condition is not a concern at this time.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not located in area of high aquifer recharge; however, there are two conditions related to karst sensitive features that are part of the approved site plan. One condition requires compliance with the submitted BMP Planning Guide and the Wetland 3M Plan, adopting the guide and plan as part of the approved site plan. The second condition requires that a specific groundwater monitoring plan for post-construction activities is developed and submitted to City staff for administrative approval, with approval needing obtained prior to the completion of construction. The monitoring plan must be consistent with the Santa Fe River Basin Management Action Plan (BMAP).

The proposed modification to condition #1 does not alter either of these conditions.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay Districts and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

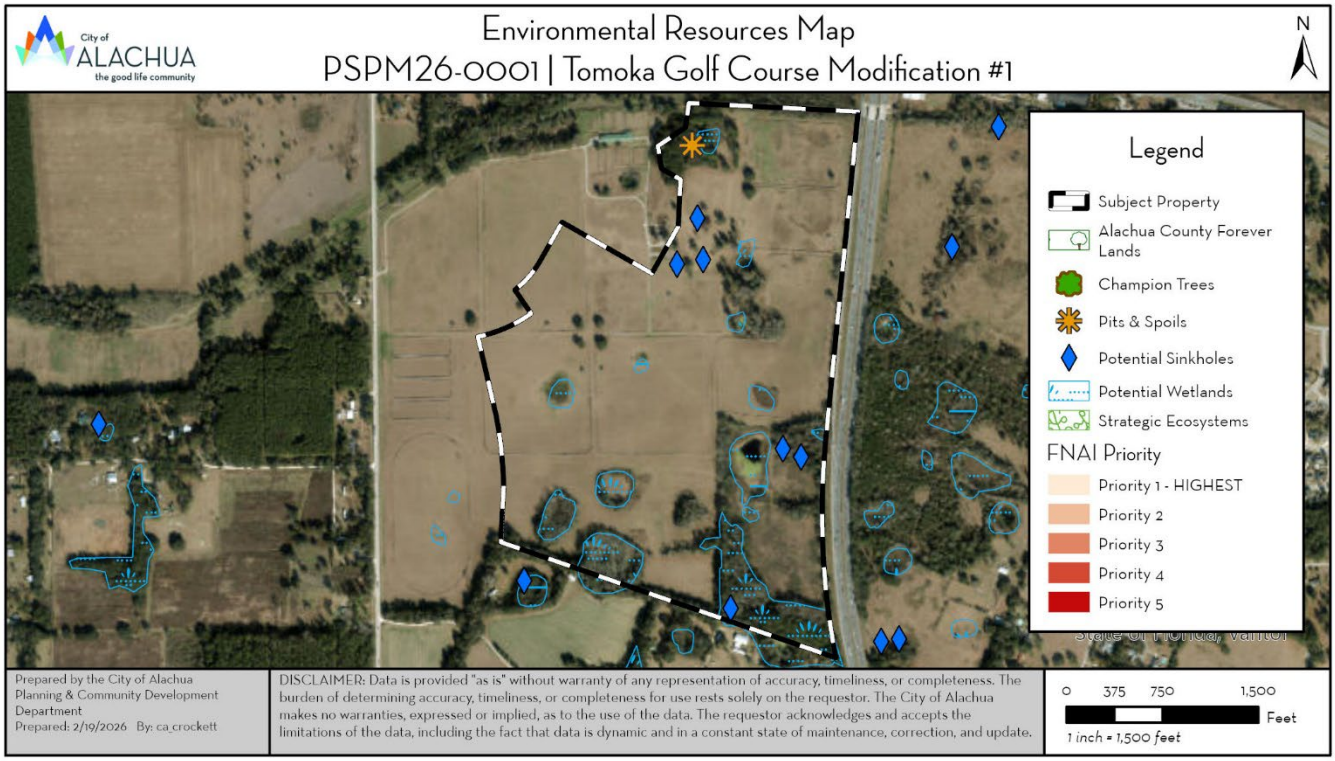


Figure 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site Plan Major Amendment Standards

Section 2.4.9(H) of the City's Land Development Regulations (LDRs) establishes the process with which all major amendments to a site plan must be considered. A site plan may only be amended in accordance with the procedures and standards established for is original approval. Section 2.4.9(E)(1) standards with which all site plans, including modifications thereto, must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(1) is provided below.

The site plan originally approved on April 15, 2025, was found by the Planning & Zoning Board, via competent substantial evidence, to be consistent with the City of Alachua Comprehensive Plans and in compliance with the City's Land Development Regulations. As such, this LDR compliance analysis only considers the modification proposed.

(1) *Minor site plan and site plan standards*. A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all the following requirements are met:

(a) *Consistency with the Comprehensive Plan*. The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An evaluation of the modification's consistency with the Comprehensive Plan has been included within this report. Staff has found the modification to be consistent with the City of Alachua Comprehensive Plan.

(b) *Use allowed in zone district*. The use is allowed in the zone district in accordance with Article 4, Use Regulations.

Evaluation & Findings: The use type of golf course, private, is a permitted use in the Agricultural (A) zone district. The proposed modification does not alter the use type.

(c) *Zone district use specific standards*. The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.

Evaluation & Findings: There are no specific use standards for the use type of golf course, private; therefore, this standard is not applicable.

(d) *Development and design standards*. The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The modification proposed does not alter the site plan's compliance with all relevant standards of Article 6, Development Standards.

(e) *Subdivision standards*. In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.

Evaluation & Findings: No subdivision of land is proposed as part of this application; therefore, this standard is not applicable.

(f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations*. The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The modification has been evaluated against Section 3.7.2(C)(5), *Development Standards*, for the Gateway Overlay District with the findings included within this report. The application complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.

Gateway Overlay District Standards

Section 3.7.2(C)(5) of the City's Land Development Regulations (LDRs) establishes the standards with which all development within the U.S. Highway 441/Interstate 75 Gateway Overlay District must be found compliant. The application has been reviewed for compliance with the standards of Section 3.7.2(C)(5). An evaluation of the findings of the applicant's compliance with the standards of Section 3.7.2(C)(5) is provided below.

(5) *Development standards*.

(a) *Building design and orientation*.

(i) Architectural elevation plans, drawn to scale, shall be required for all projects involving exterior renovation or new construction.

(ii) Except for roofs, metal shall not be used as a finish building material.

(iii) When two or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.

(iv) All accessory structures shall be of comparable design and building materials to the principal structure.

(v) Glazing shall constitute a minimum of 35 percent of the ground floor area when a building faces and is substantially visible from U.S. 441 or I-75.

(vi) Exterior building walls facing a public right-of-way shall incorporate no fewer than three architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the public right-of-way, and may include, but not be limited to:

a. Accent materials.
b. Public art.
c. Architectural details, such as tile work and molding integrated into the building facade.
d. Recesses and/or projections.
e. Roof overhang, which shall vary according to building width, as follows: one-foot overhang for buildings less than 50 feet in width, two-foot overhang for buildings 50 to 100 feet in width, and three-foot overhang for buildings greater than 100 feet in width.
f. Varied roof lines.
g. Articulated cornice lines.
h. Canopies, awnings, and/or porticos.
i. Use of brick in at least 30 percent of the facade.
j. Window shutters.
k. Change in building materials.
l. Prominent public entrances defined by substantive architectural features.
m. Fountain or other water feature.

(b) *Fencing*.

(i) With the exception of ornamental fencing, fences erected after the effective date of these regulations for property with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.

(c) *Outside storage areas*.

(i) All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.

(ii) Areas for outdoor storage and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.

(iii) Areas for trash collection shall:

a. Be enclosed with a wall that is:
   i. A minimum of 8' in height;
   ii. Constructed with masonry, stone, or other similar materials;
   iii. Of comparable architectural design to principal structure;
   iv. Gated in accordance with Section 6.2.3(B)
b. Be located to the rear of the principal structure
c. Not project beyond the front building line of the principal structure; and,
d. Have a three-foot landscaped buffer around the perimeter of the trash collection area. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other planting native to the area.

(d) ***Street buffer***.

(i) Buffering for properties with frontage along I-75 and U.S. 441 shall meet the requirements of Section 6.2.3(E).

(ii) The minimum landscaped buffer width shall be 15 feet. No existing, dedicated, or reserved public or private right-of-way shall be included in the calculation of the buffer width.

(iii) Live Oak shall be used as the required canopy tree. Applicants shall use the following plant materials, in order to create a consistent and uniform planting program for the Gateway Overlay District:

a. American Holly.
b. Crape Myrtle.
c. Drake Elm.
d. Ligustrum.
e. Red Maple.
f. Southern Magnolia.
g. Southern Red Cedar.
h. Oak.
i. Bradford Pear.

(e) ***Parking areas***.

(i) All parking areas shall be designed to avoid the appearance of a large expanse of pavement, and shall be conducive to safe pedestrian access and circulation.

(ii) No more than 25 percent of required parking shall be located in the front of the principal structure, for properties with frontage along U.S. 441. The percentage may be adjusted by the LDR Administrator if the applicant provides written information demonstrating that the property's characteristics, such as size and/or site topography, prevent the applicant from meeting this requirement. Under no circumstances shall be percentage of required parking located in front of the principal structure exceed 50 percent, and shall be the minimum necessary.

(iii) Parking spaces shall not be located within a public right-of-way.

(f) *Loading areas*.

(i) Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.

(g) *Access*.

(i) Any parcel or assembly of parcels having frontage along U.S. 441 shall be permitted only one direct access. New development shall be designed for cross access to adjacent parcels.

(h) *Signage*.

Evaluation & Findings: The proposed modification does not alter any previously approved architectural features or site layout and the site plan will continue to comply with all applicable standards of Section 3.7.2(C)(5).

Residential Protection Standards

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes residential protection standards as a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing single-family or two-family development. The subject property is adjacent to a single-family residential use to the south. The application has been reviewed for compliance with the standards of Section 6.6.3. An evaluation of the findings of the applicant's compliance with the standards of Section 6.6.3 is provided below.

(A) *General conditions*. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

(1) *Hours of operation and deliveries*. Hours of operation and deliveries.
(2) *Activities that generate potential adverse impacts*. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
(3) *Placement of trash receptacles*. Placement of trash receptacles.
(4) *Loading and delivery area*. Location of loading and delivery areas.
(5) *Lighting*. Lighting location, intensity, and hours of illumination.
(6) *Placement of outdoor machines and activities*. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
(7) *Additional landscaping and buffering to mitigate adverse impacts*. Additional landscaping and buffering to mitigate adverse impacts.
(8) *Height restrictions*. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
(9) *Preservation of natural lighting and solar access*. Preservation of natural lighting and solar access.

(10) *Ventilation and control of odors and fumes*. Ventilation and control of odors and fumes.
(11) *Paving and parking areas*. Paving to control dust.
(12) *Placement or configuration of site design*. Placement or configuration of site design.

Evaluation & Findings: The proposed modification does not alter the large, naturally vegetated area to the south of the subject property, adjacent to the single-family residence, which would provide for a large landscape area as a buffer.

(B) ***Height and setbacks***. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Evaluation & Findings: No structures are proposed within 100 feet of a property boundary adjacent to single-family or two-family dwelling or a residential district. The proposed modification does not alter the site layout or required buffers.

Design Standards for Business Uses

Section 6.8.2 of the City's Land Development Regulations (LDRs) establishes the standards with which all business uses, unless exempted by Section 6.8.1, must be found compliant. The application has been reviewed for compliance with the standards of Section 6.8.2. An evaluation of the findings of the applicant's compliance with the standards of Section 6.8.2 is provided below.

(A) ***Façade and material design***.

(1) ***Generally***. All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2).

(2) ***Standards***.

(a) ***Glazing***.

(i) Glazing of the front facade in the following amounts:

a. Twenty percent of the ground floor façade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);

b. Fifteen percent of the ground floor façade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(ii) For the purposes of this section, the ground floor façade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof of the facade. When a building wall includes a parapet, the ground floor façade area shall be calculated by measuring to the top of the parapet. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

(iv) Spandrel glass may be used only when an architectural floorplan demonstrates that windows cannot be provided due to a limitation presented by the interior layout or functional purpose of such interior space.

(b) *Façade massing*.

(i) *Offset required*. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet.

(ii) *Offset alternatives*. The following alternatives can be used in place of the required front façade offsets:

a. Façade color changes following the same dimensional standards as the offset requirements;

b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or

c. Roofline changes when coupled with correspondingly aligned façade material changes.

(c) *Material design*.

(i) A minimum of 25 percent of the materials utilized for each side facade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).

(d) *Prohibited materials*. The following materials shall be prohibited:

(i) Metal siding in more than 50 percent of any façade when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses;

(ii) Exposed smooth finished concrete block when visible from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses; and,

(iii) Exposed split face concrete block in more than 60 percent of any façade.

(3) *Screening of mechanical equipment*. Mechanical equipment shall be fully concealed from visibility from a street, lands classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

(B) *Connections to sidewalk system*.

(1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

(C) *Interconnectivity with adjacent business uses*.

(1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:

(a) Through extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or

(b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Evaluation & Findings: The proposed modification does not alter any previously approved architectural features or site layout and the site plan will continue to comply with all applicable standards of Section 3.7.2(C)(5).

PUBLIC FACILITIES IMPACT ANALYSIS

The site plan originally approved on April 15, 2025, was found by the Planning & Zoning Board, via competent substantial evidence, to be consistent with the City of Alachua Comprehensive Plans and in compliance with the City's Land Development Regulations. As such, this public facilities impact analysis only considers the impacts of the modification proposed.

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

Traffic Impact

Evaluation & Findings: Based on the original shared parking plan and narrative that was approved on April 15, 2025, as part of the approved site plan, the expected traffic impact is de minimis. The proposed modification to condition #1 keeps

Potable Water Impacts

Evaluation & Findings: The proposed modification to condition #1 will not alter the previously evaluated expected potable water impacts, which were found to not adversely impact the level of service. Concurrency will remain reserved.

Sanitary Sewer Impacts

Evaluation & Findings: The proposed modification to condition #1 will not alter the previously evaluated expected sanitary sewer impacts, which were found to not adversely impact the level of service. Concurrency will remain reserved.

Solid Waste Impacts

Evaluation & Findings: The proposed modification to condition #1 will not alter the previously evaluated expected solid waste impacts, which were found to not adversely impact the level of service. Concurrency will remain reserved.

Recreation Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"
TO
PSPM26-0001
TOMOKA HILLS GOLF COURSE SITE PLAN
MODIFICATION #1
STAFF REPORT

AMENDMENT TO CONDITION #1

Condition #1 of the development order approved on April 15, 2025, and recorded in Book 5208, Page 2775, of the Public Records of Alachua County, Florida ("Order") is hereby amended as follows. All other conditions of the Order remain unchanged and in full force and effect.

~~Strikethrough~~ notes removal, underline notes addition:

1. The applicant acknowledges and agrees that the golf course is for the private use of the ~~employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests.~~Tomoka Hills Property Owners Association and their guests. The applicant further acknowledges and agrees to the following:
   a. Only members of such Tomoka Hills Property Owners Association with an approved final development order consistent with the City's Land Development Regulations may utilize the Tomoka Hills golf course.
   b. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public.
   c. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

EXHIBIT "B"
TO
PSPM26-0001
TOMOKA HILLS GOLF COURSE SITE PLAN
MODIFICATION #1
STAFF REPORT

ORIGINAL DEVELOPMENT ORDER APPROVED ON APRIL 15, 2025 AND RECORDED IN BOOK 5208, PAGE 2775, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3618506 4 PG(S)
4/16/2025 1:50 PM
BOOK 5208 PAGE 2775
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1260890
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

CITY OF ALACHUA
Planning & Zoning Board

IN RE: ***CHW, LLC's Application***
On behalf of Tomoka Hills Farms, Inc.
For a Site Plan for the construction of a ± 197.03-acre 18-hole private golf course, associated maintenance facility, and associated site improvements
Located on Tax Parcel Number 03873-000-000; 03873-001-001

ORDER GRANTING CHW, LLC'S APPLICATION ON BEHALF OF TOMOKA HILLS FARMS, INC. FOR A SITE PLAN FOR THE CONSTRUCTION OF A ± 197.03-ACRE 18-HOLE PRIVATE GOLF COURSE, ASSOCIATED MAINTENANCE FACILITY, AND ASSOCIATED SITE IMPROVEMENTS WITH CONDITIONS

On April 15, 2025, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a ± 197.03-acre, 18-hole private golf course, associated maintenance facility, and with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by CHW, LLC, on behalf of Tomoka Hills Farms, Inc. ("Applicant") (herein referred to as the "Hearing"). Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 3 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

2. The applicant acknowledges and agrees that the property owner, successor, or their agent must obtain an approved local business tax receipt before play on the course may begin. An updated approved local business tax receipt must be obtained, demonstrating compliance with the Land Development Regulations, including parking requirements, should the property owner, successor, or their agent allow anyone other than those described in condition 1 to play on the course. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that play may only take place on the golf course during daylight hours unless otherwise granted by a special exception permit. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that the Tomoka Hills Golf Facility Best Management Practices Planning Guide and the Wetlands Mitigation/Maintenance/Monitoring Plan are incorporated into this site plan approval as governing documents and shall be maintained and followed. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that it shall develop a groundwater monitoring plan that will monitor for pollutants from fertilizer and stormwater runoff in coordination with, and as determined to be applicable by, the Suwannee River Water Management District and in compliance with all applicable local, state, and federal regulations. A copy of such plan shall be submitted to the City of Alachua Planning & Community Development Department prior to the commencement of play on the golf course. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The applicant acknowledges and agrees that herbicide applications shall only be performed by State Certified Pesticide Applicators and shall only be applied with low volume backpack or handheld sprayers, except during the establishment period of new turf grass or during pre-emergent herbicide applications limited to twice annually. Herbicide and fertilizer use shall not occur in the wetland buffer areas as shown on the approved site plan. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
7. The applicant acknowledges and agrees that a 100% gopher tortoise survey of the project area and 25 feet around the project area shall be performed consistent with the State of Florida Fish and Wildlife Commission guidelines. The applicant further agrees that it shall provide the City with a copy of the findings of said survey prior to the commencement of construction. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

8. The applicant acknowledges and agrees that it shall implement the United States Fish & Wildlife Service Standard Protection Measures for the Eastern Indigo Snake on the subject property while construction activity is occurring on-site. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
9. The applicant acknowledges and agrees it shall monitor the subject property for evidence of any sinkhole activity while construction activity is occurring on-site. The Applicant further agrees that if any sinkhole activity is observed during construction, immediate remedial action shall be taken with guidance from the Suwannee River Water Management District and other applicable agencies. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
10. The applicant acknowledges and agrees that construction activities associated with any approval or permit issued as part of the site plan shall occur subject to the following:
    a. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,
    b. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.
11. The applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
12. The applicant acknowledges and agrees that to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this site plan shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
13. The applicant acknowledges and agrees that Conditions 1 – 12 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 –13 as stated herein.

Attached to this Order as Exhibit "A" and incorporated by reference is the April 15, 2025, Staff Report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 15th day of April, 2025. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Planning & Zoning Board

By: _____
Sandy Burgess, Chair

Accepted and filed in the Official Records of the City of Alachua, Florida, this 15 day of April, 2025.

By: _____
LeAnne Williams, Deputy City Clerk

EXHIBIT "C"
TO
PSPM26-0001
TOMOKA HILLS GOLF COURSE SITE PLAN
MODIFICATION #1
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 18, 2026

Submitted electronically to Ryan.Thompson@nv5.com

Ryan Thompson, AICP
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSPM26-0001

RE: Notice of Hearing to be Scheduled for Modification #1 to Tomoka Hills Golf Course Site Plan

Dear Ryan Thompson,

On February 18, 2026, the Planning & Community Development Department received your site plan modification application for the Tomoka Hills Golf Course project, which was originally approved by the Planning & Zoning Board on April 15, 2025. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **March 10, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, February 23, 2026*** Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, February 23, 2026***. These signs are now ready for pick-up.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, March 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Jazzlyn Shannon, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 10, 2026

Submitted electronically to Ryan.Thompson@nv5.com

Ryan Thompson, AICP
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSPM26-0001

RE: Project Assistance Team (PAT) Comments for Modification #1 to Tomoka Hills Golf Course Site Plan

Dear Ryan Thompson,

On February 5, 2026, the Planning & Community Development Department received your revised site plan modification application for the Tomoka Hills Golf Course project, which was originally approved by the Planning & Zoning Board on April 15, 2025.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on February 17, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. Miscellaneous
   a. See attached proposed staff revision to proposed condition #1. Confirm the revision is acceptable or provide alternative language for review.
   b. Provide draft association documents consistent with Section 7.7.
   c. The applicant is put on notice that a revised development order will be required to be recorded in the public records of Alachua County, Florida, and consistent with condition #12 of the original development order, the applicant is responsible for all costs associated with recording the development order.
   d. The original development order expires April 15, 2026. An amendment does not inherently extend the expiration of approval. If there is an intent to extend the expiration of approval, provide such notice in writing consistent with Section 2.4.9(G)(2).

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Draft Revision to Condition #1

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

DRAFT Revision to Condition #1

1. The applicant acknowledges and agrees that the Tomoka Hills golf course is for the private use of the Tomoka Hills Property Owners Association and their guests. The applicant further acknowledges and agrees to the following:
    a. The Tomoka Hills Property Owners Association must be consistent with the requirements of Section 7.7 of the City of Alachua Land Development Regulations. (May be removed if association documents are provided for review prior to scheduling of public hearing).
    b. Proof of establishment of the Tomoka Hills Property Owners Association (typically in the form of articles of incorporation) must be submitted to the City of Alachua Planning & Community Development Department before play on the course may begin. (May be removed if proof of establishment is provided for review prior to scheduling of public hearing).
    c. Only members of such Tomoka Hills Property Owners Association with an approved final development order consistent with the City's Land Development Regulations may utilize the Tomoka Hills golf course.
    d. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public.
    e. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 10, 2026

Submitted electronically to Ryan.Thompson@nv5.com

Ryan Thompson, AICP
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSPM26-0001

RE: Completeness Review for Modification #1 to Tomoka Hills Golf Course Site Plan

Dear Ryan Thompson,

On February 5, 2026, the Planning & Community Development Department received your revised site plan modification application for the Tomoka Hills Golf Course project, which was originally approved by the Planning & Zoning Board on April 15, 2025.

According to Section 2.2.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is now complete**.

A full review of the application will now be undertaken by the City, with the findings transmitted to you and a Project Assistance Team (PAT) meeting scheduled under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

Submitted electronically to Ryan.Thompson@nv5.com

Ryan Thompson, AICP
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSPM26-0001

RE: Completeness Review for Modification #1 to Tomoka Hills Golf Course Site Plan

Dear Ryan Thompson,

On January 26, 2026, the Planning & Community Development Department received your site plan modification application for the Tomoka Hills Golf Course project, which was originally approved by the Planning & Zoning Board on April 15, 2025.

According to Section 2.2.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is incomplete** and that the following deficiencies must be addressed to begin the review of the application. The following deficiencies must be addressed no later than **5:00 PM on Thursday, March 5, 2026**, to remain on the May Planning & Zoning Board review schedule.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Required Signatures**
   a. The submitted application is unsigned and unnotarized. The application must be signed and notarized.
2. **Site Plan Attachment #4, Concurrency Impact Analysis** *or Statement of De Minimis Impact*
   a. Provide required attachment, evaluating the proposed modification against the original concurrency reservations.
3. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis**
   a. Provide required attachment, evaluating the proposed modification only.
4. **Site Plan Attachment #6, Mailing Labels**
   a. Provide one set of mailing labels for all property owners within 400 feet of the subject property and the City's list of registered persons/organizations.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

January 22, 2026

Mr. Bryan Thomas, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

Subject: Tomoka Hills Golf Course – Modification to an Approved Site Plan Application

Dear Mr. Thomas:

Please find attached the following items for review:

- Check #118386 in the amount of $2,700.00 for review fees and property owner notification fees;
- Site Plan application form;
- Property owner's affidavit, notarized;
- Warranty Deed;
- Property Appraiser data sheet;
- Proof of tax payment;
- Neighborhood Meeting materials;
- Suwannee River Water Management District ERP;
- Florida Department of Environmental Protection NOI;
- City of Alachua Development Order;
- City of Alachua Site Plans, stamped approved; and
- Best Management Practices Plan, stamped approved.

This application is for ±197.03 acres located at 15403 NW 173rd Street, Alachua, FL 32615, on a portion of Alachua County tax parcels 03873-000-000 and 03873-001-001. The Tomoka Hills Golf Course Site Plan was approved on April 8, 2025 by the City of Alachua Planning & Zoning Board. Included in this application package is the Site Plan Development Order and stamped approved plan set.

This modification to the approved Tomoka Hills Golf Course Site Plan is to amend Condition #1, which references "Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests." This wording created a misconception that Tower Hill Insurance Group, Inc. was the developer and owner of the golf course. That is not correct. The owner, developer, and future operator of the golf course is Tomoka Hills Farms, Inc. Therefore, it is necessary to amend this condition to eliminate this misconception in ownership.

The intent of Condition #1 is to ensure that the golf course users have sufficient access and parking. Therefore, the proposed amendment requires all potential users of the private golf course be members of the Tomoka Hills Property Owners Association (POA) and have an approved site plan consistent with the City of Alachua Land Development Regulations (LDRs). This approach is consistent with the preapplication meeting held with City staff and the City's attorney. The proposed amendment to Condition #1 is proposed below in underline and strike-through format:

1. The applicant agrees that the Tomoka Hills golf course is for the private use of the Tomoka Hills Property Owners Association (POA) members and their guests. It is also required that the members of the Tomoka Hills POA must have an approved site plan consistent with the City's Land Development Regulations. ~~The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests.~~ General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the

obligation of any subsequent party with interest in the property subject to this development order.

No changes to the Site Plan or any other changes to the Site Plan conditions are proposed with this minor modification application. Additionally, all other permits and the approved Best Management Practices plan remain unchanged and in effect for the Tomoka Hills Golf Course. Approval of this modification application will not result in any changes to the management or operations of the golf course or additional impacts to public facilities. The Site Plan application remains consistent with the City of Alachua Comprehensive Plan.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at ryan.thompson@nv5.com.

Sincerely,
NV5

C. Ryan Thompson, AICP
Sr. Project Manager

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Tomoka Hills Golf Course - Modification to an Approved Site Plan
2. Pre-Application Conference Date: 12/10/2025
3. Neighborhood Meeting Date: 1/7/2026
4. Address of Subject Property: 15403 NW 173RD ST ALACHUA, FL 32615
5. Parcel ID Number(s): 03873-001-001, 03873-000-000
6. Existing Use of Property: Agriculture
7. Future Land Use Map Designation: Community Commercial Agriculture
8. Zoning Designation: Agricultural (A)
9. Acreage: 197.03
10. Total Existing Building Square Footage, if applicable: 0
11. Total Existing Impervious Area (not including existing building area), if applicable: 0
12. Total Building Square Footage Proposed: 10,180 (NO CHANGE TO ADOPTED SITE PLAN)
13. Total New Impervious Area Proposed (not including building area): 45,532 SF (NO CHANGE TO ADOPTED SITE PLAN)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson, AICP; Craig Brashier, AICP Title: Sr. Project Manager; Dir. of Planning
   Company (if applicable): NV5, Inc.
   Mailing address: 11801 Research Dr
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: Ryan.Thompson@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tomoka Hills Farms Inc.
   Mailing Address: PO Box 147018
   City: Gainesville State: Florida ZIP: 32614-7018

** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) 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: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools (if applicable) in accordance with Section 2.4.14 of the LDRs.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

7. 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 LDRs;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or a list of those who received written notice; and,
   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.

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

16. **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 costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearing(s) on the application.

All applicable 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.

Under penalty of perjury, 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

C. Ryan Thompson

Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this

day of 5 February, 2026, by C. Ryan Thompson who executed the same

and has ____ produced N/A as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Jessica L. Junkin

Notary Public, State of Florida

My Commission Expires: 12/21/29

JESSICA JUNKIN
Notary Public - State of Florida
Commission # HH 750617
My Comm. Expires Dec 21, 2029
Bonded through National Notary Assn.

APPROVED WITH CONDITIONS

CITY OF ALACHUA

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Carson J Crockett

Digitally signed by Carson J Crockett
Date: 2025.04.21 12:03:54 -04'00'

City of ALACHUA
the good life community

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT

April 21, 2025

Submitted electronically to Walker.Owen@nv5.com

Walker Owne, P.E.
CHW, LLC
11801 Research Drive
Alachua, Florida 32615

Application #: PSP24-0014

RE: Planning & Zoning Board Public Hearing – Tomoka Hills Golf Facility Site Plan

Dear Owen Walker,

On April 15, 2025, the City of Alachua Planning & Zoning Board approved your site plan submitted on behalf of Tomoka Hills Farms, Inc. – which proposes the construction of an 18-hole private golf course, maintenance facility, and associated site improvements – subject to the 13 conditions below:

See Application Materials for Proposed Amendment to Condition #1

1. The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The applicant acknowledges and agrees that the property owner, successor, or their agent must obtain an approved local business tax receipt before play on the course may begin. An updated approved local business tax receipt must be obtained, demonstrating compliance with the Land Development Regulations, including parking requirements, should the property owner, successor, or their agent allow anyone other than those described in condition 1 to play on the course. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that play may only take place on the golf course during daylight hours unless otherwise granted by a special exception permit. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

4. The applicant acknowledges and agrees that the Tomoka Hills Golf Facility Best Management Practices Planning Guide and the Wetlands Mitigation/Maintenance/Monitoring Plan are incorporated into this site plan approval as governing documents and shall be maintained and followed. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that it shall develop a groundwater monitoring plan that will monitor for pollutants from fertilizer and stormwater runoff in coordination with, and as determined to be applicable by, the Suwannee River Water Management District and in compliance with all applicable local, state, and federal regulations. A copy of such plan shall be submitted to the City of Alachua Planning & Community Development Department prior to the commencement of play on the golf course. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The applicant acknowledges and agrees that herbicide applications shall only be performed by State Certified Pesticide Applicators and shall only be applied with low volume backpack or handheld sprayers, except during the establishment period of new turf grass or during pre-emergent herbicide applications limited to twice annually. Herbicide and fertilizer use shall not occur in the wetland buffer areas as shown on the approved site plan. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
7. The applicant acknowledges and agrees that a 100% gopher tortoise survey of the project area and 25 feet around the project area shall be performed consistent with the State of Florida Fish and Wildlife Commission guidelines. The applicant further agrees that it shall provide the City with a copy of the findings of said survey prior to the commencement of construction. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
8. The applicant acknowledges and agrees that it shall implement the United States Fish & Wildlife Service Standard Protection Measures for the Eastern Indigo Snake on the subject property while construction activity is occurring on-site. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
9. The applicant acknowledges and agrees it shall monitor the subject property for evidence of any sinkhole activity while construction activity is occurring on-site. The Applicant further agrees that if any sinkhole activity is observed during construction, immediate remedial action shall be taken with guidance from the Suwannee River Water Management District and other applicable agencies. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

10. The applicant acknowledges and agrees that construction activities associated with any approval or permit issued as part of the site plan shall occur subject to the following:
    a. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,
    b. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.
11. The applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
12. The applicant acknowledges and agrees that to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this site plan shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
13. The applicant acknowledges and agrees that Conditions 1 – 12 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 –13 as stated herein.

Issuance of a building permit is contingent upon the applicant's compliance with the specifications of the approved site plan. An appeal of the site plan approval may be filed within a 30-day period after the approval by the Planning & Zoning Board. Therefore, any action that takes place prior to the expiration of this 30-day period may become null and void if there is a successful appeal of the Planning & Zoning Board action.

Pursuant to Section 2.4.9(G) of the Land Development Regulations, the site plan development order shall expire after 12 months if a building permit for at least one building in the development proposed is not approved (Expiration Date of Development Order: April 15, 2026). If a building permit has not been issued by the expiration date of the site plan, the site plan development order shall be rendered null and void.

In order to reinstate the site plan, the applicant will be required to resubmit the site plan, supporting materials, fees, and re-obtain Planning & Zoning Board approval.

If the applicant would like to seek an extension of the site plan development order prior to its expiration, the applicant must submit a written request for extension at least 30 days prior to the expiration of the development order (Final Day to File Extension: March 14, 2026). Upon a showing of good cause, the Planning & Zoning Board may grant one extension not to exceed 12 months.

Two original, approved sets of the site plan are now available for pick-up at the building counter in City Hall during normal business hours. One original, approved site plan must be submitted to the Building Department with your application for a building permit. **The second original, approved site plan provided to you must be located on-site and available for inspection by City Staff while any construction-related activities associated with this development order are in occurrence.**

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: ORDER GRANTING CHW, LLC'S APPLICATION
ON BEHALF OF TOMOKA HILLS FARMS, INC.
FOR A SITE PLAN FOR THE CONSTRUCTION OF A ± 197.03-ACRE 18-HOLE PRIVATE GOLF COURSE, ASSOCIATED MAINTENANCE FACILITY, AND ASSOCIATE SITE IMPROVEMENTS
WITH CONDITIONS

CC: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, Assistant City Manager *(by electronic mail)*
Michael Carrillo, Public Services Director *(by electronic mail)*
Stephanie Herlong, Utility Building Supervisor *(by electronic mail)*
Kristy Thornton, Building Assistant *(by electronic mail)*
Katie Lightsey, Building Assistant *(by electronic mail)*
File

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3618506 4 PG(S)
4/16/2025 1:50 PM
BOOK 5208 PAGE 2775
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1260890
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

CITY OF ALACHUA
Planning & Zoning Board

IN RE: ***CHW, LLC's Application***
On behalf of Tomoka Hills Farms, Inc.
For a Site Plan for the construction of a ± 197.03-acre 18-hole private golf course, associated maintenance facility, and associated site improvements
Located on Tax Parcel Number 03873-000-000; 03873-001-001

ORDER GRANTING CHW, LLC'S APPLICATION ON BEHALF OF TOMOKA HILLS FARMS, INC. FOR A SITE PLAN FOR THE CONSTRUCTION OF A ± 197.03-ACRE 18-HOLE PRIVATE GOLF COURSE, ASSOCIATED MAINTENANCE FACILITY, AND ASSOCIATED SITE IMPROVEMENTS WITH CONDITIONS

On April 15, 2025, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a ± 197.03-acre, 18-hole private golf course, associated maintenance facility, and with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by CHW, LLC, on behalf of Tomoka Hills Farms, Inc. ("Applicant") (herein referred to as the "Hearing"). Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 3 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

See Application Materials for Proposed Amendment to Condition #1

2. The applicant acknowledges and agrees that the property owner, successor, or their agent must obtain an approved local business tax receipt before play on the course may begin. An updated approved local business tax receipt must be obtained, demonstrating compliance with the Land Development Regulations, including parking requirements, should the property owner, successor, or their agent allow anyone other than those described in condition 1 to play on the course. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that play may only take place on the golf course during daylight hours unless otherwise granted by a special exception permit. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that the Tomoka Hills Golf Facility Best Management Practices Planning Guide and the Wetlands Mitigation/Maintenance/Monitoring Plan are incorporated into this site plan approval as governing documents and shall be maintained and followed. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that it shall develop a groundwater monitoring plan that will monitor for pollutants from fertilizer and stormwater runoff in coordination with, and as determined to be applicable by, the Suwannee River Water Management District and in compliance with all applicable local, state, and federal regulations. A copy of such plan shall be submitted to the City of Alachua Planning & Community Development Department prior to the commencement of play on the golf course. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The applicant acknowledges and agrees that herbicide applications shall only be performed by State Certified Pesticide Applicators and shall only be applied with low volume backpack or handheld sprayers, except during the establishment period of new turf grass or during pre-emergent herbicide applications limited to twice annually. Herbicide and fertilizer use shall not occur in the wetland buffer areas as shown on the approved site plan. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
7. The applicant acknowledges and agrees that a 100% gopher tortoise survey of the project area and 25 feet around the project area shall be performed consistent with the State of Florida Fish and Wildlife Commission guidelines. The applicant further agrees that it shall provide the City with a copy of the findings of said survey prior to the commencement of construction. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

8. The applicant acknowledges and agrees that it shall implement the United States Fish & Wildlife Service Standard Protection Measures for the Eastern Indigo Snake on the subject property while construction activity is occurring on-site. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
9. The applicant acknowledges and agrees it shall monitor the subject property for evidence of any sinkhole activity while construction activity is occurring on-site. The Applicant further agrees that if any sinkhole activity is observed during construction, immediate remedial action shall be taken with guidance from the Suwannee River Water Management District and other applicable agencies. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
10. The applicant acknowledges and agrees that construction activities associated with any approval or permit issued as part of the site plan shall occur subject to the following:
    a. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,
    b. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.
11. The applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
12. The applicant acknowledges and agrees that to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this site plan shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
13. The applicant acknowledges and agrees that Conditions 1 – 12 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 –13 as stated herein.

Attached to this Order as Exhibit "A" and incorporated by reference is the April 15, 2025, Staff Report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 15th day of April, 2025. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Planning & Zoning Board

By: _____
Sandy Burgess, Chair

Accepted and filed in the Official Records of the City of Alachua, Florida, this 15 day of April, 2025.

By: _____
LeAnne Williams, Deputy City Clerk

1. The applicant agrees that the Tomoka Hills golf course is for the private use of the Tomoka Hills Property Owners Association (POA) members and their guests. It is also required that the members of the Tomoka Hills POA must have an approved site plan consistent with the City's Land Development Regulations. ~~The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests.~~ General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

City of ALACHUA
the good life community

Authorized Agent Affidavit

Planning & Community Development Department

A completed authorized agent affidavit or letter of authorization must be provided/included with the application materials whenever a property owner wishes to have an application submitted on their behalf by a third party or tenant. If a property has multiple owners, each owner must provide authorization for the third party to submit the application.

NOTE: *Incomplete affidavits will not be accepted and may delay the processing of applications.*

A. PERSON PROVIDING AUTHORIZATION

(i.e., the property owner)

Full Name: Scott Rowe Title: Registered Agent

Organization: Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL Zip: 32614-7018

Phone: contact agent Mobile: -

Email: contact agent

B. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Tax Parcel Number(s): 03873-000-000, 03873-001-001

Acreage: ±197

C. AUTHORIZED AGENT

(i.e., the third party submitting the associated application)

Full Name: Ryan Thompson, AICP; Craig Brashier, AICP Title: Sr. Project Manager; Director of Planning

Organization: NV5, Inc.

Mailing Address: 11801 Research Drive, Alachua, FL 32615

Phone: 352-331-1976 Mobile: -

Email: Ryan.Thompson@nv5.com

D. AUTHORIZED/REQUESTED ACTIONS

(Include any action or application that the authorized agent will be permitted to apply for and represent on behalf of the property owner)

Modification to an Approved Site Plan

E. SIGNATORY

I/We hereby certify that I/we am/are the property owner(s) of record or I/we have received authorization from the property owner of record to file an application for the actions listed above in Section "D" of this form related to the property identified above in Section "B" of this form. I/we authorize the agent listed above in Section "C" of this form to act on my/our behalf for the purposes of this application and those actions listed above in Section "D" of this form.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Scott P. Rowe
Signature of Property Owner

Signature of Co-property Owner

Scott Rowe
Printed Name of Property Owner

Printed Name of Co-property Owner

State of Florida

County of Alachua

The forgoing application is acknowledged before me by means of ☒ physical appearance or ☐ online notarization this 9 day of January, 2026 by Scott P. Rowe ☒ who is/are personally known to me, or ☐ who has/have produced – as identification.

Notary Public State of Florida
Jessica Cowart
My Commission HH 392136
Expires 7/16/2027

Signature of Notary Public

State of: Florida

Print Name: Jessica Cowart

My Commission Expires: 07/16/27

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., **Between** William J. Shively

of the County of Alachua, State of Florida, **grantor,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida

whose address is: P.O. Box 147018, Gainesville, FL 32614

of the County of Alachua, State of Florida, **grantee.**

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

Those certain lands as are more particularly described in the attached Exhibit "A" which is made apart hereof by reference.

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

This deed is being given by the grantor to a corporation which he owns one hundred percent of the outstanding stock in and is a transfer of unencumbered property to a corporation wholey owned by grantor and is exempt from Florida Documentary Stamp Tax.

The grantor covenants and warrants that the above described property is neither his homestead nor his residence.

2207220

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

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

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: Jeannie Brazy
Witness

William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of January, 2006 by William J. Shively

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

Comm. number DD 235053
Expires: Aug 16, 2007

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

Notary Public State of Florida

A50761

EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of lane being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot tight of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line , a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance pf 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No.75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence ruin North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 6,384.00
Int.Tax
Total 6,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501

DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: **98-3148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January**, **1999** between

New Life Corporation of America, a Tennessee corporation
whose Social Security/FEIN Number is: [redacted]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation
whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

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

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

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

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

Signed, sealed and delivered in our presence:

New Life Corporation of America
a Tennessee corporation

By: _____
Norvell Olive
Executive Director

Witness Name: _____

Witness Name: _____

(Corporate Seal)

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Notary Public
Printed Name: Ronald L. Stone
My Commission Expires: 03-25-2000

Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54'57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87°08'33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05°41'41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87°08'33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34°35'30", and a chord bearing and distance of S. 75°33'42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58°15'57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00°30'42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89°58'49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59°41'41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05°41'41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03873-000-000
Prop ID	15088
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax Area	ALACHUA (1700)
Acres	168.92
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

Certified Year	2025	2024	2023	2022	2021
Just Market Value	$3,302,256	$299,256	$299,256	$299,256	$299,256
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$3,301,176	$298,176	$298,176	$298,176	$298,176
Agricultural Classified Value	$51,978	$59,700	$59,700	$59,700	$59,700
Improvement Value	$1,080	$1,080	$1,080	$1,080	$1,080
Non School Assessed Value	$53,058	$60,780	$60,780	$60,780	$60,780
School Assessed Value	$53,058	$60,780	$60,780	$60,780	$60,780
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$53,058	$60,780	$60,780	$60,780	$60,780
School Taxable Value	$53,058	$60,780	$60,780	$60,780	$60,780
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type SOH MISC
Total Area 1
Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover
Heat
HC&V
HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 1998

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
2400	WELL	1	1998	1998		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	$100	WD	3299	210	Unqualified (U)	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	$98,600	WD	2193	1160	Unqualified (U)	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	$493,000	WD	2193	1126	Unqualified (U)	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	$100	WD	2012	1545	Unqualified (U)	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	$63,500	WD	1959	2058	Unqualified (U)	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	$17,000	WD	1725	342	Unqualified (U)	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	$55,000	WD	1723	2020	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$405,500	WD	1262	94	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

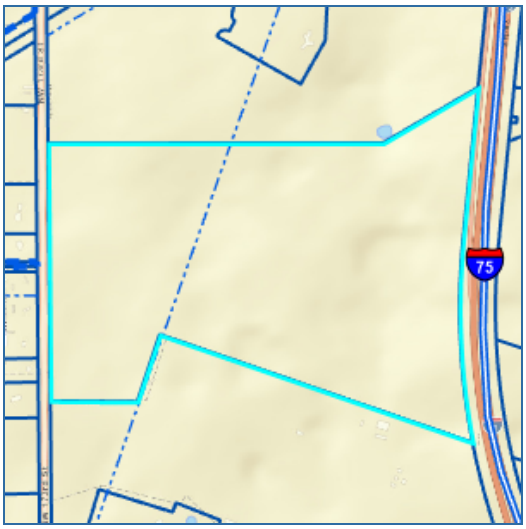
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	$26,820
6896	MECHANICAL	Yes	No	2/16/1999	$2,500

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/7/2026, 10:19:17 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03873-001-001
Prop ID	507279
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax Area	ALACHUA (1700)
Acres	121.99
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

Certified Year	2025	2024	2023
Just Market Value	$2,439,800	$219,582	$219,582
Land Value	$0	$0	$0
Agricultural (Market) Value	$2,439,800	$219,582	$219,582
Agricultural Classified Value	$37,817	$46,800	$46,800
Improvement Value	$0	$0	$0
Non School Assessed Value	$37,817	$46,800	$46,800
School Assessed Value	$37,817	$46,800	$46,800
Exempt Value	$0	$0	$0
Non School Taxable Value	$37,817	$46,800	$46,800
School Taxable Value	$37,817	$46,800	$46,800
Save Our Homes Deferred Value	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Skip to main content

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	121.99	5313884.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	$912,000	WD	2213	1501	Qualified (Q)	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	$100	CT	2162	2267	Unqualified (U)	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	$255,000	WD	2003	236	Unqualified (U)	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	$255,000	WD	1994	1479	Unqualified (U)	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	$385,000	WD	1902	834	Unqualified (U)	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	$243,000	WD	1195	66	Unqualified (U)	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/7/2026, 10:19:17 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Real Estate Account #03873 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,108.86**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00 Print (PDF)
2011 Annual Bill	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03873 001 001

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$790.34**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Mailed Memorandum

NEIGHBORHOOD MEETING PUBLIC NOTICE

Tomoka Hills Golf Course

21-0025.31

To:	Neighbors of the southwest quadrant of US 441 / I-75 Interchange
From:	Craig Brashier, AICP
Date:	December 18th, 2025
RE:	Tomoka Hills Golf Course – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss an amendment to Condition #1 of the approved Tomoka Hills Golf Course Site Plans (PSP24-0014) located in the City of Alachua on portions of Alachua County Tax Parcels #03873-000-000 and 03873-001-001. The site is ±197.03 acres in size.

The Future Land Use designations of the site are Agriculture and Community Commercial. The zoning districts are Agricultural (A) and Community Commercial (CC).

The Site Plan Amendment seeks only to amend Condition #1 of the approved site plans to clarify the intended patrons of the 18-hole private golf course.

The property is located east of NW 173rd Street, west of I-75, and south of US 441.

Date:	January 7th, 2026
Time:	6:00 PM
Location:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615
Contact:	Craig Brashier, AICP (352)-331-1976 11801 Research Drive, Alachua, FL 32615 Craig.Brashier@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the information above and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Mailing Labels

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ALSPAUGH & BROWN TRUSTEE & DIXO
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

BLACK NANCY BURGESS
5417 NW 234TH AVE
ALACHUA, FL 32615

BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

CARTER INTERSTATE 75 - HWY 441 LLC
3333 S ORANGE AVE STE 200
ORLANDO, FL 32806

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

MALBEC II LLC
100 S BISCAYNE BLVD SUITE 900
MIAMI, FL 33131

MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMWIND DR
JACKSONVILLE, FL 32218

SARCAV LLC
C/O SILVIO CAVACEPPI
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

SHREE LAXMI NARAYAN INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

THOMAS HEIRS & THOMAS & THOMAS
861 SE ADAMS STREET
HIGH SPRINGS, FL 32643

TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

TOWER HILL INSURANCE GROUP LLC
7201 NW 11TH PL
GAINESVILLE, FL 32605

VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

Current Resident
15901 NW 158th Ln
Alachua FL 32615

Current Resident
16305 NW 162nd Ln
Alachua FL 32615

Current Resident
15817 NW 173rd St
Alachua FL 32615

Current Resident
17103 NW 162nd Ln
Alachua FL 32615

Current Resident
16807 NW 162nd Ln
Alachua FL 32615

Current Resident
16070 NW US Hwy 441 STE 100
Alachua FL 32615

Current Resident
16070 NW US Hwy 441
Alachua FL 32615

Current Resident
15400 Peggy Rd
Alachua FL 32615

Current Resident
15480 Peggy Rd
Alachua FL 32615

Current Resident
15611 NW 173rd St
Alachua FL 32615

Current Resident
14433 NW 173rd St
Alachua FL 32615

Current Resident
14437 NW 17rd St
Alachua FL 32615

Current Resident
14531 NW 173rd St
Alachua FL 32615

Current Resident
14605 NW 173rd St
Alachua FL 32615

Current Resident
15601 NW 167th Blvd
Alachua FL 32615

Current Resident
15404 NW 173rd St
Alachua FL 32615

Current Resident
15310 NW 173rd St
Alachua FL 32615

Current Resident
15008 NW 173rd St
Alachua FL 32615

Current Resident
15010 NW 173rd St
Alachua FL 32615

Current Resident
17441 NW 149th Pl
Alachua FL 32615

Current Resident
17465 NW 149th Pl
Alachua FL 32615

Current Resident
14614 NW 173rd St
Alachua FL 32615

Current Resident
14706 NW 173rd St
Alachua FL 32615

Current Resident
14721 NW 174th Ter
Alachua FL 32615

Current Resident
14807 NW 174th Ter
Alachua FL 32615

Current Resident
14819 NW 174th Ter
Alachua FL 32615

Current Resident
14821 NW 174th Ter
Alachua FL 32615

Current Resident
14833 NW 174th Ter
Alachua FL 32615

Current Resident
15530 NW 173rd St
Alachua FL 32615

Planning & Community Development
LDR Administrator
PO Box 9
Alachua FL 32615

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

Antoinette Endelicato

5562 NW 93rd Avenue
Gainesville FL 32653

Adam Hall, AICP
Planner, University of Florida
PO Box 115050
Gainesville FL 32611

Tamara Robbins

PO Box 2317
Alachua FL 32616

Lynda Coon

7216 NW 126 Avenue
Alachua FL 32615

Joseph & Phyllis Strickland

14103 NW 156th Place
Alachua FL 32615

Jean Calderwood

14095 NW 174th Ave
Alachua FL 32615

Lynn Horton

19005 NW 138th Avenue
Alachua FL 32615

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville FL 32601

Soorya Lindberg

16630 NW 173rd Terrace
Alachua FL 32615

Constance Meyer

4720 NW 104th Lane
Gainesville FL 32653

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss an amendment to the approved Tomoka Hills Golf Course Site Plans (PSP24-0014) located in the City of Alachua on portions of Alachua County Tax Parcels #03873-000-000 and 03873-001-001. The site is ±197.03 acres in size.

The Future Land Use designations of the site are Agriculture and Community Commercial. The zoning districts are Agricultural (A) and Community Commercial (CC).

The Site Plan Amendment seeks only to amend Condition #1 of the approved site plans to clarify the intended patrons of the 18-hole private golf course.

The property is located east of NW 173rd Street, west of I-75, and south of US 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on Wednesday, January 7th, 2026
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Craig.Brashier@NV5.com

BEST STEAKHOUSE IN GAINESVILLE?

3 top spots for premium cuts and sides

Alan Festo
Gainesville Sun
USA TODAY NETWORK

A filet from Prime & Pearl in Celebration Pointe. PROVIDED BY PRIME & PEARL

Locally owned steakhouses are a rare sight in Gainesville, but three standout when it comes to tender and flavorful cuts.

Embers Wood Fired Grill

3545 SW 34th St., Suite A, Gainesville; 352-380-0901; embersofflorida-.com

A Gainesville fine-dining staple since 2009, all of the 100% USDA Prime Beef at Embers is prepared over a wood-fired grill. Choose from the New York strip, filet mignon or, for those with a heartier appetite, the 24-ounce bone-in ribeye or the 22-ounce porterhouse. Top your steak Oscar-style or with a homemade béarnaise sauce. Those not looking for beef can select from the duck, chicken or lamb chops, or a variety of seafood dishes such as the king salmon or yellowfin tuna. All entrees are served with two sides. Be sure to grab a cup of Embers' award-winning Blue Crab Bisque. Have some time before your dinner reservation? Take a seat at Spark, Embers' attached gastropub, and enjoy an Embers Smoked Old Fashioned or Cucumber Martini.

Mark's Prime Steakhouse

201 SE Second Ave., #102, Gainesville; 352-336-0077; marksprimesteakhouse-.com

Located in downtown Gainesville, Mark's Prime offer an intimate white tablecloth environment and has been serving up top-quality beef since 2002. Its selection of steaks, which are served on a hot plate sizzling in butter, include a 20-ounce bone-in ribeye, an 11-ounce filet mignon, a 16-ounce Delmonico, and a 14-ounce New York strip. A selection of seafood and other wood-fired options also are available. The side's at Marks, which are big enough to share, are served à la carte and include twice-baked potato, Southern collard greens and lobster macaroni, among many others. A second Mark's Prime can be found in Ocala at 30 S. Magnolia Ave.

Prime & Pearl

4949 Celebration Pointe Ave., Suite 70, Gainesville; 352-554-6276; primeandpearl.com

A relative newcomer to Gainesville's fine-dining scene, Prime & Pearl opened in April 2021 along the promenade in Celebration Pointe. All beef is sourced from small cattle farms in Nebraska. Choose from a selection of 35-day dry-aged steaks including an 18-ounce bone-in ribeye, a 24-ounce porterhouse, an 8-ounce filet, and more. Top your steak with oak-grilled shrimp or a butter-poached lobster claw. Other menu highlights include the blackened redfish, pan roasted chicken and twin lobster tails. Select from shareable sides such as the lobster mac & cheese, creamed spinach and crispy truffled Brussels. Don't forget the oysters! Served raw or roasted, the oysters are sourced from New England and Canada.

A New York strip at Embers Wood Grill, 3545 SW 34th St., in Gainesville. SUN FILE

Frazer School's 11th grade chess team wins national title

Special to The Sun
USA TODAY NETWORK

The Frazer School's Aakash Jani took first place individually in the fifth grade division of the U.S. Chess Federation's National K-12 Grade Championships.

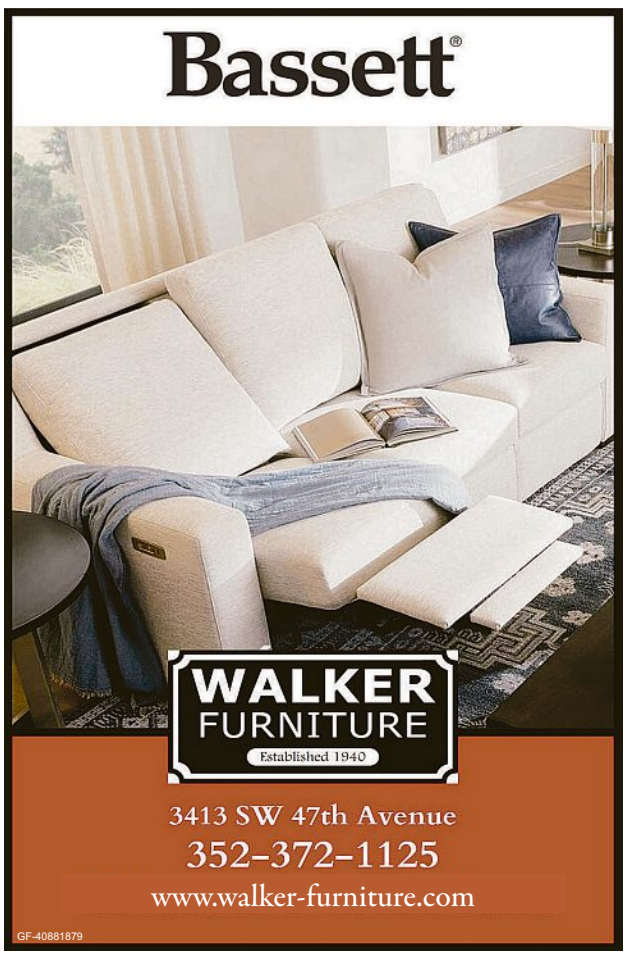
The Frazer School's 11th grade team of Abhiram Pothuri, from left, Jerry Yao, and Jolie Huang took first place at the US Chess Federation's National K-12 Grade Championships in Spokane, Washington. PHOTOS SPECIAL TO THE SUN

The US Chess Federation's National K-12 Grade Championships took place Dec. 12-14 at the Spokane Convention Center in Spokane, Washington.

The annual tournament, which takes place every December, is the only national tournament with no "Under" sections, instead putting every player from each grade in one section to compete for the title of Grade Champion.

The Frazer School's 11th grade team of Abhiram Pothuri, Jerry Yao, and Jolie Huang took first place, beating out elite teams from the New York area. All three of the team members placed in the top 10 individually. The team members also won the 10th grade national championship in 2024. Additionally, The Frazer School's Aakash Jani, who finished with five wins and two draws at the competition, took first place individually in the fifth grade division. Aakash also won gold as a first grader.

"I am so proud of these kids. I have worked with several of them over many years and it has been a great joy to watch them improve so dramatically over the years," Frazer School chess coach Britt Ryerson said. "All three of the team members won five of their seven matches. This is the kind of consistency you need to win team championships."



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss an amendment to the approved Tomoka Hills Golf Course Site Plans (PSP24-0014) located in the City of Alachua on portions of Alachua County Tax Parcels #03873-000-000 and 03873-001-001. The site is ±197.03 acres in size.

The Future Land Use designations of the site are Agriculture and Community Commercial. The zoning districts are Agricultural (A) and Community Commercial (CC).

The Site Plan Amendment seeks only to amend Condition #1 of the approved site plans to clarify the intended patrons of the 18-hole private golf course.

The property is located east of NW 173rd Street, west of I-75, and south of US 441.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on Wednesday, January 7th, 2026
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Craig.Brashier@NV5.com

NV5

Workshop Presentation

Tomoka Hills Golf Course

Site Plan Condition #1 Amendment

City of Alachua
Neighborhood Meeting
January 7th, 2026

NV5

PN: 21.0025.31

Type Of Application:

- **Site Plan Condition #1 Amendment**

Application Intent:

- **To amend Condition #1 of the approved Tomoka Hills Golf Course Site Plans (PSP24-0014) to clarify the intended patrons of the 18-hole private golf course.**

The purpose of a Neighborhood Meeting:

The City of Alachua requires applicants who amend approved site plans to host a neighborhood meeting prior to application submittal.

The purpose is **to inform neighbors** of the proposed action's nature.

This meeting provides an opportunity to **ask questions and learn information** regarding the application purpose.

PUBLIC NOTIFICATION

NEIGHBORHOOD MEETING PUBLIC NOTICE

Tomoka Hills Golf Course

21-0025.31

NV5

To:	Neighbors of the southwest quadrant of US 441 / I-75 Interchange
From:	Craig Brashier, AICP
Date:	December 18th, 2025
RE:	Tomoka Hills Golf Course – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss an amendment to Condition #1 of the approved Tomoka Hills Golf Course Site Plans (PSP24-0014) located in the City of Alachua on portions of Alachua County Tax Parcels #03873-000-000 and 03873-001-001. The site is ±197.03 acres in size.

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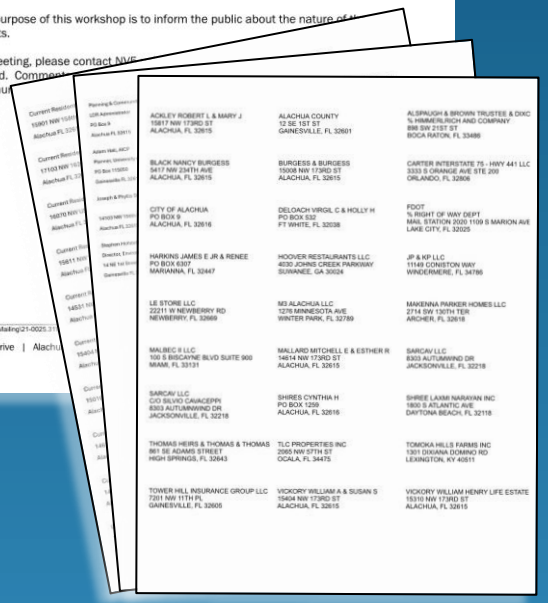
Contact: Craig Brashier, AICP
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Craig.Brashier@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 materials after the meeting is held. Comments above or by phone at the phone nu

N:\2021\21-0025\Admin & Information\08_NHWS\Ad and Mailing\21-0025.31

11801 Research Drive | Alachua



BEST STEAKHOUSE IN GAINESVILLE?

3 top spots for premium cuts and sides

Alan Festo
Gainesville Sun
USA TODAY NETWORK

Locally owned steakhouses are a rare sight in Gainesville, but three standout when it comes to tender and flavorful cuts.

Embers Wood Fired Grill

3545 SW 34th St., Suite A, Gainesville; 352-380-0902; embersoffloria-.com

A Gainesville fine-dining staple since 2009, all of the 100% USDA Prime Beef at Embers is prepared over a wood-fired grill. Choose from the New York strip, filet mignon or, for those with a heartier appetite, the 24-ounce bone-in ribeye or the 22-ounce porterhouse. Top your steak Oscar-style or with a homemade béarnaise sauce. Those not looking for beef can select from the duck, chicken or lamb chops, or a variety of seafood dishes such as the king salmon or yellowfin tuna. All entrees are served with two sides. Be sure to grab a cup of Embers' award-winning Blue Crab Bisque. Have some time before your dinner reservation? Take a seat at Spark, Embers' attached gastropub, and enjoy an Embers Smoked Old Fashioned or Cucumber Martini.

A filet from Prime & Pearl in Celebration Pointe. PROVIDED BY PRIME & PEARL

Mark's Prime Steakhouse

201 SE Second Ave., #102, Gainesville; 352-336-0077; marksprimesteakhouse-.com

Located in downtown Gainesville, Mark's Prime offer an intimate white tablecloth environment and has been serving up top-quality beef since 2002. Its selection of steaks, which are served on a hot plate sizzling in butter, include a 20-ounce bone-in ribeye, an 11-ounce filet mignon, a 16-ounce Delmonico, and a 14-ounce New York strip. A selection of seafood and other wood-fired options also are available. The side's at Marks, which are big enough to share, are served a la carte and include twice-baked potato, Southern collard greens and lobster macaroni, among many others. A second Mark's Prime can be found in Ocala at 30 S. Magnolia Ave.

Prime & Pearl

4949 Celebration Pointe Ave., Suite 70, Gainesville; 352-554-6276; prime-andpearl.com

A relative newcomer to Gainesville's fine-dining scene, Prime & Pearl opened in April 2021 along the promenade in Celebration Pointe. All beef is sourced from small cattle farms in Nebraska. Choose from a selection of 35-day dry-aged steaks including an 18-ounce bone-in ribeye, a 24-ounce porterhouse, an 8-ounce filet, and more. Top your steak with oak-grilled shrimp or a butter-poached lobster claw. Other menu highlights include the blackened redfish, pan roasted chicken and twin lobster tails. Select from shareable sides such as the lobster mac & cheese, creamed spinach and crispy truffled Brussels. Don't forget the oysters! Served raw or roasted, the oysters are sourced from New England and Canada.

A New York strip at Embers Wood Grill, 3545 SW 34th St., in Gainesville. SUN FILE

Frazer School's 11th grade chess team wins national title

Special to The Sun
USA TODAY NETWORK

The US Chess Federation's National K-12 Grade Championships took place Dec. 12-14 at the Spokane Convention Center in Spokane, Washington.

The annual tournament, which takes place every December, is the only national tournament with no "Under" sections, instead putting every player from each grade in one section to compete for the title of Grade Champion.

The Frazer School's 11th grade team of Abhiram Pothuri, Jerry Yao, and Jolie Huang took first place, beating out elite teams from the New York area. All three of the team members placed in the top 10 individually. The team members also won the 10th grade national championship in 2024. Additionally, The Frazer School's Aakash Jani, who finished with five wins and two draws at the competition, took first place individually in the fifth grade division. Aakash also won gold as a first grader.

The Frazer School's Aakash Jani took first place individually in the fifth grade division of the U.S. Chess Federation's National K-12 Grade Championships.

The Frazer School's 11th grade team of Abhiram Pothuri, from left, Jerry Yao, and Jolie Huang took first place at the US Chess Federation's National K-12 Grade Championships in Spokane, Washington. PHOTOS SPECIAL TO THE SUN

"I am so proud of these kids. I have worked with several of them over many years and it has been a great joy to watch them improve so dramatically over the years," Frazer School chess coach Britt Ryerson said. "All three of the team members won five of their seven matches. This is the kind of consistency you need to win team championships."

Bassett
WALKER FURNITURE
3413 SW 47th Avenue
352-373-1125
www.walker-furniture.com

honor your pet's memory with an obituary
Share memories and stories of your beloved pet, important dates and up to two photos along with an optional emblem.
Please contact us at
PetObituary@gannett.com
for more information.

PUBLIC NOTICE

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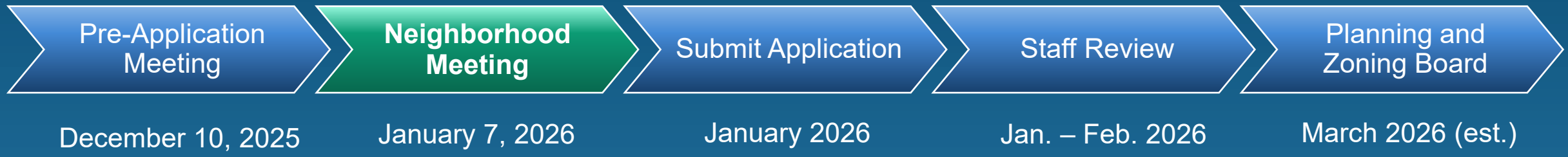
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Craig.Brashier@NV5.com

NV5

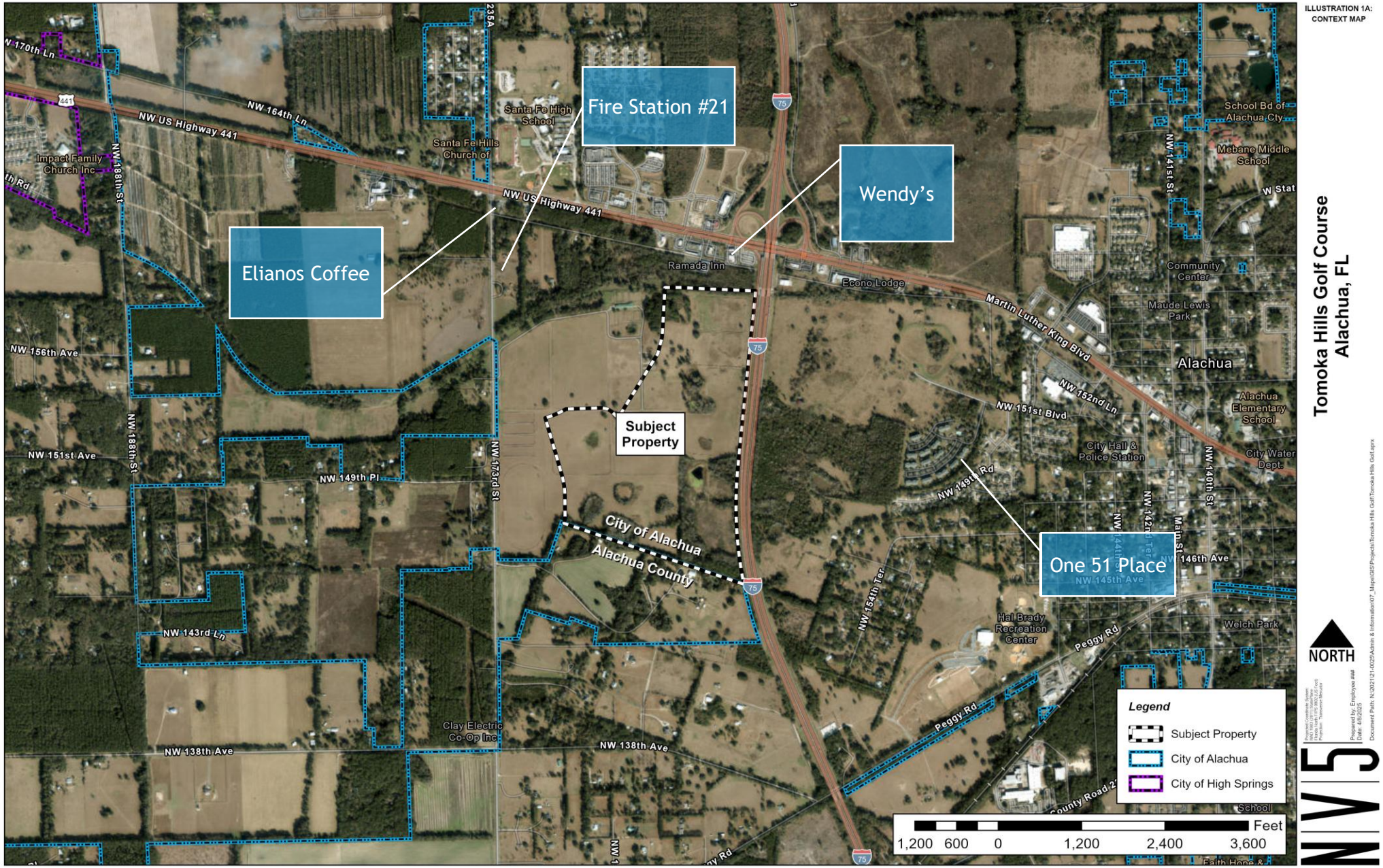
ESTIMATED TIMELINE
SITE PLAN AMENDMENT



Public Hearing date is tentative and subject to change

CONTEXT MAP

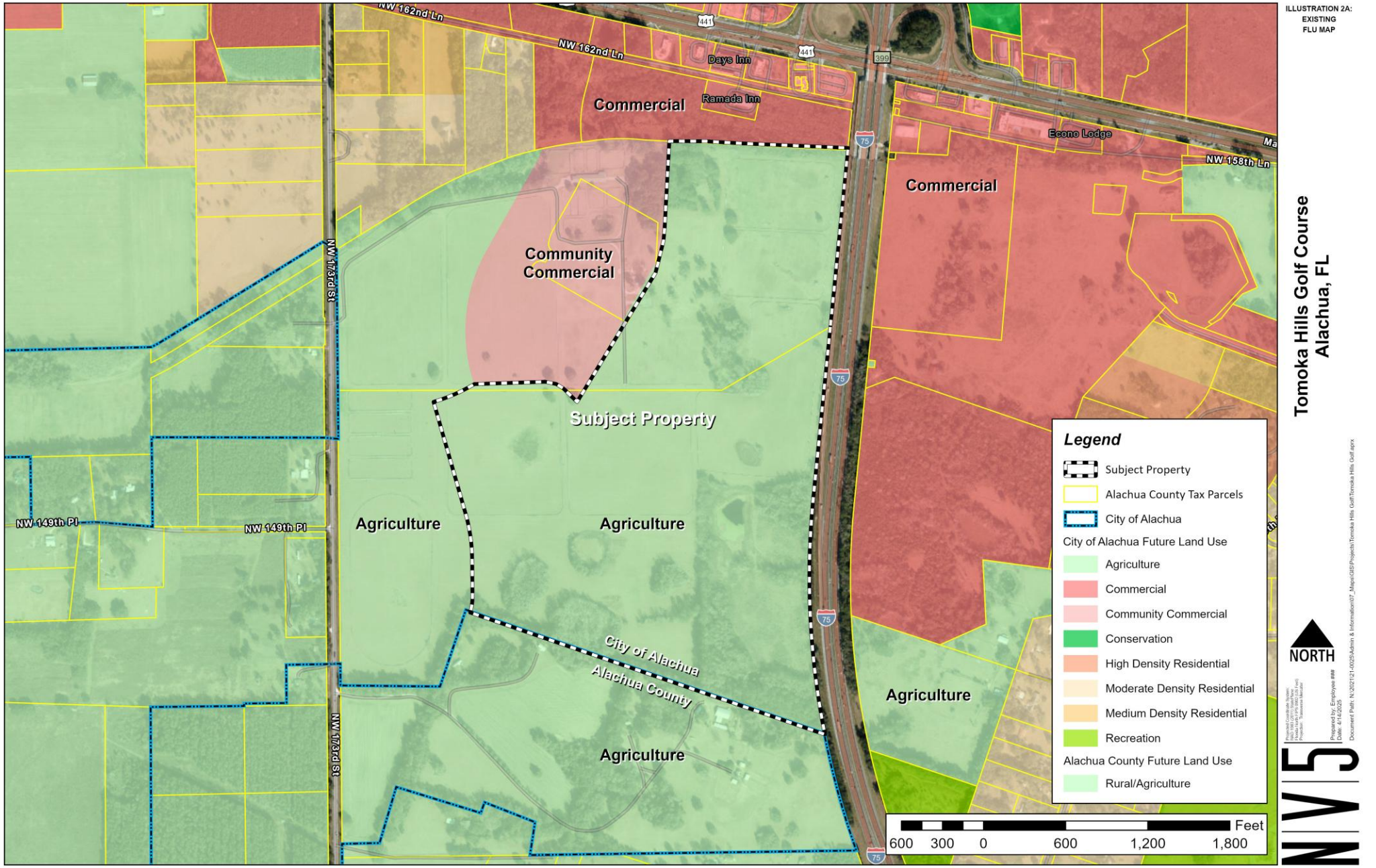
The site is South of US HWY 441



EXISTING FUTURE LAND USE MAP (FLUM)

FLU:

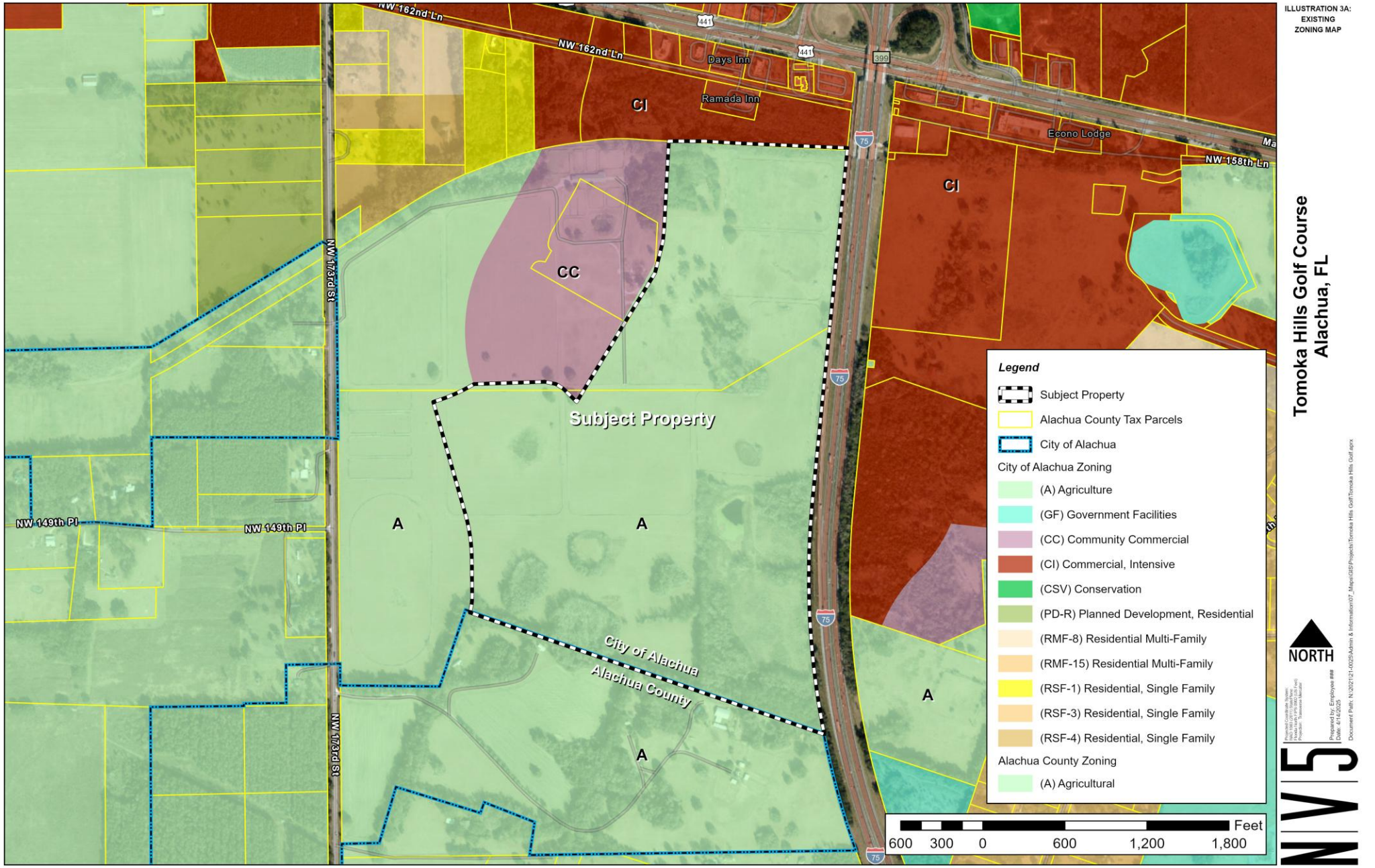
- Agriculture
- Community Commercial



EXISTING ZONING MAP

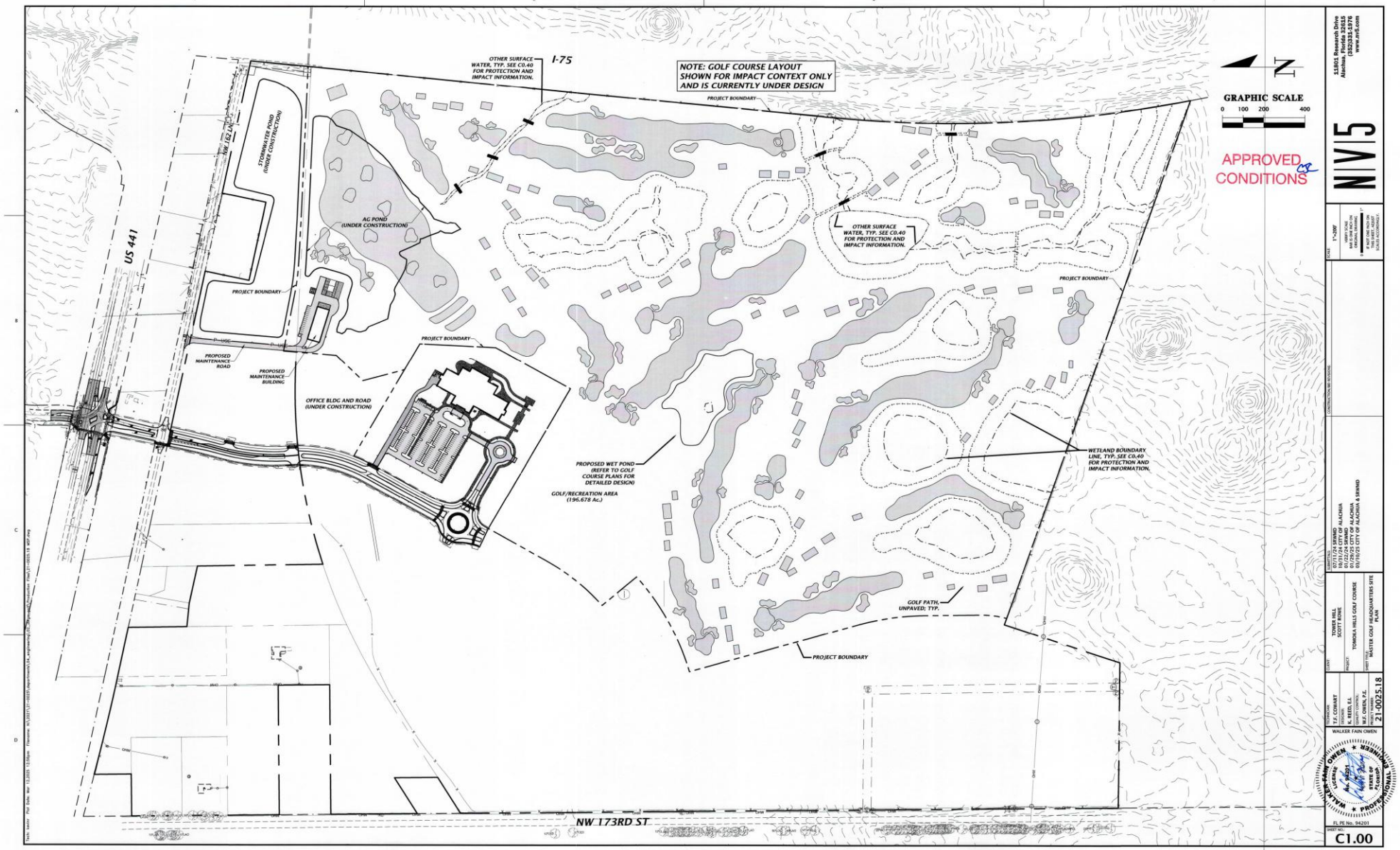
ZON:

- Agricultural (A)
- Community Commercial (CC)



SITE PLAN EXHIBIT

NO CHANGES to the Existing Site Plans



Existing Condition #1

- ***The applicant acknowledges and agrees that the golf course is for the private use of the employees of Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests. General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.***

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Proposed Amendment to Condition #1

- ***The applicant agrees that the Tomoka Hills golf course is for the private use of the Tomoka Hills Property Owners Association (POA) members and their guests. It is also required that the members of the Tomoka Hills POA must have an approved site plan consistent with the City's Land Development Regulations.*** ***General admittance may not be granted for play on the course, whether for a fee or complimentary, unless admittance is otherwise granted through a special exception permit or future approval is obtained through a site plan that provides facilities to accommodate play by the general public. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.***

Contact Information:

Craig Brashier, AICP, Director of Planning

Craig.Brashier@NV5.com

352.331.1976

NV5

INFRASTRUCTURE FLORIDA

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Golf Course

21-0025.31

NV5

Event: Neighborhood Meeting

Date/Time: January 7, 2026 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Tomoka Hills Golf Course

	Print Name	Email Address	Street Address	Signature
1	CAROL NICHOLSON	crandca@gmail.com	14827 NW 107 Ter	Carol Nicholson
2	Lorraine Hjelmeir	Hjclor@yahoo.com	14819 NW 103 Ter Alachua, FL	L Hjelmeir
3	Tamara Robbins	tamara.robbinsjw@cox.net.	13627 10.W 146th Ave Alachua	Tamara Robbins
4	Eliana Bardi	ebardi@alachuacounty.us	10 NE 1st St Gainesville, FL	Eliana Bardi
5	Stacie Greco	Sgreco@alachuacounty.us	14 NE 1st St. Gainesville, FL	Stacie Greco
6	Soorya Lindberg	soorya.lindberg@gmail.com		
7	[redacted] LILLIAN HAMMAN [redacted]	lhamman@mainstreetdailynews.com		Lillian Hamman
8	Holly DeLoach	hhdeloach@gmail.com	P.O. Box 532 Ft. White, FL	Holly H. DeLoach
9	[redacted]	ATRUCKINGDOG GMAIL	15877 NW 173RD ST ALACHUA, FL	
10	OSCAR ALEC HVARGAS	OA@AAP CONSULTANTSLLC.COM	16403 NW 138 AVE ALACHUA FL 32615	
11	Nancy Black	nancyburgessblack@gmail.com	5417 NW 234th Ave Alachua, FL 32615	Nancy Black
12				
13				

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Golf Course

21-0025.31

Event:	Neighborhood Meeting
Date/Time:	January 7, 2026 @ 6:00 PM
Place:	NV5 Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Tomoka Hills Golf Course – Amendment to Approved Site Plan Condition #1

NV5 (Agent) Attendees: Craig Brashier, AICP; Ryan Thompson, AICP; Romy Garraud
Public Attendees: 11

NV5, on behalf of Tomoka Hills Farms Inc, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a site plan. Eleven (11) members of the public attended the meeting. Meeting minutes are organized in a question-and-answer style, with questions asked by participants and answers provided by Craig Brashier. **The meeting was adjourned at approximately 7:30 PM.**

Introduction
Craig Brashier, Director of Planning at NV5 and the consultant to the developer, opened the meeting by explaining that the application seeks to amend Condition #1 of the previously approved site plan for the golf course. He emphasized that no other aspects of the approved site plan are changing.

Question: Is this condition part of the entire application, or does it stand alone?
Answer: It is part of the other conditions associated with the golf course site plan. Only Condition #1, which addresses who may use the golf course, is being amended.

Notification Process
Question: What was the radius for the mailed notifications?
Answer: Notices were mailed to properties within 400 feet of the project site. A total of 68 notifications were sent out for the meeting. A public notice was also published in the Gainesville Sun, and the City maintains a list of interested residents and neighborhood organizations.

Question: Which newspaper was the public notice advertisement placed in?
Answer: The Gainesville Sun, which meets the requirement for a daily newspaper of major circulation.

Ownership and Site Plan Details
Question: Who will be allowed to use the golf course? Is it limited to Tower Hill employees?
Answer: The existing Condition #1 addresses users, and that is what we are amending. The golf course will be private and not open to the public. Potential users of the golf course will be limited to members of the Tomoka Hills Property Owners Association (POA).

Question: Who owns the golf course? Is it the same owner?
Answer: The golf course is owned by Tomoka Hills Farms, Inc. Tower Hills Insurance Group, LLC does not own the golf course nor are they developing the golf course. Clearing up this misconception of golf course ownership is the primary reason for this application.

Question: Will anything about the approved site plan change?
Answer: No. The site plan will remain exactly as approved. Only the text of Condition #1 is proposed for amendment.

Future Land Use (FLU) and Zoning
Question: What do the FLU and zoning designations mean?
Answer: The site's FLU and zoning are both classified as Agriculture, and a golf course is an allowed use by right, which is why the City approved the site plan.

Reason for Amending Condition #1
Question: Why are you amending Condition #1?
Answer: To clarify ownership and to correct the misconceptions that came with the original condition. The golf course will be owned and operated by Tomoka Hills Farms, Inc., and access will be limited to members of the Tomoka Hills POA.

Property Owners Association (POA)
Question: What is the definition of a Property Owners Association?
Answer: In this context, it is a legal entity created to manage common areas, amenities, and enforce rules and regulations for the association.

Question: Should there be another meeting to explain the details of the POA before changing the condition?
Answer: POA documents are private documents and are not subject to public review.

Golf Course Operations and Access
Question: Could the private golf course become public in the future and increase traffic?
Answer: There are mechanisms for the golf course to become accessible to the public. The current and proposed Condition #1 outlines what is required for the golf course to become a public golf course. A Special Exception Permit or new site plan with access and parking to support the public golf course use is required before the course can be open to the general public for admittance.

Question: How will the golf course make money if access is limited?
Answer: A future mixed-use community is planned around the golf course, which will assist in funding the upkeep and maintenance of the golf course.

Environmental Concerns
Question: Why didn't you adopt recommendations from the Alachua County Environmental Protection Department (native plants, stormwater, etc.)?
Answer: These issues have been addressed through the Suwannee River Water Management District's (SRWMD) permitting process, conditions of approval, and the Best Management Practices plan adopted as part of the approved site plan. None of these requirements will change as a result of the proposed amendment to Condition #1.

Question: How much water will the golf course use? Will it affect neighboring wells?
Answer: The golf course's water use is permitted and monitored by the SRWMD. It is not anticipated to have a negative impact on adjacent properties.

Question: What about fertilizer runoff from fertigation?
Answer: Methods and techniques for irrigation, nutrient management, integrated pest management, as well as environmental monitoring are all detailed in the adopted Best Management Practices plan.

Developer and Health Concerns
Question: Who is the developer of the golf course?
Answer: Tomoka Hills Farms, Inc.

Statement: A study says living near a golf course increases Parkinson's risk. I will bring this forward at the next public hearing.

Stormwater and Sinkholes
Question: Are the stormwater ponds too large? Could they cause sinkholes?
Answer: The property owner would not design a project that intentionally causes a sinkhole. Sinkholes are expensive to rectify and cause serious delays and problems for a project. Avoiding sinkholes is definitely the goal for this project.

Water Restrictions During Drought
Question: If there is a major drought, will water use on the golf course be restricted?
Answer: (Alachua County Environmental Dept. Participant): Yes. If a water shortage is declared, the consumptive use permit requires compliance with water-use restrictions.

Construction Timeline
Question: When will construction begin?
Answer: The mid-year of 2026.

Future Development on the Larger Site
Question: How large will the Tower Hill Insurance building be?
Answer: Approximately 50,000 square feet.

Question: What is planned for the rest of the property?
Answer: A mixed-use development with residential (townhomes/multifamily) and non-residential uses, similar to the Town of Tioga.

Question: What will the ingress/egress be for the entire property?
Answer: A future access point is planned from NW 173rd Street.

May 30, 2025

Scott Rowe
Tomoka Hills Farms, Inc.
15403 NW 173rd St
Alachua, FL 32615-5230

SUBJECT: Permit Number ERP-001-245365-4
Tomoka Hills Golf

Dear Scott Rowe:

Enclosed is your permit issued by the Suwannee River Water Management District on May 19, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

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

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

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

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

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

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

Sincerely,

Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Scott Rowe
Tomoka Hills Farms, Inc.
15403 NW 173rd St
Alachua, FL 32615-5230

PERMIT NUMBER: ERP-001-245365-4
DATE ISSUED: May 19, 2025
DATE EXPIRES: May 19, 2030
COUNTY: Alachua
TRS: S18 T8S R18E

PROJECT: Tomoka Hills Golf

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

Scott Rowe
Tomoka Hills Farms, Inc.
15403 NW 173rd St
Alachua, FL 32615-5230

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

The previous permit (ERP-001-245365-1) was for the construction of 4.3 acres of impervious surfaces and the construction, operation, and maintenance of a stormwater management system to serve a total of 11 acres of impervious surfaces on a total project area of 44.73 acres. This major modification to the permit is for the construction of 1.31 acres of impervious surfaces on a total project area of 197 acres and the modification, construction, operation, and maintenance of a stormwater management system to serve a total of 16.53 acres of impervious surfaces. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted by Walker Owen, P.E., of NV5 on or before May 14, 2025.

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

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

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

    3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    2. Convey to the permittee or create in the permittee any interest in real property;

    3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    1. Immediately if any previously submitted information is discovered to be inaccurate; and

    2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant’s submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

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

AUTHORIZED BY: Suwannee River Water Management District

By:

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

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

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

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

CERTIFICATE OF SERVICE

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

Scott Rowe
Tomoka Hills Farms, Inc.
15403 NW 173rd St
Alachua, FL 32615-5230
(352) 331-1976

This May 30, 2025

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

cc: File Number: ERP-001-245365-4

NOTICING INFORMATION
Dear Permittee:

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

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

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

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

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

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

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

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

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

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

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

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

NEWSPAPER ADVERTISING

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

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

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

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

GILCHRIST
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

HAMILTON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

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

LEVY
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

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

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

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

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

June 26, 2025

William J Shively
Tomoka Hills Farms, Inc
7201 NW 11th Pl
Gainesville, FL 32605

Subject: Construction Generic Permit (CGP) Acknowledgement
Tomoka Hills Golf Course
Facility ID: FLR10XT27
County: Alachua

Dear Permittee:

The Florida Department of Environmental Protection has received and processed the *Notice of Intent to Use NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities,* (NOI), (DEP Form 62-621.300(4)(b), F.A.C.) and the accompanying processing fee.

This letter acknowledges that:

- The NOI is complete;
- The processing fee is paid-in-full; and
- The above referenced construction site is now covered under the CGP, DEP Document No. 62-621.300(4)(a), F.A.C.

The Facility ID number is **FLR10XT27**. Please include this number on all future correspondence with the Department regarding this permit.

This letter is **not** the permit; however, this letter does serve **as verification of permit coverage**. A copy of the CGP Language is available online and will be included as an enclosure with this Acknowledgement Letter.

CGP coverage becomes effective **6/28/2025** and will expire **6/27/2030**.

The Operator is authorized to discharge stormwater from the construction site referenced in the NOI to surface waters in accordance with the terms and conditions of the CGP until your CGP coverage is terminated or revoked.

Some key conditions of the CGP are:

- Implementation of the Stormwater Pollution Prevention Plan (SWPPP);
- Implementation of appropriate construction Best Management Practices (BMPs);
- Conducting and documenting routine inspections; and
- Retaining the records required by the permit (including the SWPPP) at the construction site or the alternate location specified in your NOI.

Facilities/sites that discharge stormwater to a Municipal Separate Storm Sewer System (MS4) shall submit a copy of the NOI and/or Acknowledgement Letter within 7 days of receipt to the operator of the MS4.

To terminate CGP coverage prior to this expiration date, the Operator must file a *National Pollutant Discharge Elimination Systems (NPDES) Stormwater Notice of Termination*, (NOT), (DEP Form 62-621.300(6), F.A.C.) The NOT must be filed within 14 calendar days of either (a) final stabilization of the site or (b) relinquishment of control of the construction activities to a new Operator. To renew CGP coverage beyond the expiration date, the Operator must submit a new NOI and processing fee to the Department no later than **two** calendar days before coverage expires.

If you have any questions concerning this Acknowledgment Letter, please contact the Notice Center at NPDES-Stormwater@floridadep.gov.

Sincerely,

Krishna P Baral
Computer Operator II
NPDES Stormwater Program

Enclosures: NOI
CGP
NOT Guidance
Notice of Rights

Cc:

EXECUTION AND CLERKING
Executed in Tallahassee, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Michelle Bull
Environmental Administrator

CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Paris Lovett, Florida Department of Environmental Protection,
Paris.Lovett@FloridaDEP.gov

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Paris Lovett June 26, 2025
Clerk **Date**

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within **14** days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3),

F.S., must be filed within **14** days of publication of the notice or within **14** days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

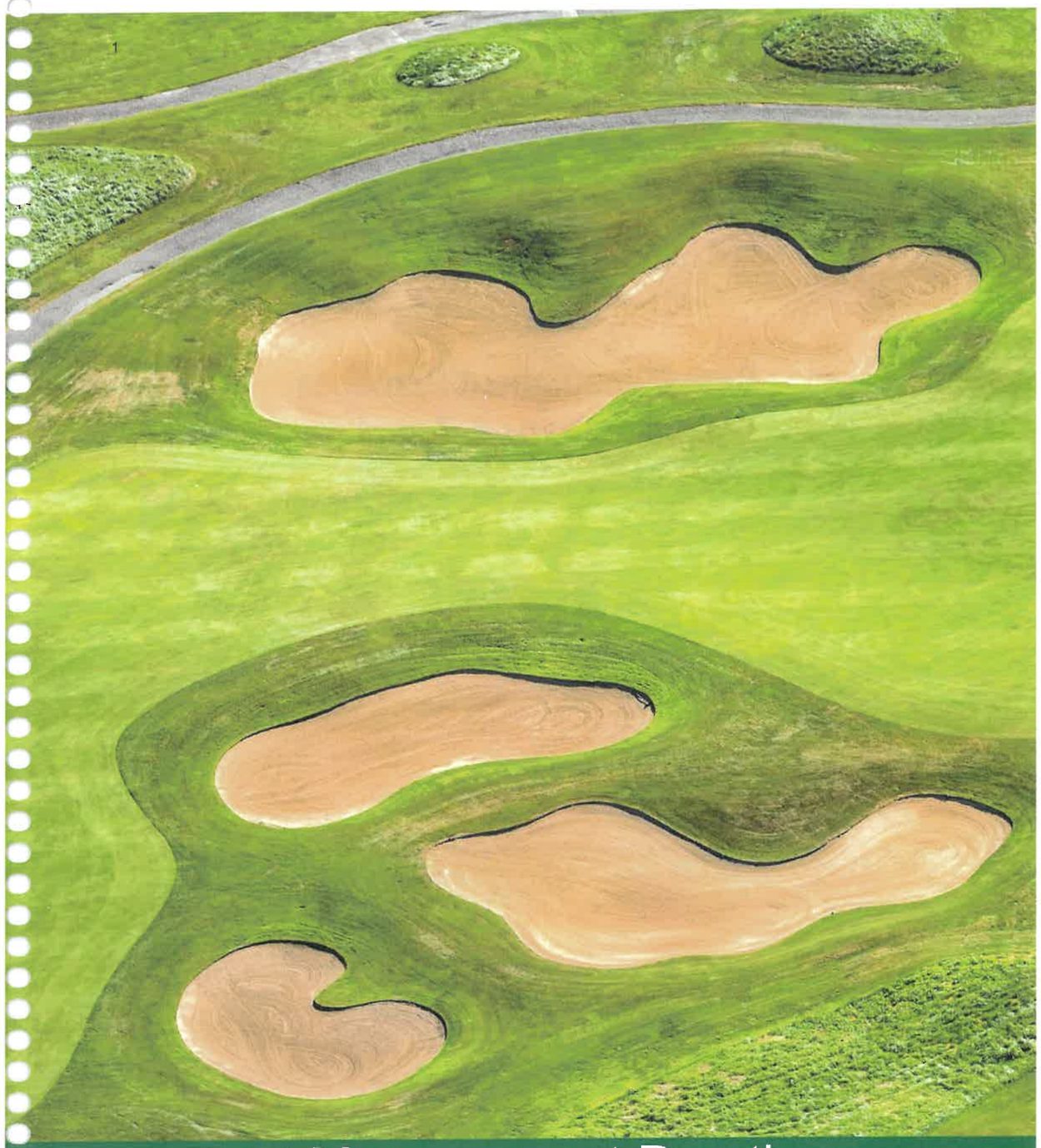
Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.



Best Management Practices

Tomoka Hills Golf Course

APPROVED
CONDITIONS

RECEIVED
APR 17 2025

APPROVED
CONDITIONS

BMP Best Management Practices

GCSAA

Best Management Practices Planning Guide & Template

In partnership with

USGA

Disclaimer: The information contained in this document is provided on an "as is" basis with no guarantees of completeness, accuracy, usefulness or timeliness and is solely at the discretion of and/or the opinion of the author. The opinions expressed in this publication are those of the authors.

GCSAA Foundation | *Funded through the GCSAA Foundation*

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Acknowledgement

Who We Are/ Acknowledgments

Golf Course Superintendents Association of America

The Golf Course Superintendents Association of America (GCSAA) is the professional association for the men and women who manage and maintain the game's most valuable resource — the golf course. Today, GCSAA and its members are recognized by the golf industry as one of the key contributors in elevating the game and business to its current state.

Since 1926, GCSAA has been the top professional association for the men and women who manage golf courses in the United States and worldwide. From its headquarters in Lawrence, Kansas, the association provides education, information and representation to more than 17,000 members in more than 72 countries. GCSAA's mission is to serve its members, advance their profession and enhance the enjoyment, growth and vitality of the game of golf.

GCSAA Foundation

The GCSAA Foundation, formerly the Environmental Institute for Golf, is focused on providing funding to strengthen advocacy, education, and research that advances the work of golf course management professionals. Founded in 1955 as the GCSAA Scholarship & Research Fund for the Golf Course Superintendents Association of America, the Foundation serves as the association's philanthropic organization. The Foundation relies on the support of many individuals and organizations to fund programs to advance stewardship on golf courses in the areas of research, scholarships, education, and advocacy. The results from these activities, conducted by GCSAA, are used to position golf courses as properly managed landscapes that contribute to the greater good of their communities. Supporters of the GCSAA Foundation know they are fostering programs and initiatives that will benefit the game and its environment for years to come.

Acknowledgments

GCSAA and GCSAA Foundation wish to thank the **University of Florida**, Institute of Food and Agricultural Sciences, faculty, Dr. J. Bryan Unruh, Dr. Travis Shaddox, Dr. Jason Kruse, and Mr. Don Rainey, who worked on this project, providing their

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CONDITIONS

knowledge and expertise to help the golf course industry; the **volunteers who served on the task group** to review BMP and provide technical assistance; and the **Florida Department of Environmental Protection** for permission to copy its publication, "Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses

UF IFAS
UNIVERSITY of FLORIDA

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Additional Acknowledgement

A Best Management Practices document such as this is a living document that evolves and is modified over time as new knowledge is gained and practices are improved. As such, not only does the list of contributors grow, so to does the likelihood of the unfortunate omission of the names of contributors.

This document is built upon three prior versions dating back to the mid-1990s. The most significant contributor to this early work is Dr. Michael Thomas who devoted much energy and determination to this effort during his tenure at the Florida Department of Environmental Protection. The legacy of his work is contained on each page of this current edition.

Those listed below graciously took the mantle, reviewed and improved upon the earlier work, yielding this current version.

Section 1: Environmental Concepts

- Ralph Dain, Golf Course Superintendents Association of America
- Kyle Sweet, CGCS, The Sanctuary Golf Club
- Dr. Mark Clark, University of Florida

Section 2: Environmental Monitoring

- Ralph Dain, Golf Course Superintendents Association of America
- Kyle Sweet, CGCS, The Sanctuary Golf Club
- Dr. Mark Clark, University of Florida

Section 3: Planning, Design and Construction

- Jan Bel Jan, ASGCA, Jan Bel Jan Golf Course Design
- Ralph Dain, Golf Course Superintendents Association of America

Section 4: Irrigation

- Don Rainey, University of Florida, IFAS Extension
- Dr. Michael Dukes, University of Florida

Section 5: Nutrition and Fertilization

- Dr. Travis Shaddox, University of Kentucky (formerly with the University of Florida)
- Dr. Jason Kruse, University of Florida
- Christy Lyle, ProPlus Products, Inc.

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Section 6: Cultural Practices

- Todd Lowe, Bayer Environmental Sciences (formerly with the USGA)
- Andy Jorgensen, CGCS, On Top of the World Communities, LLC
- Dr. Jason Kruse, University of Florida
- Mark Kann, University of Florida

Section 7: Lake and Aquatic Management

- Mark Hoyer, University of Florida
- Dr. Chuck Cichra, University of Florida

Section 8: Turf Pest Management

- Dr. Adam Dale, University of Florida
- Dr. Phil Harmon, University of Florida
- Dr. Billy Crow, University of Florida
- Dr. J. Bryan Unruh, University of Florida

Section 9: Pesticide Management

- Dr. Adam Dale, University of Florida
- Dr. Phil Harmon, University of Florida
- Dr. Fred Fishel, University of Florida
- Dr. J. Bryan Unruh, University of Florida

Section 10: Maintenance Operations

- Todd Lowe, Bayer Environmental Sciences (formerly with the USGA)
- Andy Jorgensen, CGCS, On Top of the World Communities, LLC

Section 11: Pollinator Protection

- Dr. Adam Dale, University of Florida
- Kyle Sweet, CGCS, The Sanctuary Golf Club

Section 12: Energy Conservation

- Tim Hiers, CGCS, White Oak Conservation
- Andy Neiswender, Belleair Country Club
- Andy Jorgensen, CGCS, On Top of the World Communities, LLC

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CONDITIONS

Table of Contents

Acknowledgement 3
Additional Acknowledgement....5
BMP Index 9
Environmental Concepts....11
Environmental Monitoring....14
Planning, Design and Construction 16
Irrigation....19
Nutrient Management 21
Integrated Pest Management 23
Integrated Pest Management (IPM)....24
Maintenance Operations....28
Energy 29
References 33
Sprinkler Layout Attachment 42
Rendered Routing Attachment 43

APPROVED
CONDITIONS

BMP Index

Environmental Concepts....11
Preface....11
Air Quality....12
Soil and Water Quality....12
The prevention of soil and water contamination is a key component of all aspects of the Tomoka Hills Golf Course property and will be discussed in further detail in each pertinent BMP category in this plan. Wildlife Habitat....12
Water Conservation....13
Environmental Monitoring....14
Preface....14
Quality Assurance/Quality Control....14
Postconstruction Operational Monitoring....15
Planning, Design and Construction....16
Preface....16
The construction phase of Tomoka Hills Golf Course and its ancillary support facilities will pose the greatest risk of ecosystem alteration. Proper planning, design and construction of the golf facilities will be used and maintained with the goal of minimal impact to existing wildlife and their habitat.Environmental Considerations....16
Watershed....17
Drainage....18
Irrigation....19
Water Sources....19
Tomoka Hills Golf Course will require the use of a suitable size well drawing from the underground aquifer. The size of the well is contingent upon permitted daily withdrawal volumes approved by the Suwannee River Water Management District (SRWMD). This volume of water should ensure all turf and landscaping areas can be maintained as healthy plants under the most demanding conditions. An emergency well that can provide enough water to keep all greens watered sufficiently for a period of time shall be considered in the event that there is a main well failure that may require a several weeks to repair. The greens are the most important play areas and have a significantly higher cost per square foot to repair/replace. System Design....19
Application....19
Nutrient Management....21
Preface....21
Regulatory Considerations....21
Testing and Nutrient Management....22
Integrated Pest Management....23
Integrated Pest Management (IPM)....24
Preface....24
Regulation....24
Pesticides and Water Quality....25
Pesticide Handling and Storage....25
Pesticide Spill Management and Emergency Preparedness....26

APPROVED
CONDITIONS

Maintenance Operations....28
Good Housekeeping....28
Energy....29
Preface....29
Irrigation....29
Buildings....30
Equipment....32
Evaluate All Energy Providers....32

APPROVED
CONDITIONS

Environmental Concepts

Preface

Tomoka Hills Golf Course will employ a **Director of Agronomy** (**DOA**) who has been certified in **Florida Golf Course Best Management Practices (BMP'S)** to oversee and manage the green spaces of the entire 196.68 acres of **Tomoka Hills Golf Course** property. This certification is recognized by the **Florida Department of Environmental Protection (FDEP)** and the **Florida Department of Agriculture and Consumer Services (FDACS)** and is issued through the University of Florida's **UF/IFAS extension service**. The **DOA** will oversee and assist the golf course project's employees, contractors and sub-contractors from the beginning of construction and on through grow-in and eventual course opening and long-term maintenance and/or renovations ensuring **BMP's** are implemented.

The **DOA** will hire a Golf Course Superintendent **(GCS)** at a point just prior to initial irrigation installation to assist in maintaining **BMP's** implementation practices. A **BMP'S** certified **GCS** will be preferred at hiring, however, if the **GCS** has not obtained **BMP'S** certification he will be required to obtain the certification in a reasonable amount of time. This will ensure that **BMP's** management staff is readily available year-round due to vacation time and/or extended time away from property of one of the individuals.

Steps will be taken to preserve wildlife and native plant habitats within the **Tomoka Hills Golf Course** environment. It is also important to consider how course management practices impact the surrounding natural ecosystems.

These natural systems support, maintain and service renewable functions such as filtering runoff, immobilizing air particulate, carbon sequestration, and temperature moderation. All of which contributes to sustaining good air, soil and water quality conditions for both humans and animals.

The Tomoka Hills Golf Course ecosystem:

- Provides wildlife habitat
- Protects topsoil from water and wind erosion
- Improves community aesthetics
- Absorbs and filters rain water run-off
- Improves air quality
- Discourages pests (e.g. ticks, fire ants and mosquitoes)
- Makes contributions to the community's economy

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Air Quality

Tomoka Hills Golf Course will have a positive impact on air quality, compared to other greenspaces. The air-purifying actions of healthy turf and plant life are offset only by impacts such as the limited air pollution of the maintenance machinery, increased traffic, and the energy used to heat and cool the buildings and run the irrigation system.

Tomoka Hills Golf Course will be purchasing the most environmentally friendly maintenance equipment available. Industry proven electric and hybrid equipment will make up a significant percentage of the maintenance fleet to help reduce noise and greenhouse gas emissions.

A full time, well-qualified equipment manager will be employed to ensure that any equipment using a petroleum fueled power source is kept properly tuned and running at peak efficiency to keep harmful emissions at their minimum.

Atmospheric volatilization of nitrogen and other compounds from applications of fertilizers and pesticides will be reduced when required by labeling and sound maintenance practices, typically by light irrigation cycles following applications.

Soil and Water Quality

The prevention of soil and water contamination is a key component of all aspects of the Tomoka Hills Golf Course property and will be discussed in further detail in each pertinent BMP category in this plan.

Wildlife Habitat

Tomoka Hills Golf Course will maintain significant, high-quality habitat for native wildlife. All efforts will be made to not only support and not disturb the wildlife in the non-play and wetland areas but also create new opportunities for native species to populate out-of-play areas via nesting boxes and pollinator friendly landscaping.

The modern golf course can truly become a wildlife sanctuary by implementing features that encourage use of the course by local fauna:

- Maintaining the nonplay areas in varied types of native vegetation
- Leaving dead trees (snags) where they do not pose a hazard
- Using sound Integrated Pest Management (**IPM**, explained under its own category later in this publication) , fertilization, and cultural maintenance practices

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Water Conservation

There are many ways to conserve water on a golf course. At **Tomoka Hills Golf Course** only the play and practice areas will be irrigated under normal conditions. Out-of-play landscaped areas will be planted with drought-resistant native or other well-adapted, noninvasive plants that provide an attractive and low-maintenance landscape. These landscaped areas will be irrigated during installment to help ensure a successful establishment period then will be valved off from irrigation once established with a healthy functioning root mass. After establishment, site-appropriate plants normally require little to no irrigation. **Tomoka Hills Golf Course** is also being designed with a concept that minimizes the acreage of irrigated turf while providing ample and fair playing room for golfers of all skill levels.

A well-designed irrigation system that will be maintained at peak efficiency will be installed at **Tomoka Hills Golf Course** to ensure that the water used is not wasted. The system will be operated to provide only the water that is actually needed by the turfgrass plants based on evapotranspiration (ET) rate monitoring, or to meet occasional special needs such as watering in fertilizers to move them into the turf canopy to prevent run-off, or to move pesticides into the turf/soil zones where the target pests reside. This irrigation system will be computer controlled with weather stations, automatic rain- and soil moisture–sensing controls, multiple small, grouped zones and individual head control to water different areas accordingly and with extreme efficiency. This allows specific areas on a course that were missed by a passing storm to be irrigated while suspending irrigation in areas that don't need additional water. Irrigation cycles are adjusted daily based on visual and physical data.

Environmental Monitoring

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Preface

Every golf course should have a plan to monitor the state of the environment and the effects the golf course may be having on the environment. Monitoring is the method used to determine if outside events are changing the water quality entering the golf course, or if the golf course is having a positive, neutral, or negative effect on water quality. It also provides a body of evidence to substantiate these changes should allegations be made that the golf course is responsible for environmental changes. It should be noted that a single sample is rarely meaningful in isolation and that most sampling results should be reviewed as trends over time.

Quality Assurance/Quality Control

The purpose of quality assurance/quality control (QA/QC) is to ensure that chemical, physical, biological, microbiological, and toxicological data are appropriate and reliable, and are collected and analyzed using scientifically sound procedures. To this end, Subsection 62-160.110, Florida Administrative Code (F.A.C.), defines FDEP's minimum field and laboratory quality assurance, methodological, and reporting requirements. This rule applies to all programs, projects, studies, or other activities that are required by FDEP, and that involve the measurement, use, or submission of environmental data or reports to FDEP.

However, even if the data are only for proprietary use and are not reported to any regulatory agency, it is strongly recommended that a certified laboratory is used, and all QA/QC procedures followed. Golf course management must have good data to make good decisions, and if a golf course should ever want to produce data for an agency or in court to defend the facility from unwarranted charges, those data must meet QA/QC standards to be defensible as evidence.

The National Environmental Laboratory Accreditation Conference (NELAC) is a voluntary association of state and federal agencies with input from the private sector. NELAC's purpose is to establish and promote mutually acceptable performance standards for the operation of environmental laboratories. The EPA's National Environmental Laboratory Accreditation Program (NELAP) office provides support to NELAC and evaluates the accrediting authority programs. In Florida, the Florida Department of Health (FDOH) provides NELAP environmental laboratory certification. More information and a list of certified laboratories are available at https://fldeploc.dep.state.fl.us/aams/index.asp. Sample specific standard operating procedures (SOPs) are available at https://floridadep.gov/dear/quality-assurance/content/dep-sops.

As construction commences at **Tomoka Hills Golf Course** the **DOA** shall, in reasonable time, contact the appropriate Alachua county EPA representative to help determine the best methods and locations to be used for initial and continuing soil

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and/or water tests for quality control and assurance. The **Tomoka Hills Golf Course Suwannee River Water Management District Wetland Mitigation/Monitoring/Maintenance Plan** shall also be considered for quality control and assurance within the planned tests.

Postconstruction Operational Monitoring

A water quality monitoring plan should be prepared to ensure the ongoing protection of ground water and surface water quality after construction is completed. The same sites should be monitored as during the preconstruction phase, although the monitoring plan will be modified based on site-specific conditions. The plan should include the following:

1. Postconstruction surface water quality sampling should begin with the installation and maintenance of golf course turf and landscaping. Samples should be collected a minimum of three times per year, with one sampling event scheduled during at the beginning of the historical wet season, , a second sampling event scheduled towards the end of the wet season, and a third sampling event scheduled during they typical dry season. Should there be no discharge on the scheduled sample date, samples should be taken during the next discharge event.
2. Postconstruction surface water quality sampling should continue through the first three years of operation and during the wet and dry seasons every third year thereafter, provided that all required water quality monitoring has been completed and the development continues to implement all current management plans. It may also be wise to sample if a future significant change is made in course operation or design that could affect nearby water quality.
3. Sampling parameters should be determined based on golf course operation and any basin-specific parameters of concern.

Planning, Design and Construction

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Preface

The construction phase of Tomoka Hills Golf Course and its ancillary support facilities will pose the greatest risk of ecosystem alteration. Proper planning, design and construction of the golf facilities will be used and maintained with the goal of minimal impact to existing wildlife and their habitat.

Environmental Considerations

For almost any site, local environmental issues and conditions will need to be addressed. Therefore, the careful evaluation of design criteria and proper routing/ siting of golf amenities at **Tomoka Hills Golf Course** a will be essential during the planning process. **McCumber Golf and its associates** will be focused on the four key steps listed below.

There are four key steps to designing, building, and operating an environmentally responsible golf course. While the following steps are very general, each is subsequently broken down into more detail as a project proceeds:

1. Consider the property and its surroundings in relationship to the local watershed and ecological community.
2. Identify biologic, agronomic, hydrogeologic, and topographic resources and features including invasive species. Determine areas that merit special protection or restoration.
3. Identify those management practices that will protect environmental resources during the construction phase and later during golf course operation. Create a natural resources management plan.
4. Implement an environmental monitoring program (see Environmental Monitoring chapter). This establishes a baseline for conditions when the project started and provides an early warning of potential problems that may arise, before they become serious or expensive to address. It also may defuse potential controversy later on, if problems should occur, by demonstrating the intended environmental stewardship provided by the golf course.

The design of a course should be based on the information gathered in the first three steps listed above. A good design flows in harmony with the natural landscape. The course should be designed and routed to preserve and enhance wildlife habitat, and the design should be environmentally proactive, with creative design used to enhance ecological sensitivity and biodiversity.

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Design and Construction Best Management Practices:

- **Retain a qualified** Director of Agronomy/Golf Course Superintendent certified in the Florida Golf Course Best Management Practices at the beginning of the design and construction process to integrate sustainable maintenance practices in the development, maintenance, and operation of the course.
- **Design the course to minimize** the need to alter or remove existing native landscapes. The routing should identify the areas that provide opportunities for restoration.
- **Design the course to retain** as much natural vegetation as possible. Where appropriate, consider enhancing existing vegetation through the supplemental planting of native vegetation/materials next to long fairways, out-of-play areas, and along water sources supporting fish and other water-dependent species.
- **Design out-of-play areas** to retain or restore existing native vegetation where possible. Nuisance, invasive, and exotic plants should be removed and replaced with native species that are adapted to that particular site.
- **Locate the course** so that critical wildlife habitat is conserved and the development does not adversely affect viable, occupied native wildlife habitat on the site.
- **Identify regional wildlife corridors** and configure the course to maintain and/or enhance native habitat to facilitate the use of these corridors. Any existing or proposed crossings of wildlife corridors associated with golf course operations and maintenance should be minimized, and unavoidable crossings should be designed to accommodate wildlife movement.
- **Use only qualified** contractors who are experienced in the special requirements of golf course construction.
- Develop and implement strategies to effectively control sediment, minimize the loss of topsoil, protect water resources, and reduce disruption to wildlife, plant species, and designed environmental resource areas.
- **Schedule construction** and turf establishment to allow for the most efficient progress of the work, while optimizing environmental conservation and resource management.

Watershed

A watershed is a land area that channels rainfall to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, and the ocean. Florida has 29 major watersheds, also known as a drainage basins, that funnel surface and ground water and drains it into a single stream, lake, ocean, or other reservoir. Golf courses are situated within and are connected to these watersheds. Consequently, this connectivity can present both opportunities and challenges for managing golf courses. Care will be taken at **Tomoka Hills Golf Course** to ensure that pollutants that originate on the golf course remain on the golf course and are not conveyed beyond the area of desired effect/application to areas of unintended impact.

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Drainage

This quality BMP plan for drainage will address the containment of runoff, adequate buffer zones, and filtration techniques in the design and construction process to achieve acceptable water quality. Swales and other parts of the system will be properly maintained. Debris and unwanted plant growth can build up and clog the system, so that the required volume of water cannot be moved as designed. This may result in saturated soils, leading to oxygen deprivation in the root zone and upstream flooding.

Drainage Best Management Practices:

- When constructing drainage systems, close attention will be paid to engineering details such as subsoil preparation, slopes, the placement of gravel and backfilling.
- Internal golf course drains will not drain directly into an open waterbody, but instead discharge through pretreatment zones and/or vegetative buffers to help remove nutrients and sediments.
- Drainage will discharge through proper drainage and stormwater management devices, for example, vegetative buffers, swales, etc.
- The drainage system will be routinely inspected to ensure proper function.

Adequate drainage is necessary for growing healthy grass. In Florida, where high rainfall events are common in the summer and fall, installation of an internal drainage system may be necessary. The qualified golf course architects, **McCumber Golf and its associates**, will work in conjunction with a stormwater engineer and the DOA to review soils and site conditions to develop an effective stormwater management system that complies with the requirements of the water management district or other permitting agency.

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Irrigation

Water Sources

Tomoka Hills Golf Course will require the use of a suitable size well drawing from the underground aquifer. The size of the well is contingent upon permitted daily withdrawal volumes approved by the Suwannee River Water Management District (SRWMD). This volume of water should ensure all turf and landscaping areas can be maintained as healthy plants under the most demanding conditions. An emergency well that can provide enough water to keep all greens watered sufficiently for a period of time shall be considered in the event that there is a main well failure that may require a several weeks to repair. The greens are the most important play areas and have a significantly higher cost per square foot to repair/replace.

System Design

Tomoka Hills Golf Course has employed a professional irrigation system design team (Aqua Turf International) to provide the overall irrigation plan with the following guidelines.

System total irrigated acres = 78.2 which includes only new golf course irrigated areas (greens, tees, fairways, bermudagrass roughs), see attached **Tomoka Hills Golf Course** color coded design map and sprinkler layout plan

System sprinkler layout designed so no irrigation overlaps or sprays into any of the 3-tier wetlands, their buffers or non-irrigated roughs.

Application

Tomoka Hills Golf Course irrigation run times will be adjusted daily based on visual grounds inspections by the **DOA**, the **GCS**, the assistant superintendent and a qualified irrigation system technician as well as using data collected by on site weather stations and soil moisture probes.

A central irrigation computer will control the automated start times of irrigation heads based on preset parameters set by the management staff. The precipitation rate of every irrigation head is entered into the database to allow the precisely distributed volumes of water. The **typical main cycle will be scheduled to run at night** during off-peak electrical demand periods to lessen the impact to the electrical grid and keep electrical costs down for the club. The system designer will call for a pumping station with enough horsepower and flow capacity to complete a peak water demand cycle within a short enough time window to stay within off-peak energy hours, typically within 3-4 hours for a system of this size. The central computer will automatically adjust the

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start time of the individual heads within the window to allow for proper flow and pressure ensuring maximum efficiency.

Daytime irrigation will be used for purposes mentioned in the water conservation component of the Environmental Concepts category.

To further maximize efficiency of daytime watering, when possible, hand spot watering with hoses will be used for small scale watering needs.

The management staff will continuously monitor the system for leaks and malfunctions causing unnecessary use of water.

A main component to quality golf conditions is healthy turf that is firm and not over-watered or saturated. At no time will irrigation be intentionally applied to encourage run-off as this moves nutrients and/or control products off from their intended locations which is economically unsound.

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Nutrient Management

Preface

Proper nutrient management plays a key role in the reduction of environmental risk and increases course appeal and playability. Among other benefits, applied nutrients inflate the available pool of nutrients and allow turfgrass to recover from damage, increase its resistance to stress, and increase its playability. However, the increase in available nutrients also increases the potential risk of environmental impact. Nutrients may move beyond the turfgrass via leaching or runoff, which may directly impact the environment. Other organisms also respond to increases in nutrients and, in some cases, these organisms may deleteriously alter the ecosystem. The goal of a proper nutrient management plan should be to apply the minimum necessary nutrients to achieve an acceptable playing surface and apply these nutrients in a manner that maximizes their plant uptake.

Tomoka Hills Golf Course will be installing a state of the art "fertigation" system tied to the irrigation system. A fertigation system is calibrated to deliver very small amounts of nutrients through the irrigation water when it runs. This "spoon feeding" of nutrients is highly efficient in that no more nutrient is applied than what the plants can rapidly absorb through leaf and/or root tissue. This results in a very low chance of leaching and/or run-off of nutrients to unintended surroundings. During the "grow-in" phase of the golf course and at certain times of agronomic beneficial aeration and dethatching, granular fertilizers may be applied due to the need of higher concentrations of nutrients to stimulate faster growth and turf recovery. Under normal maintenance operations the foliar regular spoon feeding will allow the turfgrass plants to remain healthy and aesthetically pleasing without over-stimulating growth.

Regulatory Considerations

Principles

The state of Florida has unique and delicate ecosystems consisting of waterways flowing above and below ground. Florida's golf courses with healthy turf can serve as natures best water filter for these systems. Florida Golf Course Managers, through the proper use of nutrients, can ensure the positive impact. Planning, practicing and recording applications, following the 4R's (Right Place, Right Time, Right Source, and Right Rate) and teaching others are key to the successful harmony. Rules and regulations have been put in place around the state regarding fertilizer use and applications. The goal of a Golf Course Manager is to not only be in compliance but to go above and beyond regulations with the Florida Golf Course BMP's.

It is the personal responsibility of Florida Golf Course Managers to know, understand, and follow state and local laws pertaining to fertilizer and fertilizer applications. Golf course areas of play, the clubhouse, and main entrance may have restrictions and licensing specific to each area. Understand fertilizer. Know the laws. Follow the rules.

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Testing and Nutrient Management

The **DOA** will call for initial and periodic soil and leaf tissue testing on **Tomoka Hills Golf Course's** various in-play areas.

The initial testing will be done after the **McCumber Golf's** design team has signed off on the final grading of the soil prior to the planting of those areas. Random samples of soil will be taken from the different play areas and analyzed for nutrient and chemistry composition. This will allow the **DOA** to formulate the initial grow-in fertility program to best suit the needs of the newly planted grasses/plants for rapid turf development to lessen the chance of soil erosion during the grow-in phase. Test results will also indicate nutrients or compounds already in the existing soil that will not need supplementation to reduce unnecessary input costs and prevent "over-fertilization".

On-going soil and leaf tissue testing will be conducted at least twice in a 12 month period on all play areas and at times more frequent if turf or landscape plants are showing signs of weakness or stress.

All long-term fertility decisions will be based on the results of these tests, but on occasion the need for stress recovery may require the multiple applications of quick release nitrogen and/or potassium supplements not associated with long term planning.

All testing samples will be sent to accredited laboratories with a positive history of agronomic testing.

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Integrated Pest Management

Integrated Pest Management (IPM)

Preface

IPM is a method of combining proper plant selection, correct cultural practices, the monitoring of pest and environmental conditions, the use of biological controls, and the judicious use of pesticides to manage pest problems. Under Florida law (Chapter 482, F.S.), IPM is defined as the following:

> . . . the selection, integration, and implementation of multiple pest control techniques based on predictable economic, ecological, and sociological consequences, making maximum use of naturally occurring pest controls, such as weather, disease agents, and parasitoids, using various biological, physical, chemical, and habitat modification methods of control, and using artificial controls only as required to keep particular pests from surpassing intolerable population levels predetermined from an accurate assessment of the pest damage potential and the ecological, sociological, and economic cost of other control measures.

Regulation

Tomoka Hills Golf Course's management team will follow Integrated Pest Management (IPM) as a year-round activity on Florida's golf courses. The state's temperate to subtropical/tropical climate—which is marked by high temperatures, abundant moisture, and year-round growing conditions—makes it prone to increased pest activity. To grow healthy turfgrass in Florida, it is important for golf course managers to know what IPM is and how to implement it for each pest group (arthropods, nematodes, diseases, and weeds). They must be well-versed in pest identification, understand pest life cycles and/or conditions that favor pests, and know about all possible methods of controlling pests.

Before any pesticide product is sold or distributed in Florida, it must be registered by the U.S. Environmental Protection Agency (EPA) and Florida Department of Agriculture and Consumers Services (FDACS).

Tomoka Hills Golf Course will employ 4 staff members that are licensed by **FDACS** as commercial pesticide applicators. The **DOA, GCS**, assistant superintendent and a licensed Integrated Pest Management **(IPM)** technician will be state licensed and responsible for all pesticide applications on the golf course property. Pesticide applications will be made with the addition of drift retarding agents when possible to help prevent the product from drifting off the targeted sites.

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Tomoka Hills Golf Course will:

- Only apply pesticides that are legally registered at all levels of jurisdiction
- Only apply pesticides that are legally registered for use on the facility (for example, do not apply pesticides labeled for agricultural uses even though they may have the same active ingredient).
- Apply according to manufacturer recommendations as seen on label.

Tomoka Hills Golf Course will comply with restricted use pesticide (RUP) law by keeping proper records for RUP applications that must include:

- Brand or product name,
- EPA registration number,
- Total amount applied,
- Location of application site,
- Size of area treated,
- Crop/variety/target site,
- Month/day/year and start and end times of application,
- Name and license number of applicator (if applicator is not licensed, record his/her name and his/her supervisor's name and license number),
- Method of application, and
- Name of the person authorizing the application, if the licensed applicator does not own or lease the property.

All non-RUP pesticide applications will also be recorded in this fashion without the EPA registration number or name of person authorizing the application.

Pesticides and Water Quality

Because Florida's climate favors the growth of many harmful insects, nematodes, weeds, and plant diseases, golf courses are typically dependent on pesticides for turfgrass management. In Florida, concern about the presence of pesticides in the environment and the threat they pose to surface water and ground water quality is significant.

Tomoka Hills Golf Course will follow careful use of applying pesticides to avoid environmental contamination at all times through the use of **IPM** and following **EPA** registered labels.

Pesticide Handling and Storage

Tamoka Hills Golf Course will construct a chemical and pesticide storage facility which will be detached from other structures for the safe and efficient storage of products. There will be sufficient containment measures installed on the facility to reduce/eliminate the chance of outside contamination. The facility will also have

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adequate ventilation to prevent the unintended buildup of potentially toxic fumes inside the structure for human safety.

Tomoka Hills Golf Course will construct a mixing/loading facility or structure that is designed for the safe handling of all products that are to be mixed into application equipment such as small volume spot spray tanks up to large volume self-contained or trailered spray vehicles. The structure will have containment boundaries and/or sufficient EPA recommended filtration to eliminate off-site contamination. The water supply lines for filling the application equipment will have anti-siphon devices or construction techniques to prevent backflow contamination.

All applicators/handlers, being licensed for commercial pesticide application, will follow label directions for the mixing, loading and container disposal of each product including wearing the required personal protective equipment **(PPE)**

Pesticide Spill Management and Emergency Preparedness

Accidents happen. Advance preparation on what to do when an accident occurs is essential to mitigate the human health effects and the impact on the environment. The size and scope of the accident dictates the necessary response.

Tamoka Hills Golf Course management will follow the following 4 guidelines and use the emergency response phone numbers, if necessary, which will be clearly posted at relevant locations at the facility.

1. **CONTROL** actively spilling or leaking materials by setting the container upright, plugging leak(s), or shutting the valve,
2. **CONTAIN** the spilled material using barriers and absorbent material.
3. **COLLECT** spilled material, absorbents, and leaking containers and place them in a secure and properly labeled container, and
4. **STORE** the containers of spilled material until they can be applied as a pesticide or appropriately disposed of.

For emergency (only) information on hazards or actions to take in the event of a spill, call CHEMTREC, at (800) 424–9300. CHEMTREC is a service of the Chemical Manufacturers Association. For information on whether a spilled chemical requires reporting, call the CERCLA/RCRA help line at (800) 424–9346.

Pesticide Spill Management and Emergency Response Best Management Practices

- Develop a golf course facility emergency response plan which includes procedures to control, contain, collect, and store spilled materials.
- Prominently post "Important Telephone Numbers" including CHEMTREC, for emergency information on hazards or actions to take in the event of a spill.
- Ensure an adequately sized spill containment kit is readily available.

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- Designate a spokesperson who will speak on behalf of the facility should an emergency occur.
- Host a tour for local emergency response teams (for example, fire fighters, etc.) to show them the facilities and to discuss the emergency response plan. Seek advice on ways to improve the plan.
- Absorbents such as cat litter or sand may be used to clean up small spills and then applied as a topdressing in accordance with the label rates or disposed of as a waste.
- Sweep up solid materials and use as intended.

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Maintenance Operations

Good Housekeeping

Good housekeeping within and outside the maintenance facility is critical to protecting Florida's natural resources. **Tomoka Hills Golf Course's** managers responsible for the operation, training and supervising of employees will audit routinely to measure BMP effectiveness, repair needs, and future improvements.

There are five important areas of concern that requires constant attention: Fueling Areas, Equipment Washing Facilities, Chemical Mixing Centers, Equipment Storage Areas, and Waste Handling Sites. Each area will have a separate BMP checklist to ensure employee safety; to minimize environmental risks and support reliable equipment operation and longevity.

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Energy

Preface

According to the GCSAA Golf Course Environmental Profile, Vol. IV (GCSAA 2012), six major energy sources were identified for golf course use: electricity, gasoline, diesel, natural gas, propane and heating oil. In addition, operational uses were segmented to meet irrigation, turf maintenance, buildings, clubhouse operations, swimming pools and various amenity needs. The overall conclusion of the study suggests that golf facility managers must take steps toward identifying options for conservation, efficiency, and cost savings.

To address current needs and future energy reduction opportunities, **Tomoka Hills Golf Course's** managers will evaluate current energy conservation performance practices based on the following categories:

- General energy conservation position statements on policy and planning
- Buildings and amenities statements –buildings, infrastructure and facility amenities such as the clubhouse, swimming pool, restaurant, parking lot, kitchen, offices, maintenance building(s), tennis courts, etc.
- Golf course statements – the golf course and surrounding landscapes, pump station, irrigation system and related agronomic operations (playing surfaces, equipment, turfgrass maintenance etc.)

When incorporating new energy efficient pieces, apply the 93% rule suggested by Dr. Pierce Jones from the University of Florida. The 93% rule= Instead of investing money to be 100% compliant with every possible scenario relating to energy efficiency do 93% which will get you at 99% efficiency. The other 7% is not worth the investment long or short term for the remaining 1%.

The first step is to perform a thorough energy audit on the entire Golf Course Maintenance Operation. Energy audits are typically performed by the energy supplier and are offered at little to no expense. Each of the following areas on the golf course should be evaluated using the following Best Management Practices:

Tomoka Hills Golf Course's managers will monitor each of the following areas implementing the Best Management Practices:

Irrigation

Understand that the irrigation pump system is the largest user of energy. A well-engineered pump station is critical to reducing energy consumption.

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- Establish a baseline for performance parameters to optimize irrigation pumps. It may be necessary to bring in an electrical engineer to assist with developing these parameters.
- Consider benchmarking performance against similar-sized facilities.
- Ensure efficient design, selection, operation, and maintenance of irrigation pumps, irrigation controls, and other irrigation components. A poorly maintained system will result in low efficiency leading to longer run times and excessive energy utilized. Additionally, repairing of leaks in a timely manner will reduce pump cycling further limiting energy usage.
- Conduct an irrigation audit to determine system efficiency. Efficiency can often be improved with very little costs.
- Consider reducing pump station pressures to maximize efficiency and reduce vaporization of water due to excessively high pressures.
- Assess irrigation pump efficiency; consider alternative equipment, products, and practices; use energy efficiently to maximize the output of the pump station. Consider switching from pressure valve-controlled systems to variable frequency drives.
- Add low horsepower “jockey” pump to pump station so if irrigation (syringing) is necessary during peak energy demand times the cost to run that smaller pump will be less and the demand charge will be less.
- Install adequate meters, gauges, etc. Inspect meters on a regular basis to identify abnormal watering usage or leaks in the field. Ensure accuracy of all meters by having them checked once every five years, or more frequently as required.
- Identify the lowest cost time to operate the pump station and use that window to irrigate when possible. Install lock out devices on pump stations to avoid peak demand charges or time of use charges.
- Reduce the amount of irrigated turf (without slowing the pace of play) and replace with native plants (right plant, right location, right size, right time of year, right density and maintain until fully established) to increase habitat and reduce water usage. If irrigation usage is not reduced, then the native plant installation will not be worth the effort.
- Maintaining a proper balance of nutrients in the soil. Using moisture controlling amendments, such as wetting agents or incorporating organic materials, may help reduce water and fertilizer use.

Buildings

Establish an energy management plan for the facility based on current energy use baselines to optimize efficiency.

- Continually track and measure energy use at the facility based on energy assessment units, for example, kilowatt hour. Evaluate billing meters.
- Invite your energy supplier to provide an energy audit for your building.
- Monitor temperature/environmental settings (heat loss, etc.)

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- Implement schedules/controlled use. For instance, ensure that large energy using items are only powered when needed.
- Consider the materials: use insulation and color selection. A lighter colored building and roof will reduce demand for air conditioners and fans.
- Ensure efficient lighting in both interior and exterior areas. Tubular L.E.D. lights provide more light (brightness) than t-5 or t-8 electronic ballast fluorescent lights. In many cases, the cost of switching to L.E.D. is comparable to the replacement of existing fixtures and bulbs.
- Consider motion sensors, light sensors (photocells), temperature sensors and timers to turn off lights, fans, motors, etc., when not needed.
- Adding timers on washwater recycling system pumps and motors will reduce electrical usage during non-use hours.
- Consider installing air locks on doors to all temperature-controlled rooms where practical, especially in high traffic areas like break rooms. These will reduce energy loss.
- Evaluate needs on soda machines to determine if the benefit outweighs the energy use. Consider installing energy miser devices on soda machines. Energy mizer devices can actually reduce electricity use on soda vending machines by running the compressor or cooler only when the temperature rises to a certain level.
- Consider replacing low efficiency “window unit” type air conditioners with more efficient mini-split units. Sometimes energy suppliers will offer a rebate for this upgrade.
- a/c units should have a seer rating of at least 18 with variable speed air handlers
- a/c units should be serviced by professionals every six months and the air filters changed or cleaned every month.
- The proper use of ceiling fans in rooms with a/c can allow the thermostat to be raised 2-3 degrees higher and maintain the same comfort level.
- Thermostats should be under lock so employees cannot manipulate the temperature controls. Additionally, using a programmable thermostat to adjust temperature controls when the room is not being utilized can further offset energy usage.
- Train staff to buy into the program. Turning off fans and lights, planning your trips out onto the course, etc. can result in significant savings over the long run.
- Utilize sleep mode on computers when not in use, or turn them off at the end of each work day.
- Consider adding a photovoltaic solar energy system to offset, meet or exceed your energy usage. Golf course maintenance facilities are ideal for these systems because they are often hidden from view, provide a roof free of obstructions and often have a roof that is at the ideal pitch for installation. These systems can offer a short return on investment that will continue to pay off for the life of the system.

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Equipment

Consider alternative equipment, products, and practices.

- Evaluate golf car equipment/operations and ensure proper selection, operation, charging, and maintenance. Maintain proper tire pressure to improve fuel efficiency. Check battery water in electric carts on a monthly to maximize charge cycles.
- Optimize equipment use data including hours operated, use patterns, etc. Monitoring equipment use and flow patterns on the course can reduce fuel consumption, equipment repair as well as labor cost.
- Ensure proper selection (type, size, etc.), operation, and equipment maintenance. Consider utilizing larger mowers to reduce fuel usage and labor needs.
- Evaluate use of alternative energy/fuels.
- Evaluate cleaning practices (dry vs. wet). Using a broom to clean equipment before washing can reduce water usage and energy to recycle washwater.
- Evaluate alternative transportation. Combine tasks to reduce trips onto the course and the additional labor needed.
- Identify the lowest cost time to operate the charging systems and use that window to re-charge when possible.
- Consider using solar powered pond fountains and aerators to eliminate energy usage.

Evaluate All Energy Providers

Evaluate all energy providers (electricity, natural gas, solar and liquid petroleum fuels) for costs, efficiency/assistance programs, and incentives.

- Work with energy providers and evaluate existing programs, resources, etc.
- Identify incentives and programs from energy providers.
- Identify state/local programs and certification.
- Consider U.S. Green Building Council's LEED program.
- Consider EPA's EnergyStar, Portfolio Manager, etc.
- Consider energy management software, services, etc.

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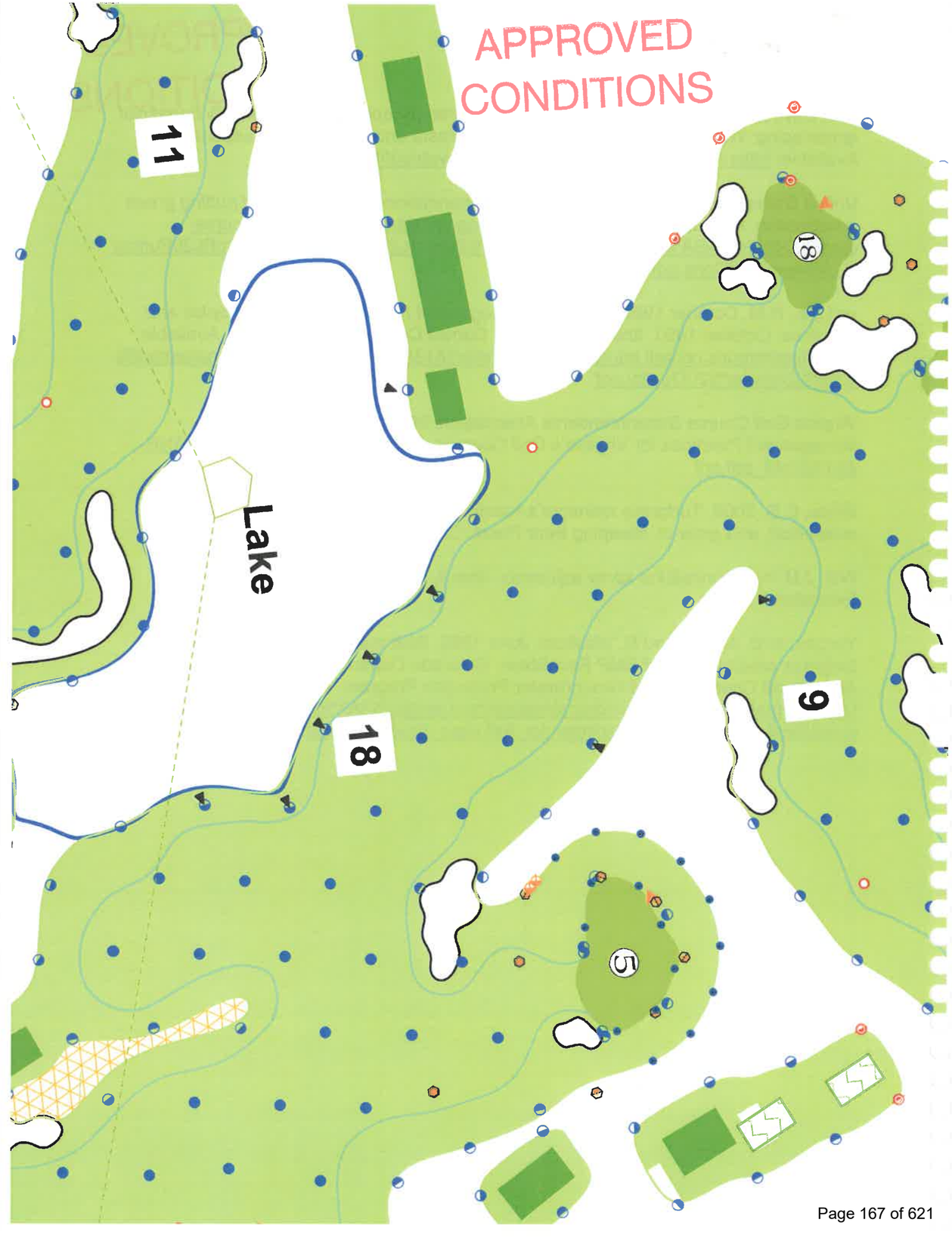
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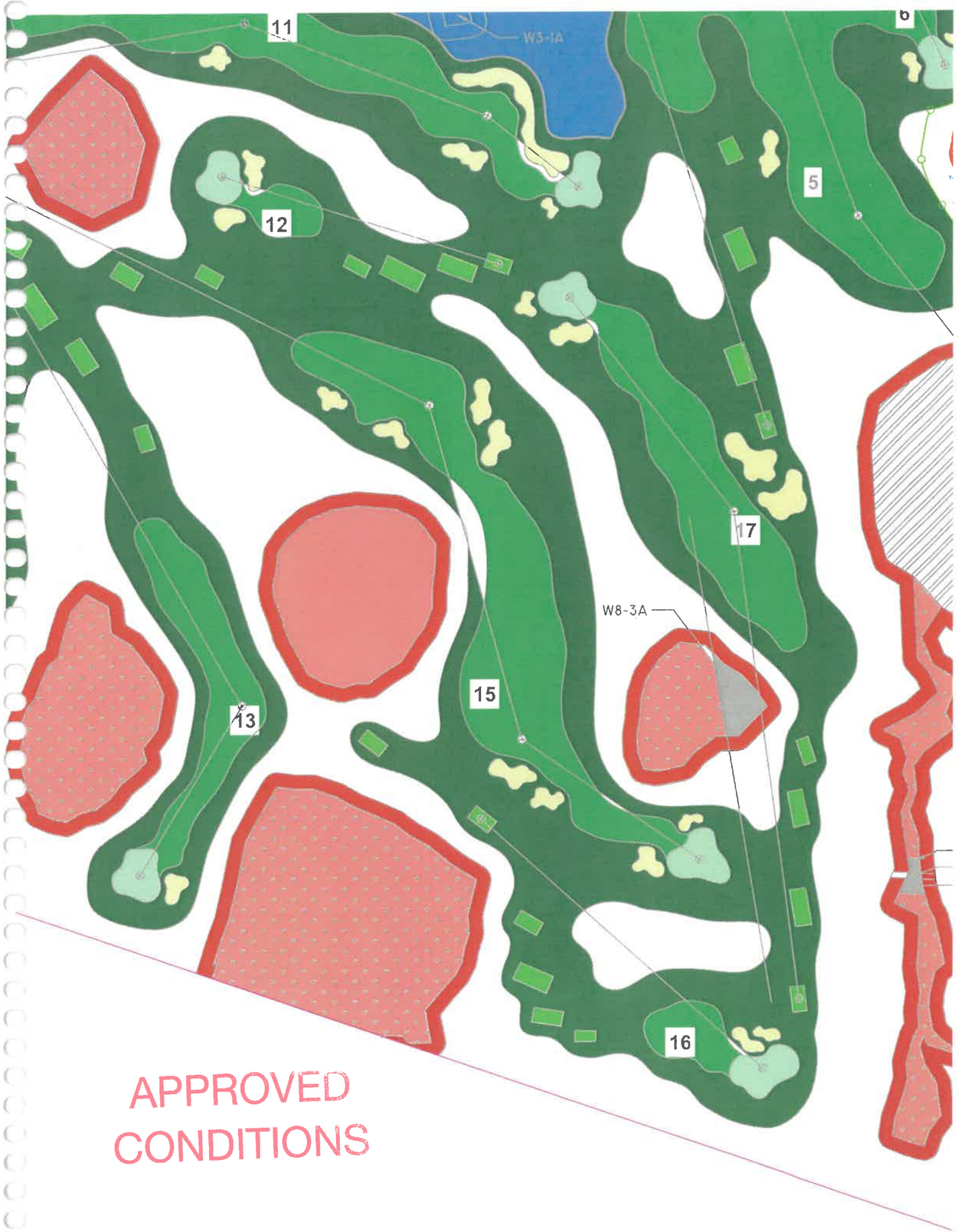

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CONDITIONS

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APR 17 2025
RECEIVED RECEIVED

TOMOKA HILLS GOLF
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
WETLAND MITIGATION/MONITORING/MAINTENANCE PLAN

September 2024

APPROVED
CONDITIONS

INTRODUCTION

The following outlines the wetland mitigation, monitoring, and maintenance plan for the Tomoka Hills Golf Course (Project) located in Sections 9, 16, and 37, Township 8 South, Range 18 East, Alachua County. The construction of the Project will result in unavoidable impacts to Suwannee River Water Management District (SRWMD) jurisdictional wetlands. In order to offset these impacts the wetland mitigation plan includes a 1± acre Enhancement Area (EA) consisting of approximately 0.59 acres of wetland enhancement and 0.40± acres of upland buffer enhancement (Exhibits 1 and 2).

Remaining non-impacted wetlands and upland buffers will be protected by implementing entry and use restrictions and conducting management activities to promote native vegetation. Wetlands will be buffered from golf course activity by retention of existing vegetation extending 75 feet on average. Maintenance will include perpetual treatment to control exotic and nuisance species, supplemental planting of native species, perimeter signage, and GPS monitored geofencing to limit unauthorized entry.

NON-IMPACTED WETLANDS AND UPLANDS

The EA and the remainder of wetlands onsite will be preserved and managed based on a three-tiered buffer system (Exhibit 1). Tier 1 are the most restrictive use areas intended to be preserved and managed as natural areas. They include the regulated wetland or other surface water resource extending to a minimum 25' upland buffer. Tier 2 areas include areas of additional upland buffer extending on average 50' beyond Tier 1. Remaining Tier 3 areas include managed areas with site specific protocols pertaining to tree trimming and other surface water regrading and replanting (Tier 3). Protocols to be followed for each of the tiers are outlined below.

Tier 1 - Wetland/OSW and 25' Upland Buffer

- Maintained as natural area, no cutting or removal of vegetation unless presenting hazard
- Controlled for exotic and nuisance species by qualified personnel using hand removal methods
- Staked with environmentally sensitive area stakes (golfers and staff will be notified of rules pertaining to this area)
- "Out of Bounds", Golfers not permitted to "play" if a ball enters this area
- No entry except where permitted by established golf cart crossings.
- Supplemental planting of appropriate native species as necessary for restoration purposes
- No irrigation

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CONDITIONS

- No fertilization
- No golf carts
- No dumping

Tier 2 - 75' average / 50' minimum Upland Buffer

- No clearing, existing pasture to be retained as natural golf rough or existing forested condition to remain as natural
- Removal of dead or dying vegetation limited to material that presents a hazard
- Existing herbaceous areas to be maintained as golf rough by periodic mechanized mowing
- Golfers permitted to "play" ball
- Herbaceous areas may be supplementally planted with native grasses
- No dumping of grass clippings or sand implementation
- No irrigation
- No fertilization
- No golf carts

Tier 3 - Managed Areas

- Please see site specific managed areas map Exhibit 1
- Tree trimming allowed to control woody vegetation for play over
- OSW Tier 3 to be regraded and replanted with native vegetation
- Otherwise maintained in accordance with Tier 1 and 2 restrictions

Protection Markers

All maintenance personnel and persons using the property will be made aware of the buffer limitations and associated rules of entry and play. The perimeter of the Tier 1 buffer will have protective markers installed to indicate the area is an environmentally sensitive area (Exhibit 1). The Tier 2 buffer may be similarly demarcated with perimeter markers and/or georeferenced using GPS to establish the managed limits of surrounding course. Tier 3 buffer will be georeferenced using GPS to establish the managed limits for maintenance purposes.

ENHANCMENT AREA (EA) MITIGATION PLAN

The EA used to offset permitted wetland impacts includes both upland and wetland supplemental plantings, exotic and nuisance vegetation maintenance, and three years of monitoring and reporting. Existing habitats in this area include:

Improved Pasture (FLUCFCS Code 211)
This upland land use has been historically maintained as pasture. The canopy and subcanopy are open. The groundcover is primarily bahia grass (*Paspalum notatum*) with varying amounts of blackberry (*Rubus pensilvanicus*), and dog fennel (*Eupatorium capillifolium*).

APPROVED
CONDITIONS

Vegetated Non-Forested Wetland (FLUCFCS Code 640)
The canopy of this wetland habitat type is open, with localized presence of some water oak (*Quercus nigra*), sweetgum (*Liquidambar styraciflua*) and sugarberry (*Celtis* sp.). The sub canopy is primarily open, but includes limited presence of button bush (*Cephalanthus occidentalis*), wax myrtle (*Morella cerifera*), and salt bush (*Baccharis halimifolia*). The ground cover includes bahia grass, smartweed (*Polygonum punctatum*), beggars tick (*Bidens alba*), and dog fennel.

Exotic/Invasive Species Treatment

The EA will be initially treated to control nuisance and exotic species using hand removal methods. The nuisance and exotic species to be controlled include, but are not limited to, camphor tree (*Camphora officinarum*), Chinese tallow (*Triadica sebifera*), coral ardisia (*Ardisia crenata*), dog-fennel, and old-world climbing fern (*Lygodium microphyllum*). Treatment will be implemented through ecologically sound techniques including but not limited to herbicidal treatment, hand-held power equipment, and/or hand pulling. Herbicides will be broadcast using low volume backpack and handheld sprayers, and only performed by a State Certified Pesticide Applicator with Aquatic Pest Control (for wetland treatment) and Natural Areas endorsements in accordance with labels. Control of non-native trees which are in use as a nesting site shall be postponed until the nesting season is over. All non-native woody vegetative debris shall be disposed of outside of the EA. Supplemental plantings will be installed following initial treatment activities and in accordance with restrictions listed on the herbicide label.

Supplemental Wetland Plantings (Zones 2 and 3)

The Wetland EA is divided into planting zones based on observed ecotone boundaries of existing plant assemblages and anticipated hydrologic regime (Exhibit 2). Wetland Zone 1 is the lowest elevation area which experiences the greatest depth and duration of inundation. This Zone is anticipated to remain primarily as seasonal open water habitat for waterfowl and will not be supplementally planted. Remaining zones will be supplementally planted with canopy, sub-canopy, and ground cover in accordance with Table 1. Tree plantings will include a minimum of three of the seven species listed in Table 1, subcanopy plantings will include a minimum of one of the three species listed, and ground cover plantings will include a minimum of two of the five species listed. Substitutions to the selections in Table 1 are permitted based on availability at time of planting, so long as plantings are appropriate for the area of installation based on range of natural species occurrence, soils, and anticipated hydrologic regime.

Table 1. Wetland Planting List

Common Name	Scientific Name	Minimum Container Size	Planting Instruction (On Center)	Zone 2	Zone 3
Canopy					
Cypress	*Taxodium distichum*	3 gal.	15 ft.	✓	✓
Dahoon holly	*Ilex cassine*	3 gal.	15 ft.		✓
Pop ash	*Fraxinus caroliniana*	3 gal.	15 ft.	✓	✓

APPROVED
CONDITIONS

Red maple	*Acer rubrum*	3 gal.	15 ft.		✓
Slash pine	*Pinus elliottii*	3 gal.	15 ft.		✓
Swamp tupelo	*Nyssa biflora*	3 gal.	15 ft.	✓	✓
Basswood	*Tilia americana*	3 gal.	15 ft.		✓
Sub-canopy					
Wax myrtle	*Myrica cerifera*	1 gal.	8 ft.		✓
Gallberry	*Ilex glabra*	1 gal.	8 ft.		✓
Buttonbush	*Cephalanthus occidentalis*	1 gal.	8 ft.		✓
Gallberry	*Ilex glabra*	1 gal.	8 ft.		✓
Ground Cover					
Pickerelweed	*Pontederia cordata*	Liner	3 ft.	✓	✓
Duck potato	*Sagittaria lancifolia*	Liner	3 ft.	✓	✓
Blue flag iris	*Iris hexagona*	Liner	3 ft.		✓
Fireflag	*Thalia geniculata*	Liner	3 ft.	✓	✓
Soft rush	*Juncus effusus*	Liner	3 ft.	✓	✓
Yellow canna	*Canna flaccida*	Liner	3 ft.	✓	✓

Supplemental Upland Planting

Supplemental upland canopy, sub-canopy, and ground cover plantings will be installed from the upland/wetland interface extending 25 foot landward of the wetland line (Exhibit 2). Tree plantings will include a minimum of three of the seven species listed in Table 2, sub-canopy plantings will include a minimum of two of the three species listed, and ground cover plantings will include a minimum of three of the four species listed. Substitutions to the selections in Table 1 are permitted based on availability at time of planting, so long as plantings are appropriate for the area of installation based on range of natural species occurrence, soils, and anticipated hydrologic regime.

Table 2. Upland Planting List

Common Name	Scientific Name	Minimum Container Size	Planting Instruction (On Center)
Canopy			
Live oak	*Quercus virginiana*	3 gal.	15 ft.
Longleaf pine	*Pinus palustris*	3 gal.	15 ft.
Pignut hickory	*Carya glabra*	3 gal.	15 ft.
Hophornbeam	*Ostra virginiana*	3 gal.	15 ft.
Loblolly bay	*Gordonia lasianthus*	3 gal.	15 ft.
Shumard oak	*Quercus shumardii*	3 gal.	15 ft.
Tulip tree	*Liriodendron tulipifera*	3 gal.	15 ft.
Southern magnolia	*Magnolia grandiflora*	3 gal.	15 ft.
Sub-canopy			
Saw palmetto	*Serenoa repens*	1 gal.	8 ft.
Beauty berry	*Callicarpa americana*	1 gal.	8 ft.
Dogwood	*Cornus florida*	1 gal.	8 ft.
Rusty blackhaw	*Viburnum rufidulum*	1 gal.	8 ft.

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Ground Cover			
Muhlygrass	*Muhlenbergia capillaris*	Liner	3 ft.
Sand cordgrass	*Spartina bakeri*	Liner	3 ft.
Wiregrass	*Aristida stricta*	Liner	3 ft.
Elliott's lovegrass	*Eragrostis elliottii*	Liner	3 ft.
Blazing star	*Liatris gracilis*	Liner	3 ft.
Blanket flower	*Gaillardi pulchella*	Seed	3 ft.
Yellow Indian grass	*Sorghastrum nutans*	Liner	3 ft.
Pawpaw	*Asimina obovate*	Liner	3 ft.

EA MITIGATION SUCCESS CRITERIA

Success criteria for the EA includes documentation of initial treatment of exotic and nuisance vegetation; documentation of supplemental plantings in accordance with Tables 1 and 2, submittal of monitoring reports demonstrating successful survivorship and increase cover by desirable plant species, and maintenance of exotic vegetation to less than 10% cover. Exotic vegetation species are identified as those species listed by the Florida Exotic Pest Plant Council (EPPC) at the time of mitigation activities.

Timeline for Treatment and Reporting

Treatments will be conducted annually or as needed to maintain the success criteria. A total of one baseline and three annual monitoring reports shall be submitted to the SRWMD.

Baseline – A baseline report shall be prepared to document existing condition prior to initiation of exotic and nuisance treatment and supplemental planting activities. The baseline report will include fixed point photographs and approximate percent cover of existing vegetation along fixed transect locations.

Year 1 (Time Zero)- The First Annual Monitoring Report will be prepared and submitted to the SRWMD within approximately 90 days following initial treatment and supplemental plantings.

Year 2 – Contingent on the findings of the First Annual Report and any comments from the SRWMD, subsequent maintenance or corrective actions will continue as necessary to address success criteria. Upon the second anniversary date, the EA will be re-evaluated by a qualified environmental professional and a Second Annual Monitoring Report will be prepared for the SRWMD that includes photographs, the approximate percent survival of supplemental plantings and estimated percent cover by exotic and nuisance vegetation. Supplemental plantings may be installed following monitoring activities to maintain survivability requirements.

Year 3 – Contingent on the findings of the Second Annual Report and any comments from the SRWMD, subsequent maintenance or corrective actions will continue as necessary to address success criteria. Upon the third anniversary date, the EA will be re-evaluated by a qualified environmental professional. Within six months after the end of the period established for initial

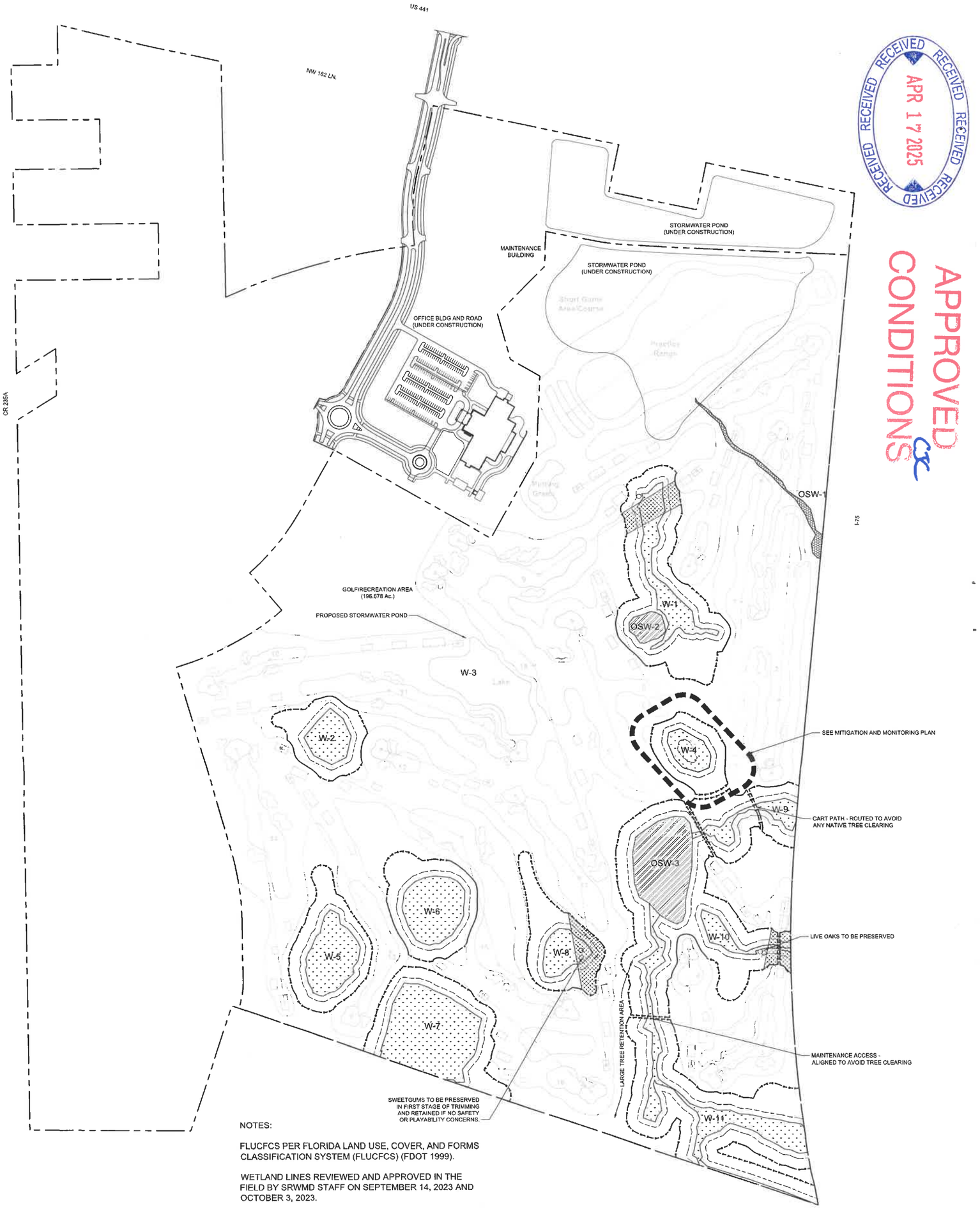
APPROVED
CONDITIONS

management and monitoring, the applicant shall submit a third and final report that details and certifies compliance with the requirements per the SRWMD. If the Third Annual Monitoring Report documents success criteria has been satisfied, then monitoring and reporting requirements will be discontinued.

Vegetation Monitoring

Wetland and upland vegetation will be monitored prior to and following enhancement activities within the EA. Canopy, sub-canopy, and ground vegetation species survivability will be monitored along (2) transects that are approximately 165 feet in length, stem counts will be conducted for woody vegetation greater than 3 feet in height located 10 feet on either side of the transect line for a total (165ft x 20ft) x 2 = 6,600 square feet of quantitative stem count analysis (Exhibit 2). Species richness and visual estimate of percent cover will be calculated along each transect to document groundcover.

EA enhancement will also be monitored via fixed point photo-stations that surround the EA. A total of four photo stations will be placed around the perimeter; depictions of the photo station's approximate locations are depicted on Exhibit 2. Photographs will be incorporated into reports until success criteria are met.



RECEIVED APR 17 2025

APPROVED CONDITIONS

NOTES:

FLUCFCS PER FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

WETLAND LINES REVIEWED AND APPROVED IN THE FIELD BY SRWMD STAFF ON SEPTEMBER 14, 2023 AND OCTOBER 3, 2023.

MAINTAINED NATURAL AREAS
(TIER 1 - NO ENCROACHMENT)

- WETLANDS - PRESERVE
- OTHER SURFACE WATERS - PRESERVE
- SUPPLEMENTAL PLANT AREA (SEE MITIGATION AND MONITORING PLAN)
- 25' UPLAND BUFFER

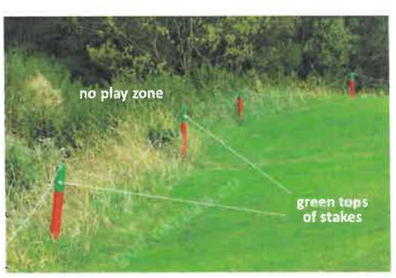
MAINTAINED NATURAL AREAS
(TIER 2 - EXISTING PASTURE RETAINED AS NATURAL GOLF ROUGH OR EXISTING FOREST TO REMAIN)

- 50' MINIMUM / 75' AVERAGE UPLAND BUFFER

MANAGED AREAS
(TIER 3)

- OTHER SURFACE WATERS PRESERVE (REGRADE/REPLANT)
- MANAGED TREE TRIMMING AREA

TYPICAL TIER 1 PROTECTIVE BUFFER MARKERS



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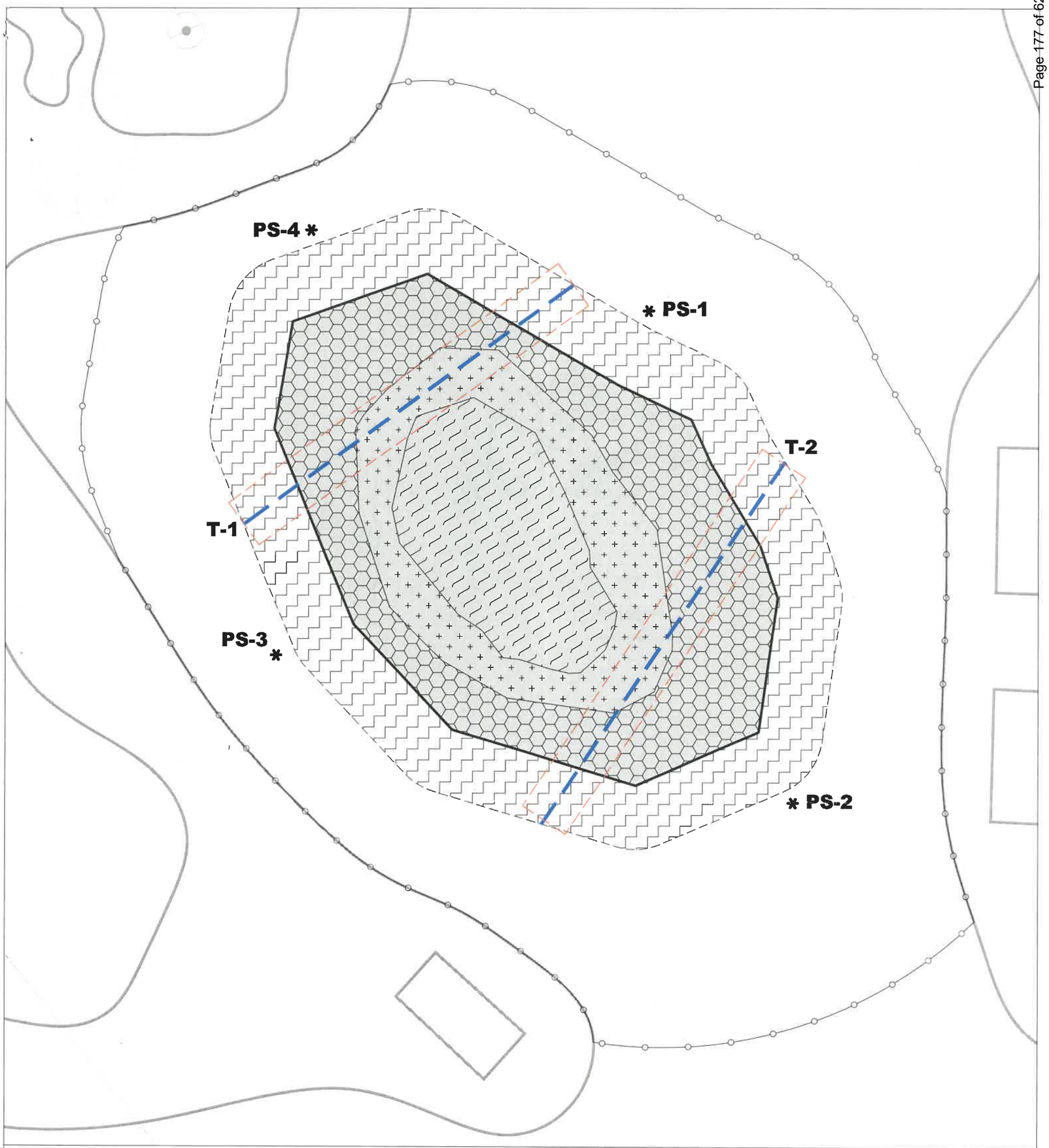
GRAPHIC SCALE
0 100 200 400

CHW
AN NIVIS COMPANY
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Wetlands Preserve and Buffering Plan
Tomoka Hills

DRAWN BY:	JMS
DRAWING DATE:	09/30/24
REVISED:	
EXHIBIT NUMBER:	1

john-michaels Plot Date: Sep 30, 2024 3:51pm Filename: \\fs01.chw-inc.local\jobs2\2021\21-0025\Departments\02_Planning\Dwg\Golf Files\21-0025 Golf Concept (WMD)_Management Plan.dwg



WETLAND NATURAL AREAS
(TIER I - NO ENCROACHMENT)

WETLANDS - PRESERVE

ZONE I - OPEN WATER - NO PLANTING
(0.13 Ac.±)

ZONE 2 - WETLAND GROUND AND TREE
SUPPLEMENTAL PLANTING (0.15 Ac.±)

ZONE 3 - WETLAND CANOPY/
SUB-CANOPY/GROUND SPECIES
SUPPLEMENTAL PLANTING (0.31 Ac.±)

25' UPLAND BUFFER

UPLAND BUFFER - CANOPY / SUB-CANOPY /
GROUND SPECIES PLANTING (0.39 Ac.±)

MONITORING TRANSECT

STEM COUNT BOX

* PS-2 PHOTO STATION (TYP.)

T-1 TRANSECT NUMBER (TYP.)

SURVEYED WETLAND LINE

MAINTAINED NATURAL AREAS
(TIER 2 - EXISTING PASTURE RETAINED AS
NATURAL GOLF ROUGH)

50' MINIMUM / 75' AVERAGE UPLAND BUFFER

TYPICAL TIER I
PROTECTIVE BUFFER MARKERS

NOTES:

WETLAND LINES REVIEWED AND APPROVED IN THE FIELD BY SRWMD STAFF ON SEPTEMBER 14, 2023 AND OCTOBER 3, 2023.

SITE PLAN PER CHW LLC, AN NV5 COMPANY, DRAWING NUMBER 21-0025 GOLF CONCEPT (WMD)_R.DWG ACCESSED ON SEPTEMBER 5, 2024.

CHW
AN NV5 COMPANY
www.chw-inc.com

0 20 40 Feet

Mitigation and Monitoring Plan (Wetland 4)
Tomoka Hills

DRAWN BY:	D.B.
DRAWING DATE:	9/25/24
REVISED:	
EXHIBIT NUMBER:	2

Tech: donb Plot Date: Sep 30,2024 7:57am Filename: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\SRWMD Wetland JD for Tomoka Hills\Mitigation and Monitoring Plan.dwg

February 12 2026

Carson Crockett, AICP, Principal Planner
City of Alachua Planning & Community Development
15100 NW 142 Terrace
Alachua, FL 32615

Subject: Tomoka Hills Golf Course – Site Plan Modification (Application #PSPM26-0001)

Dear Carson:

Please find the following responses in **bold font** to address your comments from February 10, 2026:

1. Miscellaneous
   a. See attached proposed staff revision to proposed condition #1. Confirm the revision is acceptable or provide alternative language for review.

The revisions to proposed Condition #1 are acceptable with the understanding that City staff are removing the first two (2) paragraphs, since POA documents are being provided.

   b. Provide draft association documents consistent with Section 7.7.

The Articles of Incorporation for the Tomoka Hills POA, Inc. are attached to this letter. Full draft association documents will be provided to the City of Alachua as a follow up to this letter under separate cover.

   c. The applicant is put on notice that a revised development order will be required to be recorded in the public records of Alachua County, Florida, and consistent with condition #12 of the original development order, the applicant is responsible for all costs associated with recording the development order.

The applicant understands the responsibility of and will comply with recording the revised development order.

   d. The original development order expires April 15, 2026. An amendment does not inherently extend the expiration of approval. If there is an intent to extend the expiration of approval, provide such notice in writing consistent with Section 2.4.9(G)(2).

The applicant has formally noticed the City of their desire to extend the development order expiration date by Executive Order 24-156.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at Ryan.Thompson@nv5.com.

Sincerely,
NV5, Inc.

Ryan Thompson, AICP
Sr. Project Manager

Attachments:
1. Electronic Articles of Incorporation for Tomoka Hills Property Owners Association, Inc.
2. Employer Identification Number (EIN) for Tomoka Hills Property Owners Association, Inc.

Electronic Articles of Incorporation For

TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC.

N25000006576
FILED
May 21, 2025
Sec. Of State
fjeggleston

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC.

Article II

The principal place of business address:

3744 RUSSELL CAVE
LEXINGTON, KY. 40511

The mailing address of the corporation is:

3744 RUSSELL CAVE
LEXINGTON, KY. 40511

Article III

The specific purpose for which this corporation is organized is:

SERVE AS A PROPERTY OWNERS ASSOCIATION OR ANY OTHER LEGALLY ALLOWED PURPOSE.

Article IV

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

Article V

The name and Florida street address of the registered agent is:

SCOTT P ROWE
7201 NW 11TH PLACE
GAINESVILLE, FL. 32605

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: SCOTT P. ROWE

N25000006576
FILED
May 21, 2025
Sec. Of State
fjeggleston

Article VI

The name and address of the incorporator is:

SCOTT P. ROWE
7201 NW 11TH PLACE

GAINESVILLE, FLORIDA 32605

Electronic Signature of Incorporator: SCOTT P. ROWE

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: DIR
DONNA SHIVELY
3744 RUSSELL CAVE ROAD
LEXINGTON, KY. 40511

Title: DIR
CHRIS ALLEN
3744 RUSSELL CAVE ROAD
LEXINGTON, KY. 40511

Title: DIR
SCOTT ROWE
7201 NW 11TH PLACE
GAINESVILLE, FL. 32605

Article VIII

The effective date for this corporation shall be:

05/21/2025

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255-0023

Date of this notice: 06-26-2025

Employer Identification Number:
39-2830194

Form: SS-4

Number of this notice: CP 575 E

For assistance you may call us at
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

002585.682306.510252.27968 1 MB 0.622 692

TOMOKA HILLS PROPERTY OWNERS
ASSOCIATION
3744 RUSSELL CAVE RD
LEXINGTON KY 40511

002585

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-2830194. This EIN will identify your entity, accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please visit, www.irs.gov/einnotrequested.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

When you submitted your application for an EIN, you checked the box indicating you are a non-profit organization. Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax-Exempt Status for Your Organization, has details on the application process, as well as information on returns you may need to file. To apply for recognition of tax-exempt status, organizations must complete an application on one of the following forms: Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1024, Application for Recognition Under Section 501(a); or Form 1024-A, Application for Recognition of Exemption Under 501(c)(4) of the Internal Revenue Code.

Nearly all organizations claiming tax-exempt status must file a Form 990-series annual information return (Form 990, 990-EZ, or 990-PF) or notice (Form 990-N) beginning with the year they legally form, even if they have not yet applied for or received recognition of tax-exempt status.

Unless a filing exception applies to you (search www.irs.gov for Annual Exempt Organization Return: Who Must File). We start calculating this three-year period from the tax year we assigned the EIN to you. If that first tax year isn't a full twelve months, you're still responsible for submitting a return for that year. If you didn't legally form in the same tax year which you obtained your EIN, contact us at the phone number or address listed at the top of this letter.

February 5 2026

Carson Crockett, AICP, Principal Planner
City of Alachua Planning & Community Development
15100 NW 142 Terrace
Alachua, FL 32615

Subject: Tomoka Hills Golf Course – Site Plan Modification

Dear Carson:

Please find attached the following items to address your comments from February 5, 2026:

- Signed and Notarized Application
- Statement of De Minimis Impact
- Comprehensive Plan Consistency Analysis
- One (1) set of mailing labels for:
    - All property owners within 100 feet of the subject property
    - The City's list of registered persons/organizations

1. The submitted application is unsigned and unnotarized. The application must be signed and notarized.
    - **The application has been signed and notarized.**

2. Site Plan Attachment #4, Concurrency Impact Analysis or Statement of De Minimis Impact: Provide required attachment, evaluating the proposed modification against the original concurrency reservations.
    - **A Statement of De Minimis Impact has been included.**

3. Site Plan Attachment #5, Comprehensive Plan Consistency Analysis: Provide required attachment, evaluating the proposed modification only.
    - **A Comprehensive Plan Consistency Analysis has been included and only evaluates the proposed modification.**

4. Site Plan Attachment #6, Mailing Labels: Provide one set of mailing labels for all property owners within 400 feet of the subject property and the City's list of registered persons/organizations.
    - **One (1) set of mailing labels for all property owners within 400 feet of the subject property and the City's list of registered persons/organizations is included.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at Ryan.Thompson@nv5.com.

Sincerely,
NV5, Inc.

Ryan Thompson, AICP
Sr. Project Manager

MEMORANDUM

To:	City of Alachua - Carson Crockett, AICP, Principal Planner	**Date:**	February 5, 2026
From:	NV5, Inc. – April Dotson, Project Planner	**Project:**	Tomoka Hills Golf Course
Subject:	Concurrency Impact Analysis – Statement of De Minimis Impact		

This application is for ±197.03 acres located at 15403 NW 173rd Street, Alachua, FL 32615, on a portion of Alachua County tax parcels 03873-000-000 and 03873-001-001. The Tomoka Hills Golf Course Site Plan was approved on April 8, 2025 by the City of Alachua Planning & Zoning Board.

This modification to the approved Tomoka Hills Golf Course Site Plan is to amend Condition #1, which references "Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests." This wording created a misconception that Tower Hill Insurance Group, Inc. was the developer and owner of the golf course. That is not correct. The owner, developer, and future operator of the golf course is Tomoka Hills Farms, Inc. Therefore, it is necessary to amend this condition to eliminate this misconception in ownership.

No changes to the Site Plan or any other changes to the Site Plan conditions are proposed with this minor modification application. Additionally, capacity was already reserved for the site at the time of site plan approval. Approval of this modification application will not result in any changes to the management or operations of the golf course or additional impacts on public facilities.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Tomoka Hills Golf Course

21-0025.31

To:	Bryan Thomas, AICP, CPM, City of Alachua Planning & Community Dev. Director
From:	April Dotson, Project Planner
Date:	February 5, 2026
RE:	Tomoka Hills Golf Course – Modification to an Approved Site Plan Application

This Comprehensive Plan Consistency Analysis is submitted for a modification to the Tomoka Hills Golf Course Site Plan. The subject property consists of ±197.03 acres located at 15403 NW 173rd Street, Alachua, FL 32615, on a portion of Alachua County tax parcels 03873-000-000 and 03873-001-001. The Tomoka Hills Golf Course Site Plan was approved on April 8, 2025 by the City of Alachua Planning & Zoning Board.

This modification to the approved Tomoka Hills Golf Course Site Plan is to amend Condition #1, which references “Tower Hill Insurance Group, Inc., its affiliates and subsidiaries and their guests.” This wording created a misconception that Tower Hill Insurance Group, Inc. was the developer and owner of the golf course, which is not correct. Therefore, it is necessary to amend this condition to eliminate this misconception.

The intent of Condition #1 is to ensure that the golf course users have sufficient access and parking. Therefore, the proposed amendment requires all potential users of the private golf course to be members of the Tomoka Hills Property Owners Association (POA), which will include Tower Hill Insurance Group, Inc. Entities within the POA must have an approved site plan consistent with the City of Alachua Land Development Regulations (LDRs) to utilize the golf course. This approach is consistent with the preapplication meeting held with City staff and the City’s attorney and ensures the golf course users have sufficient access and parking.

No changes to the Site Plan or respective conditions are proposed with this application. Additionally, all other permits and the approved Best Management Practices plan remain unchanged and in effect for the Tomoka Hills Golf Course. Approval of this modification application will not result in any changes to the management or operations of the golf course or additional impacts on public facilities.

Further, there are no goals, objectives, or policies within the City of Alachua Comprehensive Plan that suggest, limit, or mandate who can use a private golf course. Changing the entity that can use the golf course, which is merely to ensure that the golf course has sufficient parking, does not change the Site Plan’s consistency with the City Comprehensive Plan. Therefore, there are no applicable Comprehensive Plan Goals, Objectives, or Policies that must be addressed with respect to the Site Plan’s proposed modification. The Site Plan application remains consistent with the City of Alachua Comprehensive Plan upon approval of this application’s request.

This document prepared by and return to:
Byron Flagg, Esq.
GrayRobinson, P.A.
643 SW 4th Avenue, Suite 110
Gainesville, Florida 32601

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
TOMOKA HILLS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TOMOKA HILLS (the "Declaration") is made as of the _____ day of _____, 2026, by **TOMOKA HILLS FARMS, INC.,** a Florida corporation ("Developer"), whose address is P.O. Box 147018, Attn: Legal Compliance, Gainesville, FL 32614-7018, **,** which declares hereby that "The Properties" described in Article II of this Declaration are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

ARTICLE I

DEFINITIONS

Section 1. Definitions. The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

(a) **"Articles" or "Articles of Incorporation"** shall mean and refer to the Articles of Incorporation of the Association, as amended or modified from time to time.

(b) **"Association"** shall mean and refer to the **TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC.**, a Florida corporation not-for-profit, incorporated under Chapter 617, Florida Statutes, as such chapter is amended from time to time. References herein to the Association shall be subject to the provisions of Article XII, Section 10 of this Declaration.

(c) **"Board" or "Board of Directors"** shall mean and refer to the Board of Directors of the Association.

(d) **"By-Laws"** or **"Bylaws"** shall mean and refer to the By-Laws of the Association, as amended or modified from time to time.

(e) **"County"** shall mean and refer to Alachua County, Florida.

(f) "**City**" shall mean and refer to the City of Alachua, Florida.

(g) **"Common Areas"** shall mean all property (both real and personal) located within The Properties which are dedicated from time to time by way of deed, plat, supplemental declaration, lease, easement, bill of sale, or corporate resolution (on a non-exclusive basis) to the joint and several use, in common, of the Developer and the Owners of all Parcels that may from time to time constitute part of The Properties and their tenants, agents and invitees and the Developer's tenants, guests and invitees, all as provided and regulated herein or otherwise by the Association. Common Areas shall include, without limitation, the Private Roads, sidewalks and pedestrian or recreational pathways (as hereinafter defined), and all additions thereto made pursuant to Article II, Section 2 hereof, and any entry signage area designated by the Developer

(or the Association after Turnover), together with the landscaping and any improvements thereon, including, without limitation, all structures, landscaped areas, street lights and irrigation systems, if any, but excluding any public utility installations thereon and/or any pedestrian areas located on private Parcels.

The Surface Water Management System (as hereinafter defined) is an Exclusive Common Area; no Owner may use the Surface Water Management System unless first granted approval in writing by the Association.

Common Areas may also include property located on or adjacent to The Properties which may or may not be owned by the Developer or Owners, but which are shared with adjacent landowners and which obligate the Owners of The Properties to joint maintenance, such as unpaved medians contained within connector road rights-of-way, and sidewalks, cart paths and bike paths within city-owned or county-owned rights-of-way.

Developer will endeavor to specifically identify (by recorded legal description, signage, physical boundaries, site plans or other means, or through the recordation of sub-declarations) the Common Areas of The Properties, but such identification shall not be required in order for a portion of The Properties to be Common Areas hereunder. Without limiting the generality of Section 2 of this Article, in the event that Developer determines that a particular portion of The Properties is or is not Common Areas hereunder (in the manner provided in said Section 2), such determination shall be binding and conclusive.

With the written approval of the Developer (or the Association after Turnover), an Owner shall have the right to elect to have that part of the Surface Water Management System located on its Parcel as an Exclusive Common Area. The Owner of such Exclusive Common Area shall have the exclusive right and obligation to construct, maintain and repair the Surface Water Management System located on such Parcel. Provided, however, in the event the Owner of such Parcel fails to maintain such Parcel in accordance with the community wide standards for Tomoka Hills, or in accordance with any stormwater permit conditions, then the Association shall have the right after providing 10 days' advance written notice to the Owner of such Parcel, to maintain, repair, and/or replace the Surface Water Management System located such Parcel. The Association shall have an easement over such Parcel solely for the purpose of maintaining, repairing and/or replacing the portions of the Surface Water Management System located on such Parcel. The Surface Water Management System constructed on such Parcel shall comply with any and all rules, regulations, ordinances, laws, permits, conditions and requirements of any governmental authorities, including but not limited to the City of Alachua, and/or Alachua County and/or the Suwanee River Water Management District.

In the event that the Association accepts or is granted herein an easement or similar right over, under or through any portion of The Properties or any property adjacent thereto or in the vicinity thereof, the area subject to such easement shall be deemed Common Areas for the purposes of, but only for the purposes of, the Association performing whatever duties or obligations are stated in, or implied by law with respect to such easement or other grant.

(h) **"Common Expenses"** shall mean the actual and estimated expenditures, including reasonable reserves, for maintenance, operation and other services required or authorized to be performed by the Association with respect to Common Areas, any open spaces, Surface Water Management System, lakes, ponds, or public areas, all as may be found to be reasonably necessary by the Board pursuant to this Declaration, the By Laws, and the Articles of Incorporation of the Association for the benefit of the Owners. Common Expenses shall not include capital expenditures made by the Developer for the initial development, acquisition or construction of Common Areas or improvements thereon.

(i) **"Developer"** shall mean and refer to TOMOKA HILLS FARMS, INC., a Florida corporation, its successors, such of its assigns as to which the rights of Developer hereunder are specifically assigned, and any mortgagee of TOMOKA HILLS FARMS, INC. which succeeds to the rights of TOMOKA HILLS FARMS, INC. in The Properties pursuant to foreclosure or conveyance of The Properties to such mortgagee in lieu thereof. Developer may assign all or a portion of its rights hereunder, or all or a portion of such rights in connection with appropriate portions of The Properties. In the event of such a partial assignment, the assignee shall not be deemed the Developer, but may exercise such rights of Developer specifically assigned to it. Any such assignment may be made on a non-exclusive basis.

(j) **"Entry Signage Area"** shall mean and refer to those certain areas of The Properties designated by the Developer (or the Association after Turnover) or within the medians any Private Roadway, designated for the placement of a general entry signage improvement, which entry signage improvement shall provide general and unspecified signage and entry features as determined by Developer, in Developer's sole and absolute discretion until turnover. The Developer's determination of the configuration, location and content of the Entry Signage Area shall be binding and conclusive.

(k) **"Exclusive Common Area"** shall mean certain portions of the Common Area which are for the exclusive use and benefit of one or more, but less than all, Parcels or Owners. All costs associated with maintenance, repair, replacement, and insurance of Exclusive Common Areas shall be borne by or assessed against the Owners and/or users of such Parcels benefitted by such Exclusive Common Areas. Initially, any Exclusive Common Areas shall be designated as such by the Developer with the written consent of the Owner, as designated in a deed, corporate resolution or other written instrument. A portion of the Common Area may be assigned as Exclusive Common Area of a particular Parcel and Exclusive Common Area may be reassigned between Parcels upon the consent of a majority of the Owners of the Parcels to which the Exclusive Common Areas are assigned.

(l) **"Member"** shall mean and refer to all those Owners who are Members of the Association as provided in Article III hereof.

(m) **"Owner"** shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Parcel situated upon The Properties. For the avoidance of doubt, the Association may be an Owner like any other record owner of a Parcel situated upon The Properties. For the purposes of this Declaration, an "Owner" shall also mean (i) a condominium or timeshare association administering a condominium or timeshare constituting a Parcel/Unit as more particularly described in Article IX of this Declaration, and (ii) the holder of a long-term leasehold interest (i.e., one having an initial term in excess of fifty (50) years) in a Parcel (and not merely the structure(s) located thereon), even though fee simple title thereto is vested in another party (which party shall not be deemed an Owner hereunder during the term of the leasehold interest).

(n) **"Parcel"** shall mean and refer to a portion of The Properties (as hereinafter defined) which is sub-divided as a distinct parcel and on which a commercial, residential, recreational or stormwater structure is or may be built under applicable plat, zoning and other land use restrictions and requirements. A "Parcel" shall also mean any specific parcel of land within The Properties designated as such in this Declaration or in a supplemental declaration executed and recorded by the Developer (and joined into by the Owner of such parcel, if different from the Developer). In the event that any Parcel is submitted to the condominium or timeshare form of ownership, it shall nevertheless be deemed a single Parcel hereunder, as more particularly described in Article IX of this Declaration. Nothing herein shall preclude the subdivision of any Parcel into one or more Parcels or the combination of any Parcels into a single Parcel. In the event of any modification to any of the initial Parcels, the number of votes and assessments attributable

to such Parcel(s) shall be proportionately and equitably reallocated, as provided herein. The preliminary Parcels subject to this Declaration are more particularly set forth in Exhibit "A" attached hereto and incorporated herein. Parcels may be “Improved Parcels” or “Unimproved Parcels” as defined in Article V herein.

(0) **"Private Roads"** shall mean and refer to those certain portions of The Properties designated as vehicular, pedestrian and recreational rights of way through and within The Properties by Members, and any tenants, agents, and invitees thereof. Notwithstanding the foregoing, interior driveways and accessways which are constructed and designed within a Parcel to permit vehicular and pedestrian traffic by, through and between the paved areas of such Parcel and the paved areas of any other contiguous Parcel within The Properties (as may be required by the City), shall not be deemed Private Roads, and as such, shall not be designated as Common Areas.

(p) **"The Properties"** or “**Properties**” shall mean and refer to all such existing properties, and additions thereto, as are now or hereafter made subject to this Declaration, except such as are withdrawn from the provisions hereof in accordance with the procedures hereinafter set forth.

(q) **"Turnover"** shall mean the transfer of the Association by the Developer as described in Article III, Section 2 herein.

(r) **"Unit"** shall mean and refer to the individual structure constructed on the Parcel and all appurtenant improvements. A "Unit" shall be deemed a single Unit hereunder even though divided into separate condominium or timeshare parcels. If a Parcel is composed of a recreational use such as a golf course, the golf course shall be deemed one single Unit, and permanent vertical buildings upon that Parcel are each Units. For clarity, an Unimproved Parcel does not contain a Unit.

(s) **"Sub-Association"** shall mean and refer to any property owner's association or sub-association formed to operate and maintain a Parcel or Parcels and property common to such Parcel(s).

(t) **“Surface Water Management System”** shall mean and refer to all ponds, underground drainage pipes, drainage canals, swales, inlets, culverts, storm drains, outfalls, exfiltration trenches, drainage rights through, across and over any lakes located on The Properties, drainage retention/detention ponds and related systems located or to be located within The Properties, and which serve the stormwater and surface drainage, control and retention needs of the Parcels. The Surface Water Management System shall be deemed Exclusive Common Areas for the purposes of (i) the Owners' reasonable use thereof for their intended purposes, to the extent such use rights may be specifically granted in writing in the future by the Association, and (ii) the maintenance, repair and replacement thereof by the Association, or, at Developer’s election, by a Special Purpose Taxing District (as hereinafter defined). The Surface Water Management System may be utilized by owners of real property off-site from The Properties, at the discretion of the Association and pursuant to a written agreement among such off-site owners of real property and the Association. For the avoidance of any doubt, Owners may not use the Surface Water Management System without written agreement between such Owner and the Association for its use.

(u) **“Special Purpose Taxing Districts”** shall mean and refer to any and all special purpose municipal services taxing units or municipal services benefit units servicing The Properties, which shall have responsibilities defined in their enabling resolutions which may include, but not be limited to, maintaining all roadway informational signs, traffic control signs, benches, trash receptacles and other street furniture along the Private Roads; keeping all public roadways and

roadside pedestrian sidewalks and recreational pathway easements clean of wind-blown trash and debris; mowing along such easement areas within the Private Roads, sidewalks and pedestrian or recreational pathways and upon the unpaved portion of landscape medians within the Private Roads; maintaining the Surface Water Management System, payment of electrical charges for lighting within and along the Private Roads, sidewalks and pedestrian or recreational pathways; maintenance of designated landscape areas; payment of energy charges for street and pedestrian lighting within and along the Private Roads, sidewalks and pedestrian or recreational pathways; and payment of assessments for the cost of services performed within the Special Purpose Taxing Districts for retiring debt incurred for the repair and restoration of drainage works. The decision to establish any Special Purpose Taxing Districts shall be made in the Developer's sole discretion.

Section 2. Interpretation and Flexibility. In the event of any ambiguity or question as to whether any person, entity, property or improvement falls within any of the definitions set forth in this Article I, the determination made by Developer in such regard (as evidenced by a recorded supplemental declaration stating same) shall be binding and conclusive. Moreover, Developer may, also by way of supplemental declaration, alter or amend the application of any portion of this Declaration as to any specified portion(s) of The Properties in order to reflect any unique characteristics thereof; provided that such altered or amended application may not go so far as to be unequivocally contrary to the overall, uniform scheme of development for The Properties contemplated in this Declaration.

All references in this instrument to recording data refer to the Public Records of Alachua County, Florida.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION; ADDITIONS THERETO

Section 1. Legal Description. The real property which, initially, is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Alachua County, Florida, and is more particularly described in Exhibit "A" attached hereto, all of which real property (and all improvements thereto), together with additions thereto, but less any withdrawals therefrom, is herein referred to collectively as “The Properties” or “Properties”.

Section 2. Supplements. Developer may from time to time bring other land in the City of Alachua, Florida and in the general vicinity of The Properties (even though not then contiguous thereto) under the provisions hereof by recorded supplemental declarations (which shall not require the consent of then existing Owners, the Association or any mortgagee) and thereby add to The Properties. Provided, however, that no such supplement shall diminish the voting rights of, or percentage of responsibility for Common Expenses allocable to, any Parcel on a basis that is other than a pro-rata re-calculation based on the acreage of the various parcels, without the written consent of the affected Parcel Owner. To the extent that such additional real property shall be made a part of The Properties as a common scheme, reference herein to The Properties shall be deemed a reference to all of such additional property where such reference is intended to include property other than that legally described above. Nothing herein, however, shall obligate the Developer to add to the initial portion of The Properties, to develop any such future portions under such common scheme, nor to prohibit Developer (or the applicable Developer-affiliated Owner) from rezoning and changing the development plans with respect to such future portions. All Owners, by acceptance of a deed to or other conveyance of their Parcels, thereby automatically consent to any such rezoning, change, addition or deletion thereafter made by the Developer (or the applicable Developer-affiliated Owner thereof) and shall evidence such consent in writing if requested to do so by the Developer at any time (provided, however, that the refusal to give such written consent shall not obviate the general effect of this provision).

Section 3. Withdrawal. Developer reserves the right to amend this Declaration at any time, without prior notice and without the consent of any person or entity except as provided below, for the

purpose of removing certain portions of The Properties then owned by the Developer or its affiliates, from the provisions of this Declaration to the extent included originally in error or as a result of any changes whatsoever in the plans for The Properties desired to be effected by the Developer; provided, however, that such withdrawal is not unequivocally contrary to the overall, uniform scheme of development of The Properties, and provided further, the consent of an affected Parcel Owner, other than Developer, shall only be required if such affected Parcel Owner's (i) voting rights or (ii) percentage of responsibility for Common Expenses allocable to such affected Parcel are diminished in a manner other than on a pro-rata re-calculation based on the acreage of the various parcels within The Properties after such withdrawal. Any withdrawal of land not owned by Developer shall not be effective without the written consent or joinder of the then Owner(s) of such land and the Developer.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record Owner of a fee or undivided fee interest in any Parcel shall be a Member of the Association, but subject to Article IX hereof. Notwithstanding anything else to the contrary set forth in this Section 1, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member of the Association. Membership in the association is mandatory for any Owner and any successive purchaser.

Section 2. Voting Rights. The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be all those Owners, as defined in Article I, Section 1(l), with the exception of the Developer (as long as the Class B Membership shall exist, and thereafter, the Developer shall be a Class A Member to the extent it would otherwise qualify). Each Class A Member shall be entitled to a number of votes equal to the gross acreage of that Member's Parcel. When any Parcel entitling the Owner to Membership in the Association is owned of record in the name of two or more persons or entities, or if two or more persons or entities have the same fiduciary relationship respecting the same Parcel, then unless the instrument or order appointing them or creating the tenancy otherwise directs and such instrument or copy thereof is filed with the Secretary of the Association, such Owner shall elect one official representative to qualify for voting in the Association and shall notify in writing the Secretary of the Association of the name of such individual. The vote of such individual shall be considered to represent the will of all Owners of the Parcel. In the circumstance of such common ownership if the Owners fail to designate their voting representative, then the Association may accept the person serving the right to vote as the voting Owner until notified to the contrary by the other Member(s). Upon such notification, the Owner may not vote until the Owners appoint their representative pursuant to this paragraph. All fractional votes shall be rounded off to the nearest whole number. For purposes of determining voting rights hereunder, the Membership roster shall be set as of sixty (60) days prior to any vote being taken or assessment being levied hereunder.

Class B. The Class B Member shall be the Developer, the Developer's specifically designated (in writing) successor or a person who shall have specifically received such status by instrument executed by the Developer and recorded in the public records as an amendment to the Declaration. The Class B Member shall be entitled to one (1) vote, plus two (2) votes for each vote entitled to be cast in the aggregate at any time and from time to time by the Class A Members. The Class B membership shall cease and terminate upon the earlier to occur of the following: (i) one (1) year after 90% of The Properties (based on gross developable acreage) held out for sale in the ordinary course of business have been sold and conveyed by the Developer (or its affiliates); or (ii) the written election of the Developer, whereupon the Class A Members shall be obligated to convene to elect the Board and assume control of the Association ("Turnover").

Section 3. General Matters. When reference is made herein, or in the Articles, By-Laws, rules

and regulations, management contracts or otherwise, to a majority or specific percentage of Members, such reference shall be deemed to be reference to a majority or specific percentage of the votes of Members present at a duly constituted meeting thereof (i.e., one for which proper notice has been given and at which a quorum exists) and not of the Members themselves or of their Parcels.

ARTICLE IV

COMMON AREAS; CERTAIN EASEMENTS

Section 1. Members Easements. Each Member, and each tenant, agent and invitee of each Member have a non-exclusive permanent and perpetual easement over and upon the Common Areas for the intended use and enjoyment thereof in common with all other such Members, tenants, agents and invitees, in such manner as may be regulated by the Association.

Without limiting the generality of the foregoing, such rights of use and enjoyment are hereby made subject to the following:

(a) The right and duty of the Association to levy assessments against each Parcel for the purpose of maintaining the Common Areas and facilities in compliance with the provisions of this Declaration and with the restrictions on any plats of portions of The Properties from time to time recorded with, as applicable, the prior consent of Developer or the Association in accordance with this Declaration.

(b) The right of the Association to adopt at any time and from time to time and enforce rules and regulations governing the use of the Common Areas and all facilities at any time situated thereon, including the right to fine Members as hereinafter provided. Any rule and/or regulation so adopted by the Association shall apply until rescinded or modified as if originally set forth at length in this Declaration. The initial rules and regulations ("Rules and Regulations") are available for review or copying at the office of the Developer.

(c) The right to the use and enjoyment of the Common Areas and facilities thereon for their intended purposes shall extend to all agents, employees, guests and invitees of the Owners, subject to reasonable regulation from time to time by the Association; provided, however, that neither such rules and regulations nor any amendment to this Declaration shall deprive Owners and the other aforesaid parties from access to their respective Parcels.

(d) The right of Developer to permit such persons as Developer shall designate to use the Common Areas and all facilities located thereon (if any).

(e) Rights of vehicular and pedestrian ingress and egress over and on the Private Roads, sidewalks and pedestrian or recreational pathways in favor of the general public.

(f) The right of Developer and the Association to have, grant and use general ("blanket") and specific easements over, under and through the Common Areas.

(g) The right of the Association, by a two-thirds (2/3rds) affirmative vote of the entire membership, to dedicate or convey portions of the Common Areas to any public or quasi-public agency, water management district, Special Purpose Taxing District, community development district or other entity under such terms as the Association deems appropriate and to create or contract with community development districts, water management districts and Special Purpose Taxing Districts for lighting, surface water management, roads or other services, security, or communications and other similar purposes deemed appropriate by the Association (to which such dedication or contract all Owners, by the acceptance of the deeds to, or leasehold interests in, their Parcels, shall be deemed to have consented, no consent of any other party, except the Developer,

being necessary).

Section 2. Easements Appurtenant. The easements provided in Section 1 shall be appurtenant to and shall pass with the title to each Parcel, but shall not be deemed to grant or convey any ownership interest in the Common Areas subject thereto.

Section 3. Maintenance and Rent. The Association shall at all times maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Common Areas (including, without limitation, the landscaping and pedestrian areas described in Section 6, below), and to the extent not otherwise provided for, the paving, drainage structures, landscaping, irrigation systems, surface water management systems, improvements and other structures (except public utilities, to the extent same have not been made Common Areas) situated on the Common Areas, if any, all such work to be done as ordered by the Board of Directors of the Association. Maintenance of any applicable street lighting fixtures or irrigation systems shall include and extend to payment for all electricity consumed in their operation, unless it is separately metered to a specific Parcel(s).

Without limiting the generality of the foregoing, after the initial construction and development requirements for the Common Areas are completed, the Association shall assume all of Developer's and its affiliates' responsibility to the City and its governmental and quasi-governmental subdivisions of any kind, including, without limitation, any Special Purpose Taxing Districts, with respect to the Common Areas or other utilities or amenities serving or enhancing The Properties (including, without limitation, any obligations arising in connection with the beautification and maintenance of the Private Roads, sidewalks and pedestrian or recreational pathways, and any other ongoing use or maintenance requirements under any developer's agreement or similar instrument). After such assignment and with regard to the future maintenance, repair and replacement obligations of the Association, if requested, the Association shall fully indemnify and hold the City (and its governmental and quasi-governmental subdivisions of any kind), the Developer and its affiliates, and the parties joining herein harmless with respect to such future maintenance, repair and replacement obligations of the Association.

In addition to performing its other duties under this Declaration as to the Common Areas, in the event that any of same is leased by Developer from a third party, the Association shall be responsible for paying (and assessing all Owners for the payment of) any commercially reasonable rentals, charges or other sums due under the applicable lease when same is assigned by the Developer to the Association (which assignment will be deemed automatically accepted by the Association) and shall fully indemnify and hold the Developer harmless in the event of the Association's failure to do so.

All expenses incurred by the Association pursuant to this Section and this Declaration generally shall be paid for by the Association through assessments (either general or special) imposed in accordance herewith. Without limiting the generality of the foregoing, all expenses of the Association incurred in connection with the maintenance of any entry signage, the Private Roads, and the Surface Water Management System shall be paid for through assessments.

No Owner may waive or otherwise escape liability for assessments by non-use (whether voluntary or involuntary) of the Common Areas or abandonment of the right to use the Common Areas. Notwithstanding the foregoing, no assessment shall be made against a Parcel for expenses incurred under any developer’s agreement(s) with the City, if, and only if, (i) the expenses (or failure of the Association to have paid the expenses) resulted in the City imposing a lien on the Parcels for non-payment; and (ii) the owner of the Parcel has paid to the City the prorata portion of the applicable expenses in order to have the Owner's Parcel released from the City's lien in accordance with the such developer’s agreement.

Section 4. Utility Easements. Use of the Common Areas for utilities, as well as use of the other utility easements as shown on or described in relevant plats or in recorded instruments, shall be in accordance with the applicable provisions of this Declaration and said plats and instruments. Public utilities in the Common Areas for the service of The Properties shall be installed underground, except as may be

otherwise permitted by the Developer. The Developer and its affiliates and their designees shall have a perpetual easement over, upon and under the Common Areas and the unimproved portions of the Parcels for the installation, operation, maintenance, repair, replacement, alteration and expansion of utilities.

Section 5. Public Easements. Fire, police, health and sanitation, park maintenance and other public service personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas in the performance of their respective duties.

Section 6. Ownership. The Common Areas are hereby dedicated non-exclusively to the joint and several use, in common, of the Developer and the Owners of all Parcels that may from time to time constitute part of The Properties and their tenants, agents and invitees and the Developer's tenants, guests and invitees, all as provided and regulated herein or otherwise by the Association. The Common Areas (or appropriate portions thereof, but not the landscaping and pedestrian areas described above) shall, upon the later of completion of the improvements thereon or the date when the last Parcel within The Properties has been conveyed to a purchaser (or at any time and from time to time sooner at the sole election of the Developer), be conveyed by special warranty deed to the Association (without warranty), which shall be deemed to have automatically accepted such conveyance. The foregoing shall also apply to any Common Areas in which the Developer holds a leasehold interest, provided that the Developer shall assign such interest to the Association rather than conveying same by special warranty deed. Except as provided in Article XII, Section 10 hereof, and except to the extent that certain obligations and responsibilities may be delegated to any community development, water management and/or Special Purpose Taxing Districts in accordance with this Declaration, the Association shall be responsible for the maintenance, insurance and administration of such Common Areas (whether or not then conveyed or to be conveyed to the Association), all of which shall be performed in a continuous and satisfactory manner without cost to the general taxpayers of the County or of the City. All Owners agree to convey by special warranty deed any Common Areas forming a part of the Surface Water Management System to the Association upon request by the Developer or the Association. Such conveyances to the Association shall not be subject to any monetary encumbrances. Provided, however, as to those Exclusive Common Areas within any Parcel which form a part of the Surface Water Management System, such Owner(s) agree to designate by deed, easement or other written instrument the Exclusive Common Areas within any Parcel.

It is intended that all real estate taxes assessed against those portions of the Common Areas owned or to be owned, or leased or to be leased, by the Association shall be (or have been, because the purchase prices of the Parcels and/or Units have already taken into account their proportionate shares of the values of the Common Areas), proportionally assessed against and payable as part of the taxes of the applicable Parcels within The Properties. However, in the event that, notwithstanding the foregoing, any such taxes are assessed directly against the Common Areas, the Association shall be responsible for the payment (subject to protest or appeal before or after payment) of same, including taxes on any improvements and any personal property located thereon, which taxes accrue from and after the date these covenants are recorded, and such taxes shall be prorated between Developer and the Association as of the date of such recordation.

Developer and its affiliates shall have the right from time to time to enter upon the Common Areas and other portions of The Properties (including, without limitation, Parcels and Units) for the purpose of the installation, construction, reconstruction, repair, replacement, operation, expansion and/or alteration of any improvements or facilities on the Common Areas or elsewhere on the undeveloped portions of The Properties that Developer and its affiliates or designee elect to effect, and to use, without charge, the Common Areas and other portions of The Properties for sales, displays and signs or for any other purpose during the period of construction, development and sale of any undeveloped portion of The Properties. Without limiting the generality of the foregoing, the Developer and its affiliates shall have the specific right to maintain upon any undeveloped portion of The Properties sales, administration, construction or other offices and appropriate exclusive and non-exclusive easements of access and use are expressly reserved unto the Developer and its affiliates, and its and their successors, assigns, employees and contractors, for this purpose. Any obligation (which shall not be deemed to be created hereby) to complete portions of the

Common Areas shall, at all times, be subject and subordinate to these rights and easements and to the above-referenced activities. Accordingly, the Developer shall not be liable for delays in such completion to the extent resulting from the need to finish the above-referenced activities prior to such completion.

Section 7. Surface Water Management System. Notwithstanding anything else contained in this Declaration, including, without, limitation, any and all rights of direction and control afforded the Association provided under Article IV, Section 1(g) of this Declaration (including any ability to delegate maintenance responsibilities to any community development district, water management district and/or Special Purpose Taxing Districts), the Association shall be ultimately responsible to the Owner of each Parcel on or under which the Surface Water Management System is located for: (i) performing any maintenance, repair or replacement activities to be conducted upon the Surface Water Management System pursuant to this Section, (ii) performing said activities in a manner so as to reasonably minimize any interference with the normal and customary use of the Parcel, and (iii) promptly repairing and restoring any portion of a Parcel which is unreasonably damaged as a result of such maintenance, repair or replacement activities conducted upon the Surface Water Management System. No Member or Owner shall cause or permit any interference with such access and maintenance by the Association. No Owner shall utilize, purposely or accidentally, in any way, any of the Surface Water Management System, or incorporate any portion of the Surface Water Management System, into the Owner's development plans, without the express prior written consent of the Association. Further, where an Owner's Parcel is contiguous to the Surface Water Management System, the Owner shall prepare its site plan so that the utilization of its Parcel will not adversely affect the Surface Water Management System and so as to be aesthetically compatible with Surface Water Management System.

Use of the Surface Water Management System, and financial contributions to its (or a portion of its) creation, operation, and maintenance, shall be pursuant to a written and signed instrument to be entered between the Developer (or Association) and the Owner, at the discretion of the Developer (or Association). At the option of Developer (or Association), the foregoing financial contributions may be through a Parcel Assessment described in Article V, Section 4 herein.

The Association is authorized to delegate any of the Surface Water Management System repair and maintenance responsibilities provided herein to any sub-association of the Association, or any association for a Condominium Parcel (as hereinafter defined); provided, however, that the Association shall be ultimately responsible for the performance of said repair and maintenance responsibilities and, in the event any such sub-association of the Association, or any association for a Condominium Parcel (as hereinafter defined) shall fail to perform any of the repair and maintenance responsibilities delegated to it by the Association, the Association shall suffer no interference with its right to access, repair, operate and maintain the Surface Water Management System in accordance herewith.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessments. Except as provided elsewhere herein, the Developer (and each party joining in any supplemental declaration), for all Parcels within The Properties, hereby covenants and agrees, and each Owner of any Parcel by acceptance of a deed therefor or other conveyance thereof, whether or not it shall be so expressed in such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association annual assessments and charges for the operation of, and for payment of expenses and/or taxes allocated or assessed to or through, the Association, the maintenance, repair, management, operation and insurance of the Common Areas as provided elsewhere herein, including such reasonable reserves as the Association may deem necessary, special assessments as provided in Section 3 hereof, capital improvement assessments as provided in Section 4 hereof and all other charges and assessments hereinafter referred to or lawfully imposed by or on the Association, all such assessments to be fixed, established and collected from time to time as herein provided, including all Common Expenses. Notwithstanding the foregoing, the initial costs of installing the

Common Areas shall be an expense borne solely by the Developer and shall not be collected through assessments. The annual, special and other assessments, together with such late charges and interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Parcel against which each such assessment is made. Each such assessment, together with such late charges and interest thereon and costs of collection thereof as hereinafter provided, shall also be the personal obligation of the person who is the Owner of such property at the time when the assessment fell due and all subsequent Owners until paid. Except as provided herein with respect to special assessments which may be imposed on one or more Parcels and Owners to the exclusion of others and as provided in Section 8 below, all assessments imposed by the Association shall be imposed against all Parcels subject to its jurisdiction by application of the formula set forth in Section 2, below.

Reference herein to assessments shall be understood to include any and all interest, late charges and costs of collection relating thereto, whether or not specifically mentioned.

Section 2. Rates of Assessments. Subject to the provisions below and those set forth in Section 10 hereof, each Parcel shall be assessed an equitable percentage of the total estimated operating expenses of the Association. For each Parcel subject to this Declaration, such percentage shall be calculated by dividing the gross acreage of such Parcel by the combined gross acreage of all of the Parcels lying within The Properties. The Association shall be responsible to determine the amount of assessments, which shall be assessed against any Parcel pursuant hereto, and shall perform any necessary calculations in accordance herewith to ascertain the same. Any such determinations and/or calculations made or performed by the Association shall be conclusive and binding upon such Parcel.

Further, assessments for unimproved Parcels on which construction has commenced but which have not received a certificate of occupancy (temporary or final) or other evidence of completion of vertical improvements on a Parcel, shall be subject to assessment at the rate of 50% of the rate of improved Parcels.

The Developer (and the Board after turnover) shall determine as of December 1 of each year (or such other date as the Developer (or the Board after turnover) shall determine in its sole discretion) the number of gross acres within The Properties and number of gross acres within each Parcel. The Board shall determine which Parcels have improvements on them and which Parcels are unimproved. "**Improved Parcels**" are those Parcels which have improvements located on them and which also have a certificate of occupancy (temporary or final) issued by the local governing authority. "**Unimproved Parcels**" are all other Parcels, including those Parcels with certificates of occupancy pending but not yet issued.

Unimproved Parcels shall be assessed at the rate of 50% of the Improved Parcels, in accordance with the following formula:

[A x number of acres of Improved Parcels] + [(A x number of acres of Unimproved Parcels) x 50%] = Annual Budget Amount, with A being the amount of assessment per acre

The number of Improved Parcels and Unimproved Parcels and resulting allocation of assessments shall be computed annually by the Board of Directors as of a date that is not less than 30 days prior to the beginning of each fiscal year of the Association. Notice of the allocations for each Owner's Parcel shall be sent to each Owner together with the notice of assessments.

Section 3. Special Assessments. In addition to the regular and capital improvement assessments which are or may be levied hereunder, the Association (through a majority vote of the Board of Directors) shall have the right to levy special assessments against an Owner(s) to the exclusion of other Owners for (i) the repair or replacement of damage to any portion of the Common Areas (including, without limitation, improvements and landscaping thereon) caused by the misuse, negligence or other action or inaction of an Owner or his tenant(s) or invitees or (ii) the costs of work performed by the Association in

accordance with Article VI of this Declaration (together with any surcharges collectible thereunder). Any such special assessment shall be subject to all of the applicable provisions of this Article including, without limitation, lien filing and foreclosure procedures and late charges and interest. Any special assessment levied hereunder shall be due within the time specified by the Board of Directors in the action imposing such assessment.

Section 4. Parcel Assessments. The Association may impose a Parcel Assessment upon any Parcel which assessment shall be for (a) expenses benefitting only Owners within a particular Parcel or Parcels or (b) expenses as to Exclusive Common Areas not borne by the Owner. It shall be the duty of the Board, at least thirty (30) days before the beginning of each fiscal year, to prepare a separate budget covering the estimated expenses to be incurred by the Association for each Parcel on whose behalf such expenses are expected to be incurred during the coming year. The Board shall be entitled to set such budget only to the extent that this Declaration or the By Laws specifically authorizes the Board to assess certain costs as a Parcel Assessment.

The affected Owner may request that additional services or a higher level of services be provided by the Association, and in such case, any additional costs shall be added to such budget. Such budget may include a capital contribution establishing a reserve fund for repair and replacement of capital items within the Parcel, as appropriate. Parcel expenses shall be allocated equally among all Owners within the Parcel benefitted thereby and levied as a Parcel Assessment. The Board shall cause a copy of such budget and notice of the amount of the Parcel Assessment to be levied on each Owner in the Parcel for the coming year to be delivered to each Owner of a Parcel at least thirty (30) days prior to the beginning of the fiscal year.

Section 5. Sub-Association Assessments. The Association shall have the right to enter into agreements with Sub-Associations regarding the use of the Common Areas, and drainage rights into Surface Water Management Systems. To the extent that Sub-Associations shall use, benefit from or impose burdens upon the Common Areas or Surface Water Management Systems, the Sub-Association or its owners shall be equitably assessed a pro-rata share of the Common Expense.

Assessments applicable to Owners that are members of a Sub-Association shall be billed to such Sub-Association. The Sub-Association shall have the initial responsibility for billing the Owner and collecting such assessments, which assessment will be deemed a debt of the Sub-Association. If the Sub-Association pays the assessments applicable to an Owner, but the Owner does not promptly reimburse the Sub-Association, such association shall be subrogated to the Association's lien rights herein provided.

Section 6. Capital Improvements. Funds in excess of Two Hundred Fifty Thousand Dollars ($250,000) (the "**Capital Improvement Cap**") which are necessary for the addition of capital improvements or replacements thereof (as distinguished from repairs and maintenance) relating to the Common Areas under the jurisdiction of the Association (and which have not previously been collected as reserves or which are otherwise not available to the Association other than by borrowing) shall be levied by the Association as assessments only upon approval of a majority of the Board of Directors of the Association and upon approval by a majority vote of the Members of the Association voting at a meeting or by ballot as may be provided in the By-Laws of the Association. It is the intent of this Section that any capital improvements having a cost of less than the amount set forth above be paid for by regular assessments, with an appropriate adjustment to the budget of the Association and the assessment levied in accordance therewith to be made, if necessary. Any capital improvement assessment shall be levied against all Parcels in the same manner as assessments unless the Board of Directors deems that there is a more equitable method of making such assessment based on the facts and circumstances of the particular capital improvement, using commercially reasonable standards. On January 1 of each year after the recording of this Declaration, the Capital Improvement Cap shall be adjusted in accordance with changes to the Consumer Price Index, All Urban Consumers, United States City Average on All Items, with a standard reference base period of 1982-1984 average = 100, as issued by the United States Department of Labor, Bureau of Labor Statistics, hereinafter referred to as the "Price Index". In the event that the Price Index ceases to use the

1982-1984 average of 100 as the basis of calculation, or if a substantial change is made in the terms or particular items contained in the Price Index, then the Price Index shall be adjusted to the figure that would have been arrived at, had the change in the manner of computing the Price Index in effect upon the recording of this Declaration not been effected. In the event that such Price Index (or a successor or substitute Price Index) is not available, a reliable governmental or other nonpartisan publication evaluating the information theretofore used in determining the Price Index shall be used.

Section 7. Special Purpose Taxing Districts. Subject to the provisions below and those set forth in Section 13 hereof, each Parcel shall also be assessed a percentage of the total estimated operating expenses of any Special Purpose Taxing Districts operating within, or for the benefit of, The Properties, if any. Such assessments shall be levied by any such Special Purpose Taxing Districts in accordance with their own assessment procedures. Personnel working for and under contract with the Special Purpose Taxing Districts shall have the right to enter upon any Parcel to effect cleanup measures necessary to maintain The Properties. In circumstances where cleanup and maintenance occurs on a Parcel, special charges will be assessed against the Owner thereof on a timely and material basis. The right of entry herein provided shall not subject such persons to a charge or claim of trespass. Each Owner, by acquiring a Parcel within The Properties agrees to pay each and every assessment imposed by Special Purpose Taxing Districts upon a Parcel on a timely basis, failing which such assessment and special charges shall constitute a violation of this Declaration.

Notwithstanding the foregoing, a Special Purpose Taxing District assessment may be assessed specifically against each of those Parcels contained within The Properties, which enjoy frontage along the Private Roads, inclusive of sidewalks and pedestrian or recreational pathways. The amount of such assessment shall be equitably based upon the linear footage amount of frontage that each such Parcel possesses along said private right-of-way.

Section 8. Date of Commencement of Annual Assessments; Due Dates. The annual regular assessments provided for in this Article shall commence upon the earlier of (a) the installation or construction of improvements to the Common Areas or (b) the expenditure of funds by the Developer or Association for Common Expenses, and shall be applicable through December 31 of such year. Each subsequent annual assessment shall be imposed for the year beginning January 1 and ending December 31.

The annual assessments shall be payable in advance in monthly installments, or in annual, semi-annual or quarter-annual installments if so determined by the Board of Directors of the Association (absent which determination they shall be payable quarterly).

The assessment amount (and applicable installments) may be changed at any time by said Board from that originally stipulated or from any other assessment that is in the future adopted. The original assessment for any year shall be levied for the calendar year (to be reconsidered and amended, if necessary, every six (6) months), but the amount of any revised assessment to be levied during any period shorter than a full calendar year shall be in proportion to the number of months (or other appropriate installments) remaining in such calendar year.

The due date of any special assessment or capital improvement assessment shall be fixed in the Board resolution authorizing such assessment.

Section 9. Duties of the Board of Directors. The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each Parcel subject to the Association's jurisdiction for each assessment period, to the extent practicable, at least thirty (30) days in advance of such date or period, and shall, at that time, prepare a roster of the Parcels and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner.

Written notice of the assessment shall be sent to every Owner thirty (30) days prior to payment of the first installment thereof, except as to special assessments. In the event no such notice of the assessments for a new assessment period is given, the amount payable shall continue to be the same as the amount payable for the previous period, until changed in the manner provided for herein. Provided, however, prior to the filing of any lien for the collection of assessments, written notice of the delinquency shall be sent to the Owner's last address on the books of the Association, and the Owner shall have a period of 10 days after the receipt of such notice to cure the default.

The Association shall upon demand at any time furnish to any Owner liable for an assessment a certificate in writing signed by an officer of the Association, setting forth whether such assessment has been paid as to any particular Parcel. Such certificate shall be conclusive evidence of payment of any assessment to the Association therein stated to have been paid. The Association may impose reasonable fees for providing such certificates.

The Association, through the action of its Board of Directors, shall have the power, but not the obligation, to enter into an agreement or agreements from time to time with one or more persons, firms or corporations (including the Developer and affiliates of the Developer) for management services. The Association shall have all other powers provided in its Articles of Incorporation and By-Laws. Such agreement for management services shall be fair and reasonable and shall specify at a minimum the services, obligations, and responsibilities of the party contracting to provide management services.

Section 10. Determination of Assessments.

(a) Operating Budget. It shall be the duty of the Board, by majority vote, at least thirty (30) days prior to the end of the Association's fiscal year, to prepare, approve and adopt a budget covering the estimated costs of operating the Association during the coming year, including but not limited to operational items such as overhead and indirect costs, insurance, utilities, taxes, repairs, reserves, maintenance and other operating expenses, as well as charges to cover any deficits from prior years, and such capital improvement budget items as approved by the Board pursuant to Subsection (b) below.

(b) Capital Budget. The Board of Directors shall annually prepare a capital budget, which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required annual capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing. The annual capital contribution required shall be fixed by the Board and included within the annual operating budget and assessments. A copy of the capital budget shall be distributed to each Member as an Appendix to the operating budget.

(c) Adoption of Budget. The Board shall cause a copy of the budget and the required assessments to be levied for the following year, to be delivered to each Member at least ten (10) days prior to the end of the Association's fiscal year. In the event the Board shall fail to adopt a budget and deliver a copy of the budget to each Member, then and until such time as a new budget shall have been determined, the budget in effect for the preceding year shall continue for the succeeding year.

Section 11. Effect of Non-Payment of Assessment; the Personal Obligation; the Lien; Remedies of the Association. If the assessments (or installments) provided for herein are not paid on the date(s) when due (being the date(s) specified herein or pursuant hereto), then such assessments (or installments) shall become delinquent and shall, together with late charges, interest and the cost of collection thereof as hereinafter provided, become a continuing lien on the Parcel which shall bind such property in the hands of the then Owner, and the Owner's heirs, personal representatives, successors and assigns. Except as provided in Section 13 of this Article to the contrary, the personal obligation of the then Owner to pay such assessment shall pass to his successors in title and recourse may be had against either or both.

If any installment of an assessment is not paid within fifteen (15) days after the due date, at the option of the Association a late charge of five percent (5%) of the amount of such unpaid installment may be imposed (provided that only one late charge may be imposed on any one unpaid installment and if such installment is not paid thereafter, it and the late charge shall accrue interest as provided herein but shall not be subject to additional late charges, provided further, however, that each other installment thereafter coming due shall be subject to one late charge each as aforesaid) and become immediately due and payable in full and all such sums shall bear interest from the dates when due until paid at the highest lawful rate (or, if there is no highest lawful rate, 18% per annum) and the Association may bring an action at law against the Owner(s) personally obligated to pay the same, may record a claim of lien (as evidence of its lien rights as hereinabove provided for) against the Parcel on which the assessments and late charges are unpaid, may foreclose the lien against the Parcel on which the assessments and late charges are unpaid, or may pursue one or more of such remedies at the same time or successively, and attorneys' fees and costs actually incurred in preparing and filing the claim of lien and the complaint, if any, and prosecuting same in such action shall be added to the amount of such assessments, late charges and interest, and in the event a judgment is obtained, such judgment shall include all such sums as above provided and attorneys' fees actually incurred together with the costs of the action, through all applicable appellate levels.

In addition to the rights of collection of assessments stated in this Section, any and all persons acquiring title to or an interest in a Parcel as to which the assessment is delinquent, including without limitation persons acquiring title by operation of law and by judicial sales, shall not be entitled to the occupancy of such Parcel or the enjoyment of the Common Areas (except for access over Common Area accessways and Private Roads) until such time as all unpaid and delinquent assessments due and owing from the selling Owner have been fully paid.

Non-receipt of bills or notices of assessments shall not relieve Owners from their obligations to promptly pay same when due.

All assessments, late charges, interest, penalties, fines, attorney's fees and other sums provided for herein shall accrue to the benefit of the Association.

Section 12. Intentionally Deleted.

Section 13. Developer's Assessments. When all Parcels within The Properties are sold and conveyed to purchasers, neither the Developer nor its affiliates shall have further liability of any kind to the Association for the payment of assessments, deficits or contributions, except with respect to any Parcel owned by the Developer or its affiliates, except for any liability pre-dating the sale or conveyance of the Parcel(s).

Section 14. Association Funds. The portion of all regular assessments collected by the Association for reserves for future expenses, and the entire amount of all special and capital assessments, shall be held by the Association and may be invested in interest bearing accounts or in certificates of deposit or other like instruments or accounts available at banks or savings and loan institutions, the deposits of which are insured by an agency of the United States.

Section 15. Estoppel Certificates. The Association shall provide, upon reasonable request by an Owner or Sub-Association, an Estoppel Certificate certifying whether an Owner is current in the payment of fees and assessments and whether there are any past due assessments. The form of the Estoppel Certificate shall be provided by the Association. The Association may impose a reasonable fee for providing the Estoppel Certificate.

ARTICLE VI

MAINTENANCE OF UNITS AND PARCELS

Section 1. Exteriors of Units. Each Owner shall maintain all structures (including the Unit) located on his or her Parcel in a neat, orderly and attractive manner and consistent with the general appearance of The Properties as a whole (taking into account the varying uses of The Properties, Parcels and Units). The minimum (though not sole) standard for the foregoing shall be consistent with the general appearance of The Properties as initially constructed and otherwise improved by Developer or by any other builders who build in accordance with plans approved by the Developer (taking into account, however, normal weathering and fading of exterior finishes, but not to the point of unsightliness, in the judgment of the Architectural Control Board, as hereinafter defined). Each Owner shall repaint, re-stain or refinish, as appropriate, the exterior portions of his Unit (with the same colors or finishes as initially used on the Unit) as often as is necessary to comply with the foregoing standards. The foregoing maintenance requirements shall not apply to the extent that a Unit is under construction; provided, however, that during such construction period the applicable Parcel shall nevertheless be kept reasonably free of accumulations of scrap, debris and refuse.

Section 2. Parcels. Each Owner shall maintain the trees, shrubbery, grass and other landscaping on his Parcel, if any, and all sidewalks, plazas, parking lots and similar areas, in a neat, clean, orderly and attractive manner and consistent with the general appearance of The Properties as a whole. All irrigation systems shall be underground, automatic, kept in good repair and shall not stain or discolor any wall, sign surface, curb, sidewalk or other improvement. The minimum (though not sole) standard for the foregoing shall be the general appearance of The Properties as initially landscaped (such standard being subject to being raised by virtue of the natural and orderly growth and maturation of applicable landscaping, as properly trimmed and maintained).

Without limiting the generality of the following, the obligation of an Owner to maintain his Parcel shall extend to and include the obligation to regularly sweep, clean, maintain, re-stripe, repair and replace the parking areas located on his Parcel and all improvements thereto.

The foregoing maintenance requirements shall not apply to the extent that a Parcel is under construction; provided, however, that during such construction period the Parcel shall nevertheless be kept reasonably free of accumulations of scrap, debris and refuse. Construction projects shall not languish but shall be instead be completed in a commercially reasonably period of time.

Section 3. Remedies for Noncompliance. Except for emergencies, in the event of the failure of an Owner to maintain his Unit or Parcel in accordance with this Article, the Association shall have the right, upon fifteen (15) business days' prior written notice to the Owner at the address last appearing in the records of the Association, to enter upon the Owner's Parcel and perform such work as is necessary to bring the Parcel or Unit, as applicable, into compliance with the standards set forth in this Article. Such work may include, but shall not necessarily be limited to, the unclogging of drainage pipes, the cutting/trimming of grass, trees and shrubs; the repainting, restaining or refinishing of exterior surfaces of a Unit; the repair of walls, fences, roofs, doors, windows and other portions of a Unit or other structures on a Parcel; and such other remedial work as is judged necessary by the Association. The remedies provided for herein shall be cumulative with all other remedies available under this Declaration or otherwise under applicable law (including, without limitation, the imposition of fines at the maximum amount permissible at law, special assessments or the bringing of legal or equitable actions).

Section 4. Costs of Remedial Work; Surcharges. In the event that the Association performs any remedial work on a Unit or Parcel pursuant to this Article or any other applicable Covenants, the costs and expenses thereof shall be deemed a special assessment under Article V, Section 3 of this Declaration and may be immediately imposed by the Board of Directors. In order to discourage Owners from abandoning certain duties hereunder for the purpose of forcing the Association to assume same, and,

additionally, to reimburse the Association for administrative expenses incurred, the Association may impose a surcharge of not more than twenty percent (20%) of the cost of the applicable remedial work, such surcharge to be a part of the aforesaid special assessment. No bids need be obtained for any of the work performed pursuant to this Article and the person(s) or company performing such work may be selected by the Association in its sole discretion.

Section 5. Right of Entry. There is hereby created an easement in favor of the Association, and its applicable designees over each Parcel for the purpose of entering onto the Parcel in the performance of the work herein described, provided that the notice requirements of this Article are complied with.

Section 6. Maintenance Schedule. In order to coordinate the maintenance and overall appearance of The Properties, each Owner agrees to submit to the Association a synopsis of all scheduled maintenance for their applicable Unit(s), and further agrees to make such reasonable modifications to said maintenance schedule if requested by the Association.

ARTICLE VII

CERTAIN RULES AND REGULATIONS

Section 1. Applicability. The provisions of this Article VII shall be applicable to all of The Properties. Further, if a Parcel is under construction, the provisions of this Article which presume the completion of construction shall not apply until the construction on the Parcel is complete and a certificate of occupancy or certificate of completion, as applicable, has been issued by the applicable governmental authority.

Section 2. Uses of Parcels and Units. The only uses permitted within The Properties shall be office, retail, recreation, athletic, commercial, timeshare, condominium, hotel, restaurant hotels, restaurants, themed commercial, multi-family, or other uses permitted by zoning and other restrictions applicable to The Properties, or any Parcel thereof, which uses have received the prior written approval of Developer, and which uses are incidental to, and compatible with, the uses expressly herein permitted. All Parcels and Units (and appurtenant Common Areas) shall be used for the general purposes for which they are designed and intended and at all times used, operated and maintained in accordance with applicable zoning and other requirements, conditions and restrictions applicable to same (including, without limitation, any contained in a deed or lease of the Parcel/Unit from the Developer, as same may be amended from time to time). In no event shall any portion of The Properties be used for any unlawful purposes or in a manner which is or becomes noxious, offensive, unhealthy or harmful as a result of generating fumes, dust, smoke, noise, vibration, extraordinary waste or toxic or hazardous waste.

Section 3. Temporary Structures. Except as may be used or permitted by the Developer during periods of construction or renovation, or incidental to recreational uses such as tents at a golf course, no structure of a temporary nature (including, without limitation, trailers, tents, shacks or mobile offices) shall be located or used within The Properties. Provided, however, the Developer (or Developer's assignees or designees) shall have the right to construct temporary sales trailers or structures for use by Developer or Developer's assignees or designees at any time.

Section 4. Oil and Mining Operation. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in The Properties, nor on dedicated areas, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in The Properties. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the land subject to these restrictions.

Section 5. Parking Areas. No Owner or tenant shall cause or permit anything to be done on or about his Parcel which interferes with the normal flow of traffic and parking of vehicles thereon or interferes with the Association's maintenance of applicable Common Areas. No parking shall be permitted

on any street, lawn, median strip, public walkway, swale, berm or similar unpaved place or at any place other than paved or gravel parking areas.

Section 6. Surface Water Management System. As stated in Article IV, Section 7, no Owner shall utilize, purposely or accidentally, in any way, any of the Surface Water Management System, or incorporate any portion of the Surface Water Management System, into the Owner's development plans, without the express prior written consent of the Association. The same restrictions apply to owners of a Unit. All users of the Surface Water Management System must conform to the requirements of the Surface Water Management System and any requirements of the District imposed from time to time.

Section 7. Platting of Parcels. No Owner shall plat or re-plat (or cause to be platted or re-platted) any portion of The Properties, any Parcel(s), or any portion thereof, without the prior written consent and approval of Developer. Such plat or re-plat, if permitted by Developer, shall have appropriately identifying words or numbers to distinguish the plat or re-plat from other plats recorded by the Developer or recorded (with Developer's consent and approval as required herein) by another Owner. Any recordation of a plat or re-plat of any portion of The Properties without the prior written consent and approval of Developer shall be void and without legal effect.

Section 8. Rezoning. No Owner shall apply for, or enter into a petition, consent to, or request for re-zoning, or a special exception or variance from applicable zoning without the prior written consent of Developer.

Section 9. Concurrency. No Owner shall apply for, or enter into a petition, consent to, or request for concurrency approvals, such as approvals or limitations on use of public infrastructure or vehicular trip rights, without the prior written consent of Developer.

ARTICLE VIII

ENFORCEMENT

Section 1. Compliance by Owners and Tenants. Every Owner shall comply with the restrictions and covenants set forth herein and any and all rules and regulations which from time to time may be adopted by the Board of Directors of the Association. Inasmuch as it is contemplated that a substantial portion of the Parcels and Units within The Properties may be leased by the Owners thereof to others, but in light of the direct relationship of the Association with its Members (consisting of such Owners) and the nature of this Declaration as running with the land, the Association shall at all times be entitled to look solely to the Owner of a Parcel/Unit with respect to the enforcement of this Declaration and shall not be required (but shall always have the option) to do so as to a tenant. Each lease of any Parcel/Unit or portion thereof shall provide (or, in the absence of such provision, shall be deemed to provide) that the tenant shall at all times comply with the covenants, conditions, restrictions and requirements of this Declaration (except as to the payment of assessments and fines) and such provision shall be enforceable by the Association in its own name (but at its sole option). As used herein, "lease" shall also mean a sublease and "tenant" shall also mean a sub-tenant.

Section 2. Enforcement. Failure of an Owner or tenant to comply (or to cause compliance) with such restrictions, covenants or rules and regulations shall be grounds for immediate action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The offending Parcel Owner (even if only a landlord) shall be responsible for all costs of enforcement including, without limitation, attorneys' fees and costs actually incurred, included any fees and costs incurred in any appellate or bankruptcy proceeding.

Section 3. Fines. In addition to all other remedies, and to the maximum extent permitted at law, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner or its tenants, guests, invitees or employees, to comply with any covenant,

restriction, rule or regulation, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner of the alleged infraction or infractions. Included in the notice shall be the date and time of a special meeting of the Board of Directors at which time the Owner shall present reasons why a fine(s) should not be imposed. At least six (6) days' notice of such meeting shall be given.

(b) Hearing: The alleged non-compliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why a fine(s) should not be imposed. A written decision of the Board of Directors shall be submitted to the Owner by not later than twenty-one (21) days after the Board's meeting. The Owner shall have a right to be represented by counsel and to cross-examine witnesses. Hearings may be in-person, virtual, or hybrid, at the sole discretion of the Board.

(c) Amounts: The Board of Directors (if its findings are made against the Owner) may impose special assessments against the Parcel owned by the Owner in such amount as the as Board of Directors determines to be commensurate with the nature of the violation and the likelihood of repeat violations. The Board of Directors shall establish, from time to time, fines for :

(i) First non-compliance or violation;

(ii) Second non-compliance or violation; and,

(iii) Third and subsequent non-compliance, or a violation or violations which are of a continuing nature.

The Board of Directors shall adopt a framework for maximum fines for each of the foregoing categories and make such schedule of maximum funds available to the Owners. The amount of such fines shall not exceed the maximum fines permissible at law for commercial property owners or property developers regardless of whether the Owner's Development Plan (as defined in Article XI below) is for the development of residential parcels or units, and such fines shall be imposed upon the (x) Owner or (y) the successor condominium or homeowner's association, as applicable. The amounts imposed as fines may be revised in the discretion of the Board of Directors of the Association, provided the maximums are adopted and imposed uniformly.

(d) Payment of Fines: Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties.

(e) Collection of Fines: Fines shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

(f) Application of Proceeds: All monies received from fines shall be allocated as directed by the Board of Directors.

(g) Non-exclusive Remedy: These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

ARTICLE IX

CONDOMINIUMS, TIMESHARES AND GOLF COURSE MEMBERSHIP

Section 1. Purpose. This Article has been adopted for the purpose of limiting the number of Owners with whom/which the Association must deal in the course of its operations as well as to simplify the administration and enforcement of this Declaration and the Articles of Incorporation, By-Laws and rules and regulations of the Association.

Section 2. Uses of Certain Terms. As provided in Article I of this Declaration, a single Parcel or Unit shall not lose its character as such for the purposes of this Declaration by virtue of being subdivided into condominium or timeshare parcels by a declaration of condominium or timeshare or similar instrument. As also provided in Article I, an Owner shall be deemed, for purposes of this Declaration, to be the association for a Parcel/Unit submitted to such form of condominium or timeshare ownership (a "Condominium Parcel"), even though same is not actually the owner of the Parcel/Unit.

Section 3. Assessments. Assessments levied hereunder against a single Condominium Parcel shall be but a single lien on the entirety of such Parcel and shall be payable by the Owner thereof (i.e., the association therefor). Accordingly, each applicable declaration of condominium or timeshare shall provide (or in the absence of such provision, shall be deemed to provide) that all assessments levied hereunder shall be a common expense (within the meaning of Fla. Stat. 718.103(10) (2024) or Fla. Stat. 721.05(6) (2024), each as applicable and as amended from time to time). The foregoing is not intended to obviate the effect of Fla. Stat. 718.121(3) (2024), but inasmuch as this Declaration and the lien created hereby shall be recorded prior to the recording of any relevant declaration of condominium or timeshare, it is intended that Fla. Stat. 718.121(1) (2024) shall not be operative as to such lien and each applicable condominium parcel owner shall be deemed to have ratified and confirmed same by the acceptance of the deed to such parcel.

Section 4. Enforcement. Each association for a Condominium Parcel shall be liable and responsible to the Association hereunder for its and its constituents' compliance with the covenants, restrictions and requirements of this Declaration and the Articles of Incorporation, By-Laws, and rules and regulations of the Association. Accordingly, while the Association shall have the right (exercisable at its sole option) to proceed against such a constituent for a violation of this Declaration, it shall have a direct right to do so against the condominium/timeshare association (even if the violation is not caused by such association or all of its constituents).

Section 5. Voting Rights. Each association for a Condominium Parcel shall be a Class A Member of the Association as provided in Article II, Section 2 of this Declaration, but its constituents shall not be deemed to be Members for voting purposes. Such association/Class A Member shall cast its votes as would any corporate Owner as provided in this Declaration.

Section 6. Developer Approval. Any and all declarations of condominium or timeshare which are proposed by the Owner(s) of a Unit or Parcel with the intent of creating a Condominium Parcel shall be submitted to Developer for Developer's prior written consent and approval prior to recordation of the same in the Public Records of Alachua County, Florida. Any recordation of a declaration of condominium or timeshare which affects any portion of The Properties, and which is made without Developer's prior written consent and approval, shall be void and without legal effect.

Section 7. Tomoka Hills Golf Course Membership. At the time of creation of this Association, Tomoka Hills Farms, Inc. has obtained from the City of Alachua site plan approval for development of a private golf course (not open to the general public) on its Parcel. Membership in this private golf course will be offered to members of this Association through a separate agreement with a private entity formed for the purpose of owning and managing the private golf course.

ARTICLE X

TRANSFER OF PARCELS

Section 1. Developer's Right of First Refusal. No Parcel, and no interest therein, shall be sold or transferred unless and until the Owner of such Parcel shall have first offered to sell such Parcel to Developer and Developer has waived, in writing, its right to purchase said Parcel, provided, however, this Article X shall not apply to a "timeshare interest" as defined in Florida Statutes Section 721.05(36) or (37) (2024) as amended from time to time.

(a) Notice to Developer. Any Owner(s) intending to make a bona fide sale of his Parcel or any interest therein shall give to Developer notice of such intention, together with a fully executed copy of the proposed contract of sale which must include purchase price, terms, proposed use, and identity and beneficial owner of proposed buyer (the "**Proposed Contract**"). Within thirty (30) days of receipt of such notice and information, Developer shall either exercise (for itself or a designee), or waive exercise of, its right of first refusal. If Developer elects (for itself or a designee) to exercise its right of first refusal, it shall, within thirty (30) days after receipt of such notice and information, deliver to the Owner an agreement to purchase the Parcel upon the following terms:

1. The price to be paid, and the terms of payment, shall be that stated in the Proposed Contract (as shall all other relevant terms, except as stated immediately below);

2. The sale, at the election of Developer, shall be closed either within sixty (60) days after the delivery or making of said agreement to purchase, or on or before the closing date provided in said agreement to purchase.

If Developer shall fail to exercise its right of first refusal within the said thirty (30) days of receipt of the Proposed Contract, the Developer's right of first refusal shall be deemed to have been waived and Developer shall furnish a certificate of waiver as hereinafter provided.

(b) Certificate of Waiver. If Developer shall elect to waive its right of first refusal, or shall fail to exercise said right within thirty (30) days of receipt of the Proposed Contract, Developer's waiver shall be evidenced by a certificate executed by Developer in recordable form which shall be delivered to the Proposed Contract purchaser and shall be recorded thereby.

(c) Unauthorized Transactions. Any sale of a Parcel, or any interest therein, without notice to Developer and waiver of Developer's right of first refusal as aforesaid, shall be void.

(d) No Waiver. Failure of Developer to exercise its purchase rights described herein shall not be a waiver of such right for future proposed sales.

Section 2. Exceptions. This Article X shall not apply to a transfer to or sale by any bank, life insurance company, or real estate investment trust which acquires its title as a result of owning a mortgage upon the Parcel concerned, and this shall be so whether the title is acquired by deed from the mortgagor or its successors in title in lieu of foreclosure or in satisfaction of debt or through foreclosure proceedings; nor shall this Article X apply to a sale by any such institution which so acquires title. Neither shall this Article X require the waiver by Developer as to any transfer of title to a Parcel at a duly advertised public sale with open bidding which is provided by law, such as, but not limited to, execution sale, foreclosure sale, judicial sale or tax sale.

ARTICLE XI

ARCHITECTURAL CONTROL BOARD

Section 1. Purpose/Membership.

(a) Purpose. Except for initial improvements undertaken by the Developer, the Association, through the Architectural Control Board ("**ACB**"), shall have the right to exercise architectural control over all the plan of development of each Parcel ("**Development Plan**") subject to this Declaration, to assist in making The Properties a community of high standards and aesthetic beauty. The Association shall also exercise control over landscaping buffers and improvements adjoining Common Areas or abutting Parcels in order to achieve the landscaping scheme adopted by Developer. To the greatest extent possible, and when financially feasible, the Developer and Parcel Owners shall incorporate principles of xeriscaping and water-efficient landscaping practices, including but not limited to use of native and adapted plants. Such architectural control may include all architectural aspects of the Development Plan, including, without limitation, size, height, site planning including access roads to Private Roads, setbacks, open space, landscaping, and aesthetic criteria; provided however, that the ACB approval shall not be deemed a statement, representation or indication that such Development Plan or the structures contained therein comply with any applicable law, regulation, or ordinance. The purpose of this review procedure is to promote the aesthetic development of The Properties and to assure compliance with the Architectural Guidelines, as established from time to time by the ACB. This review is not intended to be a condition to the issuance of site plan approval or a building permit by the City and the review undertaken by the Developer or the ACB is not to be construed as any quasigovernmental action. The Developer shall have the sole right to approve the Development Plan of a Parcel.

(b) Membership. So long as Developer owns any Parcels subject to this Declaration, Developer shall be entitled to appoint all members of the ACB. Thereafter, the membership of the ACB shall be determined by the Board. The ACB shall consist of no less than three (3) members, none of whom shall be required to be Owners or occupants of the Property. No member of the ACB shall be entitled to compensation for services performed, but the ACB may employ professional advisors and pay reasonable compensation to such advisors as a Common Expense. Members of the ACB (other than those appointed or designated by the Developer) may be removed by the Board of Directors at any time without cause. Members of the ACB appointed or designated by the Developer my only be removed by the Developer.

Section 2. Architectural Guidelines. The ACB or Developer, as applicable, shall adopt, and revise from time to time, reasonable rules of procedure and standards for the submission and review of any Development Plan brought before it and the inspection and final approval of site plans approved by the City or County and any completed work done pursuant to any approval of the ACB (the "Architectural Guidelines"). Such rules shall be (i) subject to the prior approval of the Board of Directors, (ii) consistent with the covenants and restrictions set forth in this Declaration, and (iii) made available to all Owners and their contractors, subcontractors and other appropriate designees. All rules of the ACB shall be adopted and/or amended by a majority vote thereof.

Section 3. Application/Approvals.

(a) Applications. It is the responsibility of each Parcel Owner applying for approval for its Development Plan to supply two (2) sets of specifications, site plans, or other pertinent information regarding the proposed Development Plan for which such Owner requests ACB approval ("Development Plan Approval"). The Owner shall be responsible for any and all costs incurred by the ACB in reviewing said Development Plan Approval. Said costs, if not paid by Owner within fifteen (15) days of request for same, may be collected in the same manner as Maintenance Assessments under Article VIII.

(b) Approvals. Decisions of the ACB shall be by majority action and shall be approved or disapproved within thirty (30) days after receipt of all necessary, required and/or requested materials and information by the ACB. The ACB approval or disapproval shall be written and shall be accompanied by one (1) copy of the plans, etc., to be returned to the Owner. Whenever the ACB disapproves plans, the ACB shall specify the reason or reasons for such disapproval. Approval shall be granted or denied by the ACB based upon compliance with the provisions of this Declaration and any Architectural Guidelines established pursuant thereto, the harmony of external design with its surroundings, the effect of the construction on the appearance from surrounding Parcels, and all other factors, guidelines and standards promulgated from time to time.

Section 4. Violations. All approved work must be performed strictly in accordance with the Development Plan Approval. If after approval of a Development Plan, the scheme of development of a Parcel is altered, erected, or maintained upon the Parcel other than as described in the Development Plan Approval, such action shall be deemed to have been taken without ACB approval. Thereafter, the ACB may recommend to the Board such corrective measures as are deemed appropriate to enforce the restrictions, covenants and conditions of this Declaration for non-compliance, and the ACB may execute and record a certificate of noncompliance in the public records of the County, and/or legal proceedings may be instituted to enjoin the noncompliance or to enforce compliance with these provisions.

Section 5. Variances. The ACB or Developer, as applicable, may authorize a variance from compliance with the Architectural Guidelines or any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardships, or aesthetic or environmental considerations may reasonably require. The granting of any variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Parcel and the particular provision covered by the variance, nor shall it affect the Owner's obligation to comply with governmental requirements. Such variances may only be granted when unique circumstances dictate and no variance shall (i) be effective unless in writing, (ii) be contrary to the restrictions set forth in this Declaration, or (iii) estop the ACB from denying a variance in other circumstances.

Section 6. Waiver of Liability. Neither the Developer, the ACB, the Directors of the Association, nor any agent or employee thereof shall be liable to anyone submitting a Development Plan for approval or to any Parcel Owner by reason of or in connection with the approval or disapproval of any Development Plan, or for any defect in any Development Plan submitted, revised or approved in accordance with the requirements of the ACB, or for any structural or other defect in any work done according to such plans. Approval of Development Plans, or any other approvals, variances or consents, in the judgment of the ACB and shall not be deemed a warrant, representations or covenant that any action taken be in reliance thereon complies with applicable laws, codes, rules or regulations, nor shall ACB approval be deemed approval of any plan or design from the standpoint of structural safety or conformity with building or other codes. Every person who submits a Development Plan for approval agrees, by submission of such Development Plan, and every Owner or occupant of any lot or unit therein agrees, by acquiring title thereto or an interest therein, that it will not bring any action, proceeding or suit to recover any such damages and shall be deemed to have automatically agreed to hold harmless and indemnify the aforesaid parties from and for any loss, claim or damages connected with the aforesaid aspects of the improvements or alterations.

Section 7. Enforcement. The Developer and the Association shall have standing and authority on behalf of the Association to enforce in courts of competent jurisdiction the Architectural Guidelines and the decisions of the ACB. Should Developer or the Association be required to enforce the provisions hereof by legal action, the reasonable attorneys' fees and costs incurred, whether or not judicial proceedings are involved, including the attorneys' fees and costs incurred on appeal from judicial proceedings, shall be collectible from the violating Owner. Should any Owner fail to comply with the requirements hereof after thirty (30) days' written notice, Developer and the Association shall have the right, but not the obligation, to enter upon the Owner's property, make such corrections or modifications as are

necessary, or remove anything in violation of the provisions hereof or the Architectural Guidelines, and charge the full cost, including, but not limited to, the cost of hiring construction professionals thereof to the Owner as an individual assessment. Developer and the Association, or their agents or employees, shall not be liable to the Owner or to any occupant or invitee of any Lot for any trespass or damages or injury to property or person for any action taken hereunder, unless such act constitutes gross negligence or intentional wrongdoing.

Section 8. Exemption. Developer shall be exempt from the architectural control provisions of this Article VII. Developer shall be entitled to alter or change any existing Development Plan for its Parcels, without submitting plans to or obtaining the approval of the ACB.

Section 9. No Waiver of Future Approvals. The approval of the ACB of any Development Plan for any work done or proposed, or in connection with any other matter requiring the approval and consent of the ACB, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar Development Plans or matters subsequently or additionally submitted for approval or consent.

Section 10. Change in Development Plans. Neither the Association nor any Owner shall make or permit any modification or alteration of any Development Plan except with the prior written consent of the Architectural Review Committee, or its successor. Developer shall have the right, but shall not be obligated, to assign all of its rights and privileges under this Article to the Association.

Section 11. Drainage Issues. If, notwithstanding Development Plan Approval, construction is causing or has caused, in the discretion of the Association unacceptable ponding or other drainage issues off-site, then the Association may suspend Development Plan Approval and cause construction to stop, until the issue is resolved.

ARTICLE XII

GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind The Properties, and shall inure to the benefit of and be enforceable by the Association, the Architectural Control Board, the Developer (at all times) and the Owner of any land subject to this Declaration, and their respective legal representatives, heirs, tenants, sub-tenants, successors and assigns, for a term of ninety-nine (99) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by the then Owners of 75% of all the Parcels subject hereto and of 100% of the mortgagees thereof has been recorded, agreeing to revoke said covenants and restrictions. Provided, however, that no such agreement to revoke shall be effective unless made and recorded three (3) years in advance of the effective date of such revocation, and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days in advance of any signatures being obtained.

Section 2. Notice. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be accomplished by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the Parcels to enforce any lien created by these covenants; and failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. Severability. Invalidation of any one of these covenants or restrictions or any part, clause or word hereof, or the application thereof in specific circumstances, by judgment or court order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect. If any provision herein set forth, or any portion thereof, is determined by a court of competent jurisdiction to be unenforceable, invalid, or void for any reason whatsoever, whether in general or in specific circumstances, it is the desire and intent of the Developer that the provisions, spirit and intent of this Declaration be retained and enforced to the maximum extent allowable.

Section 5. Amendment. In addition to any other manner herein provided for the amendment of this Declaration, the covenants, restrictions, easements, charges and liens of this Declaration may be amended, changed, deleted or added to at any time and from time to time upon the execution and recordation of an instrument executed by the Developer alone, for so long as it or its affiliates holds title to any Parcel affected by this Declaration, provided, however, that no such amendment shall diminish the voting rights of, or percentage of responsibility for Common Expenses allocable to, any Parcel without the consent of the affected Parcel Owner; or alternatively by approval at a meeting of Owners holding not less than two-thirds (2/3^{rds}) vote of the membership in the Association, provided, that so long as the Developer or its affiliates is the Owner of any Parcel affected by this Declaration, the Developer's consent must be obtained if such amendment, in the sole opinion of the Developer, affects its interest.

Any amendment required by any state or local governmental agency, including, but not limited to the City of Alachua and/or Alachua County and/or Suwanee River Water Management District shall be executed (i) prior to Turnover by the Developer, and (ii) after Turnover, by the Association, without the need for the joinder by any other Owner or Mortgagee, or any other party. Such amendment shall be recorded in the Public Records of Alachua County. Such amendment required by any state or local governmental agency will be deemed to not materially or adversely affect Owners or other affected parties.

Section 6. Effective Date. This Declaration shall become effective upon its recordation in the Public Records of Alachua County, Florida.

Section 7. Conflict. This Declaration shall take precedence over conflicting provisions in the Articles of Incorporation and By-Laws of the Association and said Articles shall take precedence over the By-Laws.

Section 8. Standards for Consent, Approval, Completion, Other Action and Interpretation; Review Fees. Whenever this Declaration shall require the consent, approval, completion, substantial completion, or other action by the Developer or its affiliates, the Association or the Architectural Control Board, such consent, approval or action may be withheld in the sole and reasonable discretion of the party requested to give such consent or approval or take such action, and all matters required to be completed or substantially completed by the Developer or its affiliates or the Association shall be deemed so completed or substantially completed when such matters have been completed or substantially completed in the reasonable opinion of the Developer or Association, as appropriate. The ACB or Association, as applicable, may charge reasonable fees for reviewing any documents, requests, or plans submitted by any Owner or its representative to the ACB or Association.

Section 9. Easements. Should the intended creation of any easement provided for in this Declaration fail by reason of the fact that at the time of creation there may be no grantee in being having the capacity to take and hold such easement, then any such grant of easement deemed not to have been so created shall nevertheless be considered as having been granted directly to the Association as agent for such intended grantees for the purpose of allowing the original party or parties to whom the easements were originally intended to have been granted the benefit of such easement and the Unit Owners designate hereby the Developer and the Association (or either of them) as their lawful attorney-in-fact to execute any instrument on such Owners' behalf as may hereafter be required or deemed necessary for the purpose of later creating such easement as it was intended to have been created herein. Formal language of grant or reservation with respect to such easements, as appropriate, is hereby incorporated in the easement

provisions hereof to the extent not so recited in some or all of such provisions.

Section 10. Administration by Developer. In as much as the Developer contemplates that it will initially improve, manage, operate, maintain and insure the Common Areas and generally administer The Properties in the manner provided in this Declaration, the Developer shall be deemed to be vested with all of the rights and powers of the Association to do so until such time as the Developer records a notice to the contrary in the Public Records of Alachua County, Florida, (at which time the Association shall commence the exercise and performance of its rights, powers and duties hereunder). Accordingly, until the aforesaid notice is recorded, all references herein to the Association (including, without limitation, as to the levying and collection of assessments, architectural review and approval, maintenance of Common Areas and enforcement of covenants, conditions and restrictions) shall be deemed to refer to the Developer. Notwithstanding any of the foregoing, however: (i) the recording of the notice described above shall not in any manner be deemed an abrogation, waiver or impairment of any rights, benefits, powers or privileges of the Developer in its own right (as opposed to the Developer acting in the place of the Association) and (ii) the Developer's acting in the place of the Association shall in no manner be deemed to create or suggest any fiduciary relationship between the Developer and any Owner (or any tenant, agent, guest or invitee of the Developer or of any Owner), Developer being free to act in the aforesaid capacity in its sole discretion (albeit as provided in this Declaration). Notwithstanding the foregoing, Developer, in exercising its discretion, shall at all times act in a prudent and businesslike manner.

Section 11. Covenants Running With The Land. ANYTHING TO THE CONTRARY HEREIN NOTWITHSTANDING AND WITHOUT LIMITING THE GENERALITY (AND SUBJECT TO THE LIMITATIONS) OF SECTION 1 OF THIS ARTICLE XII, IT IS THE INTENTION OF ALL PARTIES AFFECTED HEREBY (AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS) THAT THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND WITH TITLE TO THE PROPERTIES, AND SHALL INURE TO THE BENEFIT OF, BE BINDING UPON, AND ENFORCEABLE BY, THE DEVELOPER, THE ASSOCIATION AND ANY OWNER. WITHOUT LIMITING THE GENERALITY OF SECTION 4 OF THIS ARTICLE XII, IF ANY PROVISION OR APPLICATION OF THIS DECLARATION WOULD PREVENT THIS DECLARATION FROM RUNNING WITH THE LAND AS AFORESAID, SUCH PROVISION AND/OR APPLICATION SHALL BE JUDICIALLY MODIFIED, IF AT ALL POSSIBLE, TO COME AS CLOSE AS POSSIBLE TO THE INTENT OF SUCH PROVISION OR APPLICATION AND THEN BE ENFORCED IN A MANNER WHICH WILL ALLOW THESE COVENANTS AND RESTRICTIONS TO SO RUN WITH THE LAND; BUT IF SUCH PROVISION AND/OR APPLICATION CANNOT BE SO MODIFIED, SUCH PROVISION AND/OR APPLICATION SHALL BE UNENFORCEABLE AND CONSIDERED NULL AND VOID IN ORDER THAT THE PARAMOUNT GOAL OF THE PARTIES (THAT THESE COVENANTS AND RESTRICTIONS RUN WITH THE LAND AS AFORESAID) BE ACHIEVED.

Section 12. Liability. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BY-LAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION, EXCEPT TO THE EXTENT SPECIFICALLY PROVIDED TO THE CONTRARY HEREIN, SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTIES INCLUDING, WITHOUT LIMITATION, OWNERS AND THEIR GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTIES HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTIES AND THE VALUE

THEREOF;

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, ALACHUA COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) THE PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF ITS ACCEPTANCE OF TITLE TO ITS PARCEL) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING AN USE OF, ANY PORTION OF THE PROPERTIES (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USE) SHALL BE BOUND BY THIS ARTICLE AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS ARTICLE.

AS USED IN THIS ARTICLE, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF DEVELOPER, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 13. Attorney's Fees. Upon any breach or default of this Agreement, the non-prevailing party agrees to pay all costs of interpretation, enforcement, or collection, including, without limitation, attorney's fees, paralegal's fees, mediator's fees, investigator's fees, collection fees, or court costs, incurred by the prevailing party, either with or without the institution of any action or proceeding, and in addition to all costs, disbursements and allowances provided by law.

Section 14. Compliance with Section 7.7 of Land Development Regulations. This Declaration is intended to comply with Section 7.7 of the City of Alachua’s Land Development Regulations, and shall be amended from time to time as necessary to comply with said Section 7.7 of the City of Alachua’s Land Development Regulations.

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IN WITNESS WHEREOF, the Developer, joined by the parties signing below, has caused this Declaration to be executed for the purposes herein expressed on the date and year first above written.

Signed, sealed and delivered
in the presence of:

DEVELOPER:

TOMOKA HILLS FARMS, INC., a Florida corporation

By:_____
Print Name: William J. Shively
Title: President

(Corporate Seal)

Witnesses:

_____
Name: _____
Address:_____
_____

_____
Name: _____
Address:_____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged [___] in person [___] by online notarization, before me this _____ day of _____, 2026, by William J. Shively, as President of TOMOKA HILLS FARMS, INC., a Florida corporation, on behalf of said company. He is personally known to me or has produced _____as identification and did/did not take an oath.

_____
Notary Public
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

JOINDER OF REAL PROPERTY OWNER
(THF)

TOMOKA HILLS FARMS, INC., a Florida corporation not-for-profit ("THF"), an owner of a portion of the Properties described in Exhibit "A" to the Declaration, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Declaration and Exhibits attached hereto.

IN WITNESS WHEREOF, THF has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this ___ day of _____, 2026.

TOMOKA HILLS FARMS, INC., a Florida corporation

By:_____
Print Name: William J. Shively
Title: President

(Corporate Seal)

Witnesses:

_____
Name: _____
Address:_____
_____

_____
Name: _____
Address:_____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged [___] in person [___] by online notarization, before me this _____ day of _____, 2026, by William J. Shively, as President of TOMOKA HILLS FARMS, INC., a Florida corporation, on behalf of said company. He is personally known to me or has produced _____as identification and did/did not take an oath.

_____
Notary Public
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

JOINDER OF REAL PROPERTY OWNER
(THIG)

TOWER HILL INSURANCE GROUP, LLC, a Florida limited liability company ("THIG"), an owner of a portion of the Properties described in Exhibit "A" to the Declaration, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Declaration and Exhibits attached hereto.

IN WITNESS WHEREOF, THIG has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this ___ day of _____, 2026.

TOWER HILL INSURANCE GROUP, LLC, a
Florida limited liability company

By:_____
Print Name: William J. Shively
Title: Chief Executive Officer

(Corporate Seal)

Witnesses:

_____
Name: _____
Address:_____
_____

_____
Name: _____
Address:_____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged [___] in person [___] by online notarization, before me this _____ day of _____, 2026, by William J. Shively, as Chief Executive Officer of TOWER HILL INSURANCE GROUP, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced _____as identification and did/did not take an oath.

_____
Notary Public
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

JOINDER OF ASSOCIATION

TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, ("Association") hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Declaration and Exhibits attached hereto.

IN WITNESS WHEREOF, Association has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this ___ day of _____, 2026.

TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit

By:_____
Print Name: Scott P. Rowe
Title: Director

(Corporate Seal)

Witnesses:

_____
Name: _____
Address:_____
_____

_____
Name: _____
Address:_____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing joinder was acknowledged [___] in person [___] by online notarization, before me this _____ day of _____, 2026, by Scott P. Rowe, as a Director of TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He is personally known to me or has produced _____ as identification and did not take an oath.

_____
Notary Public
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

JOINDER OF MORTGAGEE

CENTRAL BANK & TRUST CO., a Kentucky banking corporation ("Mortgagee"), having an address 300 West Vine Street, Lexington, Kentucky 40507, being the holder of that certain Mortgage recorded in Official Records Book 5172, Page 2445, in the Public Records of Alachua County, Florida (the "Mortgage") encumbering certain of the Properties described in the foregoing Declaration of Covenants, Conditions and Restrictions for Tomoka Hills (the "Declaration"), by its execution hereinbelow, hereby joins into and consents to the placing of the Declaration on the Properties described in Exhibit "A" to the Declaration, and further covenants and agrees that the lien of the Mortgage is and shall be subordinate to the Declaration as if the Declaration had been executed and recorded prior to the execution, delivery or recordation of the Mortgage, subject, in all cases, to the terms, limitations and provisions herein set forth.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this ___ day of _____, 2026.

CENTRAL BANK & TRUST CO.,
a Kentucky banking corporation

By:_____
Print Name: _____
Title: _____

(Corporate Seal)

Witnesses:

_____
Name: _____
Address:_____
_____

_____
Name: _____
Address:_____
_____

STATE OF _____
COUNTY OF _____

The foregoing joinder was acknowledged [___] in person [___] by online notarization, before me this _____ day of _____, 2026, by _____, as _____ of CENTRAL BANK & TRUST CO., a Kentucky banking corporation, on behalf of said corporation. She/he is personally known to me or has produced _____ as identification and did not take an oath.

_____
Notary Public
Print Name:_____
Notary Public, State of _____
Commission No.:_____
My Commission Expires:_____

#51075523 v10

EXHIBIT "A"
THE PROPERTIES

Parcel 1: TOWER HILL INSURANCE GROUP, LLC 03873-001-000 +-13 acres

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTIONS 9 & 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, THENCE SOUTH 1°53'23" WEST, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (HAVING A RIGHT OF WAY WIDTH OF 200 FEET); THENCE NORTH 87°10'07" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (HAVING A RIGHT OF WAY WIDTH OF 300 FEET); THENCE NORTH 5°40'44" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID ABANDONED RAILROAD RIGHT OF WAY; THENCE NORTH 87°10'07" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1480.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 2864.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°42'52" WEST, 420.06 FEET; THENCE WESTERLY CONTINUING ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°24'31", AND AN ARC LENGTH OF 420.44 FEET TO A POINT ON THE EAST LINE OF A PROPOSED ACCESS EASEMENT (WIDTH VARIES) AND A POINT ON A CURVE CONCAVE WEST, HAVING A RADIUS OF 750.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°46'52" WEST, 276.97 FEET; THENCE DEPARTING SAID CENTERLINE AND SOUTHERLY ALONG SAID EAST LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°16'52", AND AN ARC LENGTH OF 278.57 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EAST LINE AND THROUGH THE FOLLOWING FOUR (4) COURSES AND DISTANCES (1) SOUTH 60°19'57" EAST, 648.48 FEET; (2) SOUTH 2°49'53" WEST, 368.87 FEET; (3) SOUTH 29°28'37" WEST, 418.44 FEET; (4) NORTH 60°20'15" WEST, 806.50 FEET TO SAID EAST LINE; THENCE ALONG SAID EAST LINE NORTH 29°28'37" EAST, A DISTANCE OF 23.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 63.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 63°24'39" EAST, 70.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°52'04", AND AN ARC LENGTH OF 74.62 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 273.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°29'56" EAST, 30.06 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°18'46", AND AN ARC LENGTH OF 30.08 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°28'37" EAST, A DISTANCE OF 92.93 FEET TO A POINT ON A CURVE CONCAVE EAST, HAVING A RADIUS OF 63.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 21°45'48" WEST, 62.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°48'02", AND AN ARC LENGTH OF 65.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 273.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°48'25" EAST, 101.09 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°20'24", AND AN ARC LENGTH OF 101.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°28'37" EAST, A DISTANCE OF 319.85 FEET; TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 750.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 25°26'57" EAST, 105.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°03'19", AND AN ARC LENGTH OF 105.44 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN: 13.007 ACRES, MORE OR LESS.

Said land being the same as that conveyed by Warranty Deed, from Tomoka Hills Farms, Inc. in favor of Tower Hill Insurance Group, LLC, at Official Record Book 5093, Page 753, recorded May 23, 2023.

Parcel 2: TOMOKA HILLS FARMS, INC.

EAST PARCEL: A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 9 AND THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN SOUTH 01 DEG. 54'57" WEST, A DISTANCE OF 3.76 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN NORTH 87 DEG. 08'33" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1090.74 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN NORTH 05 DEG. 41'41" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO A 5/8" STEEL ROD AND CAP STAMPED CHW INC. (LB 5075) AT THE CENTERLINE OF AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD AND THE POINT OF BEGINNING; THENCE RUN NORTH 87 DEG. 10'32" WEST, ALONG SAID CENTERLINE OF ABANDONED RAILROAD, A DISTANCE OF 1480.76 FEET TO A 1/2" STEEL ROD AND CAP STAMPED ACLS (LB2903) AT THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2864.79 FEET; THENCE RUN 416.82 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8 DEG. 20'11" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88 DEG. 41'02" WEST, 416.45 FEET TO IT'S INTERSECTION WITH THE EAST LINE OF A PROPOSED 100 FOOT WIDE ROADWAY SAID INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE RUN ALONG SAID EAST LINE, 364.58 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 23 DEG. 12'35" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04 DEG. 14'21" EAST, 362.09 FEET TO A NON-TANGENT POINT OF REVERSE CURVATURE ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3309.14 FEET; THENCE CONTINUE ALONG SAID EAST LINE, 211.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEG. 40'01" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13 DEG. 59'35" EAST, 211.76 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST LINE, NORTH 12 DEG. 09'34" EAST, A DISTANCE OF 49.63 FEET TO IT'S INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NW 162nd LANE, (A 60 FOOT WIDE RIGHT OF WAY); THENCE RUN SOUTH 78 DEG. 09'10" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 798.74 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION), MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4281 AT PAGE 128 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA; THENCE RUN ALONG THE BOUNDS OF SAID LANDS THE FOLLOWING THREE (3) COURSES;

1) SOUTH 12 DEG. 02'06" WEST, A DISTANCE OF 217.73 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED (PLS 2228);

2) SOUTH 78 DEG. 08'35" EAST, A DISTANCE OF 399.95 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED (PLS2228);

3) NORTH 12 DEG. 02'06" EAST, A DISTANCE OF 217.80 TO A 5/8" STEEL ROD AND CAP STAMPED CHW INC (LB 5075)

SAID POINT BEING THE NORTHEAST CORNER OF SAID LANDS AND A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF NW 162nd LANE; THENCE RUN SOUTH 78 DEG. 09'10" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 677.36 FEET TO IT'S INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93; THENCE RUN SOUTH 05 DEG. 41'04" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 294.78 FEET TO THE POINT OF BEGINNING.

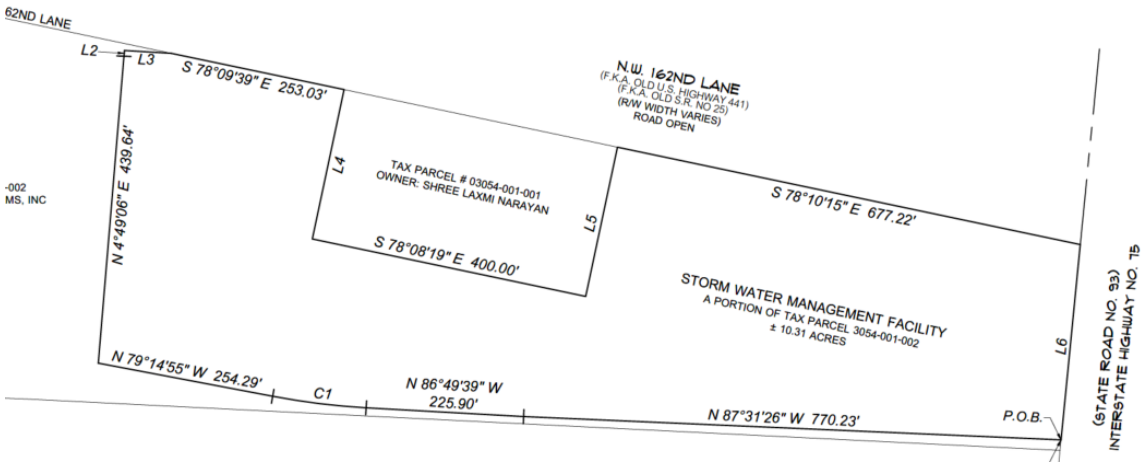
Less and Except the following land, which land was conveyed by Special Warranty Deed, from Tomoka Hills Farms, Inc. in favor of Tomoka Hills Property Owners Association, Inc., at Official Record Book 5256, Page 82, recorded February 12, 2026.

LEGAL DESCRIPTION:

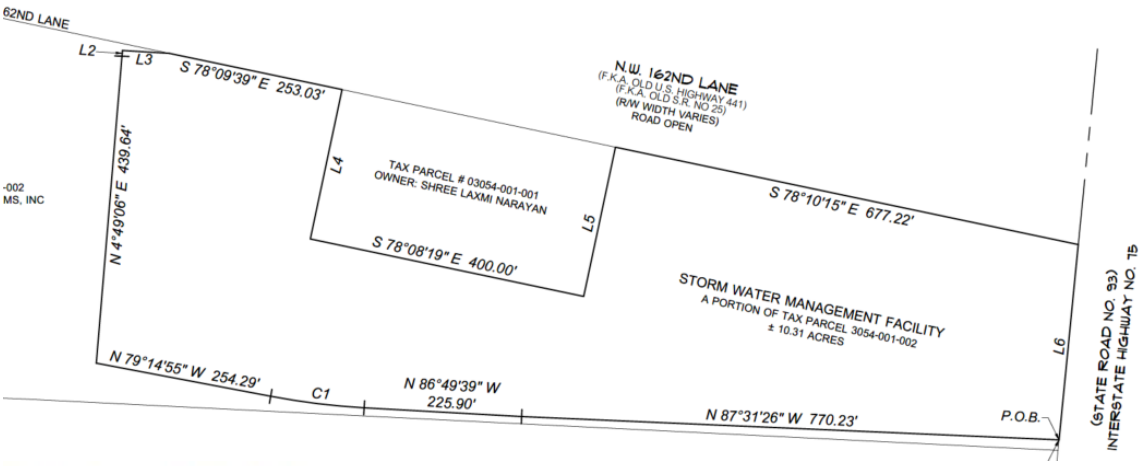
A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9; THENCE SOUTH 1°53'23" WEST, A DISTANCE OF 3.76 FEET TO A POINT ON THE FORMER SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD RAILROAD; THENCE NORTH 87°10'07" WEST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 1090.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75); THENCE NORTH 5°40'44" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 115.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°31'26" WEST, A DISTANCE OF 770.23 FEET; THENCE NORTH 86°49'39" WEST, A DISTANCE OF 225.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1020.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH83°02'17" WEST, 134.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°34'44", AN ARC LENGTH OF 134.92 FEET; THENCE NORTH 79°14'55" WEST, A DISTANCE OF 254.29 FEET; THENCE NORTH 4°49'06" EAST, A DISTANCE OF 439.64 FEET; THENCE NORTH 4°51'25" EAST, A DISTANCE OF 8.10 FEET; THENCE SOUTH 86°37'52" EAST, A DISTANCE OF 66.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 162ND AVENUE (OLD S.R. NO. 25 / US HIGHWAY441) (RIGHT-OF-WAY VARIES); THENCE SOUTH 78°09'39" EAST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 253.03 FEET; THENCE SOUTH 12°02'31" WEST, A DISTANCE OF 217.85 FEET; THENCE SOUTH 78°08'19" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 12°02'06" EAST, A DISTANCE OF 217.83 FEET; THENCE SOUTH 78°10'15" EAST,ALONG SAID SOUTHERLY LINE A DISTANCE OF 677.22 FEET; THENCE SOUTH 5°38'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 280.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.31 ACRES, MORE OR LESS.



Parcel 3: TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC.



LEGAL DESCRIPTION:

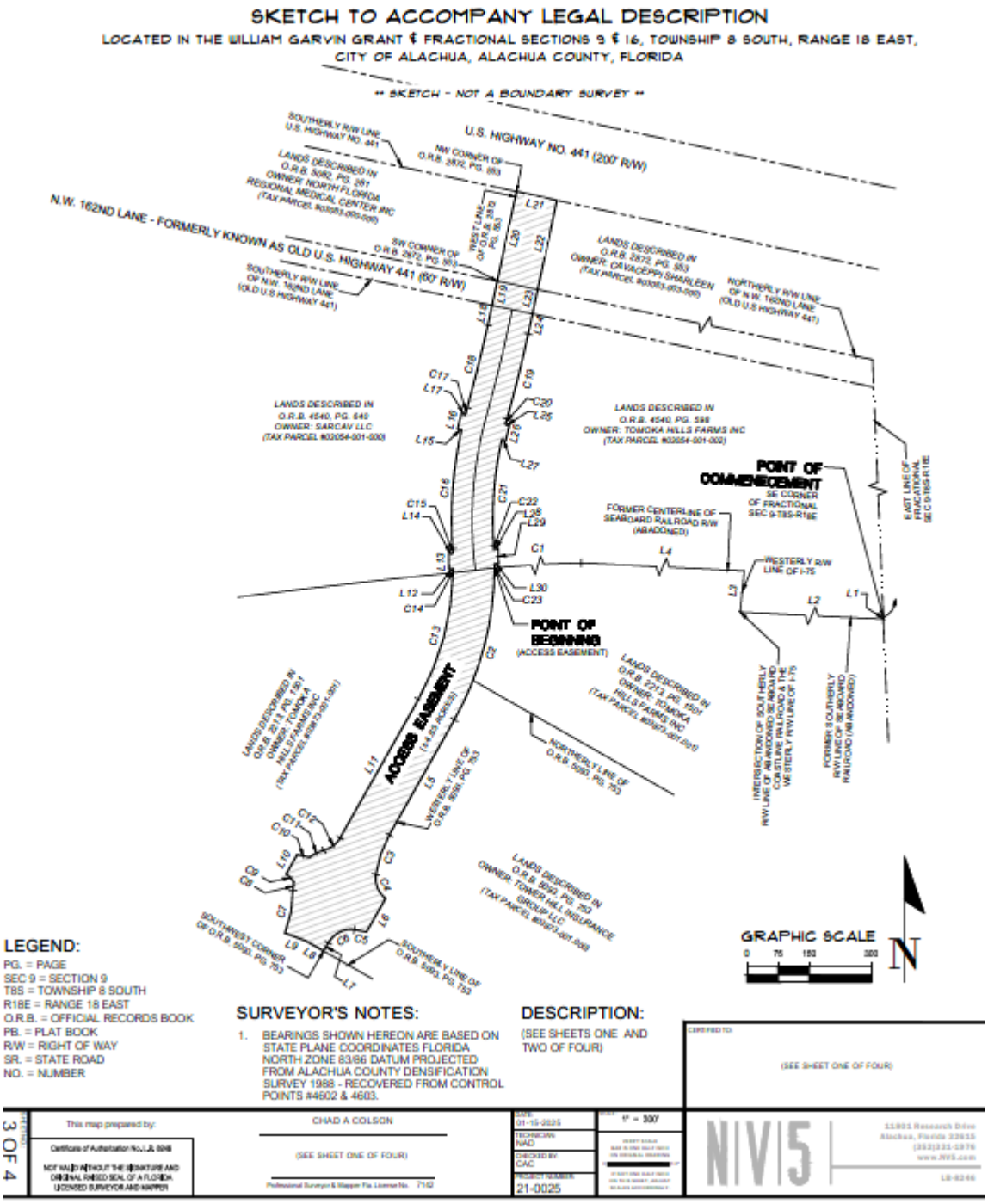
A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9; THENCE SOUTH 1°53'23" WEST, A DISTANCE OF 3.76 FEET TO A POINT ON THE FORMER SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD RAILROAD; THENCE NORTH 87°10'07" WEST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 1090.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75); THENCE NORTH 5°40'44" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 115.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°31'26" WEST, A DISTANCE OF 770.23 FEET; THENCE NORTH 86°49'39" WEST, A DISTANCE OF 225.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1020.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH83°02'17" WEST, 134.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°34'44", AN ARC LENGTH OF 134.92 FEET; THENCE NORTH 79°14'55" WEST, A DISTANCE OF 254.29 FEET; THENCE NORTH 4°49'06" EAST, A DISTANCE OF 439.64 FEET; THENCE NORTH 4°51'25" EAST, A DISTANCE OF 8.10 FEET; THENCE SOUTH 86°37'52" EAST, A DISTANCE OF 66.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 162ND AVENUE (OLD S.R. NO. 25 / US HIGHWAY441) (RIGHT-OF-WAY VARIES); THENCE SOUTH 78°09'39" EAST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 253.03 FEET; THENCE SOUTH 12°02'31" WEST, A DISTANCE OF 217.85 FEET; THENCE SOUTH 78°08'19" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 12°02'06" EAST, A DISTANCE OF 217.83 FEET; THENCE SOUTH 78°10'15" EAST,ALONG SAID SOUTHERLY LINE A DISTANCE OF 677.22 FEET; THENCE SOUTH 5°38'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 280.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.31 ACRES, MORE OR LESS.

Said land being the same as that conveyed by Special Warranty Deed, from Tomoka Hills Farms, Inc. in favor of Tomoka Hills Property Owners Association, Inc., at Official Record Book 5256, Page 82, recorded February 12, 2026.

Parcel 4: TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC.



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A TRACT OF LAND LOCATED IN THE WILLIAM GARVIN GRANT AND IN FRACTIONAL SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9; THENCE SOUTH 01°53'23" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 9, A DISTANCE OF 3.76 FEET TO THE FORMER SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (ABANDONED); THENCE NORTH 87°10'07" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE NORTH 05°40'44" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE FORMER CENTERLINE OF THE SEABOARD RAILROAD RIGHT OF WAY LINE (ABANDONED); THENCE NORTH 87°10'07" WEST, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 1480.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2864.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°42'52" WEST, 420.06 FEET; THENCE WESTERLY, ALONG SAID FORMER CENTERLINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°24'31", AND AN ARC LENGTH OF 420.44 FEET TO THE **POINT OF BEGINNING** AND TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 750.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 14°48'31" WEST, 379.83 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°20'11", AND AN ARC LENGTH OF 384.01 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5093, PAGE 753 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; (1) SOUTH 29°28'37" WEST, A DISTANCE OF 319.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 273.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°48'25" WEST, 101.09 FEET; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°20'24", AND AN ARC LENGTH OF 101.68 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 63.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°45'48" EAST, 62.81 FEET; (3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°48'02", AND AN ARC LENGTH OF 65.75 FEET; (4) SOUTH 29°28'37" WEST, A DISTANCE OF 92.93 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 273.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 79°29'56" WEST, 30.06 FEET; (5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°18'46", AND AN ARC LENGTH OF 30.08 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF

63.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 63°24'39" WEST, 70.34 FEET; (6) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°52'05", AND AN ARC LENGTH OF 74.62 FEET; (7) SOUTH 29°28'37" WEST, A DISTANCE OF 23.01 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING ELEVEN (11) COURSES; (1) NORTH 60°20'15" WEST, A DISTANCE OF 50.00 FEET; (2) NORTH 69°32'04" WEST, A DISTANCE OF 53.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 273.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 10°29'07" EAST, 104.34 FEET; (3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°02'00", AND AN ARC LENGTH OF 104.98 FEET TO A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 05°39'21" EAST, 21.56 FEET; (4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°22'28", AND AN ARC LENGTH OF 21.60 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°39'55" WEST, 26.30 FEET; (5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°55'28", AND AN ARC LENGTH OF 26.42 FEET; (6) NORTH 29°28'37" EAST, A DISTANCE OF 53.65 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 290.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 77°48'24" EAST, 30.16 FEET; (7) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'43", AND AN ARC LENGTH OF 30.18 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 64°18'23" EAST, 39.13 FEET; (8) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'54", AND AN ARC LENGTH OF 39.38 FEET TO A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 63.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 52°31'58" EAST, 49.35 FEET; (9) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°06'43", AND AN ARC LENGTH OF 50.70 FEET; (10) NORTH 29°28'37" EAST, A DISTANCE OF 384.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 650.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 15°19'42" EAST, 317.77 FEET; (11) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'49", AND AN ARC LENGTH OF 321.02 FEET TO AFOREMENTIONED FORMER CENTERLINE OF THE SEABOARD RAILROAD RIGHT OF WAY LINE (ABANDONED) AND TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 650.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 00°49'48" EAST, 7.94 FEET; THENCE

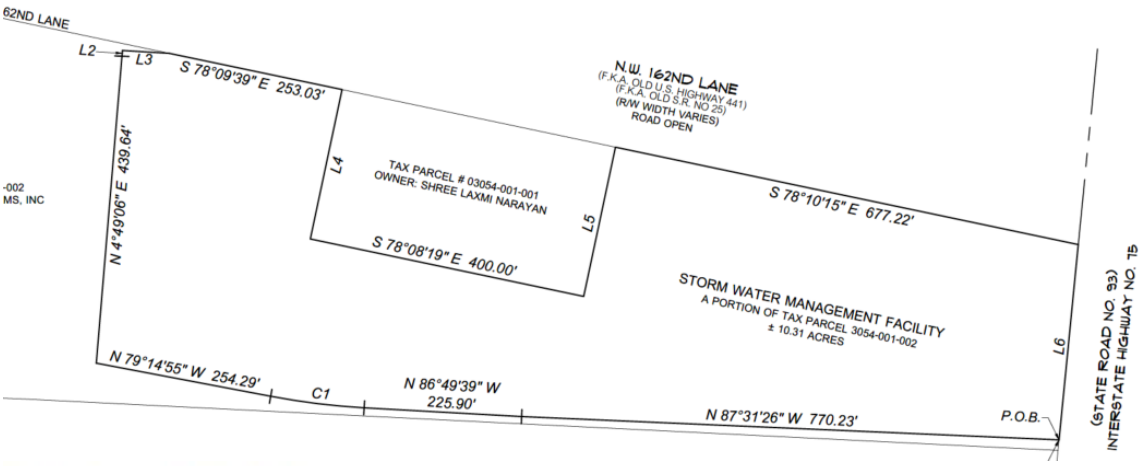
NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'59", AND AN ARC LENGTH OF 7.94 FEET; THENCE THE FOLLOWING ELEVEN (11) COURSES; (1) NORTH 89°31'11" WEST, A DISTANCE OF 10.00 FEET; (2) NORTH 01°14'55" WEST, A DISTANCE OF 38.62 FEET; (3) NORTH 87°01'22" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 650.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 03°27'37" WEST, 10.96 FEET; (4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°57'57", AND AN ARC LENGTH OF 10.96 FEET TO A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1000.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 04°20'39" EAST, 288.27 FEET; (5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°34'28", AND AN ARC LENGTH OF 289.28 FEET; (6) NORTH 76°16'28" WEST, A DISTANCE OF 10.00 FEET; (7) NORTH 13°43'40" EAST, A DISTANCE OF 38.27 FEET; (8) SOUTH 76°16'28" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1000.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 15°20'20" EAST, 17.96 FEET; (9) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°01'45", AND AN ARC LENGTH OF 17.96 FEET TO A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3742.06 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°59'38" EAST, 204.88 FEET; (10) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'14", AND AN ARC LENGTH OF 204.90 FEET; (11) NORTH 12°09'34" EAST, A DISTANCE OF 49.38 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 162ND LANE (60 FOOT WIDE RIGHT OF WAY LINE); THENCE NORTH 12°09'35" EAST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID N.W. 162ND LANE AND THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2872, PAGE 553, OF SAID PUBLIC RECORDS; THENCE NORTH 12°09'35" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 221.35 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT OF WAY); THENCE SOUTH 77°51'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 12°09'35" WEST, A DISTANCE OF 220.83 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 162ND LANE; THENCE SOUTH 12°09'35" WEST, A DISTANCE OF 60.00 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 162ND LANE; THENCE, THE FOLLOWING TWELVE (12) COURSES; (1) SOUTH 12°09'34" WEST, A DISTANCE OF 49.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3309.14 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°59'39" WEST, 211.72 FEET; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'59", AND AN ARC LENGTH OF 211.76 FEET TO A REVERSE CURVE

CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 900.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 15°26'48" WEST, 13.69 FEET; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'17", AND AN ARC LENGTH OF 13.69 FEET; (4) SOUTH 76°16'20" EAST, A DISTANCE OF 10.00 FEET; (5) SOUTH 13°43'40" WEST, A DISTANCE OF 38.60 FEET; (6) NORTH 76°16'20" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 900.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 04°16'40" WEST, 257.38 FEET; (7) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°26'31", AND AN ARC LENGTH OF 258.27 FEET TO A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 750.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°42'17" EAST, 6.24 FEET; (8) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°28'37", AND AN ARC LENGTH OF 6.24 FEET; (9) NORTH 86°32'02" EAST, A DISTANCE OF 10.00 FEET; (10) SOUTH 01°41'59" EAST, A DISTANCE OF 38.86 FEET; (11) SOUTH 88°18'01" WEST, A DISTANCE OF 9.80 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 750.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°11'25" EAST, 8.66 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°39'41", AND AN ARC LENGTH OF 8.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4.85 ACRES OF LAND, MORE OR LESS.

Being the same land described in the Ingress, Egress and Utilities Easement Agreement for North-South Road, at Official Record Book 5256, Page 117, recorded February 12, 2026.

Parcel 4: TOMOKA HILLS PROPERTY OWNERS ASSOCIATION, INC.



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9; THENCE SOUTH 1°53'23" WEST, A DISTANCE OF 3.76 FEET TO A POINT ON THE FORMER SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD RAILROAD; THENCE NORTH 87°10'07" WEST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 1090.74 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93 (ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75); THENCE NORTH 5°40'44" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 115.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°31'26" WEST, A DISTANCE OF 770.23 FEET; THENCE NORTH 86°49'39" WEST, A DISTANCE OF 225.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1020.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH83°02'17" WEST, 134.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°34'44", AN ARC LENGTH OF 134.92 FEET; THENCE NORTH 79°14'55" WEST, A DISTANCE OF 254.29 FEET; THENCE NORTH 4°49'06" EAST, A DISTANCE OF 439.64 FEET; THENCE NORTH 4°51'25" EAST, A DISTANCE OF 8.10 FEET; THENCE SOUTH 86°37'52" EAST, A DISTANCE OF 66.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 162ND AVENUE (OLD S.R. NO. 25 / US HIGHWAY441) (RIGHT-OF-WAY VARIES); THENCE SOUTH 78°09'39" EAST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 253.03 FEET; THENCE SOUTH 12°02'31" WEST, A DISTANCE OF 217.85 FEET; THENCE SOUTH 78°08'19" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 12°02'06" EAST, A DISTANCE OF 217.83 FEET; THENCE SOUTH 78°10'15" EAST,ALONG SAID SOUTHERLY LINE A DISTANCE OF 677.22 FEET; THENCE SOUTH 5°38'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 280.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.31 ACRES, MORE OR LESS.

Said land being the same as that conveyed by Special Warranty Deed, from Tomoka Hills Farms, Inc. in favor of Tomoka Hills Property Owners Association, Inc., at Official Record Book 5256, Page 82, recorded February 12, 2026.

SITE PLANS
FOR:

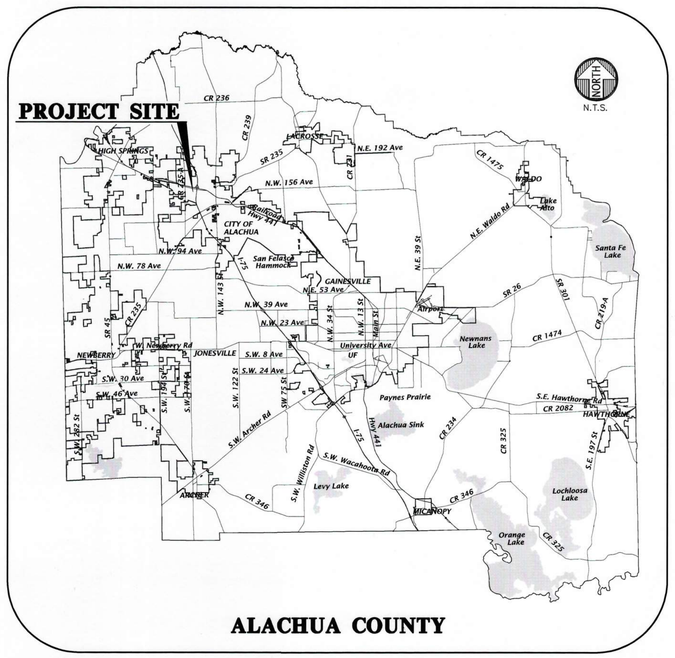
TOMOKA HILLS GOLF COURSE

ALACHUA COUNTY, FLORIDA

SECTION 9/16/37, TOWNSHIP 8 SOUTH, RANGE 18 EAST

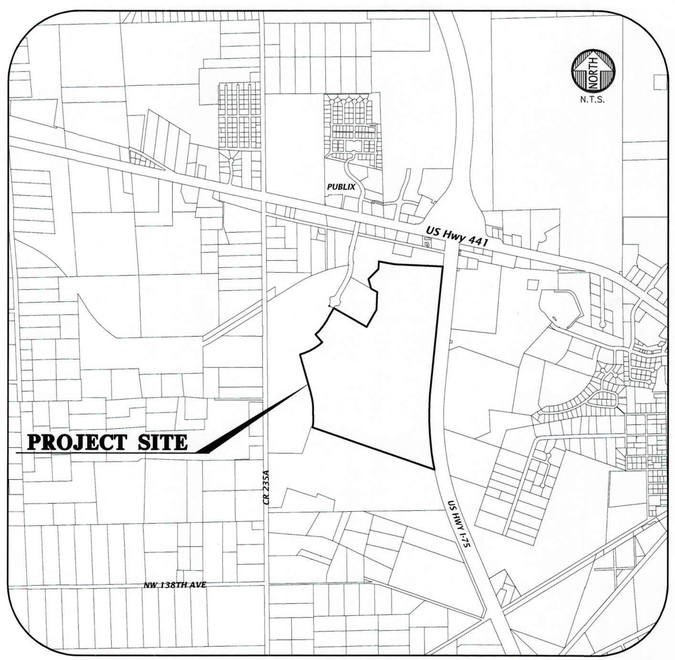
SUBMITTED TO:

ALACHUA COUNTY
CITY OF ALACHUA
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



ALACHUA COUNTY

VICINITY MAP



LOCATION MAP

GENERAL NOTES

1. DEVELOPMENT DATA:

OVERALL SITE AREA=	PROPOSED DEVELOPMENT 8,582,527 S.F.	100.0%	197.03 ACRES
BUILDING FOOTPRINT AREA= (MAINTENANCE FACILITY)	10,180 S.F.	0.1%	
CONC./PAVE AREA=	35,352 S.F.	0.4%	
TOTAL IMPERVIOUS AREA=	45,532 S.F.	0.5%	
OPEN AREA=	8,536,995 S.F.	99.5%	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A PRIVATE GOLF COURSE, ±10,180 SF MAINTENANCE BUILDING, WITH A PARKING AREA, DRIVEWAY INFRASTRUCTURE, STORMWATER MANAGEMENT FACILITY REVISIONS, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. MINIMUM BUILDING / YARD SETBACKS PER AGRICULTURAL ZONING ARE AS FOLLOWS:
PRIMARY BUILDING (AG)
FRONT: 30'
SIDE: 25' FOR EACH
REAR: 25'

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	20%
PROPOSED FAR	0.04

3. PARKING CALCULATIONS:
TOTAL REQUIRED PARKING: 265
*TOTAL PROVIDED PARKING: 209

TOTAL REQUIRED BIKE PARKING: 27
*TOTAL PROVIDED BIKE PARKING: 20

BREAKDOWN SUMMARY PER BUILDING:

BUILDING 1 (EXISTING HQ BUILDING):

BUISNESS SERVICES
CAR: 1 SPACE PER 330 SQ. FT. FLOOR AREA
63,595 SQ. FT. / 330 SQ. FT. = MINIMUM 193 SPACES
193 X 125% = MAXIMUM 242 SPACES

ACCESSIBLE SPACES REQUIRED: 6

BICYCLE: 1 SPACE/10 CAR SPACES = 193/ 10=19.3 SPACES REQUIRED

PROVIDED SPACES: 193
PROVIDED ACCESSIBLE SPACES: 6
PROVIDED BICYCLE SPACES: 20

BUILDING 2 (PROPOSED PRIVATE GOLF COURSE MAINTENANCE BUILDING):

PUBLIC GOLF COURSE PARKING
CAR: 4 SPACES PER HOLE PER COURSE
4 X 18 HOLES = MINIMUM 72 SPACES
72 SPACES X 125% = MAXIMUM 90 SPACES

ACCESSIBLE SPACES REQUIRED: 3

BICYCLE: 1SPACE/10 CAR SPACES = 72/ 10 = 8 SPACES REQUIRED

*PROVIDED: 16 SPACES
*PROVIDED ACCESSIBLE SPACES: 1
*PROVIDED BIKE SPACES: 0

*PER CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, SECTION 6.1.11 (C)(a), A SHARED PARKING PLAN MAY BE PERMITTED AS A FORM OF ALTERNATIVE COMPLIANCE WITH THE OFF-STREET PARKING AND LOADING STANDARDS IF IT IS DETERMINED THAT THE SHARED PARKING PLAN PROVIDES ADEQUATE OFF-STREET PARKING FOR THE PROPOSED USES, AND WOULD NOT SIGNIFICANTLY INCREASE ON-STREET PARKING IN THE AREA. THE SHARED PARKING PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE LDR ADMINISTRATOR.

REFER TO THE NARRATIVE SUBMITTED UNDER A SEPARATE COVER FOR MORE INFORMATION DESCRIBING THE 'UNIQUE CHARACTERISTICS' QUALIFYING THE PROPOSED DEVELOPMENT FOR A SHARED PARKING PLAN.

4. DATE OF BOUNDARY SURVEY:
A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED MAY 10, 2022.

5. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

6. DRAINAGE:
AN ON-SITE STORMWATER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO A PROPOSED STORMWATER MANAGEMENT FACILITY. THE FACILITY MEETS CITY OF ALACHUA AND SRWMD DESIGN CRITERIA. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM.

7. NATURAL FEATURES:
TOPOGRAPHY SLOPES FROM SOUTH TO NORTH WITH MODERATE SLOPES. THERE ARE SEVERAL ON-SITE WETLANDS.

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:
ZONING DISTRICT = AGRICULTURAL (A)

PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSIST WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH THE REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THE SITE IS CURRENTLY CLEARED AND GRASSED FOR AGRICULTURAL PURPOSES AND THE PROPOSED LANDSCAPING FULFILLS GENERAL, MITIGATION, AND BUFFER REQUIREMENTS. A STORMWATER MANAGEMENT SYSTEM WILL BE BUILT WITH THE PROPOSED PROJECT.

9. CONCURRENCY IMPACT ANALYSIS:
SUBMITTED UNDER SEPARATE COVER

10. LEGAL DESCRIPTION:
REFER TO SURVEY

APPROVED
CONDITIONS

RECEIVED APR 17 2025

SHEET INDEX

SHEET NUMBER	
C0.00	COVER SHEET AND INDEX
1-47 OF 47	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.22	OVERALL STORMWATER AND WETLAND BUFFER PROTECTION PLAN
C0.23	STORMWATER CROSS SECTIONS
C0.30 - C0.31	DEMOLITION AND TREE PROTECTION PLAN
C0.40	WETLAND IMPACTS MAP
C1.00	MASTER GOLF HEADQUARTERS SITE PLAN
C2.00	MASTER STORMWATER MANAGEMENT PLAN
C2.01	AG POND STORMWATER MANAGEMENT PLAN
C5.00	MASTER GOLF MAINTENANCE FACILITY PLAN
C5.10 - C5.11	DETAILED GOLF MAINTENANCE FACILITY SITE PLAN
C5.20 - C5.21	DETAILED GOLF MAINTENANCE FACILITY GRADING, DRAINAGE AND UTILITY PLAN
C5.30 - C5.31	GOLF MAINTENANCE FACILITY UTILITY PLAN AND PROFILE
C5.40 - C5.43	CONSTRUCTION DETAILS
A2.1	ARCHITECTURAL FLOOR PLAN
A4.2-A4.3	ARCHITECTURAL ELEVATIONS
LS-1	LANDSCAPES NOTES AND DETAILS
LS-2	KEY SHEET
LS-3 - LS-32	LANDSCAPE PLANS
LS-33- LS-35	TREE MITIGATION CALCULATIONS
LS-36	LANDSCAPE BUFFER EXHIBIT
GR-1 - GR-3	GOLF COURSE GRADING

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ARCHITECT
ROBERT S. TAYLOR SR, R.A.
SCHERER CONSTRUCTION
2504 NW 71ST PLACE
GAINESVILLE, FL 32653
(352) 371-1417

LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON, L.A.
NVS, INC.
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

SURVEYOR OF RECORD
CHAD A. COLSON, P.L.S.
NVS, INC.
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

OWNER/DEVELOPER
TOMOKA HILLS FARMS, INC.
7201 NW 11TH PLACE
GAINESVILLE, FL 32605

ENGINEER OF RECORD
WALKER FAIN OWEN, P.E.
NVS, INC.
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

NV5

SCALE: N/A
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RE-SUBMITTAL REVISIONS:
03/17/25 SRWMD
10/31/24 CITY OF ALACHUA
01/22/24 SRWMD
11/17/23 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE
PROJECT: TOMOKA HILLS GOLF COURSE
SHEET TITLE: COVER SHEET AND INDEX

CONTACT(S): T.E. COWART
DESIGNED: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN * LICENSE * No. 94201 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *
FL PE No. 94201

SHEET NO.: C0.00

Tech: kwinr Plot Date: Mar 12,2025 12:47pm Filename: NV\2021\21-0025\departments\04_engineering\02_design_prf\Production Files\21-0025.18 CV.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS

LEGEND:

- = BENCHMARK
- = SET NAIL AND DISK STAMPED "TRAVERSE LB 5075"
- = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- = FOUND IRON PIPE (SIZE AS NOTED)
- = FOUND 5/8" IRON ROD (NO ID.)
- = FOUND NAIL AND DISK (MARKED AS NOTED)
- = FOUND STEEL REBAR & CAP (MARKED AS NOTED)(SIZE AS NOTED)
- = SET 1/2" STEEL REBAR AND CAP MARKED "TRAVERSE LB 5075"
- = CLEANOUT
- = CONCRETE POWER POLE
- = GAS VALVE
- = GUY ANCHOR
- = METAL LIGHT POLE
- = TELEPHONE PEDESTAL
- = TRAFFIC SIGNAL BOX
- = GUY POLE
- = WOODEN POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = MAILBOX
- = SIGN
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = UTILITY POLE
- = WOODEN POWER POLE
- = WATER VALVE
- = STORM INLET
- = SIGN WITH TWO POLES
- = BOLLARD
- = MONITORING WELL
- = CROSSWALK INDICATOR
- = HORSE WATERER
- = WATER TANK
- = ELECTRIC BOX
- = AIR CONDITIONER
- = TELEPHONE MANHOLE
- = CABLE TELEVISION BOX

TYP = TYPICAL
ELEV = ELEVATION
ID = IDENTIFICATION
NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
NAVD = NORTH AMERICAN VERTICAL DATUM
X 95.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 95.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
SCO = SWAMP CHESTNUT OAK
LO = LIVE OAK
LAO = LAUREL OAK
HB = HACKBERRY
PER = PERSIMMON
PI = PINE
PM = PALM
TREE = UNKNOWN SPECIES
MAP = MAPLE
FG = FOXGLOVE
SYC = SYCAMORE
WTO = WHITE OAK
SCO = SWAMP CHESTNUT OAK
MAG = MAGNOLIA
CAM = CAMPHOR
SG = SWEETGUM
CB = CHINA BERRY
CL = CHERRY LAUREL
HIC = HICKORY
CED = CEDAR
MIM = MIMOSA
BE = BOX ELDER
PCN = PECAN
RO = RED OAK
WO = WATER OAK
CT = CHINESE TALLOW
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CMP = CORRUGATED METAL PIPE
(M) = DATA BASED ON FIELD MEASUREMENTS
(C) = CALCULATED DATA
P.U.E. = PUBLIC UTILITIES EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CONC. = CONCRETE
TP = TAX PARCEL
N = NORTH
E = EAST
S = SOUTH
W = WEST
NE = NORTHEAST
SE = SOUTHEAST
SW = SOUTH WEST
NW = NORTHWEST
NO. = NUMBER
(M) = DATA BASED ON FIELD MEASUREMENTS
(C) = DATA BASED ON CALCULATIONS
(P) = DATA BASED ON PLAT BOOK "T", PAGE 53
(D1) = DATA BASED ON PARCEL 1 DESCRIPTION (O.R.B. 3299, PAGE 210)
(D2) = DATA BASED ON PARCEL 2 DESCRIPTION (O.R.B. 2213, PAGE 1501)
(D3) = DATA BASED ON PARCEL 3 DESCRIPTION (O.R.B. 2219, PAGE 1139)
(D4) = DATA BASED ON PARCEL 4 DESCRIPTION (O.R.B. 4921, PAGE 21)
(D5) = DATA BASED ON PARCEL 5 DESCRIPTION (O.R.B. 2645, PAGE 97)
(D7) = DATA BASED ON PARCEL 7 DESCRIPTION (O.R.B. 2971, PAGE 987)
(D8) = DATA BASED ON PARCEL 8 DESCRIPTION (O.R.B. 4540, PAGE 598)

- = OVERALL BOUNDARY LINE
- = INTERNAL BOUNDARY AND ADJOINER BOUNDARY LINES
- = MATCHLINE
- = EASEMENT LINE
- = R/W LINE
- = WETLAND DELINEATION LINE TO BOUNDARY TIE LINE
- = WETLAND DELINEATION LINE
- OHW = OVERHEAD WIRE
- X = FENCE (SIZE AND TYPE AS NOTED)
- SS = SANITARY SEWER LINE
- W = UNDERGROUND WATER LINE
- ST = STORM SEWER LINE
- (W) = WATER LINE (PER MAPS)
- (G) = GAS LINE (PER MAPS)
- (FM) = SANITARY SEWER FORCE MAIN LINE (PER MAPS)
- (FO) = FIBER OPTIC LINE (PER MAPS)
- 95 = CONTOUR LINE

= ROADWAY PAVEMENT MARKINGS

= ASPHALT SURFACE

= CONCRETE SURFACE

= DIRT SURFACE

DESCRIPTIONS:

PARCEL 1 (PER O.R.B. 3299, PAGE 210)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 16 AND THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LANE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN SOUTH 00 DEGS., 27 MINS., 58 SECS. WEST, A DISTANCE OF 3.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY ABANDONED); THENCE RUN NORTH 88 DEGS., 37 MINS., 15 SECS. WEST, ALONG SAID RIGHT OF WAY LINE , A DISTANCE OF 1090.69 FEET TO THE WEST RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN SOUTH 04 DEGS., 11 MINS., 43 SECS. WEST, ALONG SAID RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75, A DISTANCE OF 1200.36 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1195, AT PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA WITH SAID WEST RIGHT OF WAY LINE, OF INTERSTATE HIGHWAY NO.75 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04 DEGS., 11 MINS., 43 SECS. WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1257.04 FEET TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A 00 DEGS., 58 MINS., 28 SEC. CURVE, HAVING A RADIUS OF 5879.58 FEET, A TOTAL INTERNAL ANGLE OF 28 DEGS., 38 MINS., 28 SECS. AND BEING CONCAVE TO AN EASTERLY DIRECTION; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF THE SAID RIGHT OF WAY CURVE, AN ARC DISTANCE OF 1734.82 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE SOUTHEAST CORNER OF THE CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 742, AT PAGE 153 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 72 DEGS., 29 MINS., 54 SECS. WEST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 742, AT PAGE 153, A DISTANCE OF 2775.69 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 17 DEGS., 05 MINS., 50 SECS. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 592.04 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGS., 04 MINS., 44 SECS. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 725.63 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. S-235-A (100 FOOT RIGHT OF WAY); THENCE RUN NORTH 01 DEGS., 59 MINS., 55 SECS. WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2164.71 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1195, AT PAGE 66; THENCE RUN NORTH 88 DEGS., 29 MINS., 13 SECS. EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 2807.17 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 08 DEGS., 14 MINS., 10 SECS. EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 917.09 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (PER O.R.B. 2213, PAGE 1501)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9 & 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH , RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S. 01°54'57" W., A DISTANCE OF 3.76 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N. 87°08'33" W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N. 05°41'41" E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO AN IRON PIPE ON THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE RUN N. 87°08'33" W., ALONG SAID CENTERLINE, A DISTANCE OF 1480.63 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 34°35'30", AND A CHORD BEARING AND DISTANCE OF S. 75°33'42" W., 1703.44 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE AND ALONG SAID CENTERLINE, AN ARC DISTANCE OF 1729.58 FEET TO AN IRON PIPE AT THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 58°15'57" W., ALONG SAID CENTERLINE, A DISTANCE OF 716.12 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235A (100 FOOT RIGHT OF WAY); THENCE RUN S. 00°07'42" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1030.00 FEET TO A CONCRETE MONUMENT; THENCE RUN N. 89°58'49" E. A DISTANCE OF 2807.17 FEET TO A CONCRETE MONUMENT; THENCE RUN N. 59°41'41" E., A DISTANCE OF 917.50 FEET TO A CONCRETE MONUMENT ON SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93; THENCE RUN N. 05°41'41" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1300.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3 (PER O.R.B. 2219, PAGE 1139)

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND FRACTIONAL SECTION 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E., A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E., A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN N.86°54'12"E., ALONG SAID SOUTH LINE, A DISTANCE OF 299.30 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 175, PAGE 1000 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ORIGINAL PARCEL"; THENCE RUN S.03°19'15"E., ALONG THE EAST LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 94.71 FEET TO THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN SOUTHWESTERLY, ALONG SAID CENTERLINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, THROUGH AN ARC ANGLE OF 07°33'14", AN ARC DISTANCE OF 377.68 FEET (CHORD BEARING AND DISTANCE OF S.59°28'16"W., 377.42 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°41'39"W., ALONG SAID CENTERLINE, A DISTANCE OF 506.12 FEET TO A BOUNDARY CORNER OF SAID "ORIGINAL PARCEL"; THENCE RUN N.03°05'00"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET; THENCE RUN S.55°41'39"W., ALONG A BOUNDARY LINE OF SAID "ORIGINAL PARCEL", A DISTANCE OF 210.00 FEET TO THE INTERSECTION OF SAID BOUNDARY LINE WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN N.03°05'00"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 419.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.105 ACRES MORE OR LESS.

LESS AND EXCEPT: A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.86°54'12"E., ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.03°06'59"W., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500.44 FEET; THENCE RUN N.86°53'01"E. A DISTANCE OF 647.68 FEET; THENCE RUN S.03°06'59"E. A DISTANCE OF 500.66 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 9; THENCE RUN S.86°54'12"W. ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

PARCEL 4 (PER O.R.B. 2229, PAGE 1239)

LOTS TWO (2) AND THREE (3), ALACHUA OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 53, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 5 (PER O.R.B. 2645, PAGE 97)

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

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE AND RUN NORTH 86°54'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY); THENCE RUN NORTH 03°06'59" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 967.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 03°06'59" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 235.36 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE WITH THE SOUTH RIGHT OF WAY LINE OF OLD STATE HIGHWAY NO. 2 (66 FOOT RIGHT OF WAY); THENCE RUN SOUTH 78°-37'-24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 321.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 10209.13 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 01°56'28", AN ARC DISTANCE OF 345.87 FEET (CHORD BEARING AND DISTANCE OF SOUTH 79°35'38" EAST, 345.86 FEET RESPECTIVELY); THENCE RUN SOUTH 03°06'59" EAST, A DISTANCE OF 540.96 FEET; THENCE RUN SOUTH 86°53'01" WEST, A DISTANCE OF 254.68 FEET; THENCE RUN NORTH 03°06'59" WEST, A DISTANCE OF 466.97 FEET; THENCE RUN SOUTH 86°53'01" WEST, A DISTANCE OF 393.00 FEET TO THE TRUE POINT OF BEGINNING.

LESS THE WESTERLY 210 FEET THEREOF.

PARCEL 6 (PER O.R.B. 3090, PAGE 1391)

LOT 1, ALACHUA OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 53, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 7 (PER O.R.B. 2971, PAGE 987)

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 9 FOR A POINT OF REFERENCE AND RUN NORTH ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 500.44 FEET; THENCE RUN EAST PERPENDICULAR TO THE SAID WEST LINE OF SECTION 9, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 235-A (100' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE EAST PERPENDICULAR TO THE SAID WEST LINE OF SECTION 9 A DISTANCE OF 393.00 FEET; THENCE RUN NORTH PARALLEL TO THE SAID WEST LINE OF SECTION 9, A DISTANCE OF 221.68 FEET; THENCE RUN WEST, PERPENDICULAR TO THE SAID WEST LINE OF SECTION 9 A DISTANCE OF 393.00 FEET TO THE SAID EASTERLY RIGHT OF WAY OF STATE ROAD NO. 235-A; THENCE SOUTH PARALLEL TO THE SAID WEST LINE OF SECTION 9, AND ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 235-A, A DISTANCE OF 221.68 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PER O.R.B. 4540, PAGE 598)

EAST PARCEL: A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 9 AND THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN SOUTH 01 DEG. 54'57" WEST, A DISTANCE OF 3.76 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN NORTH 87 DEG. 08'33" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1090.74 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN NORTH 05 DEG. 41'41" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO A 5/8" STEEL ROD AND CAP STAMPED CHW INC (LB5075) AT THE CENTERLINE OF AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN NORTH 87 DEG. 08'33" WEST, ALONG SAID CENTERLINE OF ABANDONED RAILROAD, A DISTANCE OF 1480.76 FEET TO A 1/2" STEEL ROD AND CAP STAMPED ACLS(LB2903) AT THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2864.79 FEET; THENCE RUN 416.82 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8 DEG. 20'11" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88 DEG. 41'02" WEST, 416.45 FEET TO IT'S INTERSECTION WITH THE EAST LINE OF A PROPOSED 100 FOOT WIDE ROADWAY AND THE POINT OF BEGINNING, SAID INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE RUN ALONG SAID EAST LINE, 364.58 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 23 DEG. 12'35" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04 DEG. 14'21" EAST, 362.09 FEET TO A NON-TANGENT POINT OF REVERSE CURVATURE ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3309.14 FEET; THENCE CONTINUE ALONG SAID EAST LINE, 211.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEG. 40'01" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13 DEG. 59'35" EAST, 211.76 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST LINE, NORTH 12 DEG. 09'34" EAST, A DISTANCE OF 49.63 FEET TO IT'S INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NW 162ND LANE, (A 60 FOOT WIDE RIGHT OF WAY); THENCE RUN SOUTH 78 DEG. 09'10" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 798.74 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION), MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4281 AT PAGE 128 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA.; THENCE RUN ALONG THE BOUNDS OF SAID LANDS THE FOLLOWING THREE (3) COURSES; 1) SOUTH 12 DEG. 02'06" WEST, A DISTANCE OF 217.73 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED (PLS 2226); 2) SOUTH 78 DEG. 08'35" EAST, A DISTANCE OF 399.95 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED (PLS2226); 3) NORTH 12 DEG. 06'06" EAST, A DISTANCE OF 217.80 TO A 5/8" STEEL ROD AND CAP STAMPED CHW INC (LB 5075) SAID POINT BEING THE NORTHEAST CORNER OF SAID LANDS AND A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF NW 162ND LANE; THENCE RUN SOUTH 78 DEG. 09'10" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 673.36 FEET TO IT'S INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93; THENCE RUN SOUTH 05 DEG. 41'04" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 294.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EAST ROADWAY PARCEL:

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

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN SOUTH 01 DEG. 54'57" WEST, A DISTANCE OF 3.76 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN NORTH 87 DEG. 08'33" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1090.74 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN NORTH 05 DEG. 41'41" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO A 5/8" STEEL ROD AND CAP STAMPED CHW INC (LB5075) AT THE CENTERLINE OF AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN NORTH 87 DEG. 10'32" WEST, ALONG SAID CENTERLINE OF ABANDONED RAILROAD, A DISTANCE OF 1480.76 FEET TO A 1/2" STEEL ROD AND CAP STAMPED ACLS(LB2903) AT THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2864.79 FEET; THENCE RUN 416.82 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8 DEG. 20'11" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88 DEG. 41'02" WEST, 416.45 FEET TO IT'S INTERSECTION WITH THE EAST LINE OF A PROPOSED 100 FOOT WIDE ROADWAY AND THE POINT OF BEGINNING, SAID INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE RUN ALONG SAID EAST LINE, 364.58 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 23 DEG. 12'35" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04 DEG. 14'21" EAST, 362.09 FEET TO A NON-TANGENT POINT OF REVERSE CURVATURE ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3309.14 FEET; THENCE CONTINUE ALONG SAID EAST LINE, 211.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEG. 40'01" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13 DEG. 59'35" EAST, 211.76 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST LINE, NORTH 12 DEG. 09'34" EAST, A DISTANCE OF 49.63 FEET TO IT'S INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NW 162ND LANE, TO 60 FOOT WIDE RIGHT OF WAY); THENCE RUN NORTH 78 DEG. 09'10" WEST, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO IT'S INTERSECTION WITH THE CENTERLINE OF SAID PROPOSED 100 FOOT WIDE ROADWAY; THENCE RUN SOUTH 12 DEG. 09'34" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 49.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO WESTERLY, HAVING A RADIUS OF 3259.14 FEET; THENCE RUN ALONG SAID CENTERLINE, 209.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEG. 40'29" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEG. 59'49" WEST, 208.99 FEET TO A NON-TANGENT POINT OF REVERSE CURVATURE ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 950.00 FEET; THENCE CONTINUE ALONG SAID CENTERLINE, 383.18 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23 DEG. 06'36" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEG. 15'43" WEST, 380.59 FEET TO IT'S POINT OF INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, SAID INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2864.79 FEET; THENCE RUN ALONG SAID CENTERLINE OF ABANDONED RAILROAD, 50.01 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEG. 00'01" AND SUBTENDED BY A CHORD BEARINS AND DISTANCE OF NORTH 84 DEG. 00'56" EAST, 50.01 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE FLORIDA NORTH ZONE 83/86 DATUM PROJECTED FROM ALACHUA COUNTY DENSIFICATION SURVEY 1988 - RECOVERED TRAVERSE CONTROL POINTS #4602 & 4603.
2. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1988 (NAD88) PROJECTED FROM RECOVERED BENCHMARK C 51- 0740" CONCRETE MONUMENT AND BRASS CAP STAMPED C 51 1934 HAVING A PUBLISHED ELEVATION OF 75.14 FEET.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFIT OF FURNISHED TITLE WORK, INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF REC

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

BOUNDARY & TOPOGRAPHIC SURVEY

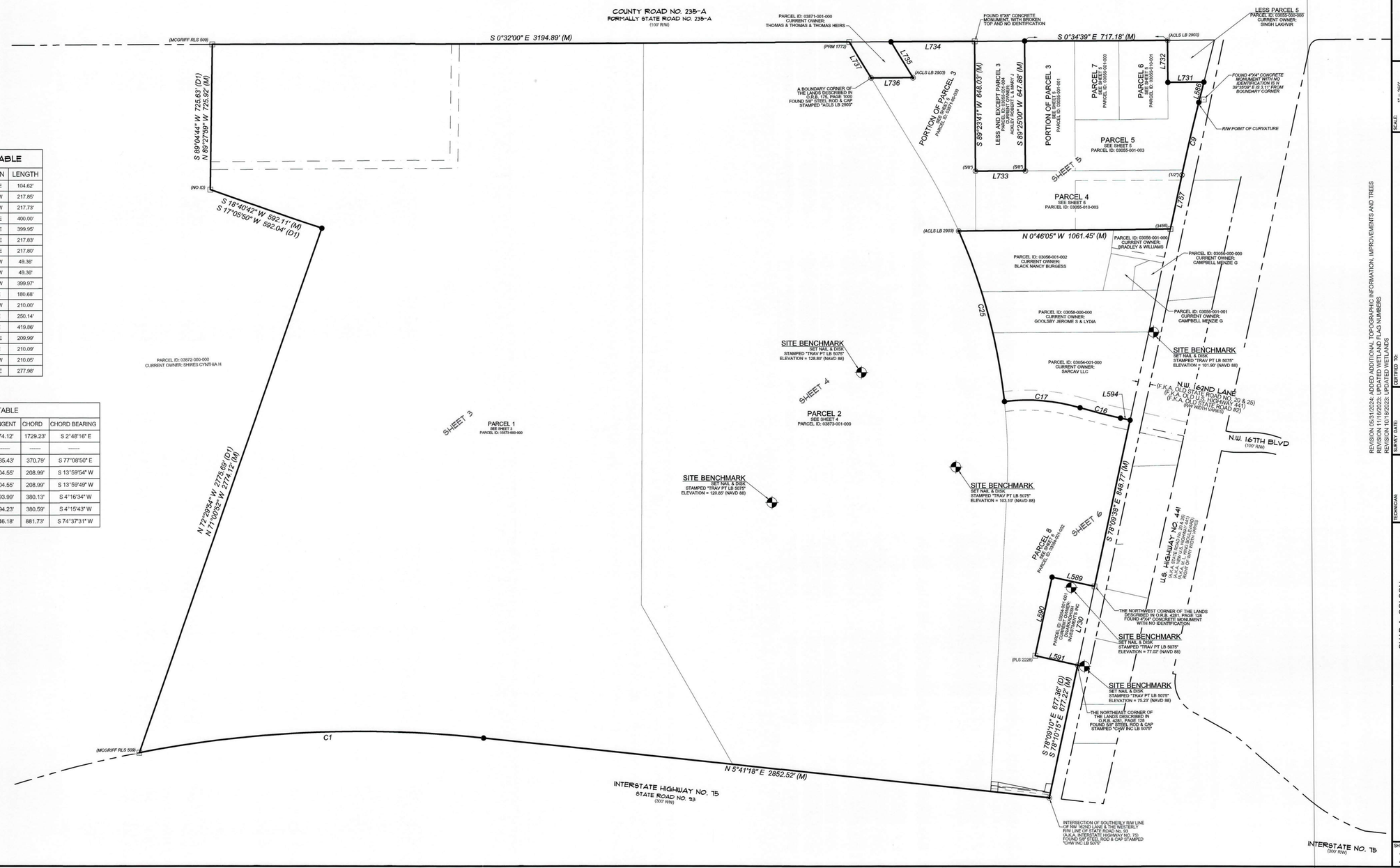
LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 125 250 500

APPROVED CONDITIONS

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L586(M)	S 76°02'39" E	104.62'
L589(M)	S 12°02'31" W	217.85'
L589(D8)	S 12°02'06" W	217.73'
L590(M)	S 78°08'19" E	400.00'
L590(D8)	S 78°08'35" E	399.95'
L591(M)	N 12°02'06" E	217.83'
L591(D8)	N 12°02'06" E	217.80'
L594(M)	S 12°09'36" W	49.36'
L594(D8)	S 12°09'34" W	49.36'
L730(M)	N 78°08'10" W	399.97'
L731(M)	S 0°34'01" E	180.68'
L732(M)	S 89°22'44" W	210.00'
L733(M)	S 0°35'52" E	250.14'
L734(M)	S 0°32'14" E	419.86'
L735(M)	N 58°03'05" E	209.99'
L736(M)	S 0°36'09" E	210.09'
L737(M)	S 58°15'37" W	210.05'
L757(M)	S 78°11'12" E	277.98'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	1735.53'	5879.58'	16°54'45"	874.12'	1729.23'	S 2°48'16" E
C1(D1)	1734.82'	5879.58'	28°28'28"	-------	-------	-------
C9(M)	370.81'	10209.13'	2°04'52"	185.43'	370.79'	S 77°08'50" E
C16(M)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'54" W
C16(D8)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'49" W
C17(M)	382.71'	950.00'	23°04'54"	193.99'	380.13'	S 4°16'34" W
C17(D8)	383.18'	950.00'	23°06'37"	194.23'	380.59'	S 4°15'43" W
C25(M)	885.24'	2864.79'	17°42'17"	446.18'	881.73'	S 74°37'31" W



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

TOMOKA HILLS FARMS, INC.

CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

SCALE: 1" = 250'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: WKC
CREW CHIEF: WK
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

CHAD A. COLSON
SEE SHEET ONE OF FORTY-SEVEN
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
2 OF 47

Tech: chris Plot Date: Jun 14,2024 1:34pm Filename: C:\JobResources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

N

GRAPHIC SCALE
0 100 200 400

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST

N 88°37'15" W 1090.69' (D)
THE FORMER SOUTH R/W LINE OF THE SEABOARD RAILROAD (ABANDONED)

L1

S 4°11'43" W 1200.36' (D)
THE WEST R/W LINE OF INTERSTATE NO. 75

POINT OF BEGINNING
THE INTERSECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN O.R.B. 1195, AT PAGE 66 WITH THE WEST R/W LINE OF INTERSTATE NO. 75

FENCE LINE IS 0.4' EAST OF BOUNDARY CORNER

SEE SHEET 4
MATCH LINE
SEE SHEET 3

N 58°14'10" E 917.09' (D1)
N 59°42'46" E 916.98' (C)

THE SOUTH LINE OF THE LANDS DESCRIBED IN O.R.B. 1195, PAGE 66

THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN O.R.B. 1195, PAGE 66

FENCE LINE IS 7.4' EAST OF BOUNDARY CORNER

SEE SHEET 4
MATCH LINE
SEE SHEET 3

N 88°29'13" E 2807.17' (D1)
N 89°56'26" E 2807.17' (C)

PARCEL 2
SEE SHEET 4
PARCEL ID: 03873-001-000

THE SOUTH LINE OF THE LANDS DESCRIBED IN O.R.B. 1195, PAGE 66

S 4°11'43" W 1257.04' (D1)
S 5°42'30" W 1257.04' (C)

COUNTY ROAD NO. 235-A
FORMALLY STATE ROAD NO. 235-A
(100' R/W)

4' WOOD FENCE

GATE

N 0°31'30" W 2164.34' (C)
N 1°59'55" W 2164.71' (D1)

PARCEL 1
PARCEL ID: 03873-000-000

FENCE LINE IS 4.9' EASTERLY OF BOUNDARY CORNER

POSSIBLE UTILITY EASEMENT
NO RECORDING INFORMATION WAS DISCOVERED OR PROVIDED TO THIS SURVEYOR.
(WIDTH OF EASEMENT, IF ANY, IS UNDETERMINED)

INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93
(300' R/W)

C1

5' WIRE FENCE

END OF FENCE IS 36.7' SOUTH & 87.6 EAST OF BOUNDARY CORNER

THE SOUTH LINE OF THE LANDS DESCRIBED IN O.R.B. 742, PAGE 153

S 18°40'42" W 592.71' (M)
S 17°08'50" W 592.04' (D1)

N 71°00'52" W 2774.12' (M)
N 72°29'54" W 2775.69' (D1)

FENCE CORNER IS 2.5' NORTH & 0.4' WEST OF BOUNDARY CORNER

4' WIRE FENCE

N 89°27'59" W 725.92' (M)
S 89°04'44" W 725.63' (D1)

THE SOUTH LINE OF THE LANDS DESCRIBED IN O.R.B. 742, PAGE 153

(MCGRIFF RLS 509)

(NO ID)

GATE

FENCE CORNER IS 8.3' EAST & 0.5' SOUTH OF BOUNDARY CORNER

THE EAST R/W LINE OF COUNTY ROAD 235-A

PARCEL ID: 03872-000-000
CURRENT OWNER: SHIRES CYNTHIA H

4' WIRE FENCE

FENCE CORNER IS 11.4' NORTHERLY OF BOUNDARY LINE

FENCE CORNER IS 7.1' SOUTHERLY OF BOUNDARY LINE

FENCE CORNER IS 19.8' NORTHERLY OF BOUNDARY LINE

FENCE CORNER IS 13.6' NORTHERLY OF BOUNDARY LINE

FENCE CORNER IS 18.4' NORTHERLY OF BOUNDARY LINE

(MCGRIFF RLS 509)

FENCE LINE IS 1.4' EASTERLY OF BOUNDARY CORNER

THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN O.R.B. 742, PAGE 153

THE WEST R/W LINE OF INTERSTATE NO. 75

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(D1)	S 0°27'55" W	3.76'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	1735.53'	5879.58'	16°54'45"	874.12'	1729.23'	S 2°48'16" E
C1(D1)	1734.82'	5879.58'	28°38'28"	------	------	------

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/19/2023: UPDATED WETLANDS

TOMOKA HILLS FARMS, INC.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1" = 200'
IF "1" SCALE BAR IS NOT 1" ON ORIGINAL DRAWING THIS SHEET, ADJUST SCALES ACCORDINGLY.

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
FIELD BOOK & PAGE: 835 / 69 & 650 / 4
DRAWN BY: WKC
CHK'D BY: VIM
CHECKED BY: CAC
CERTIFIED TO:

This map prepared by:
CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

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

SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.:
3 OF 47

Tools: chads Plot Date: Jun 14,2024 1:54pm Filename: C:\JobResources\Temp\XrefPublish_13820\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

N

GRAPHIC SCALE
0 75 150 300

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

SEE SHEET 6 MATCH LINE SEE SHEET 4

PARCEL 8
SEE SHEET 6
PARCEL ID: 03054-001-002

(5/8", ACLS 2903)

N 87°08'33" W 1480.63' (D2)
N 87°10'07" W 1480.81' (M)

THE FORMER CENTERLINE OF THE SEABOARD RAILROAD R/W (ABANDONED)

THE WEST R/W LINE OF INTERSTATE NO. 75

4' WIRE FENCE

FENCE LINE IS 2.0' WEST OF BOUNDARY CORNER

POINT OF BEGINNING
(5/8", CHW INC LB 5075)

4' WOOD FENCE

FENCE CORNER IS 0.6' WEST OF BOUNDARY LINE

FENCE CORNER IS 0.6' WEST OF BOUNDARY LINE

L444

N 87°08'33" W 1090.74' (D2)

L443

POINT OF COMMENCEMENT
THE SOUTHEAST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST

THE FORMER SOUTH R/W LINE OF THE SEABOARD RAILROAD (ABANDONED)

WESTERLY R/W LINE OF STATE ROAD No. 93 (A.K.A. INTERSTATE HIGHWAY No. 75)

5' WIRE FENCE

N 5°41'41" E 1300.00' (D2)
N 5°40'44" E 1300.24' (C)

INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93
(300' R/W)

SEE SHEET 5 MATCH LINE SEE SHEET 4

PARCEL ID: 03056-001-002
CURRENT OWNER:
BLACK NANCY BURGESS

(5/8", ACLS 2903)

THE FORMER CENTERLINE OF THE SEABOARD RAILROAD R/W (ABANDONED)

C25
C7

PORTION OF PARCEL 3
SEE SHEET 5
PARCEL ID: 03871-001-000

S 58°14'44" W 716.13' (M)
S 58°15'5" W 716.12' (D2)

4' WOOD FENCE

THE EASTERLY R/W LINE OF COUNTY ROAD NO. 235A

PARCEL ID: 03871-000-000
CURRENT OWNER:
THOMAS HARRIS &
THOMAS HARRIS

(FIRM 1772)

END OF FENCE IS 1.7' EAST & 36.9' SOUTH OF BOUNDARY CORNER

1.3'

4' WOOD FENCE

S 0°33'05" E 1030.54' (C)
S 0°30'42" E 1030.00' (D2)

7.6'

7.8'

COUNTY ROAD NO. 235-A
FORMERLY STATE ROAD NO. 235-A
(100' R/W)

PARCEL 2
PARCEL ID: 03873-001-000

SEE SHEET 4 MATCH LINE SEE SHEET 3

N 59°41'41" E 917.50' (D2)
N 59°42'46" E 916.98' (C)

FENCE LINE IS 5.4' EAST OF BOUNDARY CORNER

THE WEST R/W LINE OF INTERSTATE NO. 75

SEE SHEET 4 MATCH LINE SEE SHEET 3

N 89°58'49" E 2807.17' (D2)
N 89°56'26" E 2807.17' (C)

FENCE LINE IS 7.6' EAST OF BOUNDARY CORNER

THE EASTERLY R/W LINE OF COUNTY ROAD NO. 235A

PARCEL 1
PARCEL ID: 03873-000-000
SEE SHEET 3

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L443(D2)	S 1°54'5" W	3.76'
L444(D2)	N 5°41'41" E	100.12'
L444(C)	N 5°40'44" E	99.88'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C7(M)	1729.65'	2864.79'	34°35'35"	892.09'	1703.50'	S 75°33'10" W
C7(D2)	1729.59'	2864.79'	34°35'30"	892.06'	1703.44'	S 75°33'42" W
C25(M)	885.24'	2864.79'	17°42'17"	446.18'	881.73'	S 74°37'31" W

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/19/2023: UPDATED FLAG NUMBERS

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CHW Professional Consultants

SCALE: 1" = 150'
KEEP 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

TOMOKA HILLS FARMS, INC.

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 / 89 & 650 / 4
SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.: 4 OF 47

Tech: chads Plot Date: Jun 14,2024 1:34pm Filename: C:\Acad\Resources\Temp\AsPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

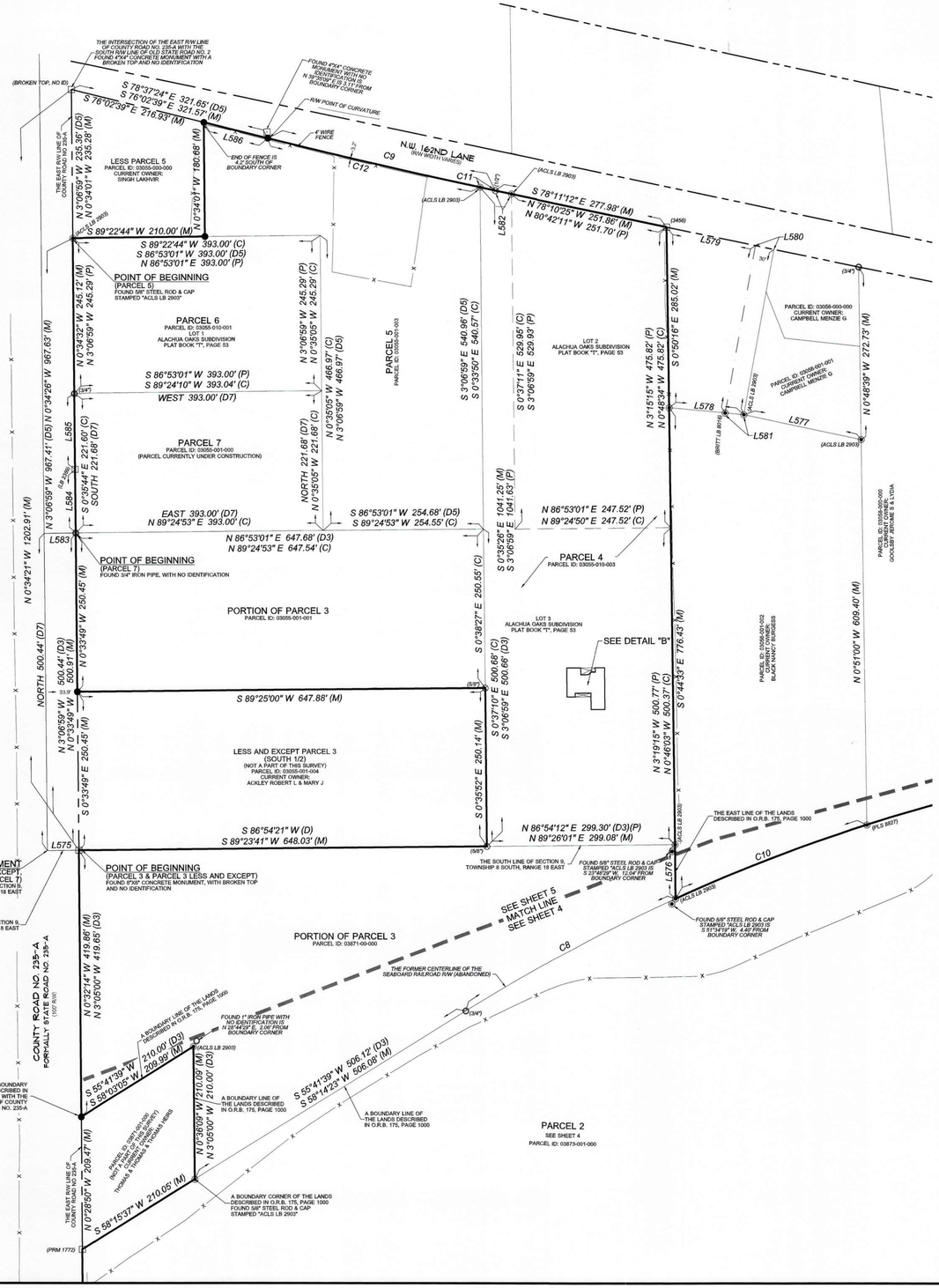
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CSC
CONDITIONS

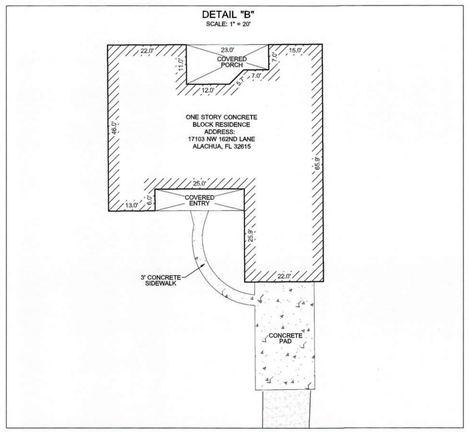
SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.



SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L575(D3)(D5)	N 86°54'12" E	50.00'
L576(M)	S 3°19'15" E	84.71'
L576(D3)	S 0°32'24" E	85.25'
L577(M)	N 77°57'58" W	190.34'
L578(M)	N 84°30'07" W	119.08'
L581(M)	N 84°22'200" W	29.96'
L582(M)	N 78°18'46" W	26.12'
L582(P)	N 80°42'11" W	26.51'
L583(D7)	S 89°24'53" W	50.00'
L584(M)	N 0°33'30" W	100.95'
L585(M)	N 0°37'36" W	120.65'
L586(M)	S 76°02'39" E	104.77'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C8(M)	377.58'	2864.79'	7°33'06"	189.07'	377.31'	S 62°01'39" W
C8(D3)	377.68'	2864.79'	7°33'14"	189.12'	377.42'	S 59°28'16" W
C9(M)	370.81'	10209.13'	2°04'52"	185.43'	370.79'	S 77°08'50" E
C10(M)	325.22'	2864.79'	6°30'16"	162.78'	325.04'	S 69°06'13" W
C11(M)	24.84'	10209.13'	0°08'22"	12.42'	24.84'	S 77°50'27" E
C11(P)	24.70'	10209.13'	0°08'19"	12.35'	24.70'	S 80°38'01" E
C12(M)	345.97'	10209.13'	1°56'30"	173.00'	345.95'	S 76°05'51" E
C12(D5)	345.88'	10209.13'	1°56'28"	172.95'	345.86'	S 79°35'38" E

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

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SCALE: 1" = 100'
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

TOMOKA HILLS FARMS, INC.

CERTIFIED TO:

TECHNICIAN: WKC
CREW CHIEF: WM
DRAWN BY: CAC
CHECKED BY: CAC
SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

CHAD A. COLSON

SEE SHEET ONE OF FORTY-SEVEN

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. LB. 5075
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SHEET NO.:
5 OF 47

Tech: chobb Plot Date: Jun 14,2024 1:34pm File name: C:\Acad\resources\temp\xuPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CAC

SURVEYOR'S NOTES:

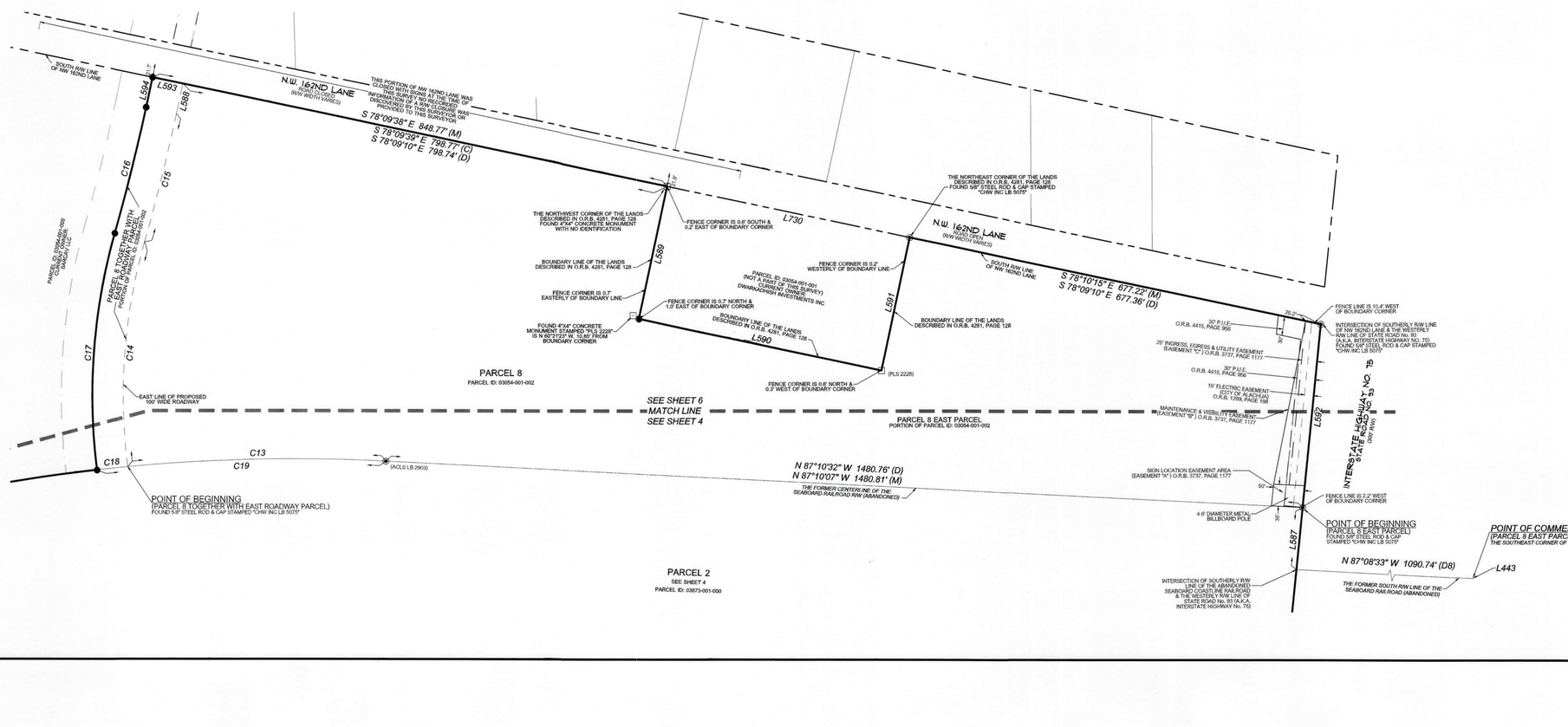
1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

N

GRAPHIC SCALE
0 50 100 200

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L443(D8)	S 1°54'57" W	3.76'
L587(C)	N 5°40'44" E	99.88'
L587(D8)	N 5°41'41" E	100.12'
L588(C)	N 12°09'34" E	49.63'
L588(D8)	N 12°09'34" E	49.63'
L589(M)	S 12°02'31" W	217.85'
L589(D8)	S 12°02'06" W	217.73'
L590(M)	S 78°08'19" E	400.00'
L590(D8)	S 78°08'35" E	399.95'
L591(M)	N 12°02'06" E	217.83'
L591(D8)	N 12°02'06" E	217.80'
L592(M)	S 5°38'39" W	295.24'
L592(D8)	S 5°41'04" W	294.78'
L593(M)	N 78°09'08" W	50.00'
L593(D8)	N 78°09'10" W	50.00'
L594(M)	S 12°09'36" W	49.36'
L594(D8)	S 12°09'34" W	49.36'
L730(M)	N 78°08'10" W	399.97'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C13(C)	416.95'	2864.79'	8°20'20"	208.84'	416.58'	S 88°44'58" W
C13(D8)	416.82'	2864.79'	8°20'11"	208.78'	416.45'	S 88°41'02" W
C14(C)	364.16'	900.00'	23°11'00"	184.61'	361.68'	N 4°15'08" E
C14(D8)	364.58'	900.00'	23°12'35"	184.82'	362.09'	N 4°14'21" E
C15(C)	211.80'	3309.14'	3°40'01"	105.93'	211.58'	N 13°59'35" E
C15(D8)	211.79'	3309.14'	3°40'01"	105.93'	211.76'	N 13°59'35" E
C16(M)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'54" W
C16(D8)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'49" W
C17(M)	382.71'	950.00'	23°04'54"	193.99'	380.13'	S 4°16'34" W
C17(D8)	383.18'	950.00'	23°06'37"	194.23'	380.59'	S 4°15'43" W
C18(M)	50.02'	2864.79'	1°00'01"	25.01'	50.01'	N 84°04'47" E
C18(D8)	50.01'	2864.79'	1°00'01"	25.01'	50.01'	N 84°00'56" E
C19(M)	466.96'	2864.79'	9°20'21"	234.00'	466.45'	S 88°14'57" W



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

Certified To:

TOMOKA HILLS FARMS, INC.

SCALE: 1" = 100'

KEEP "1 INCH" BAR ON ONE LINE ON ORIGINAL DRAWING

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TECHNICIAN: WKC
CREW CHIEF: WM
DRAWN BY: CAC
CHECKED BY: CAC
SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
FIELD BOOK & PAGE: 656 / 69 & 650 / 4

CHAD A. COLSON

Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

This map prepared by:

Certificate of Authorization No. L.B. 5075
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SHEET NO.: 6 OF 47

Tech: chads Plot Date: Jun 14,2024 1:34pm Filename: C:\Local\Resources\Temp\AcPublish_13600\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS

GRAPHIC SCALE
0 125 250 500

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L577(M)	N 77°57'58" W	190.34'
L578(M)	N 84°30'07" W	119.08'
L586(M)	S 76°02'39" E	104.62'
L589(M)	S 12°02'31" W	217.85'
L589(D8)	S 12°02'06" W	217.73'
L590(M)	S 78°08'19" E	400.00'
L590(D8)	S 78°08'35" E	399.95'
L591(M)	N 12°02'06" E	217.83'
L591(D8)	N 12°02'06" E	217.80'
L594(M)	S 12°09'36" W	49.36'
L594(D8)	S 12°09'34" W	49.36'
L730(M)	N 78°08'10" W	399.97'
L731(M)	S 0°34'44" E	181.68'
L732(M)	S 89°22'44" W	210.00'
L733(M)	S 0°35'52" E	250.14'
L734(M)	S 0°32'14" E	419.86'
L735(M)	N 58°03'05" E	209.99'
L736(M)	S 0°36'09" E	210.09'
L737(M)	S 58°15'37" W	210.05'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	1735.53'	5879.58'	16°54'45"	874.12'	1729.23'	S 2°48'16" E
C1(D1)	1734.82'	5879.58'	16°54'21"	------	------	------
C9(M)	370.81'	10209.13'	2°04'52"	185.43'	370.79'	S 77°08'50" E
C16(M)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'54" W
C16(D8)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'49" W
C17(M)	382.71'	950.00'	23°04'54"	193.99'	380.13'	S 4°16'34" W
C17(D8)	383.18'	950.00'	23°06'37"	194.23'	380.59'	S 4°15'43" W
C24(M)	559.96'	2864.79'	11°11'57"	280.87'	559.06'	S 77°49'57" W

COUNTY ROAD NO. 235-A
FORMALLY STATE ROAD NO. 235-A
(100' R/W)

S 0°32'00" E 3194.89' (M)

S 89°04'44" W 725.63' (D1)
N 89°27'59" W 725.92' (M)

S 18°40'42" W 592.11' (M)
S 17°05'50" W 592.04' (D1)

N 72°28'54" W 2775.69' (D1)
N 71°05'52" W 2774.12' (M)

SHEET 33
SHEET 9
SHEET 11
SHEET 8
SHEET 10
SHEET 12
SHEET 13

PARCEL ID: 03872-000-000
CURRENT OWNER: SHIRES CYNTHIA H

PARCEL 1
SEE SHEET 3
PARCEL ID: 03873-000-000

PARCEL 1
SEE SHEET 3
PARCEL ID: 03873-000-000

PARCEL 2
SEE SHEET 4
PARCEL ID: 03875-001-000

PARCEL ID: 03871-001-000
CURRENT OWNER:
THOMAS & THOMAS & THOMAS HEIRS

PORTION OF PARCEL 3
PARCEL ID: 03875-000-000

LESS AND EXCEPT PARCEL 3
CURRENT OWNER:
ACHEY BRELAND RAILWAY J

PORTION OF PARCEL 3
PARCEL ID: 03055-001-001

PARCEL 7
SEE SHEET 7
PARCEL ID: 03055-001-000

PARCEL 6
SEE SHEET 7
PARCEL ID: 03055-010-001

LESS PARCEL 5
PARCEL ID: 03055-000-000
CURRENT OWNER:
SINGH LAKHVIR

PARCEL 5
SEE SHEET 6
PARCEL ID: 03055-001-003

PARCEL 4
SEE SHEET 5
PARCEL ID: 03055-010-003

S 0°34'39" E 717.18' (M)
N 0°46'05" W 1061.45' (M)
S 78°09'38" E 846.77' (M)
S 89°23'41" W 648.03' (M)
S 89°25'00" W 647.89' (M)

L734 L735 L731 L736 L732 L733 L586 L587 L589 L590 L730 L591 L594

C9 C16 C17 C24 C25

R/W POINT OF CURVATURE

PARCEL ID: 03056-001-000
CURRENT OWNER:
BRADLEY & WILLIAMS

PARCEL ID: 03056-001-002
CURRENT OWNER:
BLACK NANCY BURGESS

PARCEL ID: 03056-000-000
CURRENT OWNER:
CAMPBELL MENZIE G

PARCEL ID: 03056-000-000
CURRENT OWNER:
GOOLSBY JEROME S & LYDIA

PARCEL ID: 03056-001-001
CURRENT OWNER:
CAMPBELL MENZIE G

PARCEL ID: 03054-001-000
CURRENT OWNER:
SARCAV LLC

PARCEL ID: 03054-001-001
CURRENT OWNER:
TOWNSEND ANNE INC

PARCEL 8
SEE SHEET 7
PARCEL ID: 03055-001-002

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
ELEVATION = 128.80' (NAVD 88)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
ELEVATION = 120.85' (NAVD 88)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
ELEVATION = 103.10' (NAVD 88)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
ELEVATION = 101.90' (NAVD 88)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
ELEVATION = 77.02' (NAVD 88)

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
ELEVATION = 75.23' (NAVD 88)

S 78°09'10" E 677.36' (D)
S 78°10'15" E 677.22' (M)

N.W. 162ND LANE
(F.K.A. OLD STATE ROAD NO. 25 & 25)
(F.K.A. OLD U.S. HIGHWAY 441)
(F.K.A. OLD STATE ROAD 241)
IRON WORTH VARIES

N.W. 167TH BLVD
(100' R/W)

U.S. HIGHWAY NO. 441
STATE ROAD NO. 25
(A.K.A. NORTH MAIN STREET, A.K.A. NORTH MAIN ROAD, A.K.A. NORTH MAIN HIGHWAY, A.K.A. STATE ROAD NO. 25)
RIGHT OF WAY WIDTH VARIES

WETLAND DELINEATION LINE (TYPICAL)
BOUNDARY / WETLAND DELINEATION TIE LINE (TYPICAL)
WETLAND DELINEATION LINE FLAGGED BY OTHERS (TYPICAL)
TOP OF BANK OF DEPRESSION

C1

N 5°41'18" E 2852.52' (M)

INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93
(300' R/W)

INTERSTATE NO. 75
(300' R/W)

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/19/2023: UPDATED WETLANDS

TOMOKA HILLS FARMS, INC.

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SCALE: 1" = 250'
VERIFY SCALE BAR IS ACCURATE ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
CERTIFIED TO:

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 535 | 69 & 650 | 4

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

This map prepared by:

Certificate of Authorization No. L.B. 5075
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SHEET NO.:
7 OF 47

Tech: chads Plot Date: Jun 14,2024 1:36pm Filename: C:\Acad\Resources\Temp\XrefPublish_13600\L21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CSC

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L3(M)	N 37°46'19" E	22.35'
L4(M)	N 14°55'48" W	31.01'
L5(M)	N 4°11'40" W	25.03'
L6(M)	N 34°48'07" E	44.37'
L7(M)	N 66°33'22" E	41.64'
L8(M)	N 71°10'59" E	28.88'
L9(M)	N 43°42'17" E	25.62'
L10(M)	N 57°06'09" E	30.86'
L11(M)	S 73°52'26" E	29.30'
L12(M)	S 70°56'06" E	46.19'
L13(M)	S 73°27'49" E	25.09'
L14(M)	S 61°59'52" E	33.85'
L15(M)	S 49°52'18" E	31.57'
L16(M)	S 66°39'44" E	40.47'
L17(M)	S 62°49'55" E	32.64'
L18(M)	S 58°12'03" E	35.35'
L19(M)	S 83°04'44" E	30.18'
L20(M)	S 64°28'34" E	23.66'
L21(M)	S 72°03'54" E	17.79'
L22(M)	N 82°26'17" E	38.56'
L23(M)	N 27°22'51" W	31.72'
L24(M)	N 75°24'09" W	28.18'
L25(M)	N 84°42'04" W	30.66'
L26(M)	N 73°55'14" W	39.16'
L27(M)	S 2°34'03" E	0.45'
L28(M)	N 80°28'59" W	79.88'
L29(M)	N 76°19'30" W	32.73'
L30(M)	N 78°50'59" W	38.26'
L31(M)	N 87°38'55" W	36.05'
L32(M)	N 67°35'12" W	50.66'
L33(M)	S 43°27'43" W	1.71'
L34(M)	N 89°50'09" W	56.21'
L35(M)	N 64°22'45" W	28.87'
L36(M)	S 84°48'41" W	35.70'
L37(M)	N 72°29'30" W	27.14'
L38(M)	N 67°43'49" W	34.61'
L39(M)	N 42°43'49" W	49.05'
L40(M)	N 51°26'05" W	40.15'
L41(M)	N 59°05'25" W	31.64'
L42(M)	N 57°51'02" W	36.58'
L43(M)	N 45°13'32" W	25.34'
L44(M)	N 9°52'08" W	40.33'
L45(M)	N 4°52'15" E	14.12'
L46(M)	N 23°47'09" W	2.91'
L47(M)	N 12°41'12" E	46.23'
L48(M)	N 52°40'09" E	21.75'
L49(M)	N 12°17'32" W	39.53'
L50(M)	N 13°16'54" W	41.06'
L51(M)	N 28°22'13" W	21.02'
L60(M)	S 83°08'03" E	20.32'
L81(M)	S 81°38'37" E	36.97'
L82(M)	N 89°33'55" E	47.32'
L83(M)	N 23°31'37" W	15.83'
L84(M)	N 72°36'52" E	27.77'
L85(M)	N 77°44'13" E	33.13'
L86(M)	S 31°57'34" W	2.64'
L87(M)	S 88°40'04" E	38.67'
L88(M)	S 66°54'18" E	22.20'
L89(M)	S 83°15'12" E	28.93'
L90(M)	S 53°55'14" E	22.89'
L91(M)	N 13°22'01" E	63.10'
L130(M)	S 18°07'36" E	67.03'
L131(M)	S 58°39'48" E	53.47'
L132(M)	S 2°25'04" E	62.66'
L133(M)	S 2°21'48" E	60.14'
L134(M)	S 40°29'51" E	29.82'
L135(M)	S 25°07'40" E	38.86'
L136(M)	S 47°31'04" W	54.12'
L137(M)	S 62°31'55" W	61.12'
L138(M)	S 64°44'50" E	31.20'
L139(M)	S 20°39'48" E	37.30'
L140(M)	S 19°16'42" W	25.84'
L141(M)	S 20°36'23" E	32.39'
L142(M)	S 18°53'21" W	42.66'
L143(M)	S 8°41'25" E	69.50'
L144(M)	S 7°21'29" E	31.19'
L145(M)	S 24°35'36" W	61.86'
L146(M)	S 63°00'24" E	47.73'
L147(M)	S 0°58'13" W	45.94'
L148(M)	S 4°05'50" W	44.07'
L149(M)	S 8°15'07" E	43.30'
L150(M)	S 7°53'54" W	32.26'
L151(M)	S 4°25'00" E	27.98'
L152(M)	S 30°16'17" W	17.62'
L163(M)	S 15°14'23" W	47.24'
L164(M)	S 4°08'06" E	29.25'
L165(M)	S 15°50'37" W	37.79'
L166(M)	S 19°32'26" W	33.09'
L167(M)	S 7°55'08" W	30.09'
L168(M)	S 68°00'11" E	28.72'
L169(M)	S 73°03'04" E	28.74'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L600(M)	N 17°45'54" E	27.98'
L601(M)	N 37°56'11" E	33.54'
L602(M)	N 9°00'12" W	33.97'
L603(M)	N 6°17'16" W	22.64'
L604(M)	N 32°08'45" W	38.49'
L605(M)	N 15°26'36" W	31.68'
L606(M)	N 18°49'28" E	18.85'
L607(M)	S 22°37'42" E	15.91'
L608(M)	S 72°59'35" E	45.06'
L609(M)	S 71°05'39" E	37.18'
L700(M)	S 35°50'44" E	33.65'
L701(M)	S 42°04'57" E	61.24'
L702(M)	S 54°11'17" E	53.07'
L703(M)	S 21°12'26" E	37.03'
L704(M)	S 22°37'44" W	40.94'
L705(M)	S 13°32'34" E	22.10'
L706(M)	S 11°51'47" W	36.56'
L707(M)	S 10°15'39" W	46.46'
L708(M)	S 20°07'39" W	22.46'
L709(M)	S 56°59'41" E	22.40'
L800(M)	S 19°03'03" E	42.43'
L801(M)	S 12°48'56" W	42.60'
L802(M)	N 16°25'39" W	39.24'
L803(M)	N 6°28'52" W	44.41'
L804(M)	N 1°29'53" W	39.09'
L805(M)	N 17°44'11" W	49.17'
L806(M)	N 17°42'50" E	37.19'
L807(M)	N 6°48'26" W	41.02'
L808(M)	N 32°30'54" E	30.70'
L809(M)	N 52°58'41" E	66.09'
L900(M)	N 28°23'52" W	31.06'
L901(M)	N 21°00'22" E	36.79'
L902(M)	N 3°05'32" E	25.75'
L903(M)	N 67°29'09" W	44.97'
L904(M)	N 23°01'54" W	50.38'
L905(M)	N 2°37'30" E	67.45'
L906(M)	N 66°43'54" E	62.76'
L907(M)	S 55°11'45" E	25.62'
L908(M)	N 71°13'04" E	19.74'
L909(M)	S 29°02'28" E	30.02'
L100(M)	N 30°11'59" W	46.89'
L211(M)	N 32°00'14" W	102.60'
L212(M)	N 67°10'09" W	74.96'
L213(M)	S 13°35'58" W	29.46'
L214(M)	S 18°04'26" E	127.23'
L215(M)	S 74°20'24" E	52.72'
L216(M)	S 51°43'54" E	40.90'
L217(M)	S 72°35'51" E	25.09'
L218(M)	N 72°09'27" W	197.84'
L219(M)	N 44°06'20" W	36.99'
L220(M)	S 63°19'12" W	8.30'
L221(M)	N 70°03'07" W	39.07'
L222(M)	S 69°53'38" E	130.65'
L223(M)	S 68°10'03" E	161.14'
L225(M)	S 89°02'30" W	25.23'
L226(M)	N 77°58'06" W	29.94'
L227(M)	N 65°12'43" W	22.44'
L228(M)	S 86°29'04" W	34.92'
L229(M)	S 86°26'26" W	18.52'
L230(M)	S 69°35'06" W	29.73'
L231(M)	S 73°57'32" W	21.04'
L232(M)	S 62°14'21" W	27.82'
L233(M)	N 70°33'04" W	35.12'
L234(M)	N 35°18'41" W	30.64'
L442(M)	S 42°02'52" E	70.91'
L739(M)	N 34°21'01" W	34.42'
L740(M)	N 43°29'33" W	36.53'
L741(M)	N 58°47'40" W	36.10'
L742(M)	N 43°36'16" W	44.83'
L743(M)	N 82°46'01" W	44.91'
L744(M)	S 51°20'00" W	44.70'
L745(M)	S 34°08'50" W	40.38'
L746(M)	S 16°48'59" W	32.16'
L747(M)	S 4°37'20" W	38.83'
L748(M)	S 8°39'34" W	30.78'
L749(M)	S 2°45'26" E	29.66'
L750(M)	S 21°13'19" E	29.84'
L751(M)	S 79°54'34" E	22.67'
L752(M)	N 78°35'52" E	47.06'
L753(M)	N 40°19'48" E	28.91'
L754(M)	N 53°28'42" E	47.74'
L755(M)	N 89°11'09" E	36.48'
L756(M)	N 45°18'15" E	72.16'

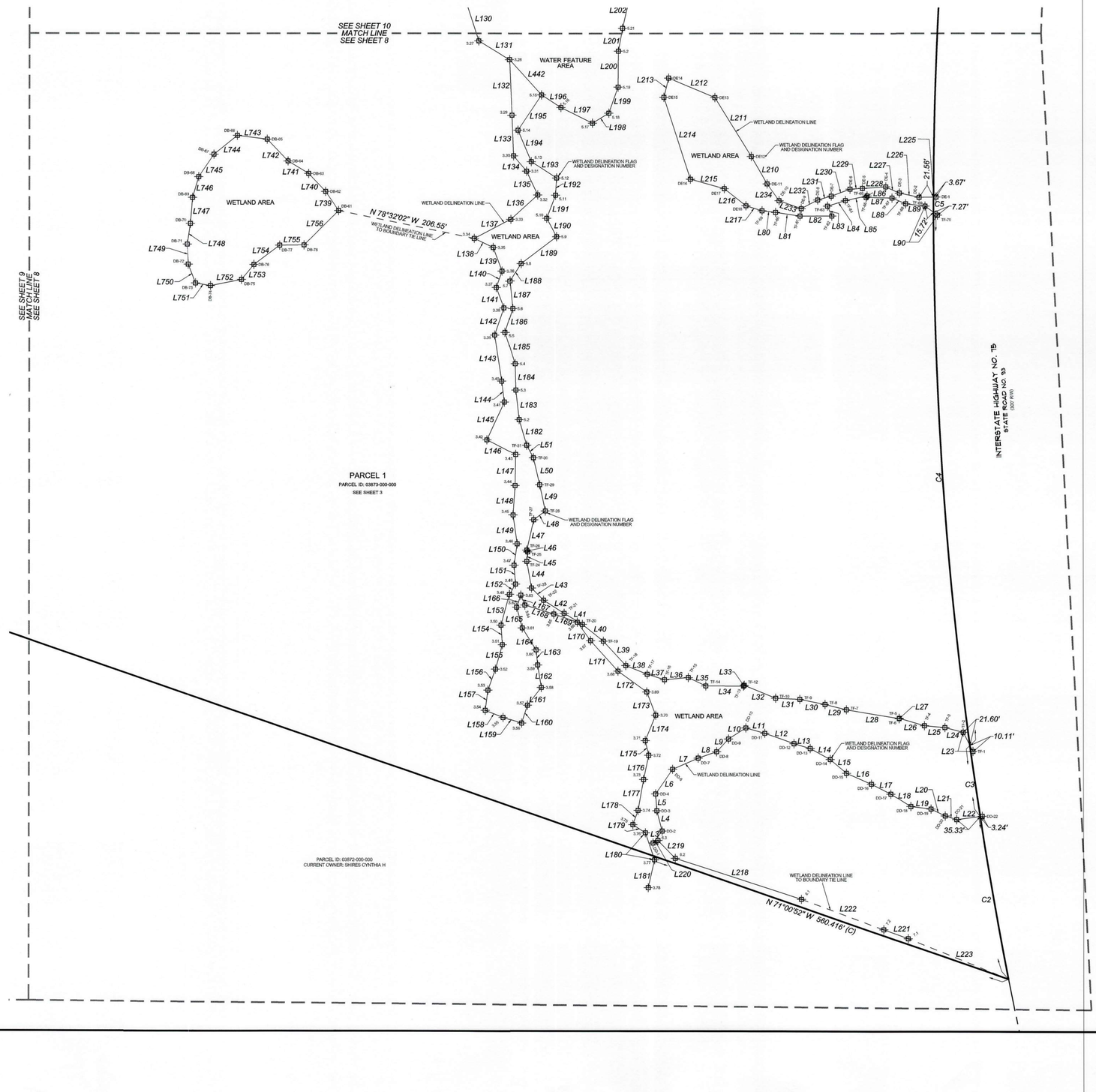
CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2(M)	244.97'	5879.58'	2°23'14"	122.50'	244.95'	S 10°04'01" E
C3(M)	106.65'	5879.58'	1°02'22"	53.33'	106.65'	N 8°21'13" W
C4(M)	793.36'	5879.58'	7°43'52"	397.28'	792.75'	S 3°58'06" E
C5(M)	22.57'	5879.58'	0°13'12"	11.28'	22.57'	S 0°00'26" W

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE

0 40 80 160



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

CHW Professional Consultants

est. 1968 FLORIDA CA-5075

SCALE: 1" = 80'

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TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: MWC
DRAWN BY: CRK
CHECKED BY: VM, CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
8 OF 47

Tech: chods Plot Date: Jun 14,2024 1:53pm Filename: C:\Local\Resources\Temp\AcPublish_13632\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

GRAPHIC SCALE
0 40 80 160

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L91(M)	N 13°22'01" E	63.09'
L243(M)	N 58°11'16" W	42.31'
L244(M)	N 62°54'59" W	28.01'
L245(M)	N 61°21'55" W	29.99'
L246(M)	N 60°29'30" W	39.98'
L247(M)	N 52°45'01" W	30.77'
L248(M)	N 65°41'10" W	38.18'
L249(M)	N 67°26'48" W	38.85'
L250(M)	N 60°25'28" W	35.21'
L251(M)	N 71°25'41" W	41.75'
L252(M)	N 89°59'27" W	31.06'
L253(M)	N 82°43'54" W	33.11'
L254(M)	S 30°04'29" W	37.93'
L255(M)	S 30°35'18" W	26.83'
L256(M)	S 24°58'34" W	4.05'
L257(M)	S 28°21'33" W	40.54'
L258(M)	S 11°30'48" W	66.88'
L259(M)	S 13°16'31" W	52.32'
L260(M)	S 20°28'48" W	38.10'
L261(M)	S 17°42'14" W	43.14'
L262(M)	N 61°12'22" E	9.09'
L263(M)	N 73°43'46" E	12.54'
L264(M)	S 86°59'28" E	26.19'
L265(M)	S 40°58'52" E	15.06'
L266(M)	S 83°22'38" E	12.10'
L267(M)	N 86°01'40" E	27.38'
L268(M)	N 12°10'03" W	23.62'
L269(M)	N 8°47'08" W	33.02'
L270(M)	N 39°37'46" E	35.55'
L271(M)	N 41°38'32" E	44.77'
L272(M)	N 26°38'04" E	24.04'
L273(M)	N 10°16'57" E	26.21'
L274(M)	N 18°03'19" E	24.97'
L275(M)	N 3°26'15" W	32.42'
L276(M)	N 12°40'53" W	16.62'
L277(M)	N 30°22'14" W	31.49'
L278(M)	N 13°16'50" W	28.41'
L279(M)	N 19°35'42" W	33.36'
L280(M)	N 20°50'31" E	19.47'
L281(M)	N 9°38'31" W	27.67'
L282(M)	N 20°20'10" E	31.74'
L283(M)	N 37°30'20" E	21.37'
L284(M)	N 21°05'49" E	33.21'
L285(M)	N 23°37'58" E	29.24'
L286(M)	N 62°31'01" E	22.29'
L287(M)	N 9°19'38" E	15.69'
L288(M)	N 13°48'30" E	22.87'
L289(M)	N 17°20'07" E	42.59'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L290(M)	N 41°16'25" E	40.08'
L291(M)	S 61°51'44" E	43.29'
L292(M)	S 6°28'48" E	46.70'
L293(M)	S 59°15'32" E	39.30'
L294(M)	S 38°06'18" E	25.30'
L295(M)	S 36°11'39" E	46.84'
L296(M)	S 24°52'03" E	30.68'
L297(M)	S 9°21'40" W	21.53'
L298(M)	S 10°59'22" W	41.32'
L299(M)	S 37°24'23" W	40.44'
L300(M)	S 14°06'34" E	24.07'
L301(M)	S 45°19'40" W	25.10'
L302(M)	S 50°18'33" W	33.54'
L303(M)	S 36°13'50" W	29.75'
L304(M)	S 52°42'21" W	30.74'
L305(M)	S 76°42'41" W	25.60'
L306(M)	S 60°35'28" W	31.38'
L307(M)	N 80°00'39" W	19.77'
L308(M)	N 66°28'25" W	31.35'
L309(M)	N 21°24'07" W	37.20'
L310(M)	N 8°41'48" W	21.25'
L311(M)	N 12°38'55" E	26.27'
L312(M)	N 6°15'04" E	33.62'
L313(M)	N 35°05'37" E	30.52'
L314(M)	N 46°21'25" E	23.98'
L315(M)	N 49°59'30" E	24.23'
L316(M)	N 67°29'36" E	44.80'
L317(M)	N 81°55'24" E	44.31'
L318(M)	S 84°45'09" E	66.31'
L319(M)	S 64°53'52" E	37.89'
L320(M)	S 44°25'58" E	20.71'
L321(M)	S 34°01'38" E	35.41'
L322(M)	S 2°2'37" W	44.35'
L323(M)	S 7°57'53" W	32.68'
L324(M)	S 0°39'03" E	34.16'
L325(M)	S 22°56'35" W	39.73'
L326(M)	S 37°32'45" W	26.25'
L327(M)	S 32°11'23" W	40.40'
L328(M)	S 57°34'27" W	43.32'
L329(M)	S 52°11'21" W	25.39'
L330(M)	N 86°38'41" W	18.74'
L331(M)	S 74°01'44" W	27.85'
L332(M)	N 74°40'03" W	34.41'
L333(M)	N 61°08'10" W	29.95'
L334(M)	N 29°18'20" W	39.85'
L335(M)	N 29°56'58" W	32.03'
L336(M)	N 16°50'54" W	34.37'
L738(M)	S 18°59'08" W	28.81'

N 17°00'52" W 3103.5' (C)

N 17°00'52" W 701.69' (C)

PARCEL ID: 03872-000-000
CURRENT OWNER: SHIRES CYNTHIA H

N 89°58'39" E 2707.08' (C)
N 89°58'39" E 2707.08' (M)
INTERSECTION TIE LINE

N 65°17'52" E 239.94' (C)
N 65°17'52" E 239.94' (M)
INTERSECTION TIE LINE

PARCEL 1
PARCEL ID: 03873-000-000
SEE SHEET 3

WETLAND AREA

WETLAND DELINEATION FLAG AND DESIGNATION NUMBER

WETLAND DELINEATION LINE

5.00'

7.35'

SEE SHEET 11
MATCH LINE
SEE SHEET 9

SEE SHEET 9
MATCH LINE
SEE SHEET 8

SEE SHEET 9
MATCH LINE
SEE SHEET 10

REVISION (05/31/2024- ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023- UPDATED WETLAND FLAG NUMBERS
REVISION 11/16/2023- UPDATED LEGEND

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
CERTIFIED TO:
TOMOKA HILLS FARMS, INC.
TECHNICIAN: WKC
CREW CHIEF: VVM
CHECKED BY: CAC
FIELD BOOK & PAGE: ESS / 69 & 65/0.4

SCALE: 1" = 80'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
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11801 Research Drive
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www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
9 OF 47

Tech: chodi Plot Date: Jun 14,2024 1:35pm Filename: C:\AcadResources\Temp\AcuPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

N

GRAPHIC SCALE
0 40 80 160

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C6(M)	0.11'	5879.58'	0°00'04"	0.05'	0.11'	S 5°39'05" W

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L93(M)	N 59°50'28" W	86.01'
L94(M)	S 70°37'45" W	55.37'
L95(M)	S 9°33'44" W	42.28'
L96(M)	S 22°06'12" E	81.91'
L97(M)	S 43°16'23" E	55.85'
L98(M)	S 73°12'09" E	74.46'
L99(M)	N 66°26'03" E	52.04'
L100(M)	N 8°07'23" E	52.55'
L101(M)	N 18°35'53" W	21.26'
L102(M)	N 31°21'23" W	36.65'
L103(M)	N 24°22'00" W	19.06'
L104(M)	N 64°43'59" W	31.13'
L105(M)	N 43°31'21" E	40.90'
L106(M)	N 64°21'34" W	31.19'
L106(M)	N 70°37'16" W	33.10'
L107(M)	S 76°47'31" W	33.42'
L108(M)	S 80°57'44" W	31.61'
L109(M)	S 82°20'28" W	46.34'
L110(M)	S 62°28'46" W	33.24'
L111(M)	S 80°19'03" W	14.56'
L112(M)	S 70°09'54" W	36.94'
L113(M)	S 66°22'54" W	19.38'
L114(M)	S 55°28'22" W	30.27'
L115(M)	S 62°12'09" W	28.72'
L116(M)	S 33°55'32" W	32.46'
L117(M)	S 50°55'00" W	23.88'
L118(M)	N 71°05'53" W	22.01'
L119(M)	N 82°22'10" W	32.63'
L120(M)	S 46°31'04" W	39.56'
L121(M)	S 76°52'24" W	44.86'
L122(M)	N 10°03'12" W	46.41'
L123(M)	N 42°53'55" W	37.65'
L124(M)	N 86°22'23" W	44.68'
L125(M)	S 74°04'36" W	74.23'
L126(M)	S 65°35'26" W	58.43'
L127(M)	S 53°05'24" W	68.29'
L128(M)	S 11°46'15" W	73.79'
L129(M)	S 8°15'04" E	135.11'
L130(M)	S 18°07'30" E	67.03'
L131(M)	S 58°39'48" E	53.47'
L201(M)	N 10°01'13" E	34.89'
L202(M)	N 13°03'54" E	57.79'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L203(M)	N 9°14'44" E	64.97'
L204(M)	N 1°33'22" E	55.19'
L205(M)	N 2°37'30" E	67.45'
L206(M)	N 66°43'54" E	62.76'
L207(M)	S 65°11'46" E	25.62'
L208(M)	N 71°13'04" E	19.74'
L209(M)	S 29°02'28" E	30.02'
L343(M)	S 63°23'17" E	32.70'
L344(M)	S 63°41'57" E	22.20'
L345(M)	N 61°48'17" E	35.62'
L346(M)	N 4°28'49" W	39.52'
L347(M)	N 21°34'52" W	33.78'
L348(M)	N 25°42'38" E	28.08'
L349(M)	N 38°09'06" E	35.10'
L350(M)	N 80°22'02" E	31.81'
L351(M)	N 53°26'00" E	22.07'
L352(M)	S 85°31'32" E	28.86'
L353(M)	N 87°45'03" E	22.37'
L354(M)	S 80°50'56" E	25.87'
L355(M)	S 62°06'12" E	29.41'
L356(M)	S 25°17'56" E	25.24'
L357(M)	S 86°16'35" E	31.40'
L358(M)	S 30°09'02" E	42.66'
L359(M)	S 70°29'44" E	31.03'
L360(M)	N 21°03'46" E	32.97'
L361(M)	N 29°03'23" E	19.32'
L362(M)	S 87°14'31" E	87.98'
L363(M)	S 32°20'06" E	20.54'
L364(M)	S 84°30'47" E	26.58'
L365(M)	N 44°18'56" E	21.01'
L366(M)	N 35°26'49" W	34.11'
L367(M)	S 87°50'29" W	12.80'
L368(M)	S 41°04'54" W	29.77'
L437(M)	N 82°49'43" E	45.60'
L438(M)	N 13°54'40" W	31.14'
L439(M)	N 76°08'01" W	27.18'
L442(M)	N 82°21'47" E	61.39'
L416(M)	N 72°46'18" W	49.50'
L416(M)	S 86°36'14" W	42.20'
L417(M)	S 19°49'49" W	36.88'
L418(M)	S 4°37'53" E	47.41'
L419(M)	S 21°06'05" E	51.04'
L757(M)	S 6°29'39" E	25.30'

N 89°58'49" E 2807.17' (D2)
N 89°56'26" E 2807.17' (C)

PARCEL 2
SEE SHEET 4
PARCEL ID: 03873-001-000

SEE SHEET 12 MATCH LINE SEE SHEET 10

SEE SHEET 11 MATCH LINE SEE SHEET 10

SEE SHEET 9 MATCH LINE SEE SHEET 10

SEE SHEET 10 MATCH LINE SEE SHEET 8

WETLAND AREA

WETLAND DELINEATION FLAG AND DESIGNATION NUMBER

N 74°44'34" W 882.64' (M)
WETLAND DELINEATION LINE TO BOUNDARY TIE LINE

N 1°04'02" W 222.58' (M)
WETLAND DELINEATION LINE TO BOUNDARY TIE LINE

PARCEL 1
PARCEL ID: 03873-000-000
SEE SHEET 3

WETLAND DELINEATION LINE

WATER FEATURE AREA

WETLAND DELINEATION LINE TO DEPRESSION TOP OF BANK LINE

DEPRESSION

TOP OF BANK OF DEPRESSION

SEE DETAIL "A"

INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93
(300' R/W)

DETAIL "A"
SCALE: 1" = 20'

C6
RW POINT OF CURVATURE TO WETLAND DELINEATION LINE

S 5°42'20" W 84.19'

28.67'

2.53'

10.39'

8.94'

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2022: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2022: UPDATED WETLANDS

CERTIFIED TO:
TOMOKA HILLS FARMS, INC.

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
TECHNICIAN: CRW
CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 69 & 650 / 4

SCALE: 1" = 80'
VERIFY SCALE BAR IS TRUE ON ORIGINAL DRAWING
0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

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Certificate of Authorization No. L.B. 5075
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SHEET NO.:
10 OF 47

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

tech: chads Plot Date: Jun 14,2024 - 1:56pm File name: C:\AcadResources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CSC

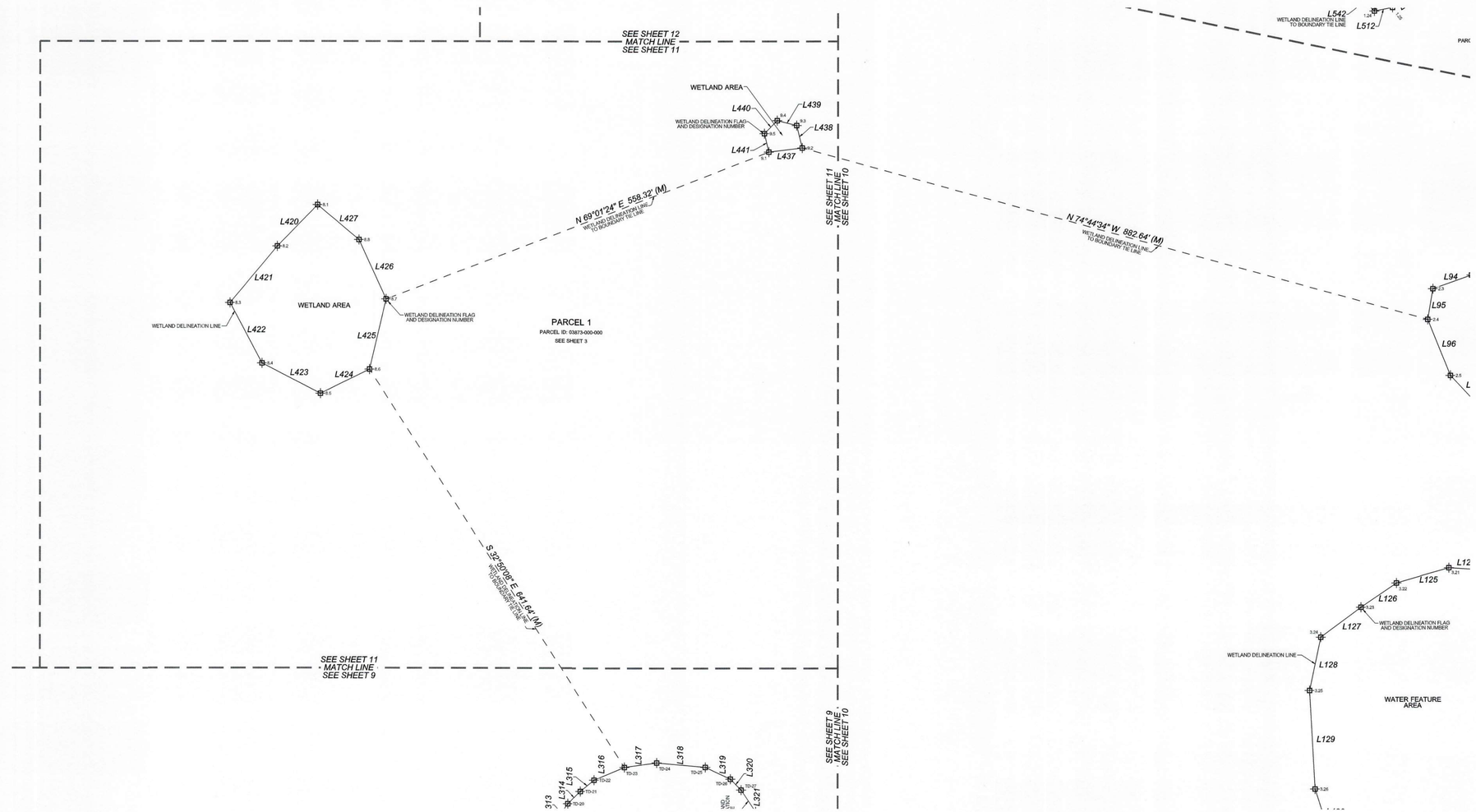
SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 40 80 160

N

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L314(M)	N 46°21'25" E	23.98'
L315(M)	N 49°59'30" E	24.23'
L316(M)	N 67°29'36" E	44.80'
L317(M)	N 81°55'24" E	44.31'
L318(M)	S 84°45'09" E	66.31'
L319(M)	S 64°53'52" E	37.89'
L320(M)	S 44°26'58" E	20.71'
L420(M)	S 44°28'57" W	78.20'
L421(M)	S 39°48'25" W	100.45'
L422(M)	S 27°56'19" E	92.93'
L423(M)	S 62°48'29" E	89.40'
L424(M)	N 63°54'25" E	74.36'
L425(M)	N 13°22'47" E	97.88'
L426(M)	N 24°35'25" W	88.96'
L427(M)	N 50°06'46" W	73.44'
L437(M)	N 82°49'43" E	45.60'
L438(M)	N 13°54'40" W	31.14'
L439(M)	N 76°08'01" W	27.18'
L440(M)	S 44°57'40" W	24.80'
L441(M)	S 13°53'39" E	25.64'



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SCALE: 1" = 80'

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BAR IS ONE INCH ON ORIGINAL DRAWING
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TOMOKA HILLS FARMS, INC.

CERTIFIED TO:

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/09/23: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
TECHNICIAN:	WKC
CREW CHIEF:	WM
CHECKED BY:	CAC
BOOK & PAGE:	635 / 89 & 650 / 4

CHAD A. COLSON

SEE SHEET ONE OF FORTY-SEVEN

This map prepared by:

Certificate of Authorization No. L.B. 5075
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Professional Surveyor & Mapper Fla. License No. 7142

SHEET NO.:
11 OF 47

Tech: chads Plot Date: Jun 14,2024 1:35pm Filename: E:\cadResources\temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CAC

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 40 80 160

N

N 58°22'34" E 546.24' (M)

SEE SHEET 14 MATCH LINE SEE SHEET 12

SEE SHEET 13 MATCH LINE SEE SHEET 12

WETLAND DELINEATION LINE TO BOUNDARY TIE LINE

WETLAND DELINEATION LINE

WETLAND DELINEATION FLAG AND DESIGNATION NUMBER

WATER FEATURE AREA

N 86°58'16" W 1055.00' (M)

S 59°49'00" E 935.20' (M)

PARCEL 2
SEE SHEET 4
PARCEL ID: 03873-001-000

WETLAND AREA

WETLAND DELINEATION FLAG AND DESIGNATION NUMBER

S 59°42'46" W 618.36' (M)

INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93
(300' R/W)

N 89°58'49" E 2807.17' (D2)
N 89°56'26" E 2807.17' (C)

SEE SHEET 12 MATCH LINE SEE SHEET 10

SEE SHEET 12 MATCH LINE SEE SHEET 11

PARCEL 1
PARCEL ID: 03873-000-000
SEE SHEET 3

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L445(M)	N 5°41'44" E	105.88'
L446(M)	S 59°42'46" W	48.66'
L447(M)	N 84°19'16" W	9.90'
L448(M)	N 54°51'39" W	35.15'
L449(M)	N 13°39'55" W	40.05'
L450(M)	N 14°08'24" W	59.14'
L451(M)	N 42°38'38" W	51.24'
L452(M)	N 57°13'24" W	42.36'
L453(M)	N 55°12'15" W	41.89'
L454(M)	N 27°18'55" W	43.61'
L455(M)	N 48°23'55" W	65.15'
L456(M)	N 46°59'56" W	68.02'
L457(M)	N 49°20'26" W	43.47'
L458(M)	N 63°05'34" W	58.49'
L459(M)	N 62°55'45" W	44.83'
L460(M)	N 32°45'59" W	46.26'
L461(M)	N 15°14'11" W	34.91'
L462(M)	N 32°16'29" W	42.38'
L463(M)	N 55°40'05" W	39.22'
L464(M)	N 37°09'56" W	23.46'
L465(M)	N 51°58'10" W	45.09'
L466(M)	N 56°31'52" W	24.99'
L467(M)	N 23°52'08" W	17.08'
L468(M)	S 3°54'52" W	16.38'
L469(M)	S 49°27'39" E	41.95'
L470(M)	S 45°37'36" E	56.96'
L471(M)	S 49°23'26" E	40.58'
L472(M)	S 22°26'20" E	43.43'
L473(M)	S 21°31'12" E	45.99'
L474(M)	S 42°59'00" E	53.10'
L475(M)	S 61°24'11" E	31.28'
L476(M)	S 63°15'14" E	66.90'
L477(M)	S 33°06'30" E	28.74'
L478(M)	S 50°20'01" E	81.77'
L479(M)	S 42°41'59" E	76.45'
L480(M)	S 48°03'43" E	69.75'
L481(M)	S 34°55'41" E	19.33'
L482(M)	S 81°36'00" E	62.08'
L483(M)	S 22°35'07" E	48.88'
L484(M)	S 31°31'29" E	55.81'
L485(M)	S 26°23'44" W	45.33'
L486(M)	S 8°34'54" E	41.80'
L487(M)	S 44°43'33" E	31.93'
L488(M)	S 84°17'30" E	12.19'
L489(M)	N 1°03'19" E	57.61'
L490(M)	S 71°56'07" W	28.27'
L491(M)	S 44°36'02" W	58.17'
L492(M)	S 87°36'22" W	28.07'
L493(M)	S 20°06'04" E	20.55'
L494(M)	S 32°17'27" W	50.59'
L495(M)	S 62°25'06" E	11.96'
L496(M)	S 9°31'03" E	114.85'
L497(M)	S 14°24'38" W	57.57'
L498(M)	S 5°36'20" E	33.94'
L499(M)	S 21°33'48" E	39.92'
L500(M)	S 0°33'55" E	59.09'
L501(M)	S 23°17'11" E	46.37'
L502(M)	S 50°13'50" E	36.86'
L503(M)	S 6°40'17" E	47.75'
L504(M)	S 1°25'42" W	42.24'
L505(M)	N 84°04'11" E	11.63'
L506(M)	S 45°18'55" E	36.12'
L507(M)	S 19°56'24" E	46.10'
L508(M)	S 35°39'39" W	4.28'
L509(M)	S 21°16'06" W	74.35'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L510(M)	S 61°22'12" W	57.39'
L511(M)	S 21°51'35" W	13.04'
L512(M)	N 78°30'31" E	25.19'
L513(M)	N 60°00'45" E	40.18'
L514(M)	N 47°58'58" E	39.24'
L515(M)	N 32°31'04" E	47.59'
L516(M)	N 62°33'53" E	21.11'
L517(M)	S 41°01'35" E	37.29'
L518(M)	S 79°14'52" E	35.69'
L519(M)	N 62°39'28" E	18.77'
L520(M)	S 66°25'51" E	21.40'
L521(M)	N 60°39'56" E	24.53'
L522(M)	S 70°51'32" E	31.83'
L523(M)	S 74°37'55" E	21.60'
L524(M)	N 21°18'45" E	21.06'
L525(M)	N 61°41'15" W	16.06'
L526(M)	N 81°15'15" W	34.46'
L527(M)	S 87°08'38" W	26.19'
L528(M)	N 67°37'35" W	36.29'
L529(M)	N 10°20'22" W	36.92'
L530(M)	N 6°03'55" W	30.76'
L531(M)	N 47°36'26" W	95.38'
L532(M)	N 40°23'40" W	73.07'
L533(M)	N 56°32'40" W	46.53'
L534(M)	N 42°14'02" W	33.61'
L535(M)	N 3°21'16" W	59.61'
L536(M)	N 4°01'22" E	51.06'
L537(M)	N 59°40'40" E	29.08'
L538(M)	N 19°29'00" E	35.96'
L539(M)	N 16°22'21" W	62.44'
L540(M)	N 28°41'22" E	77.23'
L541(M)	N 8°30'35" W	74.92'
L542(M)	N 44°22'55" W	38.02'
L543(M)	N 39°54'22" E	12.55'
L544(M)	N 52°23'44" W	33.66'
L545(M)	N 1°12'47" W	35.15'
L546(M)	N 39°52'04" E	33.97'
L547(M)	N 74°03'12" E	33.02'
L548(M)	N 69°26'23" E	47.26'
L549(M)	S 80°40'51" E	19.69'
L550(M)	S 62°41'19" E	32.38'
L551(M)	S 17°24'18" E	38.97'
L552(M)	S 9°40'13" E	34.56'
L553(M)	S 31°49'49" W	18.08'
L554(M)	S 51°27'00" W	30.60'
L555(M)	S 75°59'57" W	27.05'
L556(M)	S 66°27'12" W	40.10'
L557(M)	N 81°14'15" W	19.59'
L558(M)	N 36°59'10" W	21.00'
L559(M)	N 26°05'04" W	17.70'
L560(M)	S 51°01'05" W	25.58'
L561(M)	S 88°37'52" W	36.20'
L562(M)	S 86°41'57" W	24.68'
L563(M)	N 75°57'44" W	18.26'
L564(M)	N 13°14'10" W	40.08'
L565(M)	N 0°47'10" E	48.77'
L566(M)	N 46°31'27" E	19.27'
L567(M)	N 74°58'02" E	26.11'
L568(M)	N 85°53'02" E	31.88'
L569(M)	S 80°36'57" E	26.59'
L570(M)	S 55°06'58" E	22.65'
L571(M)	S 8°27'46" E	16.90'
L572(M)	S 0°35'55" E	24.22'
L573(M)	S 7°18'06" W	23.25'
L574(M)	S 30°22'21" W	17.10'

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SCALE: 1" = 80'

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TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

TOPOGRAPHY:	HWC
DRW CHIEF:	WM
CHECKED BY:	CAC
FIELD BOOK & PAGE:	635 / 69 & 650 / 4
SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
CERTIFIED TO:	

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

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Certificate of Authorization No. LB. 5075
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SHEET NO.:
12 OF 47

Tech: chads Plot Date: Jun 14,2024 1:36pm I:\Resume C:\AcadResources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

GRAPHIC SCALE
0 40 80 160

N

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C16(M)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'54" W
C16(D&)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'49" W
C17(M)	382.71'	950.00'	23°04'54"	193.99'	380.13'	S 4°16'34" W
C17(D&)	383.18'	950.00'	23°06'37"	194.23'	380.59'	S 4°15'43" W
C19(M)	466.96'	2864.79'	9°20'21"	234.00'	466.45'	S 88°14'57" W
C20(M)	122.20'	3259.14'	2°08'24"	61.11'	122.20'	N 13°14'07" E
C21(M)	86.83'	3259.14'	1°31'35"	43.42'	86.82'	N 15°04'21" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L560(M)	S 51°01'05" W	25.58'
L561(M)	S 88°27'02" W	36.20'
L562(M)	S 86°41'57" W	24.68'
L563(M)	N 75°57'44" W	18.26'
L564(M)	N 13°14'10" W	40.08'
L565(M)	N 0°47'10" E	48.77'
L566(M)	N 46°31'27" E	19.27'
L567(M)	N 74°58'02" E	26.11'
L568(M)	N 85°53'02" E	31.88'
L569(M)	S 80°36'57" E	26.59'
L570(M)	S 55°05'58" E	22.65'
L571(M)	S 8°27'40" E	16.90'
L572(M)	S 0°36'50" E	24.22'
L573(M)	S 7°18'09" W	23.25'
L574(M)	S 30°22'21" W	17.10'
L589(M)	S 12°02'31" W	217.86'
L589(D&)	S 12°02'06" W	217.73'
L590(M)	S 78°08'19" E	400.00'
L590(D&)	S 78°08'35" E	399.95'
L591(M)	N 12°02'06" E	217.53'
L591(D&)	N 12°02'06" E	217.80'
L592(M)	S 5°38'39" W	295.24'
L592(D&)	S 5°41'04" W	294.78'
L594(M)	S 12°09'36" W	49.36'
L594(D&)	S 12°09'34" W	49.36'
L596	S 11°49'45" W	20.36'
L599	S 2°12'10" E	33.88'
L600	S 11°53'19" W	50.58'
L601	S 33°10'43" W	40.45'
L602	S 77°00'19" W	52.12'
L603	S 68°44'58" W	50.29'
L604	N 87°28'41" W	50.38'
L605	N 89°49'20" W	61.52'
L606	N 83°20'44" W	78.65'
L607	N 70°01'01" W	45.72'
L608	N 21°22'14" E	32.16'
L609	N 25°06'53" E	46.02'
L610	N 25°06'53" E	46.02'
L611	N 35°13'01" E	54.19'
L612	S 82°20'02" E	22.39'
L613	S 82°19'59" E	46.90'
L614	S 7°38'40" E	139.96'
L615	S 74°44'42" E	74.23'
L616	S 10°18'57" W	40.43'
L617	S 11°53'58" W	59.69'
L618	S 6°06'24" W	21.58'
L619	S 6°06'23" W	11.77'
L620	S 76°21'03" W	25.48'
L621	S 76°21'01" W	21.00'
L622	S 78°00'26" W	19.06'
L623	N 82°25'00" W	24.38'
L624	N 25°11'24" W	13.16'
L625	N 73°59'53" W	18.95'
L626	N 73°59'28" W	11.50'
L627	N 47°28'24" W	17.94'
L628	N 89°15'07" W	35.86'
L629	S 15°35'52" W	15.74'
L630	S 15°35'53" W	29.83'
L631	N 55°53'30" W	41.61'
L632	N 55°53'31" W	35.54'
L633	N 24°16'33" E	16.68'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L634	N 24°16'34" E	27.16'
L635	N 75°04'52" E	36.27'
L636	N 65°36'27" E	10.20'
L637	N 65°35'28" E	54.78'
L638	N 59°47'10" E	29.80'
L639	N 81°39'45" E	28.46'
L640	N 67°07'12" E	25.65'
L641	N 67°07'12" E	28.02'
L642	S 84°34'03" E	55.22'
L643	S 52°58'54" W	21.59'
L644	S 50°44'13" W	14.94'
L645	S 0°43'16" W	88.01'
L646	S 83°21'44" E	98.12'
L647	S 35°21'48" E	9.11'
L648	S 35°21'43" E	40.39'
L649	S 33°06'42" E	35.76'
L650	S 40°14'12" W	22.17'
L651	S 70°42'36" W	55.18'
L652	N 70°01'01" W	45.72'
L653	N 67°31'14" W	40.83'
L654	N 84°05'34" W	20.95'
L655	N 69°57'54" W	55.63'
L656	N 24°02'02" E	57.37'
L657	N 76°52'13" E	52.60'
L658	N 16°30'23" E	28.93'
L659	N 53°54'05" E	47.52'
L660	N 17°42'39" E	32.64'
L661	S 86°29'47" E	32.46'
L662	S 23°07'58" E	24.34'
L663	N 62°44'48" E	50.96'
L664	N 65°35'36" E	49.42'
L665	N 42°05'21" W	5.31'
L666	N 52°44'53" W	18.76'
L667	N 31°44'17" E	15.28'
L668	N 18°32'48" W	37.32'
L669	N 28°03'25" E	28.65'
L670	S 14°21'27" W	20.36'
L671	S 52°36'56" E	27.52'
L672	S 22°45'10" E	23.10'
L673	S 6°46'40" W	42.21'
L674	S 55°56'17" W	33.31'
L675	S 35°00'11" E	40.88'
L676	S 20°33'21" E	29.67'
L677	S 83°33'30" E	54.16'
L678	N 89°42'42" E	49.47'
L679	S 87°14'06" E	40.66'
L680	N 76°56'40" E	35.55'
L681	S 37°28'59" E	45.35'
L682	S 79°22'51" W	21.20'
L683	S 73°00'33" W	49.01'
L684	S 41°25'24" W	29.52'
L685	N 77°28'16" W	48.02'
L686	N 10°53'08" W	34.47'
L687	N 75°57'50" W	59.06'
L688	N 73°29'44" W	36.67'
L689	S 72°23'41" W	30.96'
L690	S 57°43'28" W	39.01'
L691	S 60°16'51" W	35.69'
L692	S 60°16'52" W	27.56'
L693	N 6°47'33" E	54.68'
L694	S 89°00'17" W	69.14'

S 78°09'38" E 848.77' (M)

N.W. 162ND LANE
(F.K.A. OLD STATE ROAD NO. 20 & 25)
(F.K.A. OLD U.S. HIGHWAY 441)
(F.K.A. OLD STATE ROAD #2)
(WIDTH VARIES)

0.60'

WETLAND AREA
SEE SURVEYOR'S NOTE # 11

WETLAND DELINEATION LINE
SEE SURVEYOR'S NOTE # 13

S 63°24'03" E 283.51' (M)
WETLAND DELINEATION LINE TO BOUNDARY TIE LINE

WETLAND AREA
SEE SURVEYOR'S NOTE # 11

PARCEL ID: 03054-001-001
CURRENT OWNER:
DWARKADHISH INVESTMENTS INC

S 78°09'10" E 677.36' (D)
S 78°10'15" E 677.22' (M)

315.99' (M)

WETLAND AREA
SEE SURVEYOR'S NOTE # 11

WETLAND DELINEATION LINE TO BOUNDARY TIE LINE

WETLAND DELINEATION LINE
SEE SURVEYOR'S NOTE # 13

N 47°19'58" E 498.10' (M)

WETLAND DELINEATION LINE TO BOUNDARY TIE LINE

N 87°10'32" W 1480.76' (D)
N 87°10'07" W 1480.81' (M)

SEE SHEET 14
MATCH LINE
SEE SHEET 13

WETLAND AREA
SEE SURVEYOR'S NOTE # 11

WATER FEATURE AREA
SEE SURVEYOR'S NOTE # 11

WETLAND DELINEATION LINE
SEE SURVEYOR'S NOTE # 13

PARCEL 2
SEE SHEET 4
PARCEL ID: 03873-001-000

N 55°22'34" E 546.24' (M)

INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93
(300' R/W)

SEE SHEET 13
MATCH LINE
SEE SHEET 12

WETLAND DELINEATION LINE TO BOUNDARY TIE LINE

WATER FEATURE AREA

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2022: UPDATED WETLAND FLAG NUMBERS
REVISION 10/19/2022: UPDATED WETLANDS

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est. 1988 FLORIDA CA-5075
CHW Professional Consultants

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0 1" 2"
KEEP 1" SCALE BAR ON ONE SHEET ORIGINAL DRAWING

TOMOKA HILLS FARMS, INC.

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CJAC
FIELD BOOK & PAGE: 535 | 69 & 690 / 4
SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
13 OF 47

Tech: chwk Plot Date: Jun 14,2024 1:36pm Filename: C:\Acad\Resources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 125 250 500

APPROVED CSC
CONDITIONS

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L577(M)	N 77°57'58" W	190.34'
L578(M)	N 84°30'07" W	119.08'
L586(M)	S 76°02'39" E	104.62'
L589(M)	S 12°02'31" W	217.85'
L589(D8)	S 12°02'06" W	217.73'
L590(M)	S 78°08'19" E	400.00'
L590(D8)	S 78°08'35" E	399.95'
L591(M)	N 12°02'06" E	217.83'
L591(D8)	N 12°02'06" E	217.80'
L594(M)	S 12°09'36" W	49.36'
L594(D8)	S 12°09'34" W	49.36'
L730(M)	N 78°08'10" W	399.97'
L731(M)	S 0°34'01" E	181.68'
L732(M)	S 89°22'44" W	210.00'
L733(M)	S 0°35'52" E	250.14'
L734(M)	S 0°32'14" E	419.86'
L735(M)	N 58°03'05" E	209.99'
L736(M)	S 0°36'09" E	210.09'
L737(M)	S 58°15'37" W	210.05'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	1735.53'	5879.58'	16°54'45"	874.12'	1729.23'	S 2°48'16" E
C1(D1)	1734.82'	5879.58'	16°54'21"	------	------	------
C9(M)	370.81'	10209.13'	2°04'52"	185.43'	370.79'	S 77°08'50" E
C16(M)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'54" W
C16(D8)	209.03'	3259.14'	3°40'29"	104.55'	208.99'	S 13°59'49" W
C17(M)	382.71'	950.00'	23°04'54"	193.99'	380.13'	S 4°16'34" W
C17(D8)	383.18'	950.00'	23°06'37"	194.23'	380.59'	S 4°15'43" W
C24(M)	559.96'	2864.79'	11°11'57"	280.87'	559.06'	S 77°49'57" W

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SCALE: 1" = 250'

VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
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TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: KWK
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 835 (69 & 650) 74

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

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

SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.:
14 OF 47

Tech: chads Plot Date: Jun 14,2024 1:36pm Filename: C:\Vault\Resources\Temp\VaultPublish_19620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 15 30 60

N

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

APPROVED CSC
CONDITIONS

SHEET 36.D MATCH LINE SHEET 15

SHEET 37.A MATCH LINE SHEET 15

SHEET 16 MATCH LINE SHEET 15

SHEET 15 MATCH LINE SHEET 18

SHEET 15 MATCH LINE SHEET 26

2-STORY BLOCK BUILDING

SOUTH R/W LINE

WETLAND DELINEATION LINE SEE SHEET 7 - 13 FOR DETAILED INFORMATION

WETLAND DELINEATION LINE SEE SHEET 7 - 13 FOR DETAILED INFORMATION

METERED END SECTION INV. = 67.31' (18" HDPE)

SANITARY MANHOLE NRE = 72.47' E INV = 57.06' (8" PVC) W INV = 58.12' (8" PVC) N INV = 58.10' (8" PVC) S INV = 58.06' (8" PVC)

SANITARY MANHOLE N. RIM = 78.62' W. INV = 67.46' (8" PVC) N. INV = 67.31' (8" PVC) S. INV = 67.58' (8" PVC)

6' CHAIN LINK FENCE

4' WIRE FENCE

WALL ALONG ENTRANCE RAMP

CONC. PAD W/ LIGHT

INTERSTATE HIGHWAY NO. 75 STATE ROAD NO. 93 (500' R/W)

EDGE OF CONCRETE WALL ALONG ENTRANCE RAMP

END OF UTILITY CASING

24" UTILITY CASING

4.6" DIAMETER METAL BILLBOARD POLE

FENCE CORNER S.LY/W. & E.LY/E. OF PROPERTY CORNER

INV. = 72.22' (48" RCP)

INV. = 72.60' (48" RCP)

TELEPHONE NETWORK INTERFACE

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/16/2023: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
TECHNICIAN: WKC
DRW. CHKD:
CHECKED BY: WM
CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

SCALE: 1" = 30'
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TOMOKA HILLS FARMS, INC.

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
15 OF 47

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Tech. check: Plot Date: Jun 14,2024 - 1:36pm File name: C:\Local\Resources\Temp\AcPublish_15620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 15 30 60

N

SURVEYOR'S NOTES:

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APPROVED CONDITIONS CTC

SHEET 36.C MATCH LINE SHEET 16

SHEET 36.D MATCH LINE SHEET 16

BENCHMARK
SET 60D NAIL & CAP
MARKED "TRAV LB 5075"
ELEV = 82.94'

SITE BENCHMARK
SET NAIL & DISK
STAMPED "TRAV PT LB 5075"
ELEVATION = 77.02' (NAVD 88)

SHEET 17 MATCH LINE SHEET 16

SHEET 16 MATCH LINE SHEET 15

SHEET 16 MATCH LINE SHEET 19

SHEET 16 MATCH LINE SHEET 18

TP: 03054-001-000
KENNETH J & REBECCA H FICKETT

WETLAND DELINEATION LINE
SEE SHEET 7 -13 FOR
DETAILED INFORMATION

PORTIONS OF THE SITE AS SHOWN HEREON HAS BEEN DISTURBED BY EARTH MOVING AND CLEARING. THERE ARE AREAS OF DEBRIS EXPOSED AND POSSIBLY COVERED WITH DIRT.

FENCE CORNER IS 0.7' IN & 1.0' E OF PROPERTY CORNER

8' CHAIN LINK FENCE

1.5' CURB & GUTTER

ELECTRICAL OUTLET

SOUTH R/W LINE

TOP = 76.01' (8" PVC)

TOP = 76.08' (8" PVC)

INV. = 75.38' (8" PVC)

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SCALES ACCORDINGLY.

TOMOKA HILLS FARMS, INC.

CERTIFIED TO:

REVISION DATE:	REVISION
11/16/2023	ADDED ADJOINING PARCEL INFORMATION, IMPROVEMENTS AND TREES
10/18/2023	UPDATED WETLAND FLAG NUMBERS
10/18/2023	UPDATED WETLANDS

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07

TECHNICIAN:	WKC
CREW CHIEF:	WM
CHECKED BY:	CAC
FIELD BOOK & PAGE:	ES5 / 69 & ES52 / 4

CHAD A. COLSON

Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
16 OF 47

Tech: chodi Plot Date: Jun 14,2024 1:37pm Filename: C:\AcadResources\Temp\AcPublish_14620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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GRAPHIC SCALE
0 15 30 60

APPROVED
CONDITIONS

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS
CERTIFIED TO:

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TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
FIELD BOOK & PAGE: 835 / 89 & 850 / 4

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SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.:
17 OF 47

Tech: chads Plot Date: Jun 14,2024 1:37pm Filename: C:\Local\Resources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

SURVEYOR'S NOTES:

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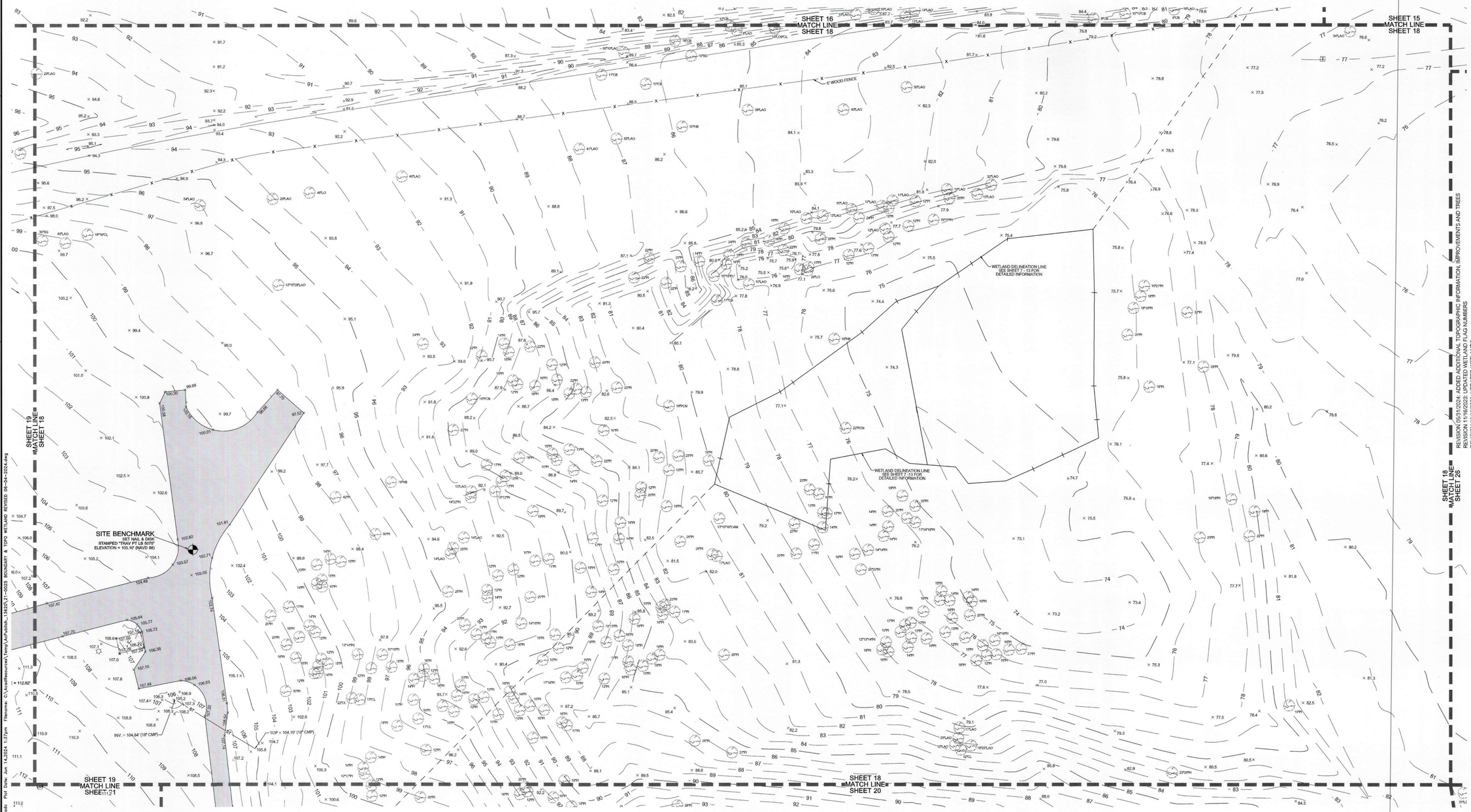
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 15 30 60

APPROVED
CONDITIONS



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 11/07/2023: UPDATED WETLAND LINES

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TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 650 / 69 & 650 / 4

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

CERTIFIED TO:

CHAD A. COLSON

SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
18 OF 47

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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GRAPHIC SCALE
0 15 30 60

APPROVED CSC
CONDITIONS

SHEET 38 MATCH LINE SHEET 19

SHEET 17 MATCH LINE SHEET 19

SHEET 16 MATCH LINE SHEET 19

SHEET 40 MATCH LINE SHEET 19

SHEET 19 MATCH LINE SHEET 18

SHEET 19 MATCH LINE SHEET 42

SHEET 19 MATCH LINE SHEET 21

BENCHMARK
SET 60D NAIL & CAP
MARKED "TRAV LB 5075"
ELEV = 103.60' (NAVD 88)

4' WOOD FENCE

5' WOOD FENCE

ONE STORY BLOCK BUILDING

ROOF OVERHANG

ROOF LINE

TRENCH DRAIN

COVERED WALKWAY

15.9' x 114.5' CONCRETE BLOCK HORSE STABLE

GATE

TOP OF GRATE = 112.82'

TOMOKA HILLS FARMS, INC.

CERTIFIED TO:

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/19/2023: UPDATED WETLANDS

TECHNICIAN: VHC
FIELD CHIEF: VHC
CHECKED BY: CAC
FIELD BOOK & PAGE: 633 / 69 & 650 / 4

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Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
19 OF 47

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BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 15 30 60

APPROVED CONDITIONS CJC

SURVEYOR'S NOTES:

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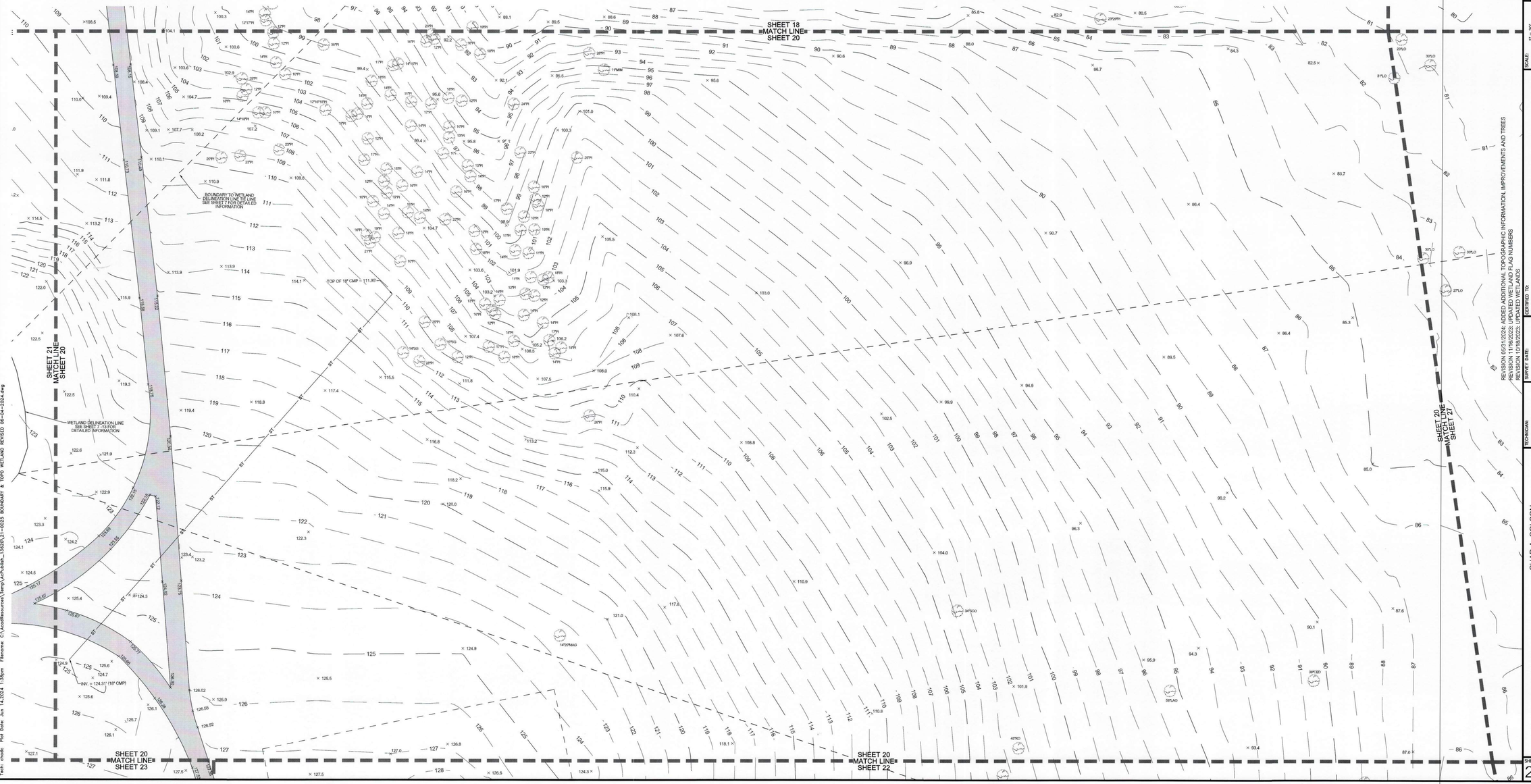

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SCALE: 1" = 30'

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TOMOKA HILLS FARMS, INC.

CERTIFIED TO:

SURVEY DATE:

REVISION DATE:
05/31/2024

PROJECT NUMBER:
21-0025.07

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: ADDED WETLAND FLAG NUMBERS
REVISION 11/16/2023: UPDATED WETLANDS

TECHNICIAN:
WKC

CREW CHIEF:
WM

CHECKED BY:
CAC

FIELD BOOK & PAGE:
6/55 / 69 & 6/60 / 4

This map prepared by:

CHAD A. COLSON

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SEE SHEET ONE OF FORTY-SEVEN

Professional Surveyor & Mapper Fla. License No. 7142

SHEET NO.:
20 OF 47

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BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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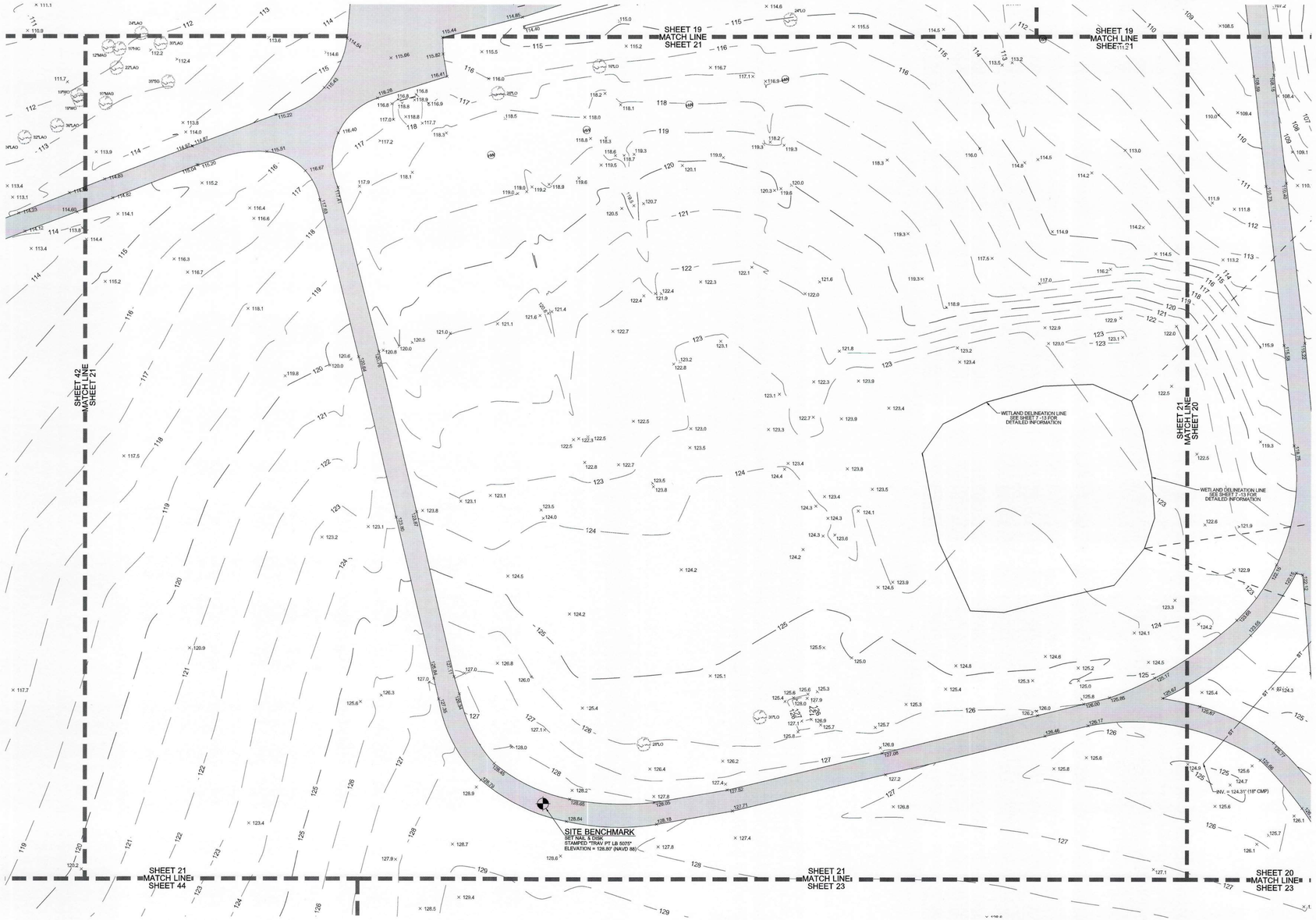

GRAPHIC SCALE
0 15 30 60

APPROVED
CONDITIONS

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REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

CERTIFIED TO:
TOMOKA HILLS FARMS, INC.

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

CHAD A. COLSON
SEE SHEET ONE OF FORTY-SEVEN
Professional Surveyor & Mapper Fla. License No. 7142

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SHEET NO.:
21 OF 47

Tech: chods Plot Date: Jun 14,2024 1:38pm Filename: C:\Lvsoftresources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

SURVEYOR'S NOTES:

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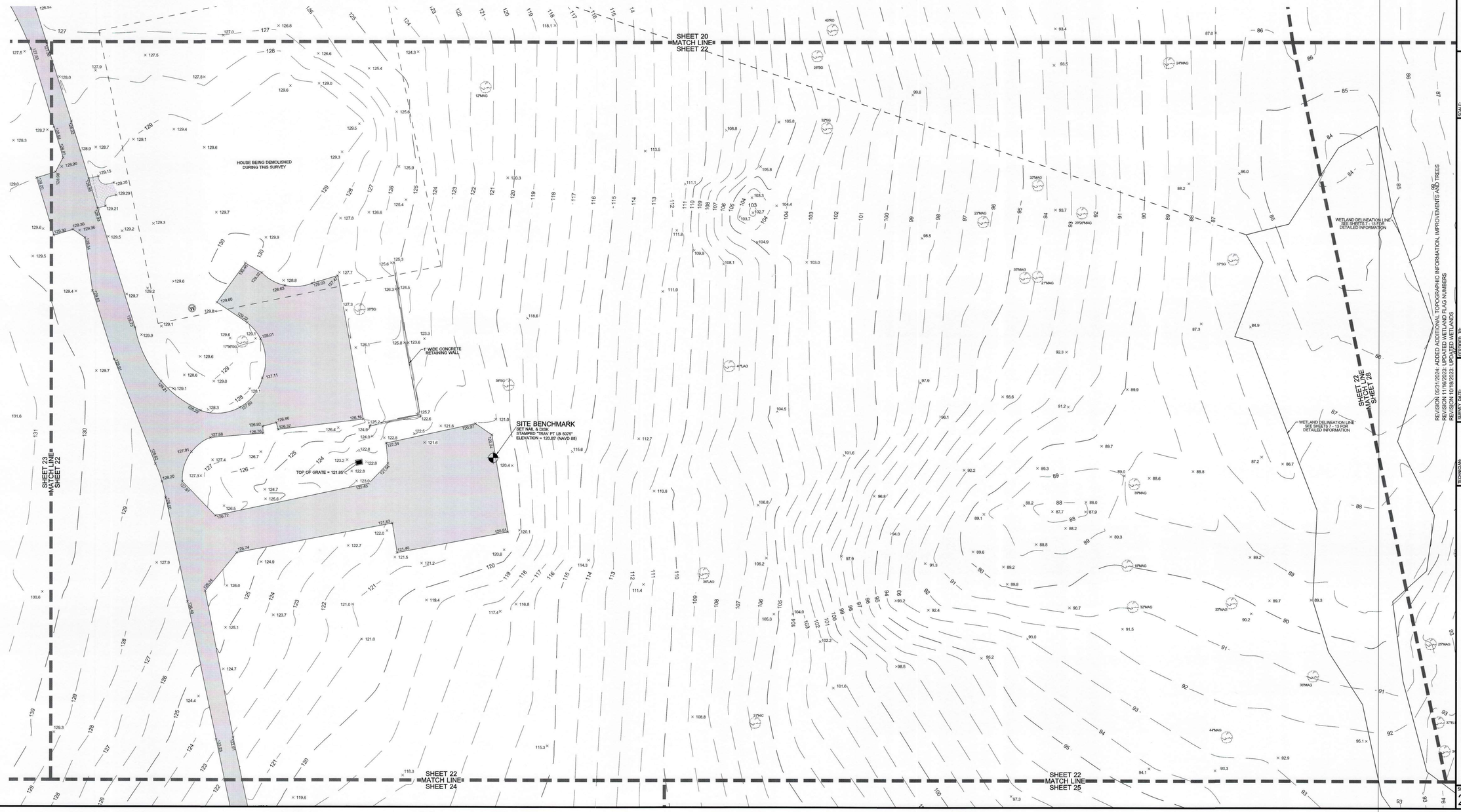
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 15 30 60

APPROVED CONDITIONS CJC



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 10/19/2023: FIELD LOCATED WETLANDS AND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

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TOMOKA HILLS FARMS, INC.

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: ESS / 69 & 85 / 1-4

This map prepared by:
CHAD A. COLSON
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SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.: 22 OF 47

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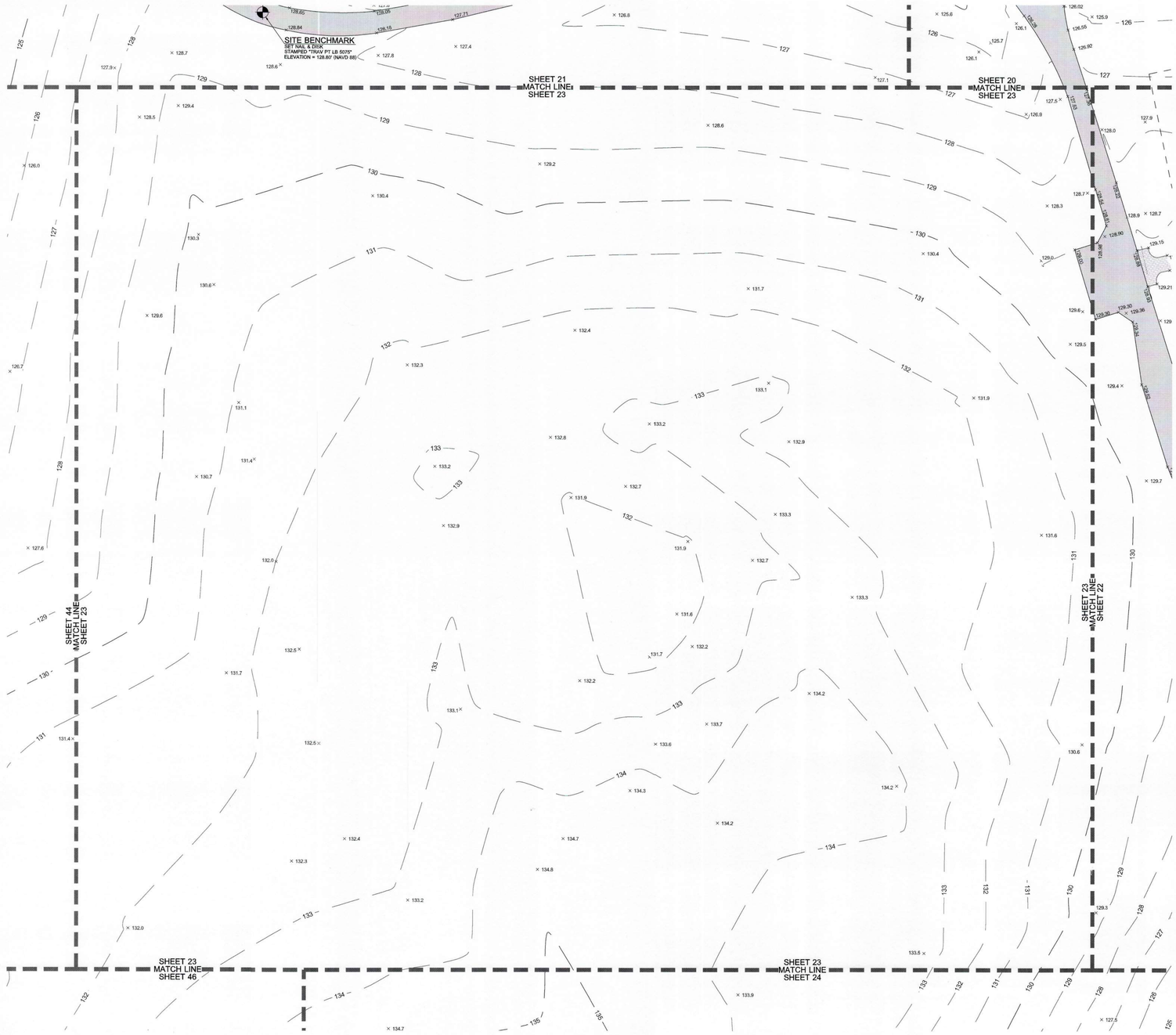
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



GRAPHIC SCALE
0 15 30 60

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APPROVED CX CONDITIONS

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REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

TOMOKA HILLS FARMS, INC.

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
TECHNICIAN:	WC
CREW CHIEF:	WM
CHECKED BY:	CAC
FIELD BOOK & PAGE:	635 / 68 & 650 / 4

This map prepared by:

CHAD A. COLSON

Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.:
23 OF 47

Path: chadc File Date: Jun 14,2024 1:38pm Filename: C:\LocalResources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 05-04-2024.dwg

SURVEYOR'S NOTES:

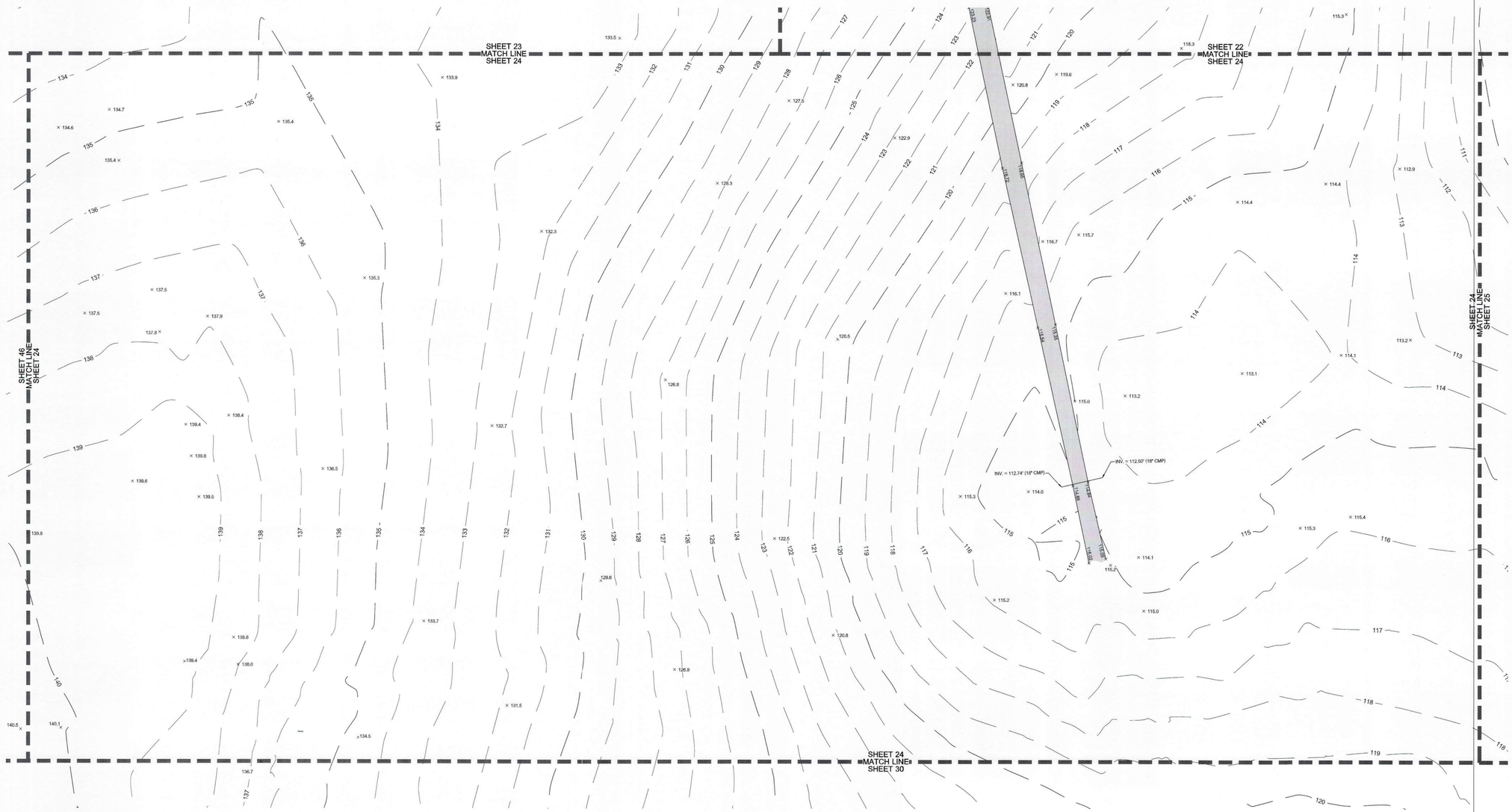
1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE
0 15 30 60

APPROVED CONDITIONS CJC



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

SCALE: 1" = 30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

TOMOKA HILLS FARMS, INC.

This map prepared by:
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SEE SHEET ONE OF FORTY-SEVEN

Professional Surveyor & Mapper Fla. License No. 7142

SHEET NO.:
24 OF 47

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Tech: chobs Plot Date: Jun 14,2024 1:39pm Filename: C:\Acad\Resources\Temp\AcPublish_13420\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

SURVEYOR'S NOTES:

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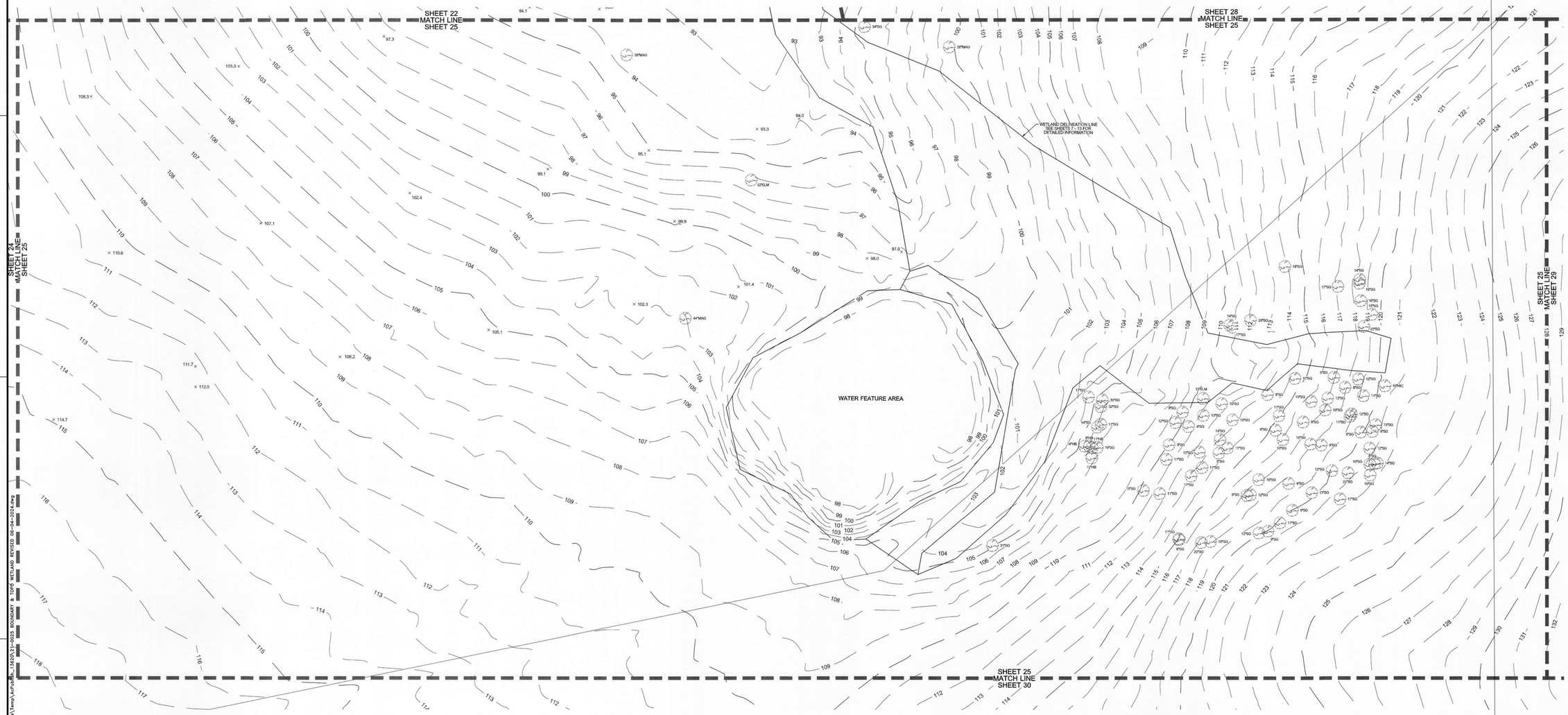
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

GRAPHIC SCALE
0 15 30 60

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS



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SCALE: 1" = 30'
KEEP SCALE BAR ON ORIGINAL DRAWING
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CERTIFIED TO:
TOMOKA HILLS FARMS, INC.

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

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SHEET NO.:
25 OF 47

Tech: chads Plot Date: Jun 14,2024 1:39pm Filename: C:\Acad\Resources\Temp\Acad_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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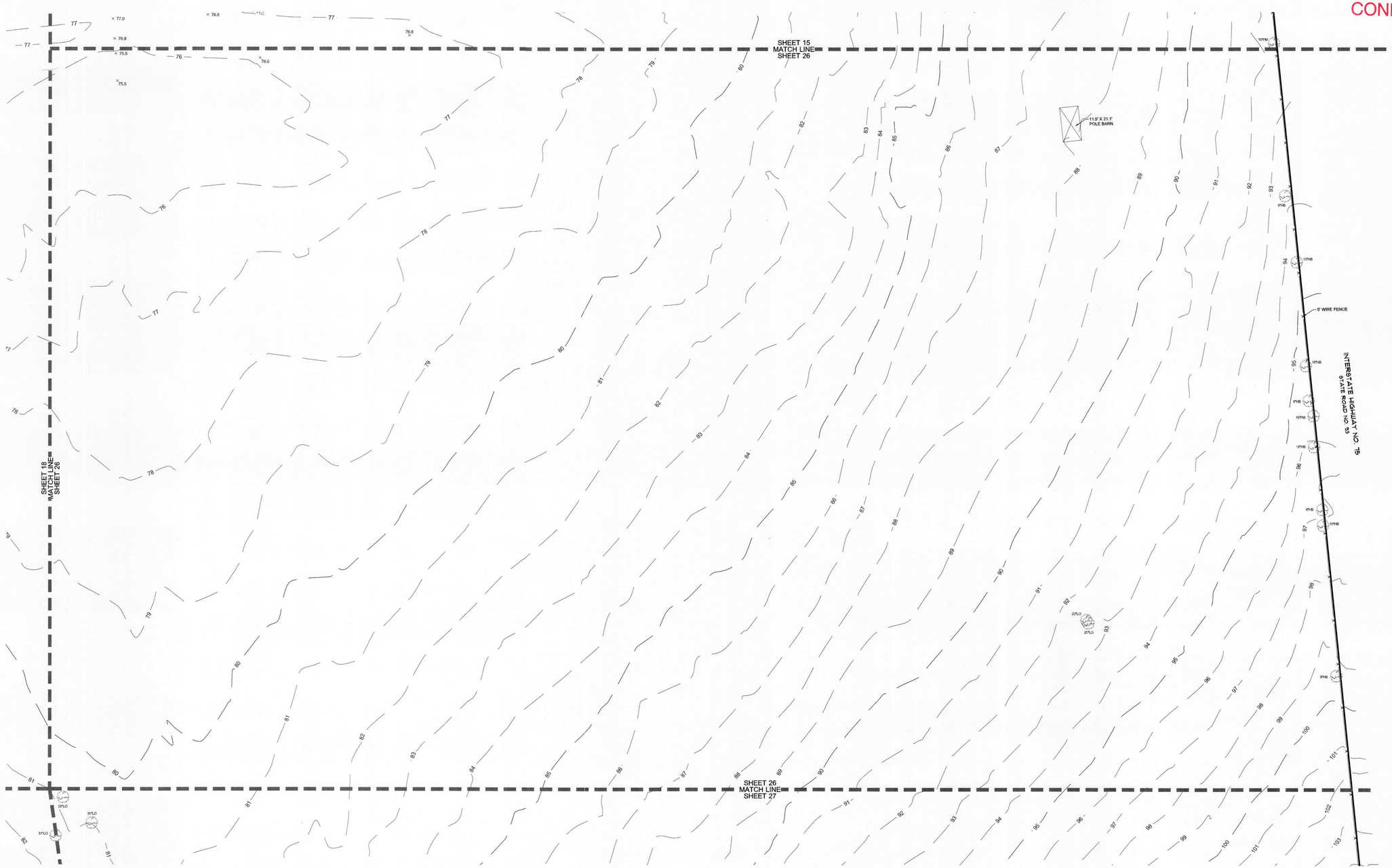
GRAPHIC SCALE
0 15 30 60

APPROVED CJC
CONDITIONS



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SCALE: 1" = 30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

0 1" IF NOT THIS SIZE ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07

CERTIFIED TO:

TECHNICIAN:	VHC
DRAWN BY:	VHC
CHECKED BY:	CAC
FIELD BOOK & PAGE:	635 / 69 & 660 / 4

This map prepared by:

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SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.:
26 OF 47

Tech: chada Plot Date: Jun 14,2024 - 1:39pm Filename: C:\Acad\Resources\Temp\Acf-Publish_13420\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

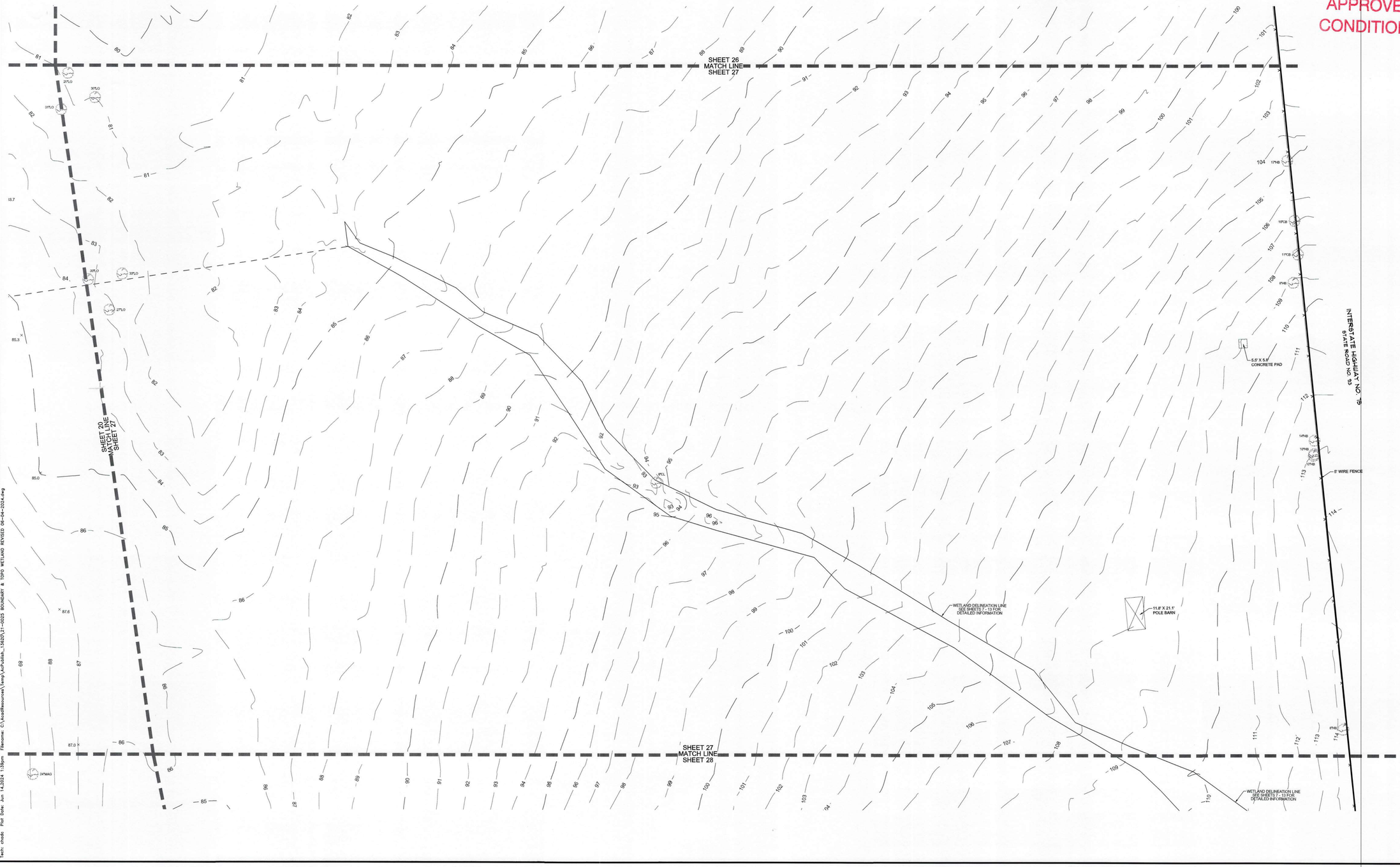
LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

APPROVED CSC
CONDITIONS



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SCALE: 1" = 30'

VERIFY SCALE
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ORIGINAL DRAWING
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THIS SHEET, ADJUST
SCALES ACCORDINGLY.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

TOMOKA HILLS FARMS, INC.

CERTIFIED TO:

TECHNICIAN:	
VMG	
DRAWN BY:	CHIEF:
VM	
CHECKED BY:	
CAC	
FIELD BOOK & PAGE:	
635 / 69 & 650 / 4	

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

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SHEET NO.:
27 OF 47

Tech: chrisb Plot Date: Jun 14,2024 - 1:39pm Filename: C:\Acad\Resources\Temp\AcePublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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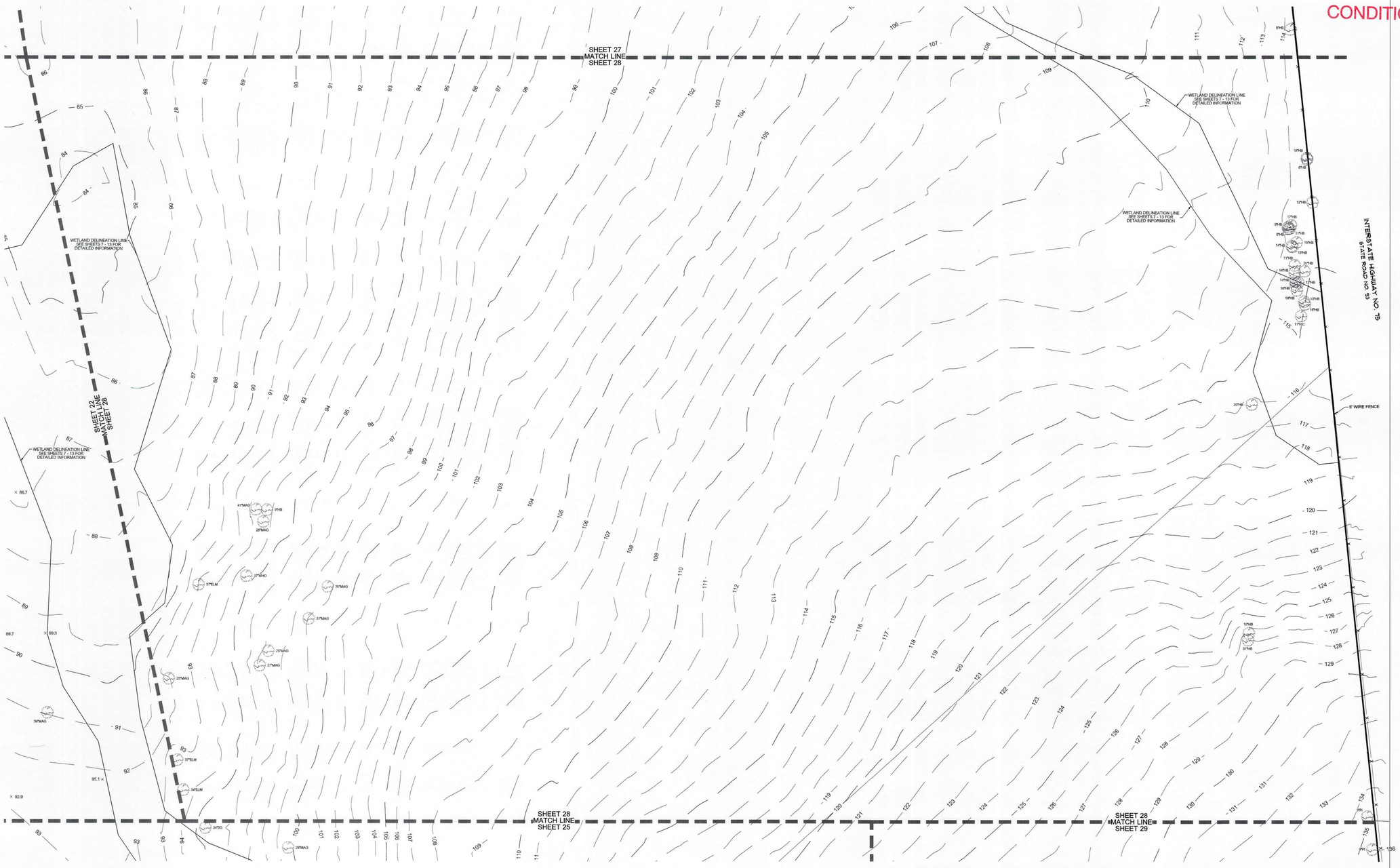
GRAPHIC SCALE
0 15 30 60

APPROVED CSC
CONDITIONS



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:
TOMOKA HILLS FARMS, INC.

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
TECHNICIAN: WKC
CREW CHIEF: WKC
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

SCALE: 1" = 30'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
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SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.:
28 OF 47

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BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CR
CONDITIONS

N

GRAPHIC SCALE
0 15 30 60

SURVEYOR'S NOTES:

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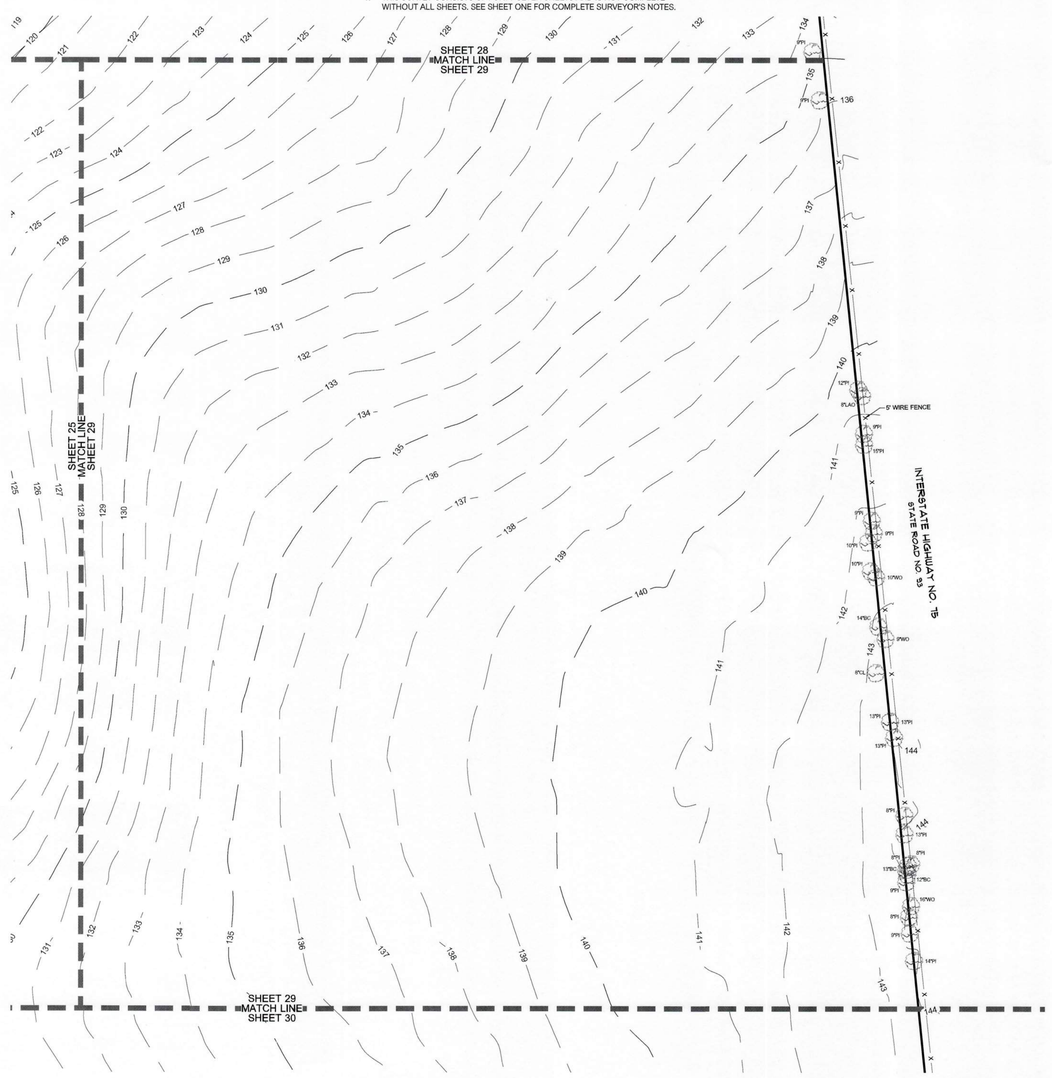

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/19/2023: UPDATED WETLANDS

SURVEY DATE: 05/10/2022 — CERTIFIED TO:

TOMOKA HILLS FARMS, INC.

SCALE: 1" = 30'

KEEP 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CJAC
FIELD BOOK & PAGE: 635 / 69 & 692 / 4
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

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SEE SHEET ONE OF FORTY-SEVEN

SHEET NO.:
29 OF 47

Tech: chode Plot Date: Jun 14,2024 1:40pm Filename: C:\Acad\Resources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

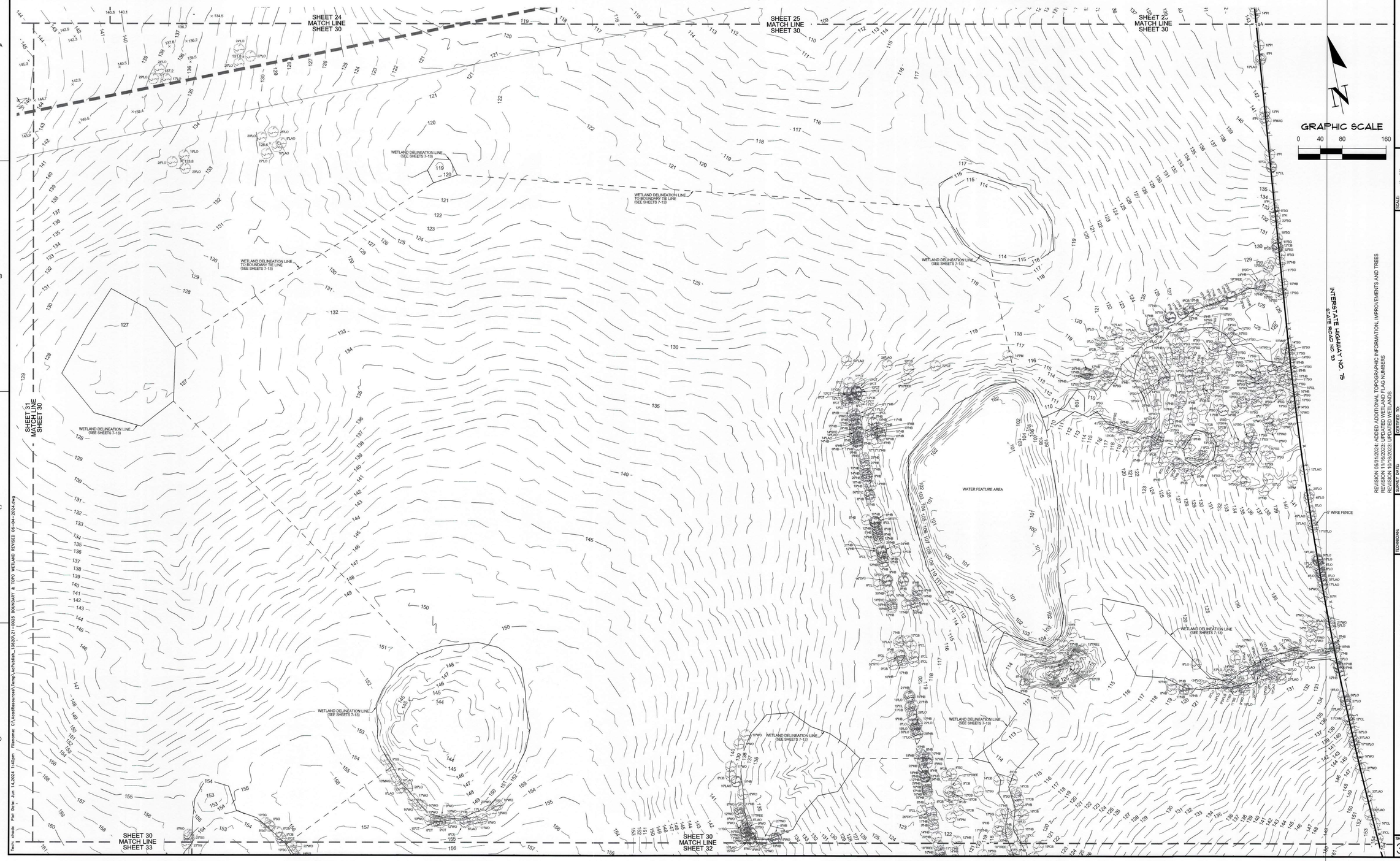
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CAC

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

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SCALE: 1" = 80'

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VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING

CERTIFIED TO:

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
FIELD BOOK & PAGE:	655 / 69 & 660 / 4

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC

TOMOKA HILLS FARMS, INC.

CHAD A. COLSON

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SHEET NO.:
30 OF 47

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BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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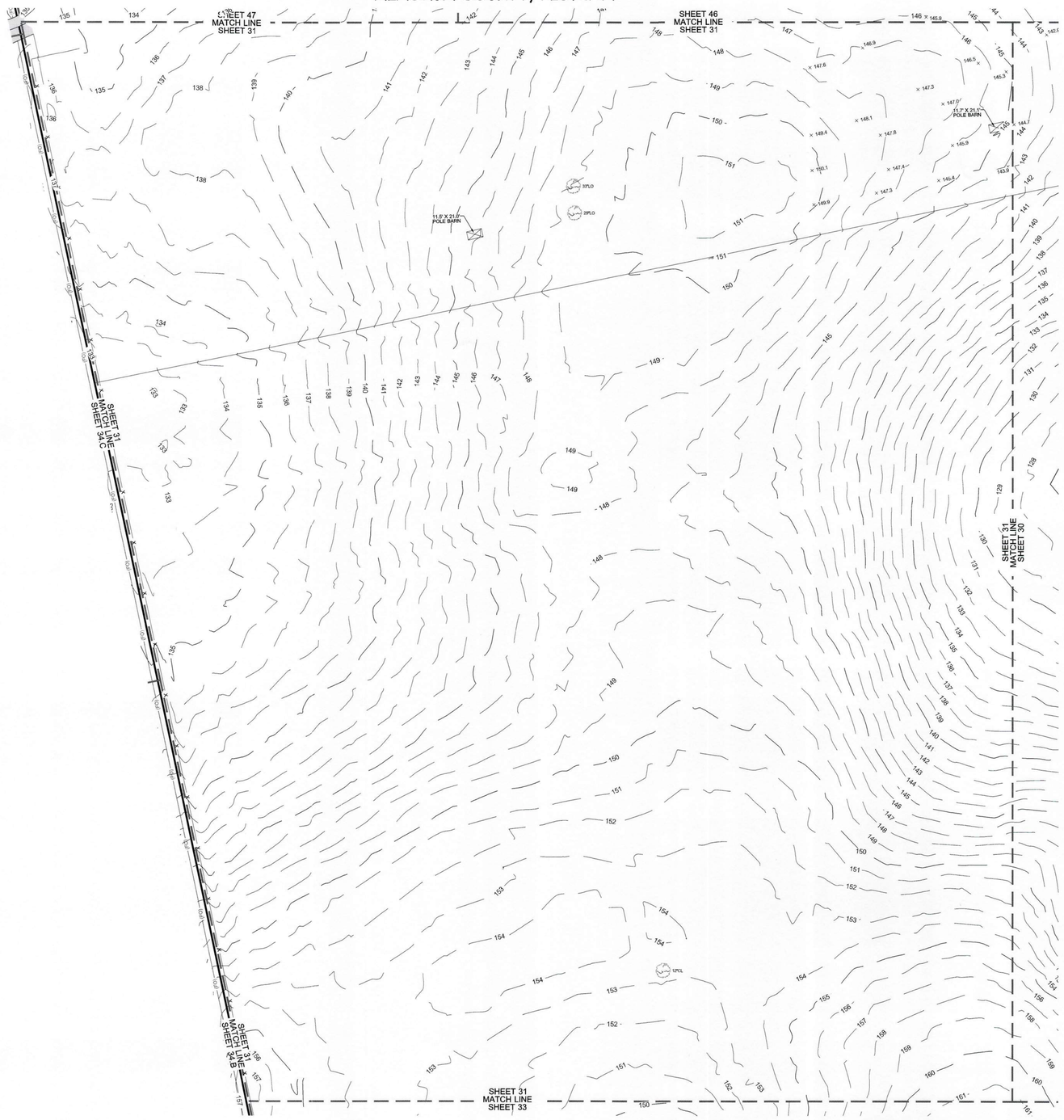

APPROVED CK
CONDITIONS

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VERIFY SCALE
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0
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REVISION 06/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
TECHNICIAN:	WKC
CREW CHIEF:	WM
CHECKED BY:	CAC
FIELD BOOK & PAGE:	635 / 69 & 650 / 4

This map prepared by:

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SEE SHEET ONE OF FORTY-SEVEN

Certificate of Authorization No. L.B. 5075
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SHEET NO.:
31 OF 47

Tech: chadc Plot Date: Jun 14,2024 1:40pm Filename: C:\AcadResources\Temp\AcPublish_14620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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GRAPHIC SCALE
0 40 80 160

APPROVED
CONDITIONS

SHEET 30
MATCH LINE
SHEET 32

SHEET 33
MATCH LINE
SHEET 32

WETLAND DELINEATION LINE

WIRE FENCE

INTERSTATE HIGHWAY NO. 75
STATE ROAD NO. 93

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 05/31/2024: ADDED ADDITIONAL FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 1"
0 40 80 160
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

TOMOKA HILLS FARMS, INC.

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07
FIELD BOOK & PAGE: 505; 108 & 550; 4

CHAD A. COLSON

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SHEET NO.:
32 OF 47

Tech: chads Plot Date: Jun 14,2024 1:41pm Filename: C:\AcadResources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

GRAPHIC SCALE
0 40 80 160

SURVEYOR'S NOTES:

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Tech: chods Plot Date: Jun 14,2024 1:41pm Filename: C:\Acadfiles\curses\Temp\AcePublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: ADDED FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

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www.chwinc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 80'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 1"
0
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

TOMOKA HILLS FARMS, INC.

CERTIFIED TO:

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: ESS / 695 & 850 / 4

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

This map prepared by:

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SEE SHEET ONE OF FORTY-SEVEN

Professional Surveyor & Mapper Fla. License No. 7142

SHEET NO.:
33 OF 47

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

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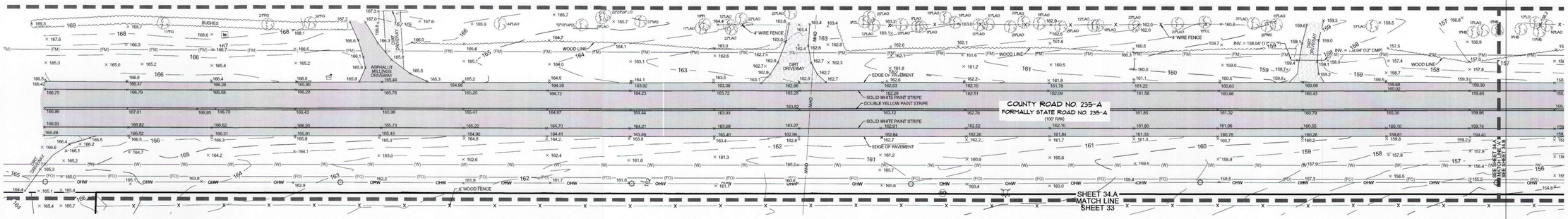
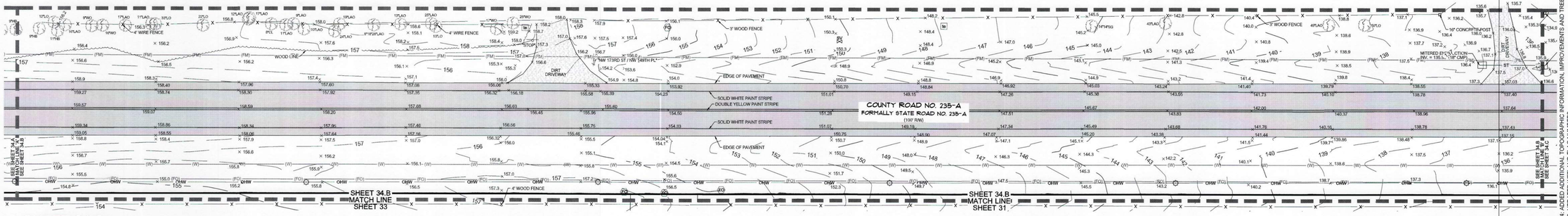
GRAPHIC SCALE
0 15 30 60

APPROVED CSC
CONDITIONS

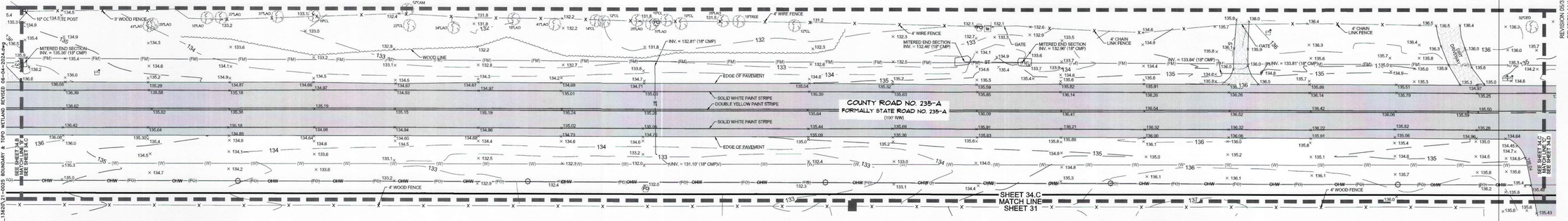
SHEET 34.A



SHEET 34.B



SHEET 34.C



SHEET 34.D

GRAPHIC INFORMATION, IMPROVEMENTS AND TREES SHOWN HEREON ARE FOR THE PURPOSE OF DEPICTING BOUNDARY RELATIONSHIPS ONLY. SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS. SEE SHEET 2 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 3 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 4 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 5 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 6 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 7 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 8 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 9 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 10 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 11 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 12 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 13 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 14 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 15 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 16 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 17 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 18 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 19 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 20 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 21 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 22 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 23 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 24 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 25 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 26 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 27 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 28 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 29 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 30 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 31 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 32 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 33 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 34 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 35 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 36 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 37 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 38 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 39 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 40 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 41 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 42 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 43 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 44 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 45 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 46 FOR SURVEY NOTES AND REFERENCE DOCUMENTS. SEE SHEET 47 FOR SURVEY NOTES AND REFERENCE DOCUMENTS.

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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/24/2023: UPDATED BOUNDARY

CERTIFIED TO:

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07

TECHNICIAN:	WKC
CREW CHIEF:	WM
CHECKED BY:	CAC
FIELD BOOK & PAGE:	ESS (09 & 650) 4

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
34 OF 47

APPROVED
CONDITIONS
CJK

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

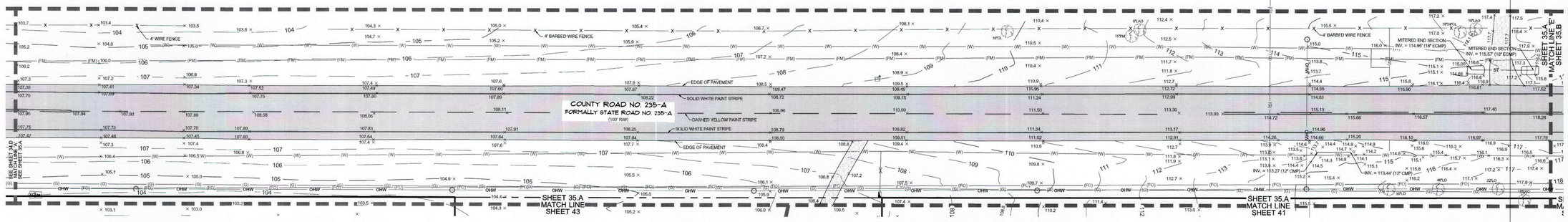
GRAPHIC SCALE

0 15 30 60

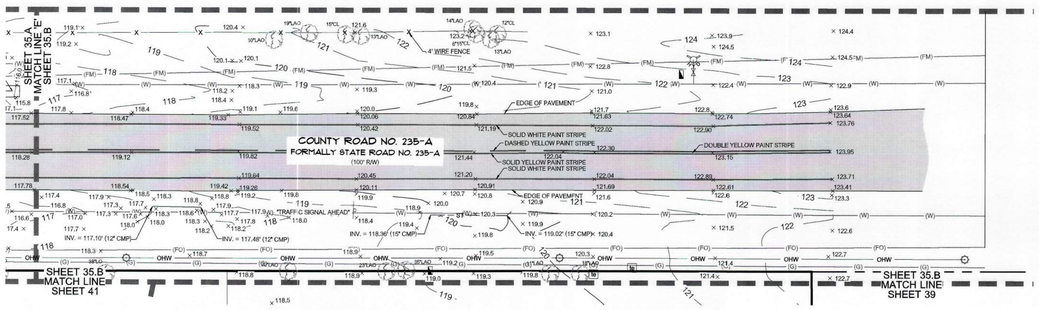
SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

SHEET 35.A



SHEET 35.B



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 10/18/2023: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 10/18/2023: UPDATED WETLANDS

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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

TOMOKA HILLS FARMS, INC.

SURVEY DATE:
05/10/2022

REVISION DATE:
05/31/2024

PROJECT NUMBER:
21-0025.07

TECHNICIAN:
WKC

CREW CHIEF:
WM

CHECKED BY:
CJC

FIELD BOOK & PAGE:
635 / 69 & 650 / 4

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SHEET NO.:
35 OF 47

Tech: chadc Plot Date: Jun 14,2024 1:42pm Filename: C:\cadResources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

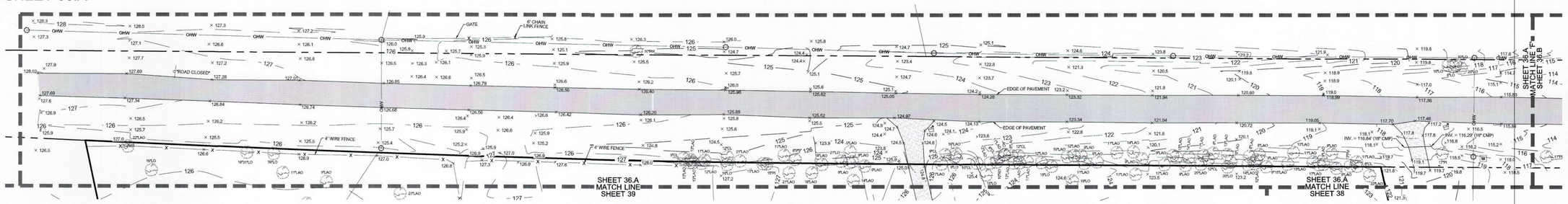
SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

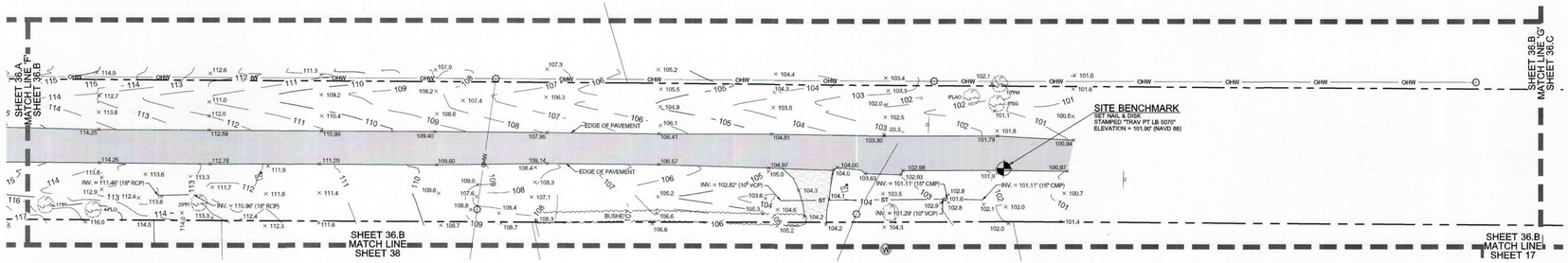
APPROVED CONDITIONS

GRAPHIC SCALE 0 15 30 60

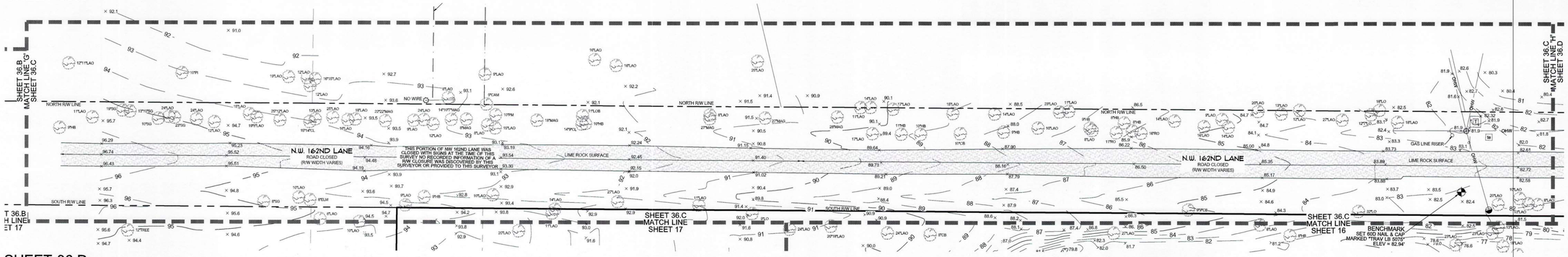
SHEET 36.A



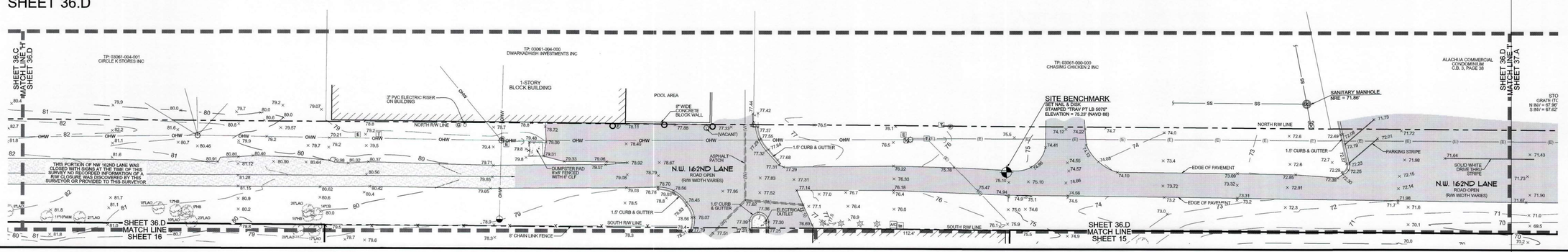
SHEET 36.B



SHEET 36.C



SHEET 36.D



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/15/2022: ADDED FLAG NUMBERS
REVISION 10/19/2022: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC
BOOK & PAGE: FB 669, PG 14

SCALE: 1" = 30'

VERIFY SCALE
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SHEET NO.: 36 OF 47

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Tech: chodc Plot Date: Jun 14,2024 1:45pm Filename: C:\Acad\Resources\Temp\AcPublish_15632\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

APPROVED CONDITIONS CJC

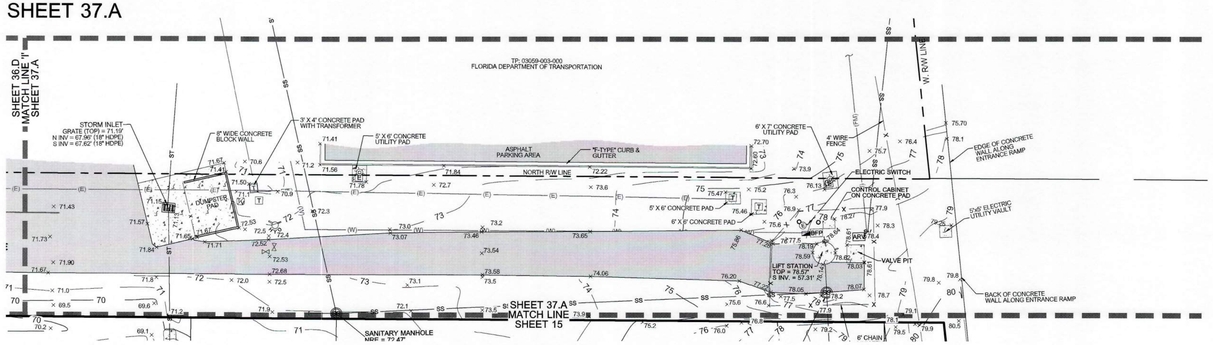
GRAPHIC SCALE

0 15 30 60

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

SHEET 37.A



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

TOMOKA HILLS FARMS, INC.

SCALE: 1" = 30'

VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
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SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CJC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

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SHEET NO.: 37 OF 47

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Tech: chads Plot Date: Jun 14,2024 - 1:45pm Filename: C:\Asset\Resources\Temp\AcPublish_13620\2-1-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

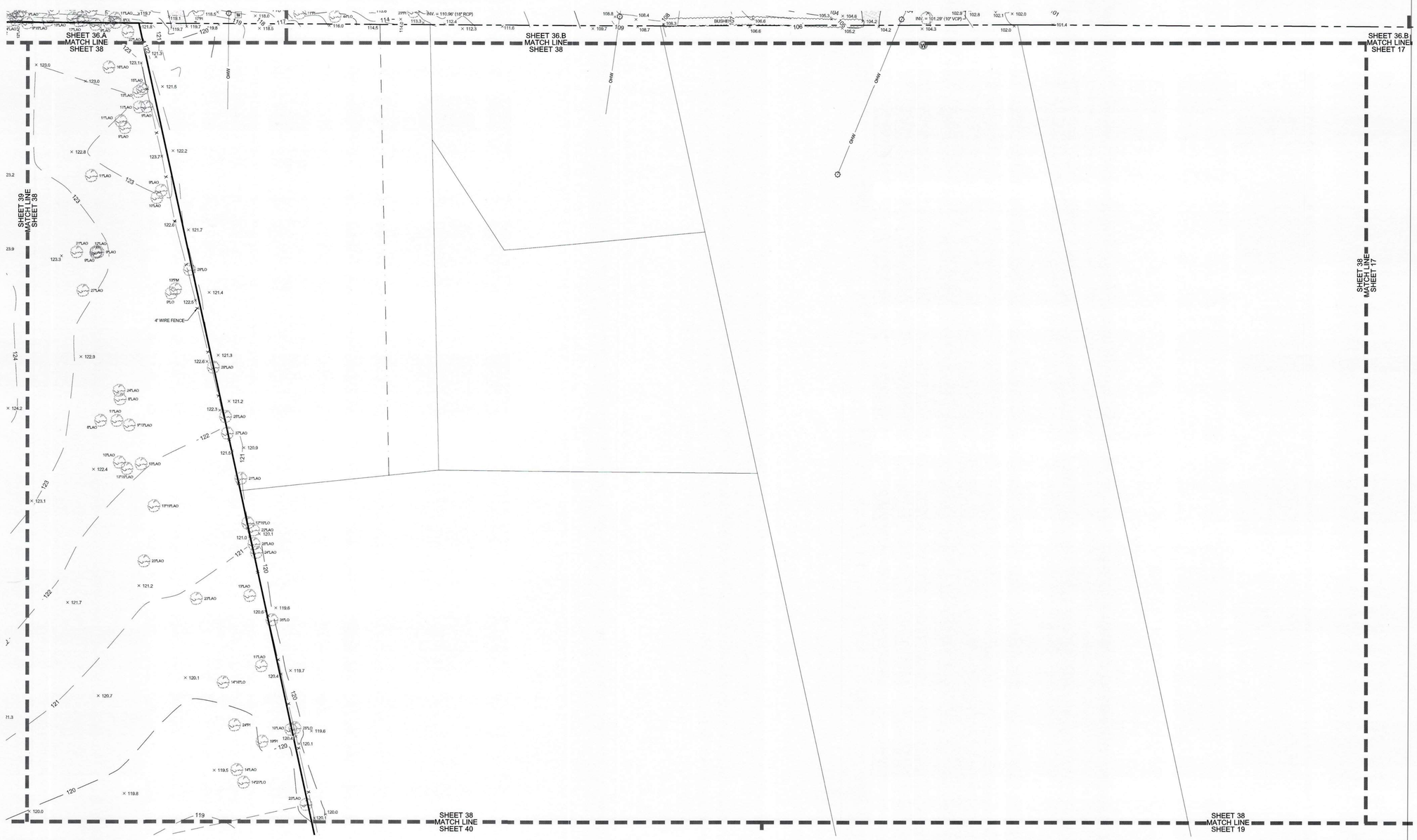
LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

APPROVED
CONDITIONS



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REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2022: UPDATED WETLAND FLAG NUMBERS
REVISION 10/12/2022: UPDATED WETLANDS

CERTIFIED TO:
TOMOKA HILLS FARMS, INC.

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
TECHNICIAN:	VWC
CREW CHIEF:	VWM
CHECKED BY:	CAC
FIELD BOOK & PAGE:	1551 / 69 & 650 / 4

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SHEET NO.:
38 OF 47

Tech: chads Plot Date: Jun 14,2024 1:43pm Filename: C:\AcadResources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

APPROVED
CONDITIONS

SHEET 36.A
MATCH LINE
SHEET 39

SHEET 35.B
MATCH LINE
SHEET 39

SHEET 39
MATCH LINE
SHEET 38

SHEET 39
MATCH LINE
SHEET 41

SHEET 39
MATCH LINE
SHEET 40

4' WIRE FENCE

AREA WITHIN PARCEL 7 IS
CURRENTLY UNDER CONSTRUCTION

REVISION 06/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

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THIS SHEET, ADJUST
SCALES ACCORDINGLY.

TECHNICIAN:	WKC
CHIEF:	WM
CHECKED BY:	CAC
SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
FIELD BOOK & PAGE:	635 / 69 & 650 / 4

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SHEET NO.:
39 OF 47

Tech: chobe Plot Date: Jun 14,2024 1:14pm Filename: C:\Acad\Resources\Temp\AcPublish_15420\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

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APPROVED
CONDITIONS

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IF NOT ONE INCH ON
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TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
TECHNICIAN:	WKC
CREW CHIEF:	WM
CHECKED BY:	CAC
FIELD BOOK & PAGE:	635 / 69 & 650 / 4

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SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
40 OF 47

Tech: chadc Plot Date: Jun 14,2024 1:44pm Filename: C:\Acad\Resources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

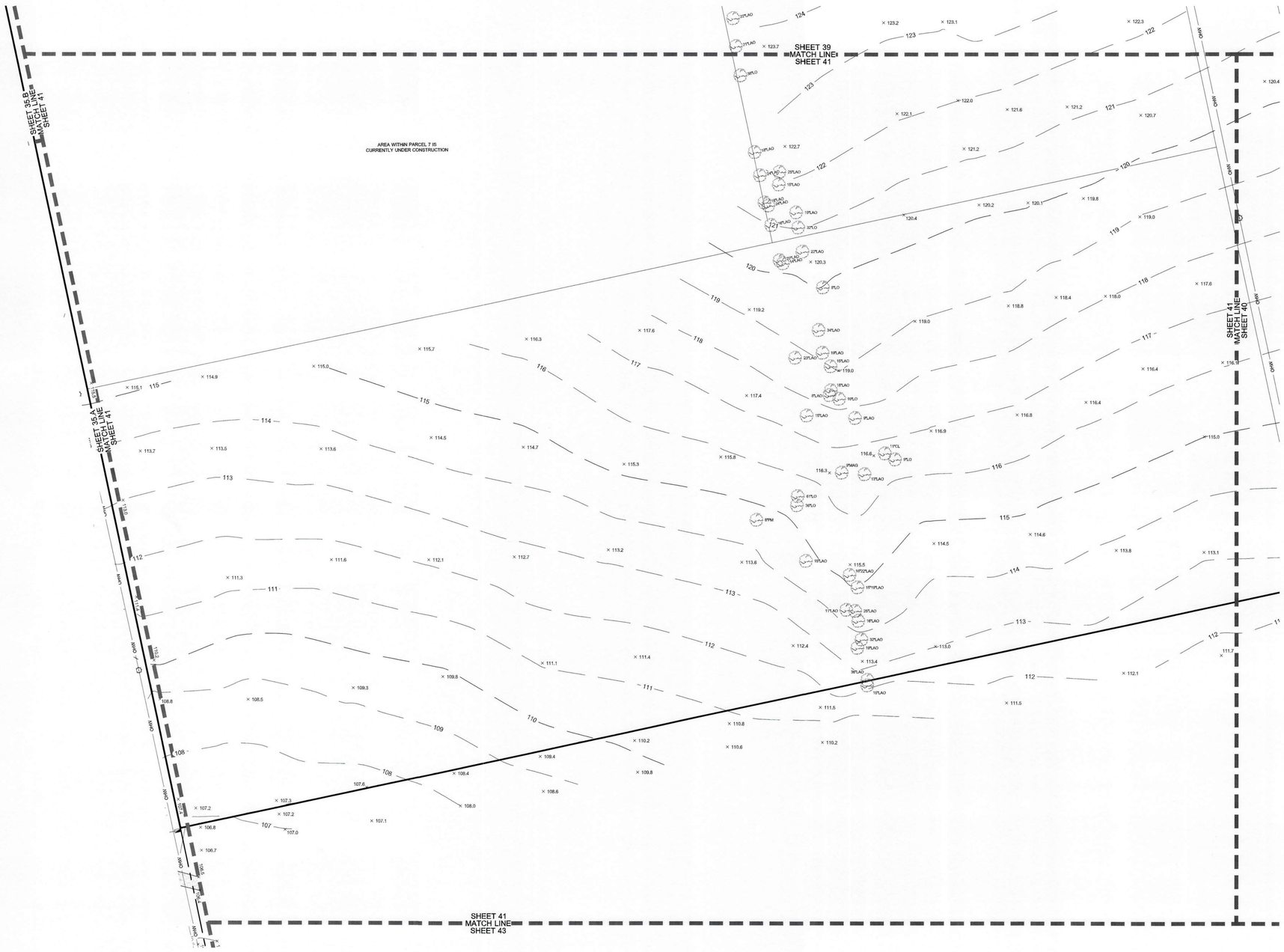
LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

APPROVED
CONDITIONS



REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2022: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2022: UPDATED WETLANDS

CERTIFIED TO:

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IF NOT ONE INCH ON
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SCALES ACCORDINGLY

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
FIELD BOOK & PAGE:	535 / 69 & 650 / 4

TECHNICAL: WKC
CREW CHIEF: WM
CHECKED BY: CAC

CHAD A. COLSON

This map prepared by:

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LICENSED SURVEYOR AND MAPPER

SHEET NO.:
41 OF 47

Tech: chcde Plot Date: Jun 14,2024 1:44pm Filename: C:\Acad\Resources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

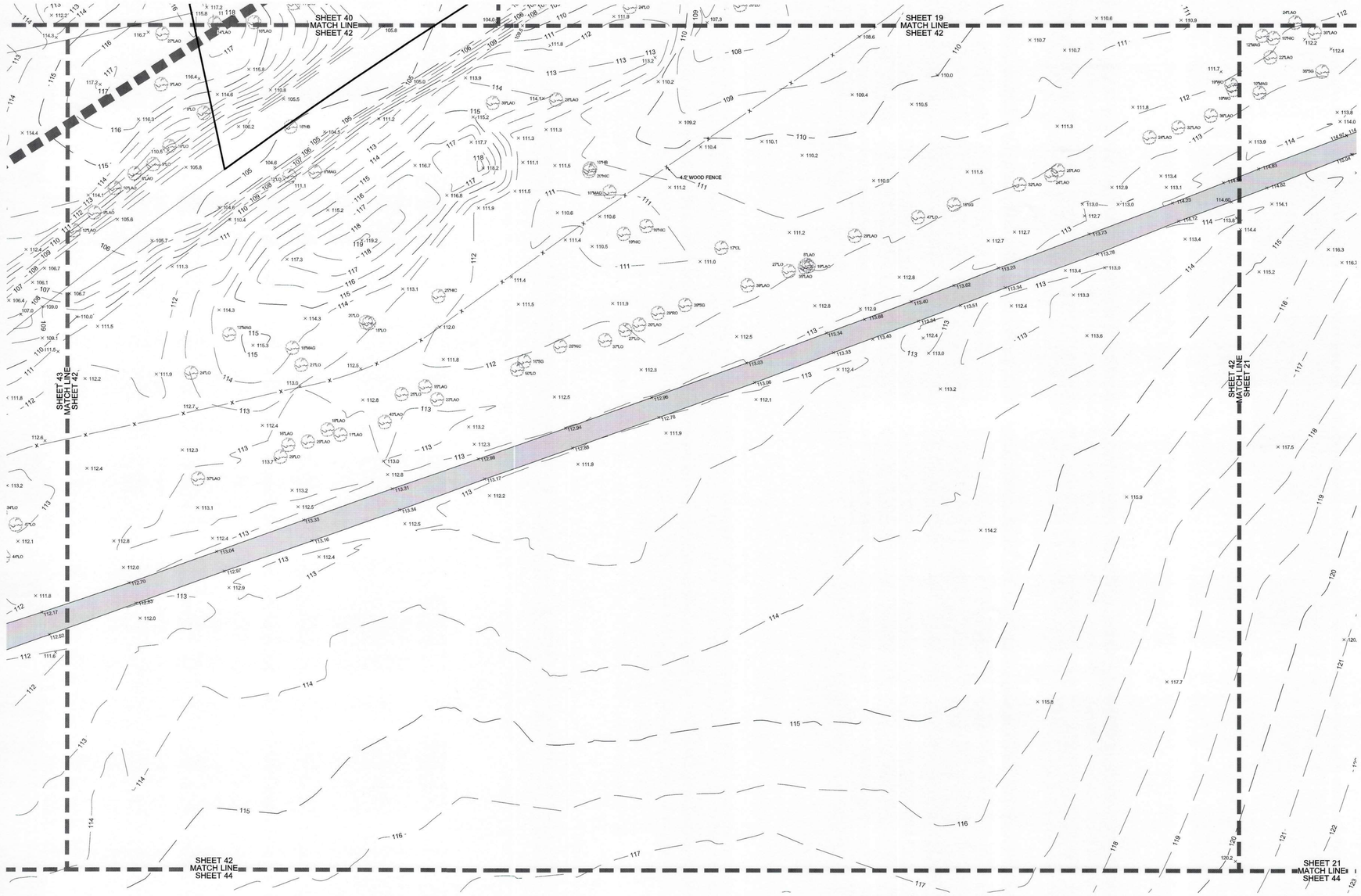
LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

APPROVED CONDITIONS



Tech: chads Plot Date: Jun 14,2024 1:44pm Filename: C:\Local\Resources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

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TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:

SURVEY DATE:	05/10/2022
REVISION DATE:	05/31/2024
PROJECT NUMBER:	21-0025.07
FIELD BOOK & PAGE:	635 / 69 & 650 / 4

TECHNICIAN: WKC
CREW CHIEF: WM
CHECKED BY: CAC

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SEE SHEET ONE OF FORTY-SEVEN

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SHEET NO.:
42 OF 47

BOUNDARY & TOPOGRAPHIC SURVEY

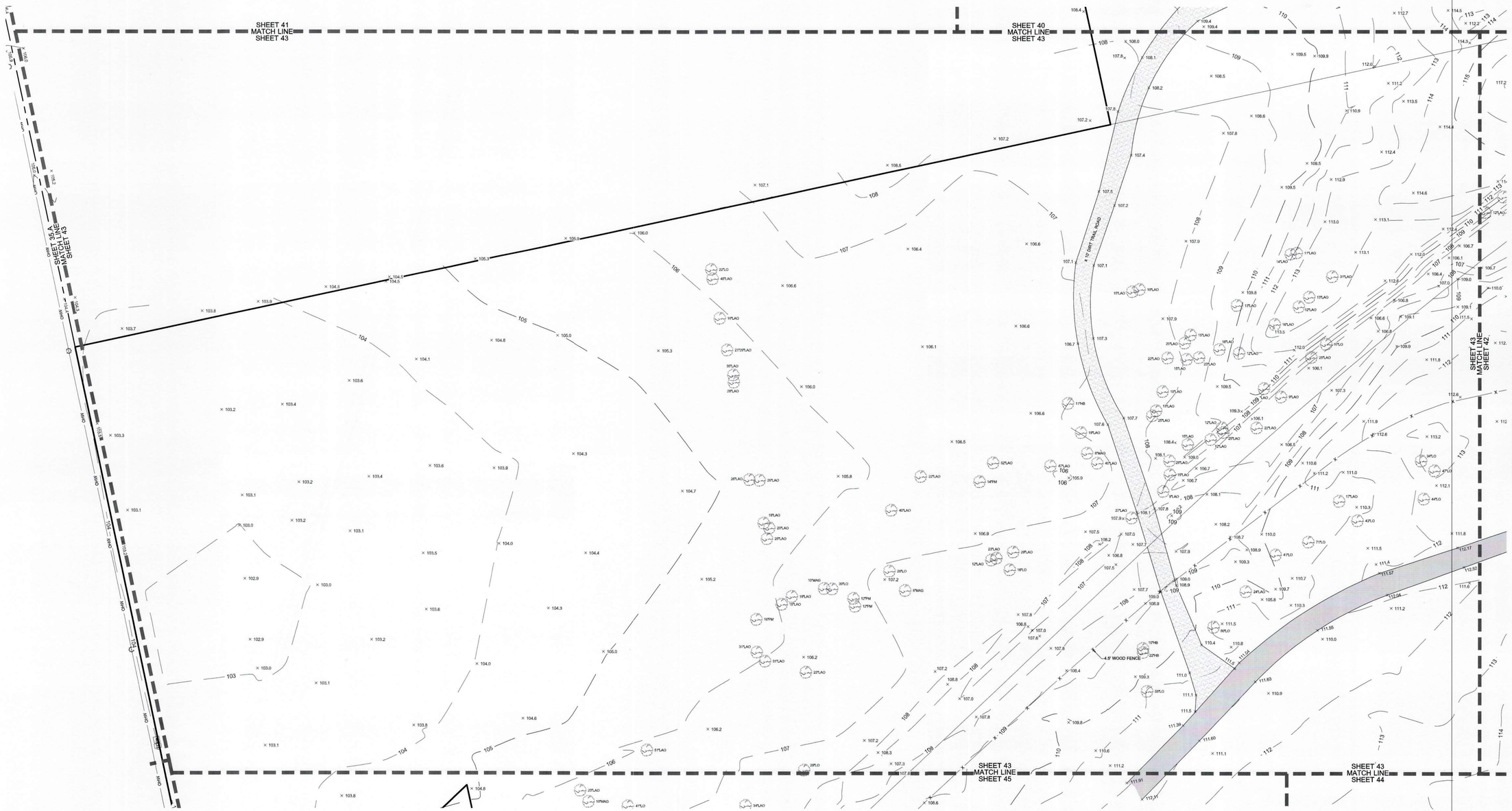
LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

APPROVED CONDITIONS CJC



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SCALE: 1" = 30'

KEEP SCALE BAR ACCURATE ON ORIGINAL DRAWING
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REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

CERTIFIED TO:
TOMOKA HILLS FARMS, INC.

TECHNICIAN:	SURVEY DATE:
WKC	05/10/2022
CREW CHIEF:	REVISION DATE:
WM	05/31/2024
CHECKED BY:	PROJECT NUMBER:
CAC	21-0025.07
FIELD BOOK & PAGE:	
635 / 69 & 650 / 4	

CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142

SEE SHEET ONE OF FORTY-SEVEN

This map prepared by:

Certificate of Authorization No. L.B. 5075
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SHEET NO.:
43 OF 47

Tech: chodk Plot Date: Jun 14,2024 - 1:45pm Filename: C:\Local\Resources\Temp\ArcPublish_13600\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

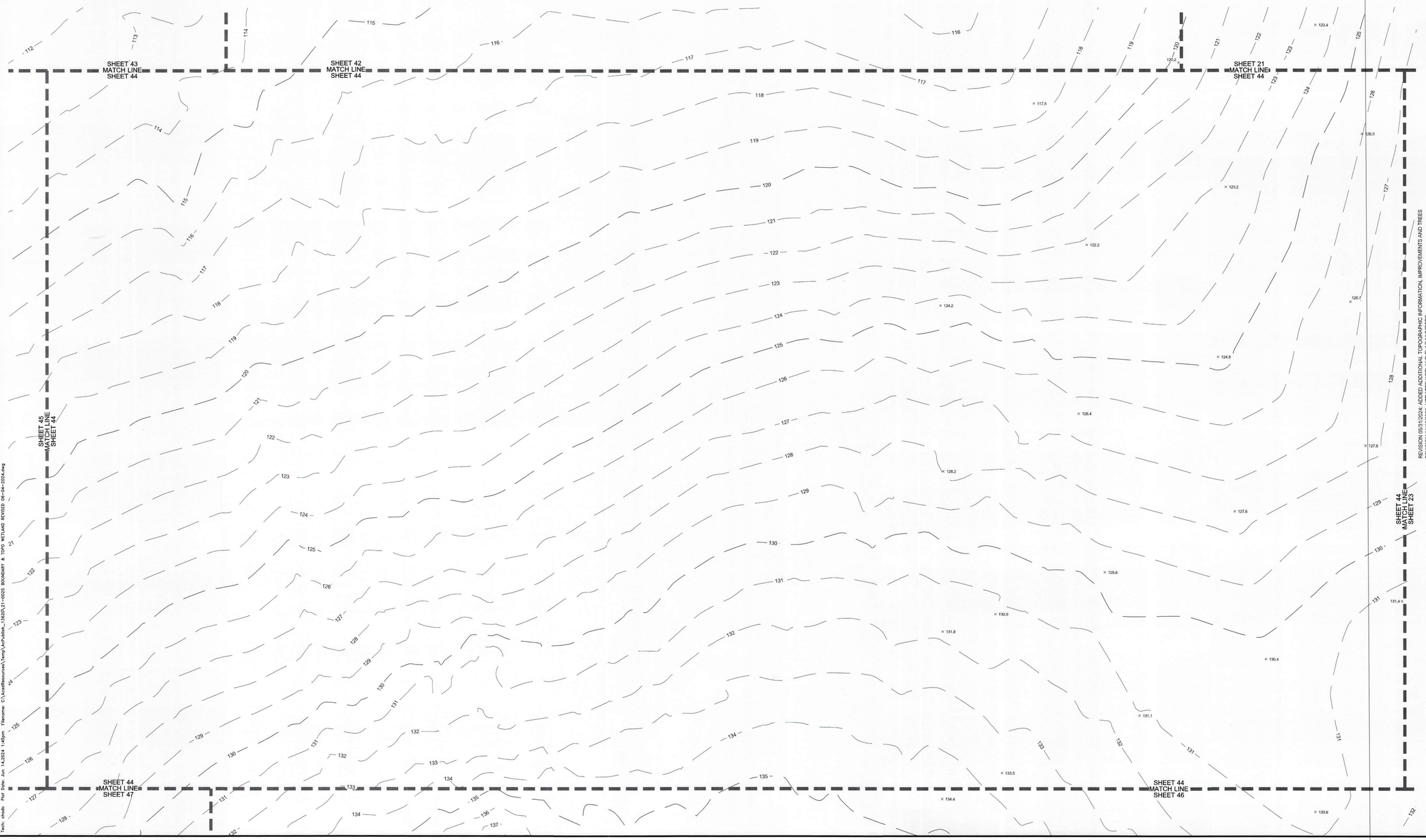
LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THIS SURVEY CONSISTS OF FORTY-SEVEN SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS. SEE SHEET ONE FOR COMPLETE SURVEYOR'S NOTES.

GRAPHIC SCALE
0 15 30 60

APPROVED
CONDITIONS



REVISION (05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/25/2023: ADDED TEST PITS AND FLAGS

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Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
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CHW Professional Consultants

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TOMOKA HILLS FARMS, INC.

TECHNICIAN: WKC
CREW CHIEF: VIM
CHECKED BY: CAC
FIELD BOOK & PAGE: 1535 / 69 & 650 / 4

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

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SHEET NO.:
44 OF 47

Tech: chadc Plot Date: Jun 14,2024 1:45pm Filename: C:\AcadResources\temp\AcePublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

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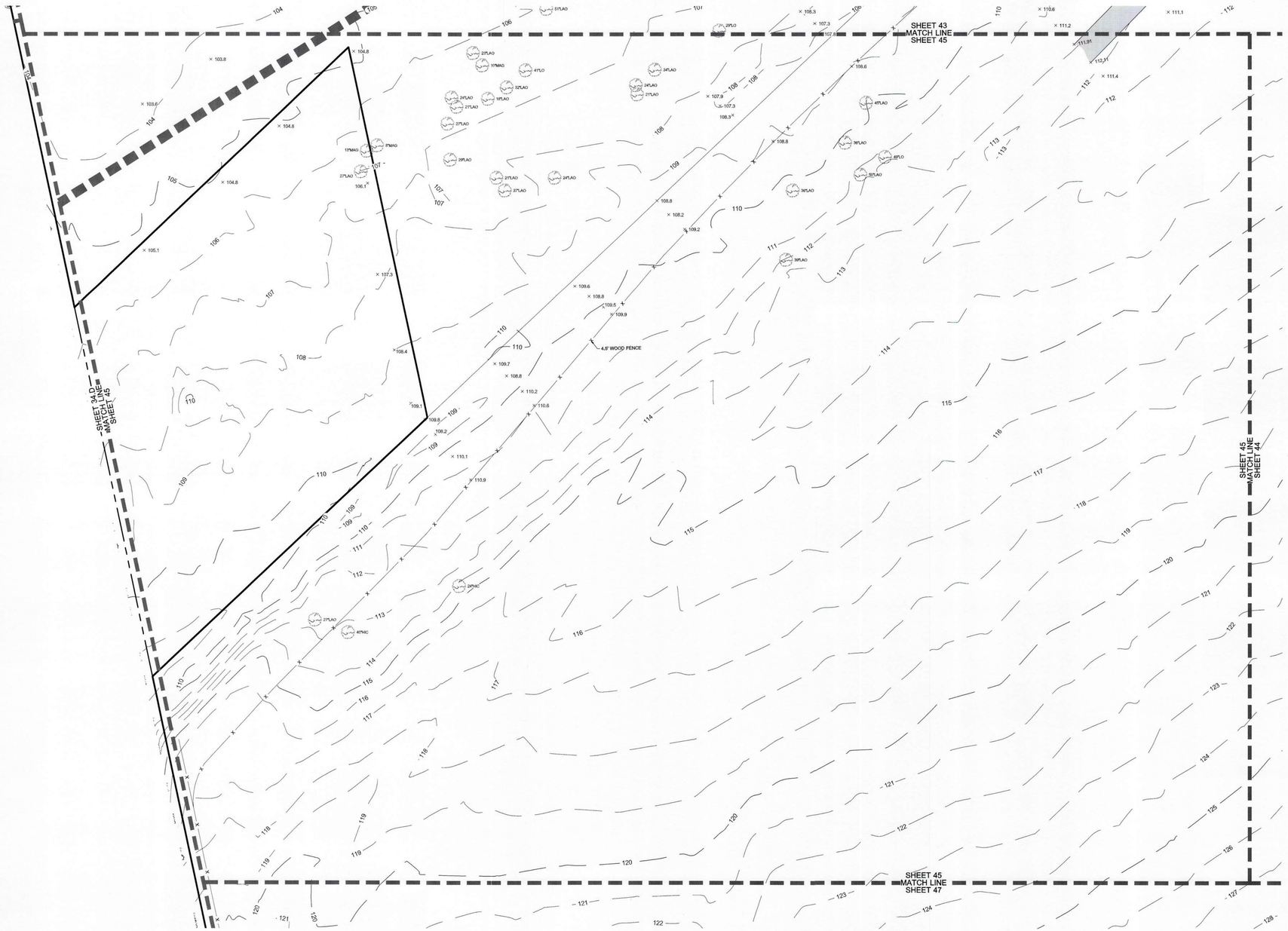

GRAPHIC SCALE
0 15 30 60

APPROVED CONDITIONS CJC

REVISION (5/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/18/2023: UPDATED WETLANDS

TOMOKA HILLS FARMS, INC.

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DESIGNED: WKC
DRW. CHEF: WM
CHECKED BY: CAC
FIELD BOOK & PAGE: 635 / 69 & 650 / 4

SURVEY DATE: 05/10/2022
REVISION DATE: 05/31/2024
PROJECT NUMBER: 21-0025.07

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45 OF 47

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BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 9 & 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

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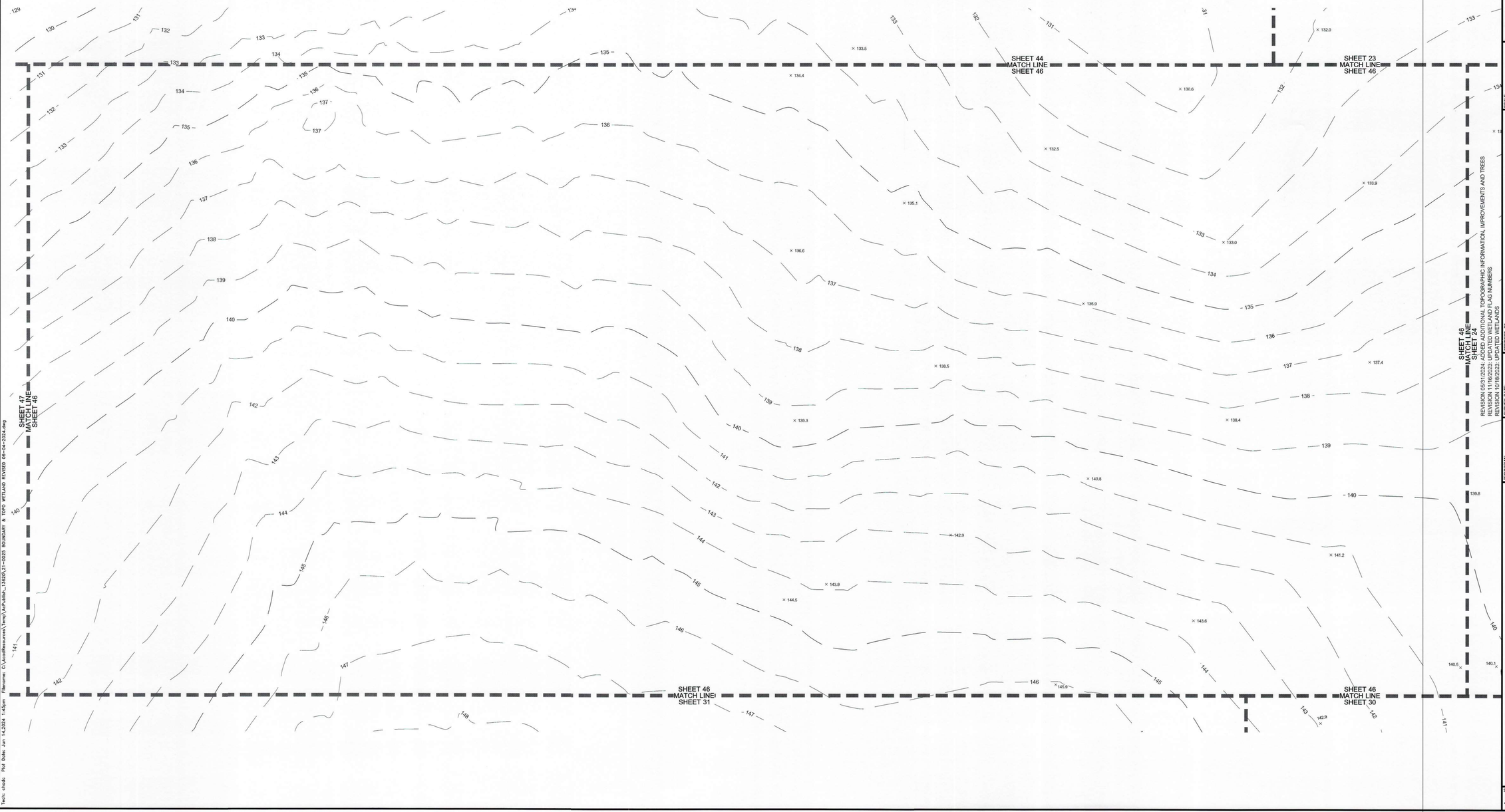
APPROVED
CONDITIONS



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TOMOKA HILLS FARMS, INC.

REVISION 05/31/2024: ADDED ADDITIONAL TOPOGRAPHIC INFORMATION, IMPROVEMENTS AND TREES
REVISION 11/16/2023: UPDATED WETLAND FLAG NUMBERS
REVISION 10/19/2023: UPDATED WETLANDS

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FIELD BOOK & PAGE:	635 / 89 & 650 / 4
TECHNICIAN:	WKC
CREW CHIEF:	WM
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SHEET NO.:
46 OF 47

Tech: chads Plot Date: Jun 14,2024 1:45pm Filename: C:\Vault\Resources\Temp\AcPublish_13620\21-0025 BOUNDARY & TOPO WETLAND REVISED 06-04-2024.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

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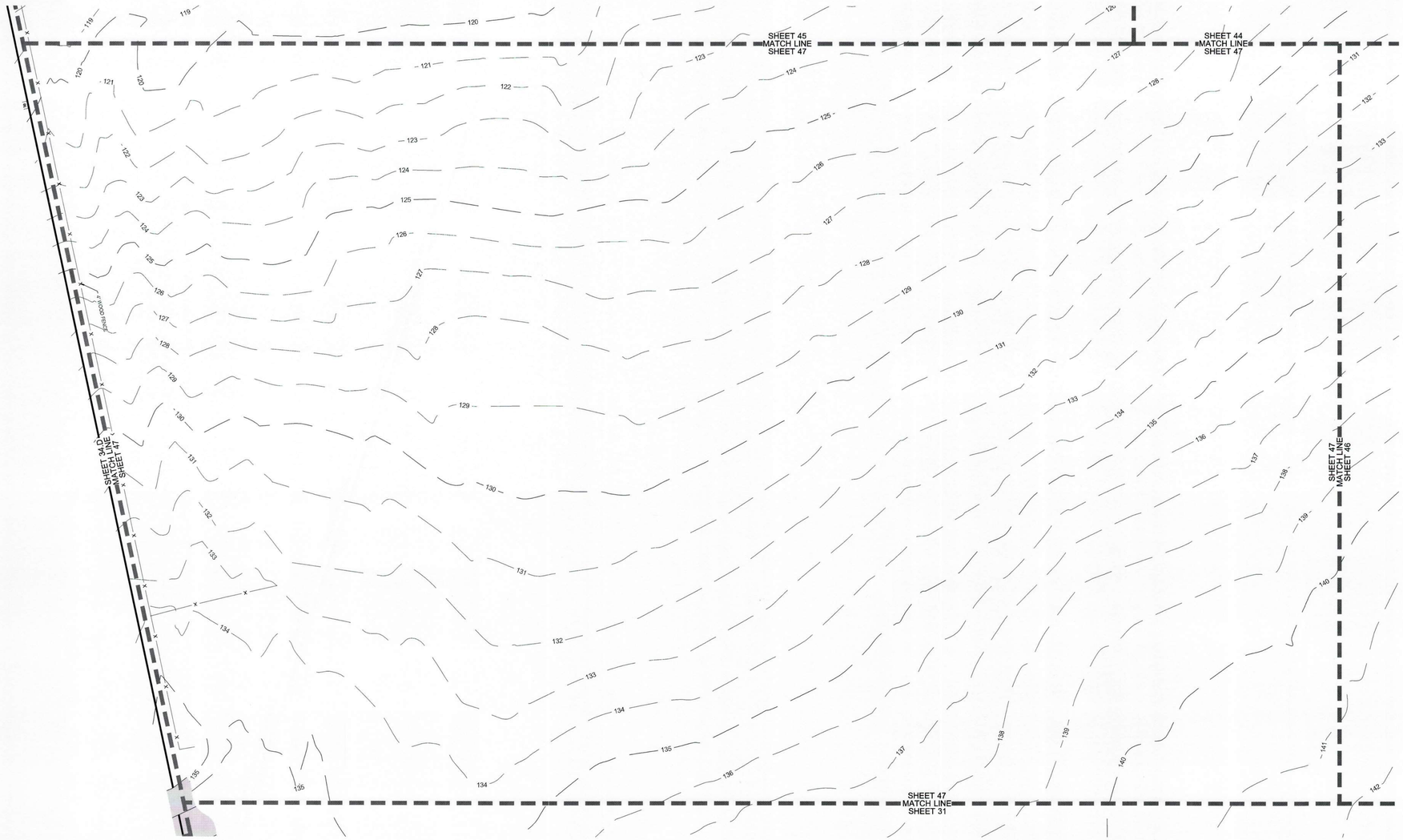

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SHEET NO.:
47 OF 47

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CONDITIONS

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED MAY 10, 2022.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.
9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.
14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.
17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.
18. WORK BEING PERFOKMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2024-25 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JUYY 2024-25, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.
21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.
24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.
25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT PRIOR TO INITIATION OF SITE CONSTRUCTION.
26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.
27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2024-25 EDITION, SECTION 120.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).
29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.
30. THE CITY OF ALACHUA SHALL BE COMPENSATED FOR ALL WORK REQUIRED OF THE CITY TO MODIFY ITS INFRASTRUCTURE. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO, WATER, WASTEWATER AND ELECTRIC INFRASTRUCTURE IMPROVEMENTS, RELOCATION OR DEMOLITION. FOR PROJECTS NOT WITHIN THE CITY'S ELECTRIC SERVICE AREA, MODIFICATIONS TO THE CITY'S ELECTRIC INFRASTRUCTURE EITHER WITHIN OR ADJACENT TO THE PROJECT AREA MAY BE REQUIRED. THE CITY SHALL BE COMPENSATED FOR SUCH MODIFICATIONS.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARDS PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT AND CITY OF ALACHUA.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:
   A. A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.
   B. NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.
   C. B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
   D. C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.
   E. D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.
   F. E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.
   G. F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
   H. G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.
7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.
9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
    A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
    B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
    C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.
11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.
22. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS PER FDOT INDEX 425-001.

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES. WATER AND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST ADDITION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER FORCE MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.
10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
12. ALL PVC WATER SERVICE LINES 2 INCHES AND LESS SHALL BE SCH 40 PVC.
13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.
14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.
15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
16. PROVIDE TRACER SYSTEM WIRE FOR WATER PIPING AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.
17. ALL WATER AND WASTEWATER DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.
18. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
19. WET TAP(S) SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
20. ALL POTABLE WATER PIPING SHALL BE NSF-61 RATED.
21. ALL GRAVITY WASTEWATER MAINS SHALL BE 8" PVC SDR 26.
22. WATER MAIN PIPING UNDER ROADS AND PAVEMENT SHALL BE CLDI. WATER MAIN PIPING NOT UNDER ROADS AND PAVEMENT SHALL EITHER BE AWWA C900 DR-18 PVC OR DUCTILE IRON CEMENT LINED.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.
2. SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
3. THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.
4. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.
5. COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHAR

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
COA	*CITY OF ALACHUA*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUP	*MULTI-USE PATH*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE
LANDSCAPE BUFFER LINE
BUILDING SETBACK LINE
WETLAND LIMITS LINE
WETLAND SETBACK LINE
CENTER LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SILT FENCE LINE
TREE BARRICADE LINE
EX. STRUCTURE OR BUILDING
PROPOSED BUILDING
PROPOSED ASPHALTIC PAVEMENT
PROPOSED CONCRETE PAVEMENT
PROPOSED DETECTABLE WARNING SURFACE
DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
WATERSHED DIVIDE
EX. ELEVATION CONTOUR
PROPOSED CONTOUR
EX. SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF SURFACE DRAINAGE FLOW
PROPOSED SWALE LINE
EX. FENCE
PROPOSED FENCE
EX. TREE (SIZE & TYPE)
EX. TREE (TREE ID)
EX. TREE TO BE REMOVED (SIZE & TYPE)
EX. TREE TO BE REMOVED (TREE ID)
PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

EX. GRAVITY STORMWATER MAIN
PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
EX. STORMWATER MANHOLE
PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010
PROPOSED CIRCULAR AREA DRAIN
PROPOSED SQUARE AREA DRAIN
PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)
PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)
PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)
PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)
PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

EX. POTABLE WATER MAIN
PROPOSED POTABLE WATER MAIN
EX. RECLAIMED WATER MAIN
PROPOSED RECLAIMED WATER MAIN
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
TEE (POTABLE AND RCW)
CROSS (POTABLE AND RCW)
BLOWOFF ASSEMBLY (POTABLE AND RCW)
REDUCER (POTABLE AND RCW)
EX. GATE VALVE AND BOX (POTABLE AND RCW)
PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
EX. AIR RELEASE VALVE (POTABLE AND RCW)
PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)
EX. FIRE HYDRANT ASSEMBLY
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SAMPLE POINT
EX. WATER METER (POTABLE AND RCW)
PROPOSED POTABLE WATER METER
PROPOSED POTABLE WATER BACK FLOW PREVENTER
PROPOSED RECLAIMED WATER METER
EX. WATER WELL
EX. HOSE BIB (POTABLE AND RECLAIMED)
PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

WASTEWATER

EX. GRAVITY WASTEWATER MAIN
PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
EX. WASTEWATER FORCE MAIN
PROPOSED WASTEWATER FORCE MAIN
EX. WASTEWATER MANHOLE
PROPOSED WASTEWATER MANHOLE
EX. WASTEWATER CLEANOUT
PROPOSED WASTEWATER CLEANOUT
PROPOSED WASTEWATER GREASE TRAP
PROPOSED WASTEWATER MANHOLE ID
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
EX. PLUG VALVE AND BOX (WW FORCE MAIN)
PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
EX. AIR RELEASE VALVE (WW FORCE MAIN)
PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

PROPOSED AT&T LINE
EX. BURIED CABLE LINE
PROPOSED BURIED CABLE LINE
EX. BURIED TELEPHONE LINE
PROPOSED TELEPHONE LINE
EX. CABLE TELEVISION LINE
PROPOSED CABLE/TELEVISION LINE
EX. FIBER OPTIC LINE
EX. UNDERGROUND TELEPHONE LINE
EX. TELEPHONE PEDESTAL
EX. TELEVISION/CABLE PEDESTAL
EX. CHILLED WATER MAIN
PROPOSED CHILLED WATER MAIN
EX. FIRE MAIN
PROPOSED FIRE MAIN
EX. IRRIGATION LINE
PROPOSED IRRIGATION LINE
EX. STEAM LINE
PROPOSED STEAM LINE
PROPOSED CLAY ELECTRIC LINE
EX. ELECTRIC LINE
PROPOSED ELECTRIC LINE
EX. ENERGY LINE
PROPOSED PRIVATE LIGHTING LINE
EX. OVERHEAD WIRE LINE
EX. UNDERGROUND ELECTRIC LINE
EX. LIGHT
EX. UTILITY POLE
EX. UTILITY POLE
EX. WOOD POWER POLE
EX. GUY ANCHOR
PROPOSED TRANSFORMER
EX. GAS LINE
PROPOSED GAS LINE
EX. GAS MARKER
EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

APPROVED
CONDITIONS

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.wfo.com

NOT FOR CONSTRUCTION

SCALE: N/A
VERIFY SCALE BAR IS CORRECT ON THIS PLOT BEFORE SCALING DRAWING
0 1" IF NOT ONE INCH ON THIS LINE, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS:

SUBMITTALS:
10/11/24 SRWMD
10/11/24 CITY OF ALACHUA
01/22/24 SRWMD
01/29/25 CITY OF ALACHUA
05/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: LEGEND

TECHNICIAN: T.F. CONWART
DESIGNER: E.L. ESTES
QUALITY CONTROL: W.E. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSED ENGINEER No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 94201

SHEET NO.: C0.11

Tech. Writer Plot Date: Mar 12,2025 12:47pm Filename: N:\2021\21-0025\departments\04_engineering\02_dwgs_gen\Production Files\21-0025.18 CV.dwg

APPROVED
CONDITIONS

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION ii. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTION 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST*
COUNTY PARCEL NO.:	*03054-001-002, 03873-001-000, & 03873-000-000*
STREET ADDRESS:	*TBD; ADJACENT TO 16305 NW 162ND LN, ALACHUA, FL 32615*
PROJECT AREA:	*37.07 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A ±10,180 SF MAINTENANCE BUILDING, WITH A PARKING AREA, DRIVEWAY INFRASTRUCTURE, STORMWATER MANAGEMENT FACILITY REVISIONS, AND ASSOCIATED UTILITY INFRASTRUCTURE.. THE PROJECT SITE IS LOCATED NEAR 16305 NW 162ND LN, ALACHUA FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 37.07 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS

FROM_____TO_____ PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.

FROM_____TO_____ THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.

FROM_____TO_____ ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.

FROM_____TO_____ THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.

FROM_____TO_____ IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.

FROM_____TO_____ THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.

FROM_____TO_____ THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.

FROM_____TO_____ THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.

FROM_____TO_____ UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

FROM_____TO_____ UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*37.07 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*46.75 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*13.63 ACRES*
TOTAL DETENTION VOLUME:	*89.97 ACRE-FEET*
TOTAL OPEN AREA:	*123.24 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF ARREDONDO FINE SAND, FORT MEADE FINE SAND, MILLHOPPER SAND, TAVARES SAND, LOCHLOOSA FINE SAND, KENDRICK SAND, BLICHTON SAND, GAINESVILLE SAND, BIVANS SAND AND NORFOLK LOAMY SAND. GSE ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN AUGUST OF 2022. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

DEPTH TO EFFECTIVE OR MOBILIZED AQUIFER:	*13 FEET*
DEPTH OF SEASONAL HIGH WATER TABLE:	*12.5 FEET*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*4.0 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*2.5 FEET/DAY*

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE FULL RETENTION AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLANS (C0.21-C0.25) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	*POST DEVELOPMENT AREA (ACRES)*	*POST DEVELOPMENT IMPERVIOUS AREA (ACRES)*	*STORMWATER MANAGEMENT FACILITY TYPE*	*FACILITY DETENTION CAPACITY (ACRE-FEET)*	*100-YEAR FLOOD ELEVATION (FT)*
1	*78.45*	*17.70*	*RETENTION*	*20.43*	*74.62*
2	*111.55*	*3.68*	*RETENTION*	*33.31*	*81.35*

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLANS (C0.21-C0.25) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR FULL RETENTION. THE ASSOCIATED WATER BODY IS MILL CREEK.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A DRY RETENTION FACILITY AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION D, BELOW

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 138.26 ACRES AND WILL CONSIST OF APPROXIMATELY 44.73 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED NEAR THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

** CITY OF ALACHUA*
** FLORIDA DEPARTMENT OF TRANSPORTATION*
** SUWANNEE RIVER WATER MANAGEMENT DISTRICT*
** FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE "TOMOKA HILLS FARMS INC".

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: Tomoka Hills Golf Course
Site Location: TBD; adjacent to 16305 NW 162nd Ln
Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

NV5

SCALE: N/A
1 VERT. SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJST SCALES ACCORDINGLY

CONSTRUCTION/RE REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/25 SRWMD
02/24/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WAL

APPROVED
CONDITIONS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.mvs.com

MVS

SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

SUBMITTALS:
10/31/24 SRWMD
01/17/25 CITY OF ALACHUA
01/22/24 SRWMD
01/29/25 CITY OF ALACHUA & SRWMD
05/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

TECHNICIAN: T.F. COWART
DESIGNED: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.: C0.21

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

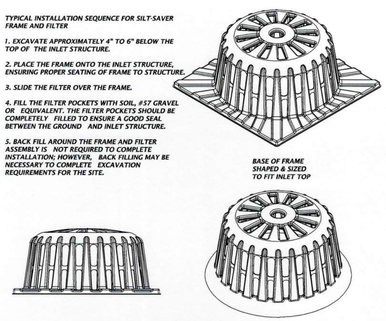
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

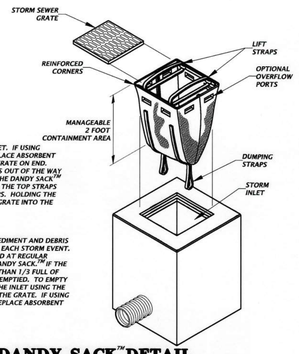
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



SILT-SAVER® DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

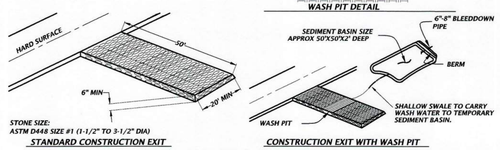
MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT; THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK™ DETAIL

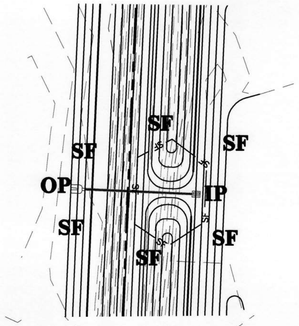
NTS

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



STORMWATER POLLUTION PREVENTION LEGEND

TS	*= TEMPORARY SEEDING*
PS	*= PERMANENT SEEDING*
ML	*= MULCHING*
SD	*= SOD STABILIZATION*
SF	*= SILT BARRIER*
TB	*= TREE BARRIER*
IP	*= INLET PROTECTION*
OP	*= OUTLET PROTECTION*
CO	*= CONSTRUCTION ENTRANCE/EXIT*

PLACE BARRICADES AT MINIMUM OF TWO-THIRDS THE AREA OF THE DRIPLINE OR SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER

TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

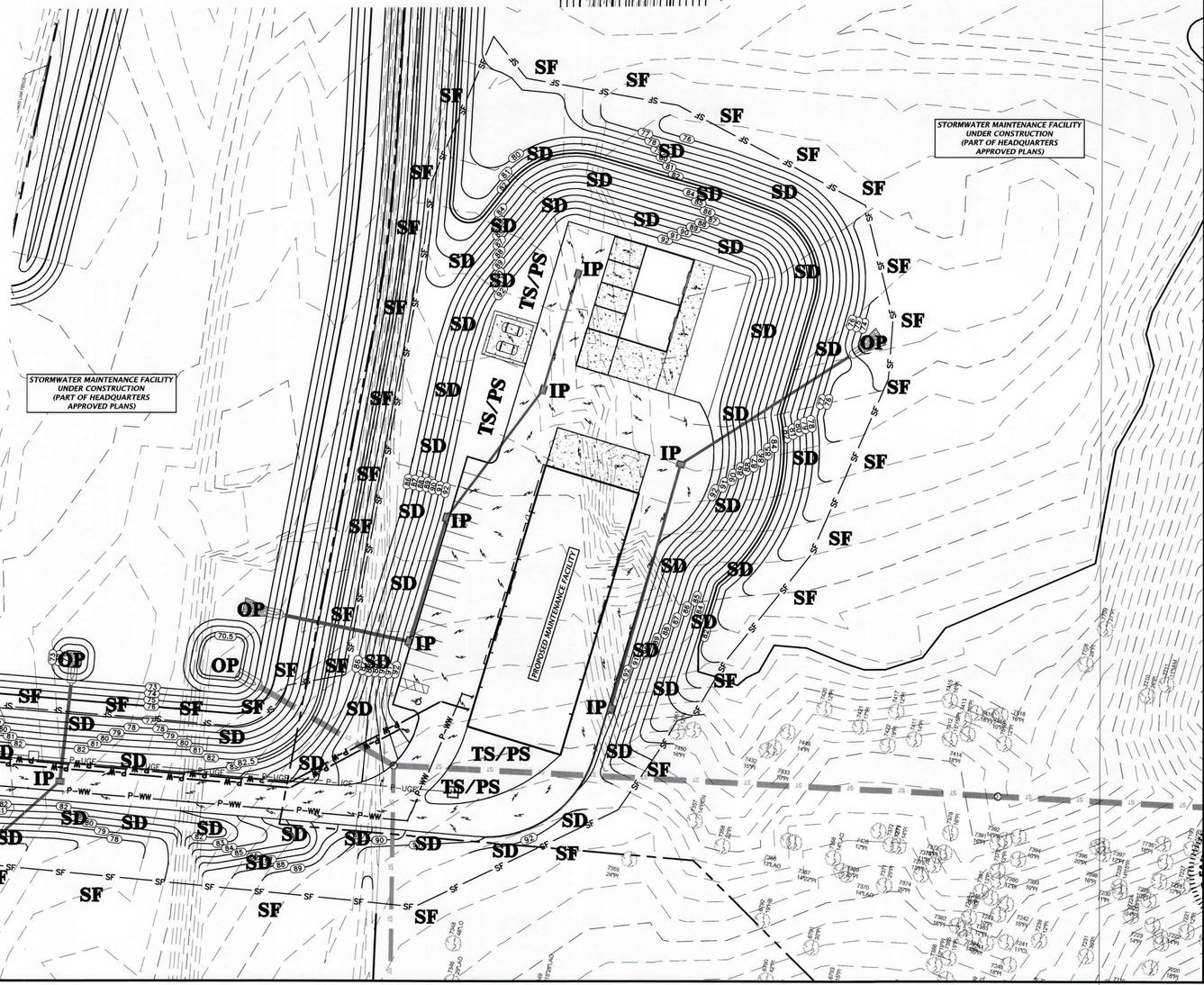
3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.



APPROVED
CONDITIONS

GRAPHIC SCALE
0 125 250 500

= SILT FENCE
TB = TREE BARRICADE

I-75
US 441
NW 173RD ST
PROJECT BOUNDARY
MODIFY EXISTING STORM STRUCTURE. LOWER TOP TO ELEVATION = 81.35
REFER TO C0.23 FOR CROSS SECTION DETAILS
AG POND (UNDER CONSTRUCTION)
STORMWATER POND (UNDER CONSTRUCTION)
PROPOSED MAINTENANCE ROAD
PROPOSED MAINTENANCE BUILDING
OFFICE BLDG AND ROAD (UNDER CONSTRUCTION)
PROPOSED WET POND (REFER TO GOLF COURSE PLANS FOR DETAILED DESIGN)
STORM DRAINAGE CONNECTION FOR FUTURE GOLF HEADQUARTERS AND ASSOCIATED RECREATION FACILITIES
GOLF/RECREATION AREA (196.67± Ac.)
WETLAND 1
WETLAND 2
WETLAND 3
WETLAND 4
WETLAND 5
WETLAND 6
WETLAND 7
WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
SURFACE WATER 2

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SCALE: 1"=250'
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CONSTRUCTION/REVISIONS:

DESCRIPTION:
02/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/24 SRWMD
02/25/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: OVERALL STORMWATER AND WETLAND BUFFER PROTECTION PLAN

TECHNICIAN: T.E. COWART
ENGINEER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

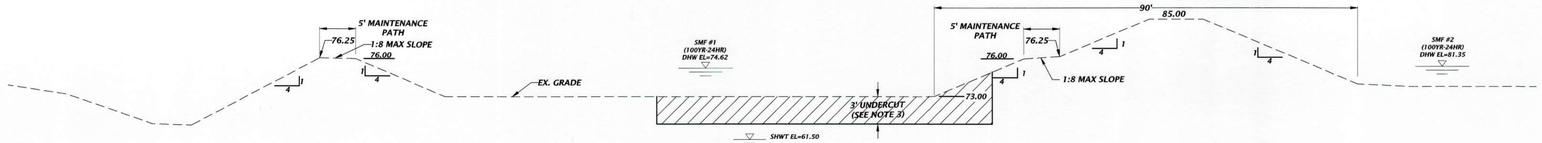
WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.: C0.22

Tech: hector Plot Date: Mon 10.2025 12:51 pm Filename: N:\2021\21-0025\Valgeotmech\04_engineering\01_civil\engs_plan\Production Files\21-0025TB 03.22.dwg

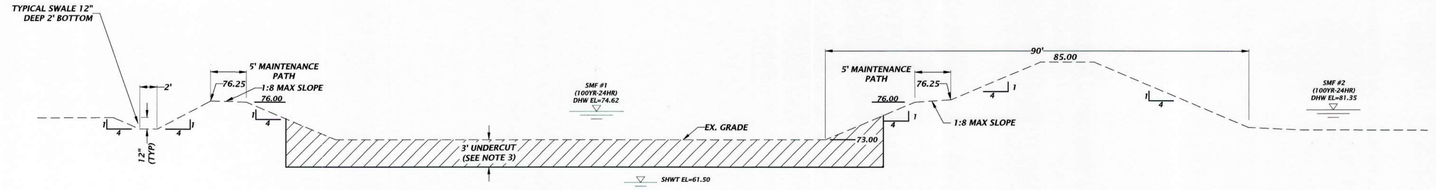
APPROVED
CONDITIONS



1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.
3. UNDERCUT 3' AND BACKFILL WITH ON-SITE OR IMPORTED SANDS WITH SILT (SP, SP-SM) HAVING A MAXIMUM OF 10 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

EX. STORMWATER MANAGEMENT FACILITY 1
CROSS SECTION X1-X1

NTS



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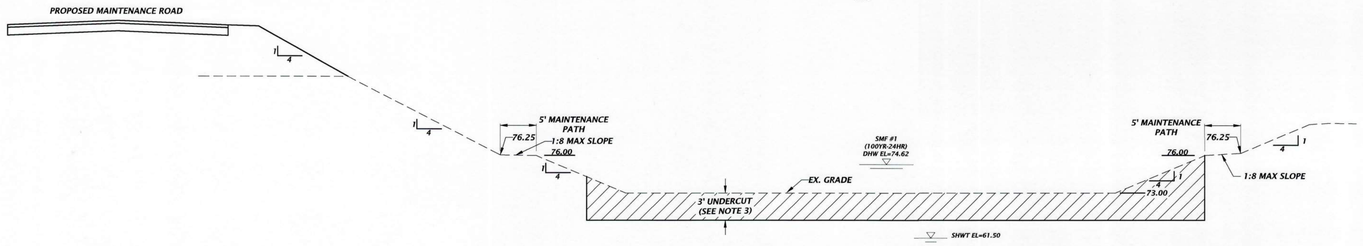
3. UNDERCUT 3' AND BACKFILL WITH ON-SITE OR IMPORTED SANDS WITH SILT (SP, SP-SM) HAVING A MAXIMUM OF 10 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

EX. STORMWATER MANAGEMENT FACILITY 1
CROSS SECTION XX-XX

NTS



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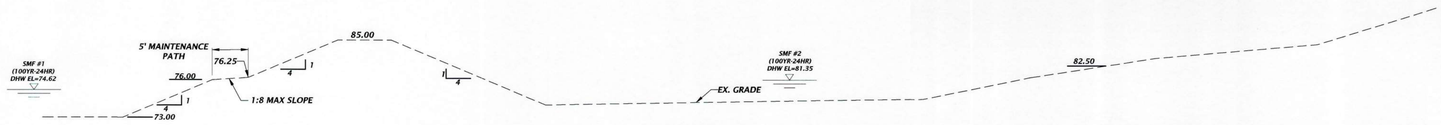
EX. STORMWATER MANAGEMENT FACILITY 1
CROSS SECTION Z-Z

NTS



1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
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EX. STORMWATER MANAGEMENT FACILITY 2
CROSS SECTION X-X

NTS

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SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/24 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE
PROJECT: TOMOKA HILLS GOLF COURSE
SHEET TITLE: STORMWATER CROSS SECTIONS

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN * LICENSE * No. 94201 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

FL PE No. 94201

SHEET NO.: C0.23

Tech. Xavier Plot Date: Mar 12,2025 12:51pm Filename: N:\2021\21-0025\departments\04_engineering\03_dwg_gpl\Production Files\21-0025.18 C0.22.dwg

APPROVED
CONDITIONS

REFER TO LANDSCAPE PLANS LS-2 - LS-32
FOR REMAINDER OF PROJECT SITE TREE
DEMOLITION AND PROTECTION

UNDER CONSTRUCTION
STORMWATER MAINTENANCE FACILITY
(PART OF HEADQUARTERS
APPROVED PLANS)

OPEN CUT AND
REPAIR FOR UTILITY
INSTALLATION

PROJECT BOUNDARY

N.W. 162ND LANE
(ROAD CLOSED)
(RW WIDTH VARIES)

NORTH R/W LINE

KENNETH J & REBECCA H TICKETT
TP: 03054-001-000

BENCHMARK
SET 60D NAIL & DISC
MARKED "RAY LS 5757"
EL = REFER TO SURVEY

GAS LINE RISER

LIME ROCK SURFACE

THIS PORTION OF NW 162ND LANE IS CURRENTLY POSTED WITH SIGNS AT THE NORTH AND SOUTH ENDS STATING THAT THE ROAD IS CLOSED. NO RESPONSIBILITY IS ASSUMED BY THE COUNTY FOR THE MAINTENANCE OF THIS ROADWAY. THE ROAD WAS NOT FIELD SURVEYED OR PROVIDED TO THIS

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SCALE: 1"=20'

VERIFY SCALE
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0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALE ACCORDINGLY

CONSTRUCTION RECORDING

SUBMITTALS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/24/25 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT:
TOWER HILL
SCOTT ROWE

PROJECT:
TOMOKA HILLS GOLF COURSE

SHEET TITLE:
DEMOLITION AND TREE
PROTECTION PLAN

TECHNICIAN:
T.F. COWART

DESIGNER:
K. REED, E.I.

QUALITY CONTROL:
W.F. OWEN, P.E.

PROJECT NUMBER:
21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN * LICENSE * No. 94201 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

FL PE No. 94201

SHEET NO.:
C0.30

UNDER CONSTRUCTION
STORMWATER MAINTENANCE FACILITY
(PART OF HEADQUARTERS
APPROVED PLANS)

PROJECT BOUNDARY

REFER TO LANDSCAPE PLANS LS-2 - LS-32
FOR REMAINDER OF PROJECT SITE TREE
DEMOLITION AND PROTECTION

APPROVED
CONDITIONS

7484
41"LAO

7485
55"LAO

7488
30"HB

7492
38"LAO

7494
40"LAO

7495
50"LAO

PROJECT BOUNDARY

N

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SCALE: 1"=20'

VERIFY SCALE
BAR IS 1" ON
ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS:

SUBMITTED:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/24 SRWMD
02/10/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN: T.C. COWART
ENGINEER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.

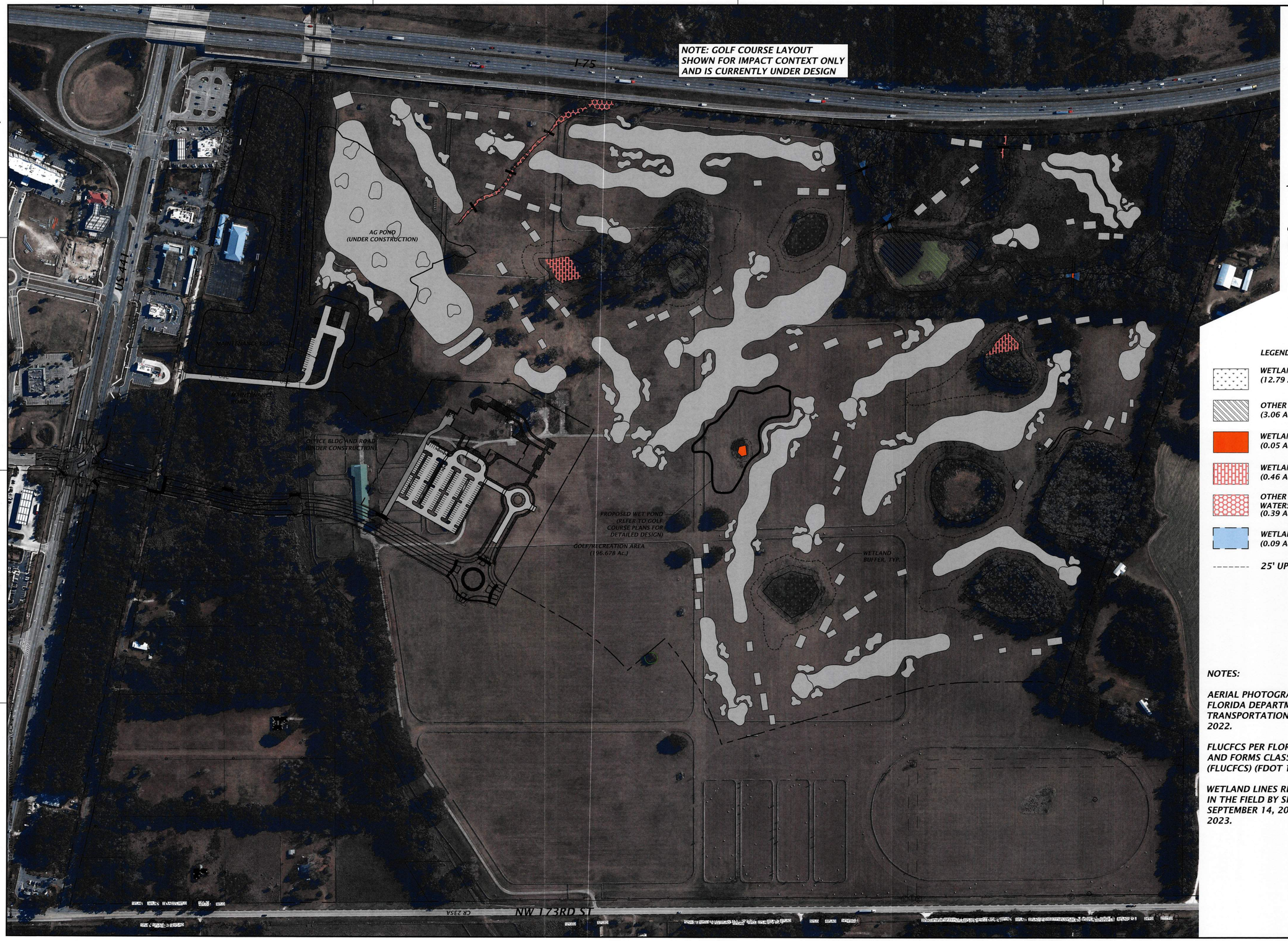
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN
LICENSE
No. 94201
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.:
C0.31



APPROVED
CONDITIONS

N

GRAPHIC SCALE

0 100 200 400

LEGEND:

- ***WETLANDS (12.79 Ac.±)***
- ***OTHER SURFACE WATERS (3.06 Ac.±)***
- ***WETLAND IMPACTS (0.05 Ac.±)***
- ***WETLAND TREE TRIMMING IMPACTS (0.46 Ac.±)***
- ***OTHER SURFACE WATERS IMPACTS (0.39 Ac.±)***
- ***WETLAND SECONDARY IMPACTS (0.09 Ac.±)***
- ***25' UPLAND BUFFER***

NOTES:

AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN 2022.

FLUCFCS PER FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

WETLAND LINES REVIEWED AND APPROVED IN THE FIELD BY SRWMD STAFF ON SEPTEMBER 14, 2023 AND OCTOBER 3, 2023.

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SCALE: 1"=200'

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CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/24 SRWMD
01/09/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: WETLAND IMPACTS PLAN (SRWMD)
(ALACHUA COUNTY)

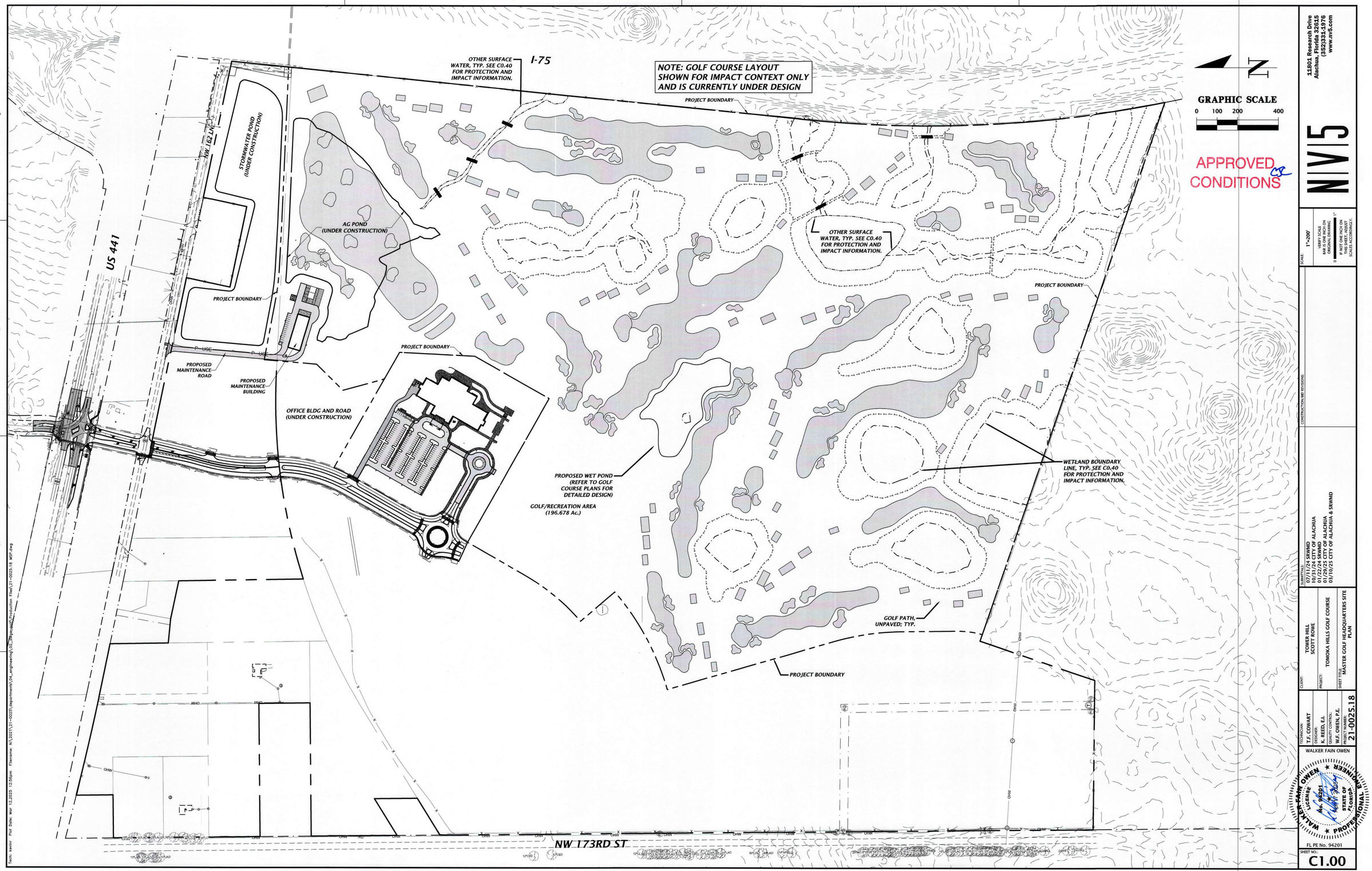
TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 17, 2025

FL PE No. 94201

SHEET NO.: C0.40



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CONSTRUCTION NO. NV5P0906

SUBMITTALS
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/25 SRWMD
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: MASTER GOLF HEADQUARTERS SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 94201

SHEET NO.: C1.00

Tech: kwinn Plot Date: Mar 12,2025 12:56pm Filename: N:\2021\21-0025\departments\04_engineering\02_Design\Production Files\21-0025.18 MDP.dwg

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
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SCALE: 1"=250'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SUBMITTALS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/25 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: MASTER STORMWATER MANAGEMENT PLAN

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER
Apr 17 2025
FL PE No. 94201

SHEET NO.: C2.00

CONSTRUCTION AND RESTORING

Tech: kevinr Plot Date: Mar 17, 2025 12:57pm Filename: N:\2021\21-0025\departments\04_Engineering\02_Design_path\Production Files\21-0025.10_MPD.dwg

APPROVED
CONDITIONS

PROPOSED MAINTENANCE ROAD

PROPOSED MAINTENANCE BUILDING

SMF #1
(100YR-24HR)
DHW EL=74.62

SECTION A-A, REFER TO THIS SHEET FOR EMERGENCY OVERFLOW DETAIL

MODIFY EXISTING STORM STRUCTURE, LOWER TOP TO ELEVATION = 81.35

SMF #2
(100YR-24HR)
DHW EL=81.35

SMF-2 TOP OF POND = EL. 82.50

PROJECT BOUNDARY

GRAPHIC SCALE
0 125 250 500

N

EXISTING TOP OF BERM EL=85.00 — 5' — EL=82.50 — EL=85.00 EXISTING TOP OF BERM
1 : 8

REV. TOP=81.35
LOWER TOP OF EX. STORM STRUCTURE TO EL=81.35
EX. PIPE INVERT=73.35

SECTION A-A
NTS

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SCALE: 1"=50'

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CONSTRUCTION REVISIONS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/24 SRWMD
02/20/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: AG POND MANAGEMENT PLAN

DESIGNED: T.F. COWART
DRAWN: T.F. COWART
ENGINEER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN
LICENSE No. 94201 STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 94201

SHEET NO.: C2.01

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SCALE: 1"=50'

VERIFY SCALE
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SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
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01/22/24 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: MASTER GOLF MAINTENANCE FACILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: M.F. OWEN, P.E.
PROJECT MANAGER: WALKER FAIN OWEN

21-0025.18

WALKER FAIN OWEN
LICENSE
No. 94201
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.:
C5.00

APPROVED
CONDITIONS

= HEAVY DUTY CONCRETE (REFER TO C5.40 FOR DETAIL)

= ASPHALT PAVEMENT (REFER TO C5.40 FOR DETAIL)

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

UNDER CONSTRUCTION
STORMWATER MAINTENANCE FACILITY
(PART OF HEADQUARTERS
APPROVED PLANS)

OPEN CUT AND REPAIR FOR UTILITY INSTALLATION

N: 296988.6365
E: 2596846.6301

R35'

2-4" PIPE BOLLARS

N: 297000.4055
E: 2596810.4910

S 4°49'06" W 21.12'

12'

S 4°49'06" W 487.30'

R50'

N: 296983.7359
E: 2596746.8659

N: 296444.3139
E: 2596869.9917

ACCESSIBLE SIGN: REFER TO C5.40 FOR DETAIL

MATCHLINE A-A

N: 296507.8506
E: 2596817.2127

3" CURB TAPER

R=62.00'
L=48.64'
Δ=44°57'45"

N: 296514.8245
E: 2596769.5594

S 4°49'06"

Tech: kwinr Plot Date: Mar 12,2025,12:39pm File Name: N:\2021\21-0025\departments\04_engineering\02_Permit_set\Production Files\21-0025.18 MB SP.dwg

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SCALE: 1"=20'

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CONSTRUCTION/RECORD DRAWINGS

SUBMITTALS:
07/11/24 SRWMD
10/22/24 CITY OF ALACHUA
01/24/25 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: DETAILED GOLF MAINTENANCE FACILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT MANAGER: W.F. OWEN, P.E.
PROJECT NO.: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.: C5.10

APPROVED
CONDITIONS

MATCHLINE A-A

C5.10
C5.11

UNDER CONSTRUCTION
STORMWATER MAINTENANCE FACILITY
(PART OF HEADQUARTERS
APPROVED PLANS)

= HEAVY DUTY CONCRETE (REFER TO C5.40 FOR DETAIL)

= ASPHALT PAVEMENT (REFER TO C5.40 FOR DETAIL)

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

N: 296514.8265
E: 2596769.2394

N: 296507.8506
E: 2596837.2127

ACCESSIBLE SIGN; REFER TO C5.40 FOR DETAIL

3' CURB TAPER

R=43.00'
L=74.64'

S 45°39'49" W

R4'

12'

6'

R80'

STRIPE ACCESSIBLE SPACE IN ACCORDANCE WITH FDOT INDEX 711-001

N: 296444.3139
E: 2596869.9917

6" CURB; TYP. (REFER TO C5.40 FOR DETAIL)

15 SPACES @ 9.5'=142.5'

CURB CUT FOR INLET; TYP.

R3'

4" WHITE STRIPE; TYP.

S 73°15'40" E 223.03'

R100'

CURB TAPER

168.44'

PROPOSED MAINTENANCE BUILDING
10,180 SF

60.44'

3' CURB TAPER

LOADING SPACE

FUEL TANKS; TYP. (REFER TO ARCH PLANS FOR LAYOUT/DESIGN DETAILS

N: 296386.0082
E: 2597027.0649

N: 296381.6196
E: 2596979.1562

N: 296386.5552
E: 2597066.9109

DUMPSTER PAD AND ENCLOSURE (DESIGNED BY OTHERS)

S 73°15'40" E 104.17'

N: 296372.2558
E: 2596800.4492

N: 296363.1477
E: 2596802.9566

6" CURB; TYP. (REFER TO C5.40 FOR DETAIL)

N: 296337.1661
E: 2596986.5598

24.61'

20'

20'

N: 296323.7431
E: 2596961.7493

S 73°15'39" E 208.03'

6" CURB; TYP. (REFER TO C5.40 FOR DETAIL)

12'

8'

R15'

3' CURB TAPER

N 16°43'21" E 86.46'

R60'

N: 296303.2324
E: 2597002.1692

STORAGE BIN; TYP. (REFER TO ARCH PLANS FOR LAYOUT/DESIGN DETAILS

STORAGE SHED
895 SF

N: 296306.3610
E: 2597048.8831

STORAGE SHED
895 SF

N: 296288.9840
E: 2597106.6598

12" STABILIZED SURFACE (MIN. LBR 40)

TOP OF AG POND

UNDER CONSTRUCTION
STORMWATER MAINTENANCE FACILITY
(PART OF HEADQUARTERS
APPROVED PLANS)

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0 1"

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07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
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03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: DETAILED GOLF MAINTENANCE FACILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NO.: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF Florida PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.: C5.11

Plot Date: Mar 12,2025 1:00pm Filename: N:\2021\21-0025\departments\04_engineering\02_dwgs_gis\Production Files\21-0025.18 MB SP.dwg Tech: kreed

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
SS C/O-1	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER (END CITY OF ALACHUA MAINTENANCE)	85.23'	73.65' S 73.65' N	N: 297001.65 E: 2596804.57
SS C/O-2	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	84.58'	73.78' N 73.78' S	N: 296980.61 E: 2596802.80
SS C/O-3	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	82.67'	76.27' N 76.27' S	N: 296902.01 E: 2596796.18
SS C/O-4	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	82.66'	76.87' N 76.87' S	N: 296802.34 E: 2596787.77
SS C/O-5	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	82.36'	77.47' N 77.47' S	N: 296702.64 E: 2596779.37
SS C/O-6	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	82.93'	78.07' N 78.07' S	N: 296603.04 E: 2596770.97
SS C/O-7	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	85.14'	81.21' N 81.21' S	N: 296553.19 E: 2596766.77
SS C/O-8	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	90.06'	83.76' N 83.76' SE	N: 296467.02 E: 2596759.51
SS C/O-9	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	92.91'	87.70' NW 87.70' S	N: 296433.42 E: 2596838.17

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	92.30'	86.75' E	N: 296341.09 E: 2596828.86
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	91.97'	86.36' W 86.36' SE	N: 296297.72 E: 2596979.85
S-3	CROSS DRAIN MES PER FDOT INDEX 430-021	75.71'	74.00' NW	N: 296186.11 E: 2597051.20
S-4	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	92.20'	86.75' W	N: 296361.56 E: 2597097.93
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	92.12'	86.56' NW 86.56' E	N: 296383.13 E: 2597026.20
S-6	TYPE 'C' INLET PER FDOT INDEX 425-052	92.14'	86.31' W 86.31' SE	N: 296443.24 E: 2596946.72
S-7	TYPE 'C' INLET PER FDOT INDEX 425-052	92.14'	86.11' E 86.11' N	N: 296466.21 E: 2596870.35
S-8	24" MITERED END SECTION PER FDOT INDEX 430-021	75.25'	73.00' S	N: 296554.22 E: 2596888.40
S-9	18" MES PER FDOT INDEX 430-021	76.71'	75.00' SE	N: 296732.35 E: 2596739.79
S-10	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	82.00'	71.25' NW 71.25' E	N: 296682.96 E: 2596783.73
S-11	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	71.00' W	N: 296674.92 E: 2596854.25
S-12	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	75.75'	73.39' E	N: 296839.56 E: 2596752.83
S-13	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	82.00'	73.16' W 73.16' E	N: 296847.00 E: 2596797.56
S-14	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	73.00' W	N: 296840.74 E: 2596860.20
S-15	18" MITERED END SECTION PER FDOT INDEX 430-021	N/A	82.50' E	N: 297013.05 E: 2596767.08
S-16	18" MITERED END SECTION PER FDOT INDEX 430-021	N/A	82.25' W	N: 296997.87 E: 2596838.96

APPROVED CSC
CONDITIONS

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Alachua, Florida 32615
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SCALE: 1"=20'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
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CONSTRUCTION BID REVISIONS:

SUBMITTALS:
01/31/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/24 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: DETAILED GOLF MAINT. FACILITY GRADING, DRAINAGE AND UTILITY PLAN

TECHNICIAN: T.F. COWART
ICM REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN ★ ENGINEER ★ LICENSE NO. 94201 STATE OF Florida ★ PROFESSIONAL ★
FL PE No. 94201

SHEET NO.: C5.20

APPROVED
CONDITIONS

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	92.30'	86.75' E	N: 296341.09 E: 2596828.86
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	91.97'	86.36' W 86.36' SE	N: 296297.72 E: 2596979.85
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S-14	24" MITERED END SECTION PER FDOT INDEX 430-021	N/A	73.00' W	N: 296840.74 E: 2596860.20
S-15	18" MITERED END SECTION PER FDOT INDEX 430-021	N/A	82.50' E	N: 297013.05 E: 2596767.08
S-16	18" MITERED END SECTION PER FDOT INDEX 430-021	N/A	82.25' W	N: 296997.87 E: 2596838.96

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SS C/O-3	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	82.67'	76.27' N 76.27' S	N: 296902.01 E: 2596796.18
SS C/O-4	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	82.66'	76.87' N 76.87' S	N: 296802.34 E: 2596787.77
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SS C/O-7	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	85.14'	81.21' N 81.21' S	N: 296553.19 E: 2596766.77
SS C/O-8	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	90.06'	83.76' N 83.76' SE	N: 296467.02 E: 2596759.51
SS C/O-9	SS CLEANOUT W/O (H-20) TRAFFIC RATED COVER	92.91'	87.70' NW 87.70' S	N: 296433.42 E: 2596838.17

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CONSTRUCTION SET REVISIONS:

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07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
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CLIENT: TOWER HILL SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: DETAILED GOLF MAINT. FACILITY GRADING, DRAINAGE AND UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.: C5.21

APPROVED
CONDITIONS

EXISTING PRIMARY FEED FOR TOWER HILL HQ PROJECT

EXISTING SWITCHGEAR FOR 3 PHASE PRIMARY CONNECTION

GAS LINE RISER

LIME ROCK SURFACE

BENCHMARK SET NAIL AND DISK MARKED "PRM LB 5025" REFER TO SURVEY

TP: 03054-001-000
KENNETH J & REBECCA H

UNDER CONSTRUCTION STORMWATER MAINTENANCE FACILITY (PART OF HEADQUARTERS APPROVED PLANS)

EXISTING STORM SYSTEM PART OF HEADQUARTERS APPROVED PLANS

EXISTING STORM SYSTEM PART OF HEADQUARTERS APPROVED PLANS

RIP RAP

RIP RAP

DEFLECT ELECTRIC AS NECESSARY FOR CULVERT INSTALLATION

16"X8" WET TAP AND VALVE

OPEN CUT AND REPAIR FOR UTILITY INSTALLATION (REFER TO C5.20 FOR DETAIL)

8" DIP WATER MAIN

8"X6" WYE CONNECTION

OPEN CUT AND REPAIR FOR UTILITY INSTALLATION (REFER TO C5.20 FOR DETAIL)

18'-6" PVC @ 0.60%

END CITY OF ALACHUA MAINTENANCE

NW 162ND LANE
ROAD CLOSED
(R/W WIDTH VARIES)

NORTH R/W LINE

4" PVC CONDUIT (REFER TO C5.44 DETAIL 500)

2" PVC 11.25° BEND

8" CLDI 11.25° BEND

2" PVC WATER SERVICE LINE

8" DIP WATER MAIN

PROPOSED UNDERGROUND JUNCTION BOX (REFER TO C5.44 DETAIL 530)

4" PVC CONDUIT (REFER TO C5.44 DETAIL 500)

DEFLECT ELECTRIC UNDER WATER (REFER TO C5.44 DETAIL 587)

2" PVC 45° BEND

8" CLDI 45° BEND

10+00

11+00

12+00

13+00

14+00

15+00

21'-6" PVC @ 0.60%

79'-6" PVC @ 3.16%

100'-6" PVC @ 0.60%

100'-6" PVC @ 0.60%

50'-6" PVC @ 6.27%

86'-6" PVC @ 2.95%

73'-18" RCP @ 0.34%

45'-18" RCP @ 0.50%

66'-18" RCP @ 5.67%

71'-24" RCP @ 0.35%

162'-24" RCP @ 0.25%

88'-24" RCP @ 14.59%

C/O#1

C/O#2

C/O#3

C/O#4

C/O#5

C/O#6

C/O#7

S-16

S-15

S-14

S-13

S-12

S-11

S-10

S-9

S-8

UTILITY PROFILE

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

SS C/O#1
STA: 10+34.02 0'.
RIM EL=85.23'
INV EL=73.65 (6") (N)
INV EL=73.65 (6") (S)

SS C/O#2
STA: 10+55.13 0'.
RIM EL=84.58'.
INV EL=73.78 (6") (N)
INV EL=73.78 (6") (S)

SS C/O#3
STA: 11+34.01 0'.
RIM EL=82.67'.
INV EL=76.27 (6") (N)
INV EL=76.27 (6") (S)

SS C/O#4
STA: 12+34.04 0'.
RIM EL=82.66'.
INV EL=76.87 (6") (N)
INV EL=76.87 (6") (S)

SS C/O#5
STA: 13+34.09 0'.
RIM EL=82.36'.
INV EL=77.47 (6") (N)
INV EL=77.47 (6") (S)

SS C/O#6
STA: 14+34.04 0'.
RIM EL=82.93'
INV EL=78.07 (6") (N)
INV EL=78.07 (6") (S)

18" RCP

-1.3% -1.0% -2.6% -4.5% -1.2% -1.0% -1.3% -1.0%

EX. 16" PVC WM

INSTALL 8" DIP VIA WET TAP AND VALVE

12" MIN.

1.35'

EX. 36" RCP STORM

INSTALL 8" PVC VIA WYE

EX. 15" PVC SS

18'-6" PVC @ 0.60%

INV=73.54

21'-6" PVC @ 0.60%

79'-6" PVC @ 3.16%

100'-6" PVC @ 0.60%

PROPOSED 18" STORM

1.75'

36" COVER MIN.

PROPOSED GRADE

8" DIP WM

2" PVC WM

100'-6" PVC @ 0.60%

EXISTING GRADE

PROPOSED 18" STORM

4.10'

36" COVER MIN.

100'-6" PVC @ 0.60%

50'-6" PVC @ 6.27%

84.8	81.6	80.0	78.4	77.2	76.3	75.3	74.8	74.4	73.2	73.1	74.0	75.0	76.1	76.3	77.0	78.5			
85.24	84.80	83.72	83.01	82.76	82.51	82.26	82.26	82.55	82.85	83.09	82.78	82.47	82.16	82.34	82.59	82.84			
10+50			11+00		11+50		12+00		12+50		13+00		13+50		14+00				

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SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
10/14/24 CITY OF ALACHUA
01/22/24 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT HOWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: GOLF MAINTENANCE FACILITY
UTILITY PLAN AND PROFILE

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.E. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

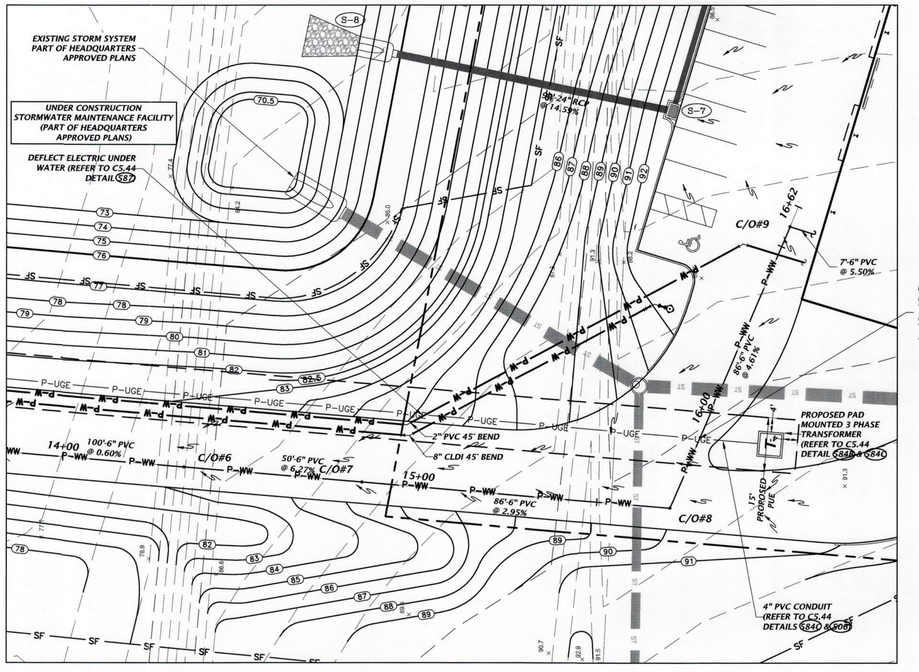
WALKER FAIN OWEN

WALKER FAIN OWEN
LICENSE
No. 94201
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 94201

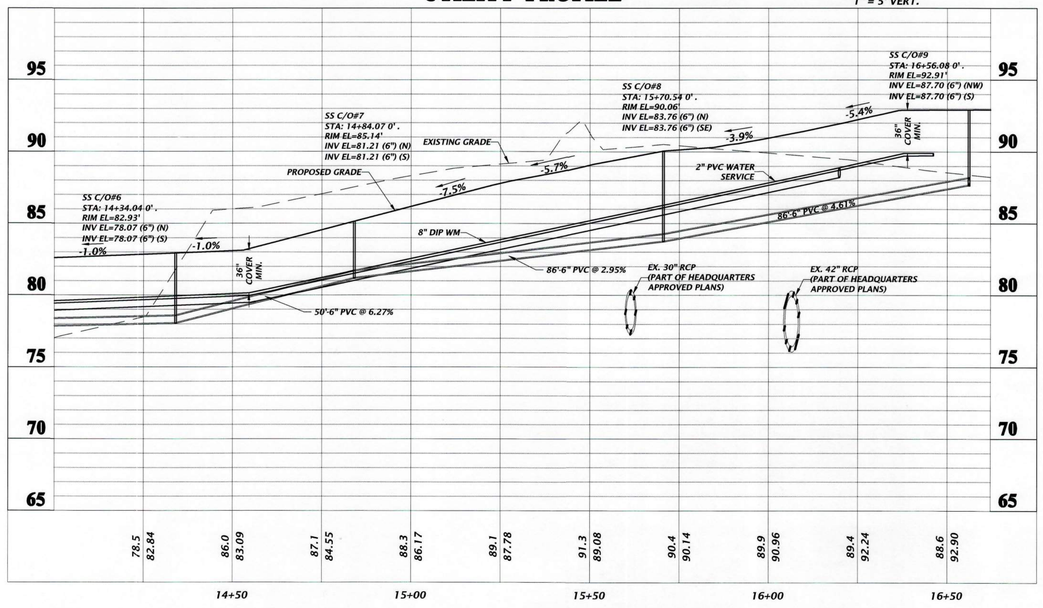
SHEET NO.:
C5.30

Tech: kevinr Plot Date: Mar 12,2025 1:05pm Filename: N:\2021\21-0025\department\04_engineering\02_dwgs_gpd\Production Files\21-0025.18 MB PP.dwg



UTILITY PROFILE

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



APPROVED
CONDITIONS

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SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
10/17/24 CITY OF ALACHUA
01/22/24 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: GOLF MAINTENANCE FACILITY
UTILITY PLAN AND PROFILE

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.:
C5.31

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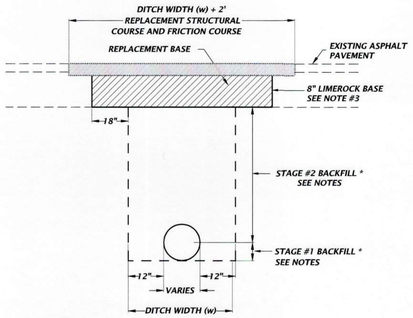
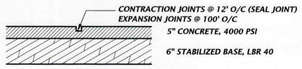


NOTES:

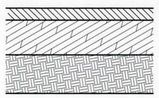
1. IN STAGE #1, CONSTRUCT COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING.
2. IN STAGE #2, CONSTRUCT COMPACTED FILL ALONG THE SIDES OF THE PIPE AND UP TO THE BOTTOM OF THE BASE, WITH THE UPPER 12" RECEIVING TYPE B STABILIZATION. IN LIEU OF TYPE B STABILIZATION, THE CONTRACTOR MAY CONSTRUCT USING OPTIONAL BASE GROUP 3.
3. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
4. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
6. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
7. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX 125-001.

TRENCH WIDTH PAVEMENT AND BACKFILLING REPLACEMENT
NTS



NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO FC & PA STANDARDS.

CONCRETE DETAIL
NTS



ASPHALT DETAIL
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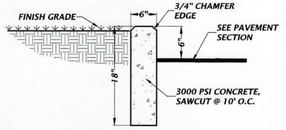
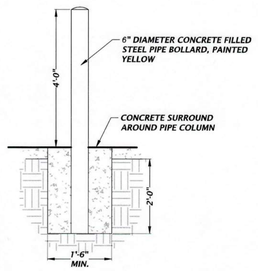
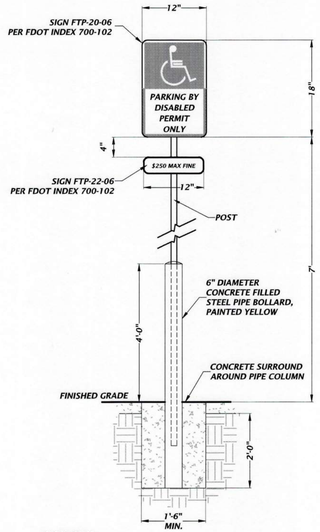


TYPICAL 6" CURB DETAIL
NTS



BOLLARD DETAIL
NTS



SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

ACCESSIBLE PARKING SIGN DETAIL
NTS

BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

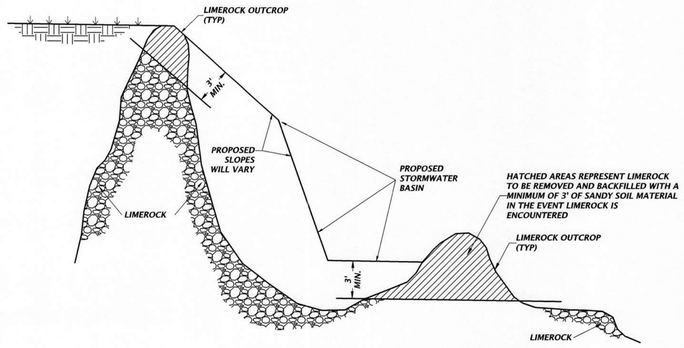
1. IN THE EVENT THAT LIMEROCK IS ENCOUNTERED DURING CONSTRUCTION OF THE RETENTION BASINS, THE FOLLOWING TREATMENT SHALL BE PERFORMED. THE LIMEROCK OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF THREE (3) FEET BELOW THE DESIGN BASIN BOTTOM. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN BASIN BOTTOM ELEVATION WITH CLAYEY-SAND/SANDY-CLAY (AASHTO SOIL GROUP-A2) SOILS. A MIXTURE OF THE BACKFILL/MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVILY LOADED RUBBER TIRED EQUIPMEWNT. BOTH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.
2. IN THE EVENT THAT ANY KARST FEATURES, SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED.

A. ONCE THE FEATURE IS IDENTIFIED, IT SHALL BE ISOLATED BY CREATING A BERM AROUND THE FEATURE A MINIMUM OF 2 FEET HIGH TO PREVENT DIRECT DISCHARGE INTO THE KARST FEATURE.

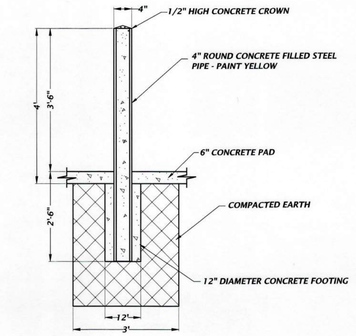
B. THE CIVIL ENGINEER, THE SRWMD MANAGEMENT DISTRICT, AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.

C. A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL.

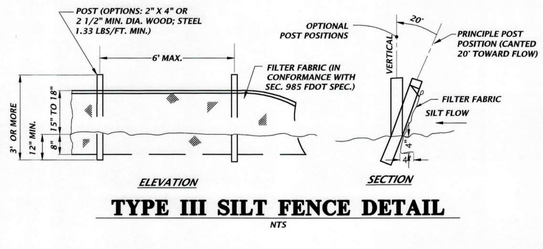
D. THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO THE CIVIL ENGINEER, THE SRWMD, AND THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.



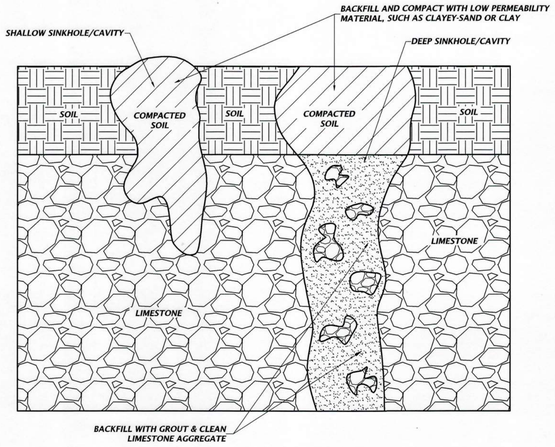
LIMEROCK OUTCROP REMOVAL DETAIL
NTS



PIPE BOLLARD DETAIL
NTS



TYPE III SILT FENCE DETAIL
NTS



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
NTS

APPROVED CONDITIONS GTC

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SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION DRAWINGS

SUBMITTALS:
07/11/24 SRWMD
07/22/24 CITY OF ALACHUA
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE
PROJECT: TOMOKA HILLS GOLF COURSE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICAL: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF Florida PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.: C5.40

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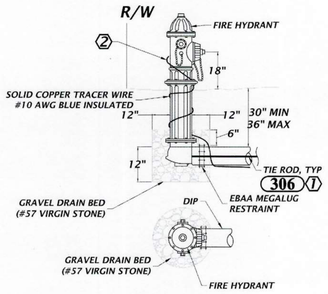


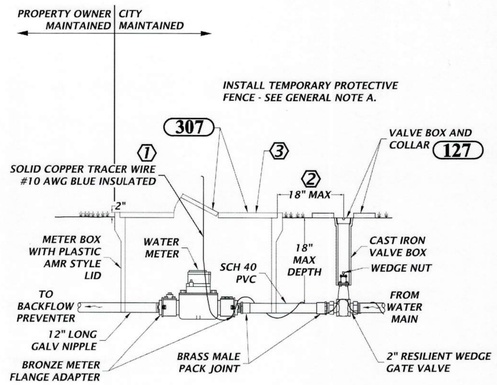
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

100 FIRE HYDRANT (DEAD END)
NTS



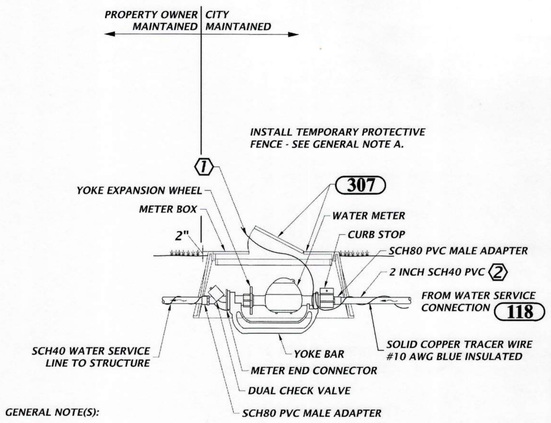
GENERAL NOTE:

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER 324.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR
3. PROVIDE JUMBO 2-INCH METER BOX

112 1 1/2" AND 2" METER ASSEMBLY
NTS



GENERAL NOTE(S):

A. DURING CONSTRUCTION, PROVIDE TEMPORARY PROTECTIVE FENCE AROUND METER AS PER 324.

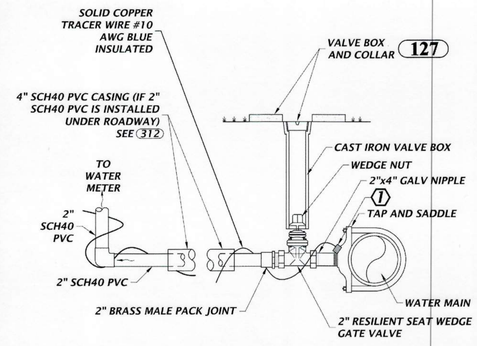
B. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

115 3/4" AND 1" WATER METER ASSEMBLY
NTS

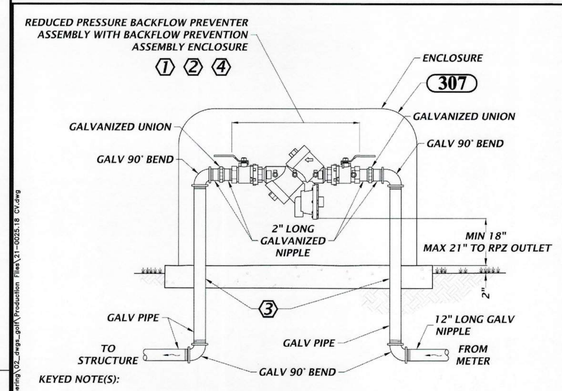
APPROVED CONDITIONS CSC



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

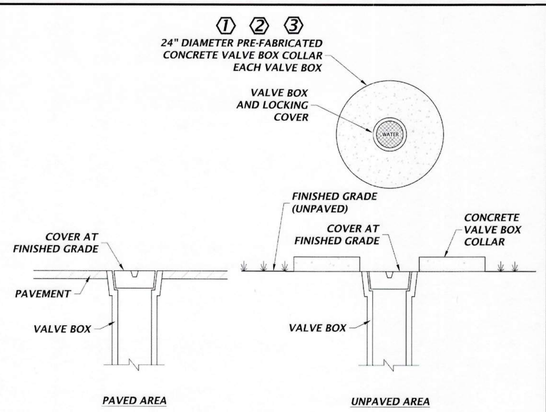
118 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

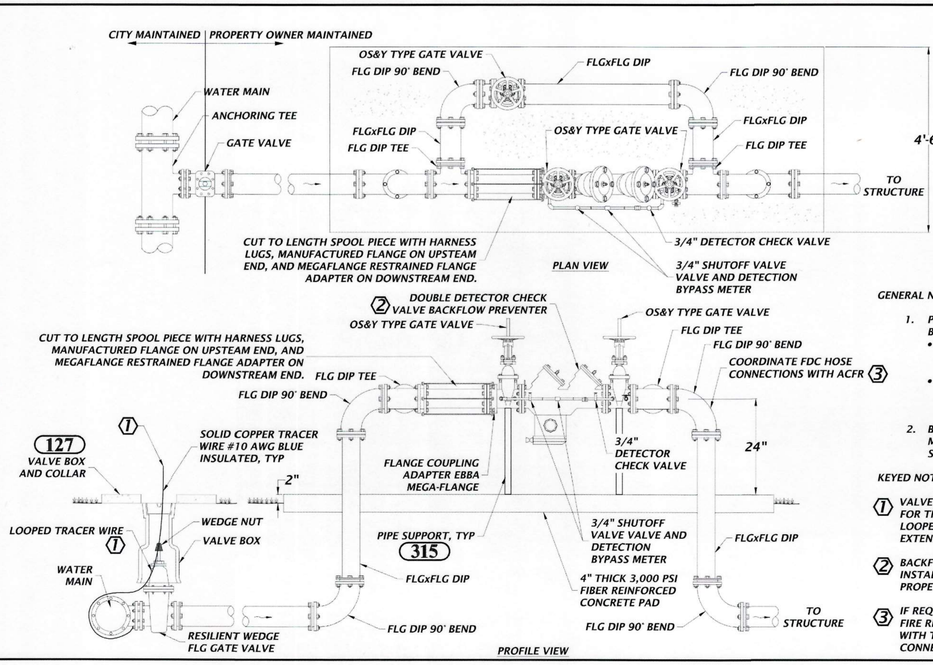
121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS



GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
2. BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

KEYED NOTE:

1. VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.
2. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.
3. IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.

139 FIRE LINE 4" AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS

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(352)331-1976
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SCALE: N/A
VERIFY SCALE BAR IS ACCURATE FOR ORIGINAL DRAWING
0" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY 1"

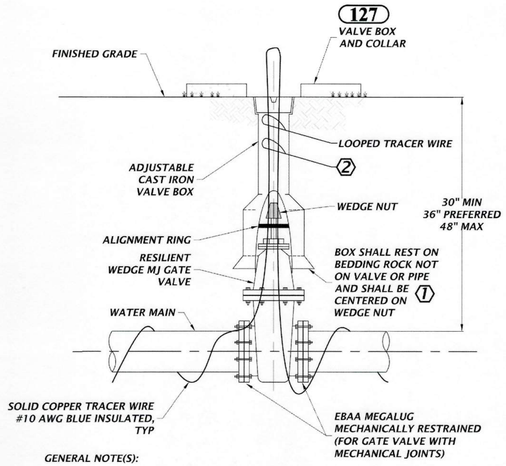
SUBMITTAL:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/22/25 SRWMD
01/22/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE
PROJECT: TOMOKA HILLS GOLF COURSE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN
FL PE No. 94201

SHEET NO.
C5.41



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

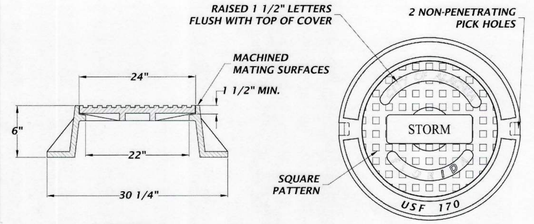
1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

151 DETAIL ABBREVIATIONS
NTS



ELEVATION PLAN

GENERAL NOTE(S):

1. USF 170 RING AND CE COVER
2. LOAD CLASSIFICATION: HEAVY DUTY
3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
4. PAINT TOP AS PER **307**

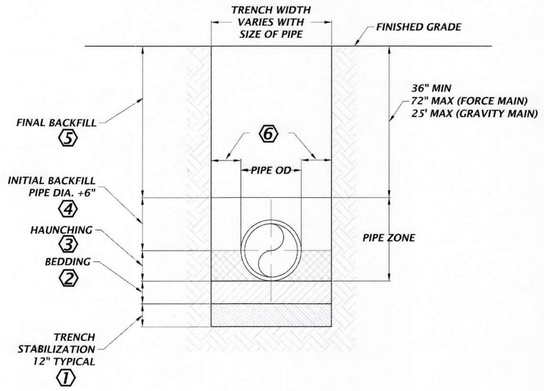
211 CAST IRON STORM MANHOLE FRAME AND COVER
NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. FIELD DETERMINE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE, THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



303 BEDDING AND TRENCHING DETAIL
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPRAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS

APPROVED
CONDITIONS

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

NV5

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
07/19/24 CITY OF ALACHUA
01/22/24 SRWMD
01/29/25 CITY OF ALACHUA
05/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: M.F. OWEN, P.E.
PROJECT MANAGER: M.F. OWEN, P.E.

21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 94201

SHEET NO.: C5.42

Tech: xavior Plot Date: Mar 12,2025 1:05pm Filename: N:\2021\21-0025\departments\04_engineering\02_dwgs_gsoft\Production Files\21-0025.18 C9.dwg

GENERAL NOTE(S):

1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:

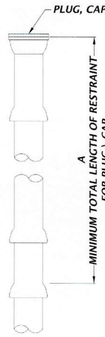
   A. MAXIMUM TEST PRESSURE OF 150 PSI
   B. LAYING CONDITION TYPE 3
   C. POOR SOIL CONDITIONS (SOIL TYPE ML)
   D. USING DIP
      E. 2 FEET OF COVER
      F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
      G. SAFETY FACTOR = 1.5 TO 1

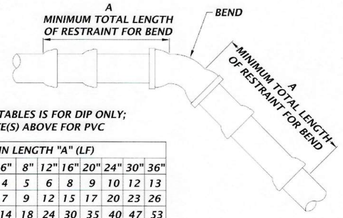
2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50

3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34

4. RESTRAIN PUSH-ON JOINTS OR MECHANICAL JOINTS WITH EBBA MEGALUG PRODUCTS. PIPE VENDOR'S RESTRAINED JOINT SYSTEM WILL BE SUBJECT TO SUBMITTAL REVIEW AND APPROVAL BY ENGINEER / COA.

5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.

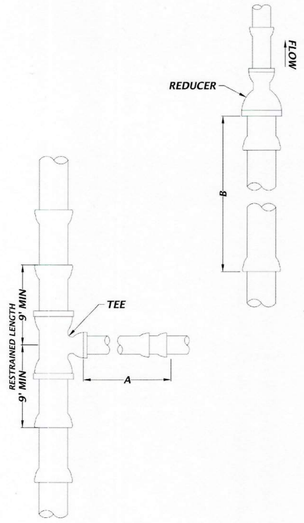




NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) ABOVE FOR PVC

RESTRAIN LENGTH "A" (LF)									
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

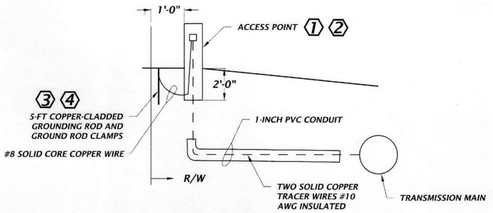
A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

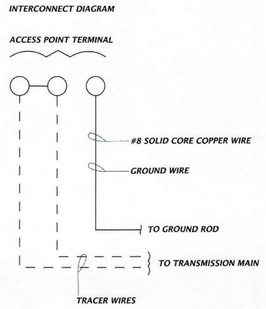


	RESTRAIN (LF)	
FITTING SIZE	TEE "A"	REDUCER "B"
4x4	21	*
6x4	10	30
6x6	37	*
8x4	A.T.	54
8x6	28	32
8x8	54	*
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	*
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	*
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	*
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	*
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	*
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	*

A.T.=RESTRAINT REQUIRED AT TEE ONLY.
*-NOT APPLICABLE

309 JOINT RESTRAINT
NTS





GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

1. PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
2. COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
3. INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
4. DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

318 ACCESS POINT FOR TRANSMISSION MAIN
NTS

FLOW STREAMS

- PW — POTABLE WATER
- WW—FM — WASTEWATER FORCE MAIN
- WW—GR — WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

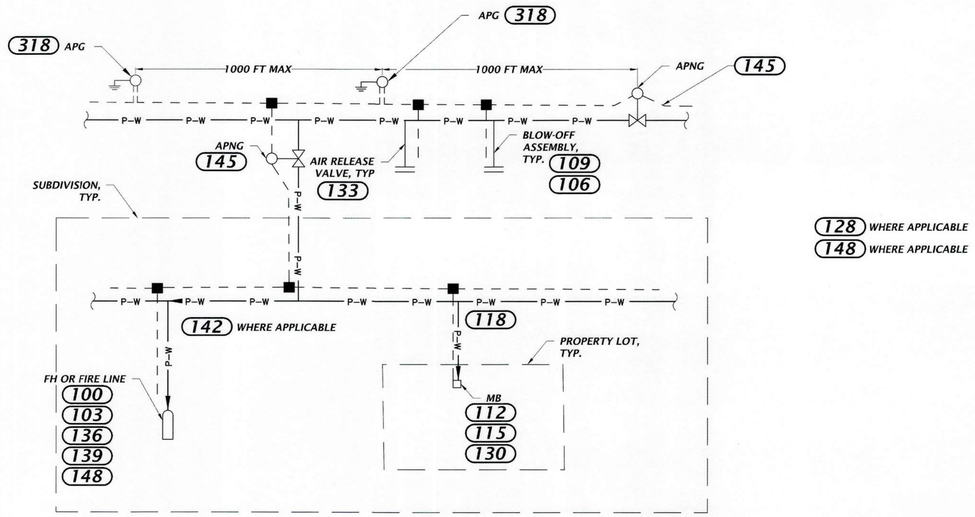
SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

APPROVED CONDITIONS

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

NV5

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY
0 1"

CONSTRUCTION RECORD REVISIONS:

SUBMITTALS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/24/25 SRWMD
01/29/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL SCOTT ROWE
PROJECT: TOMOKA HILLS GOLF COURSE
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

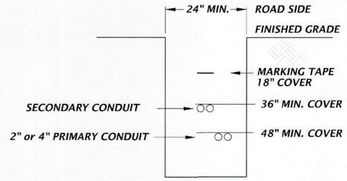
WALKER FAIN OWEN LICENSE No. 94201 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 94201

SHEET NO.: C5.43

Tech: kevin Plot Date: Mar 12,2025 - 1:05pm Filename: K:\2021\21-0025\departments\04_engineering\02c_dwgs_gis\Production Files\21-0025.18 Cv.dwg

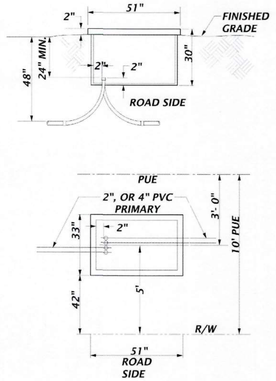
APPROVED
CONDITIONS

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEF INDUSTRIES OR THOR ENTERPRISES.

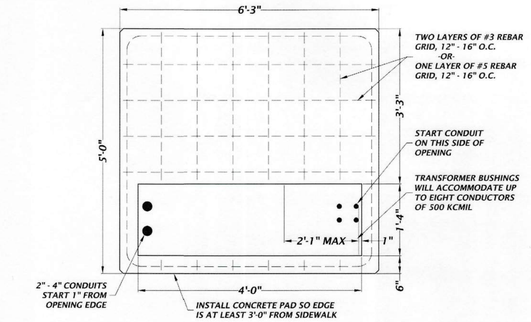


NOTES:
1. CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.
2. CONTRACTOR SHALL COORDINATE WITH COA DURING CONSTRUCTION.

506 TYPICAL CONDUIT TRENCH
NTS

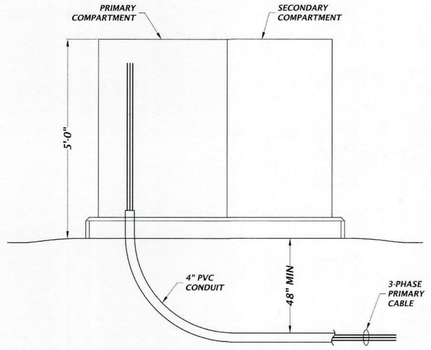


530 UNDERGROUND JUNCTION BOX
NTS

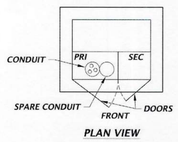


NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST
6. PROVIDE 10 FEET OF LEVEL, STABILIZED EARTH AT FRONT AND BACK OF UNIT, AND 4-FEET AT EACH SIDE.

584B CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA
NTS



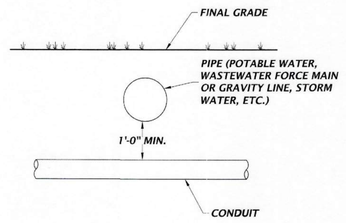
VIEW LOOKING TOWARD THE TRANSFORMER FRONT
ELEVATION 3-PHASE PAD MOUNT TRANSFORMER



PLAN VIEW

NOTES:
1. STUB UP 3-PHASE PRIMARY CABLE 5'-0" ABOVE GROUND AND IN THE CENTER OF THE PRIMARY TRANSFORMER COMPARTMENT.
2. CAP OR TAPE ALL CUT CABLE ENDS.
3. 3-PHASE PRIMARY REQUIRES 4" PVC CONDUIT.
4. CONDUIT AND CONDUCTORS ARE SHOWN FOR THE RADIAL FEED/LOOP TRANSFORMER CONFIGURATION. FOR LOOP FEED AND OPEN LOOP FEED TRANSFORMERS, PROVIDE CONDUIT AND CONDUCTORS AS REQUIRED.

584C THREE-PHASE PAD MOUNT CONDUIT PLACEMENT
NTS



GENERAL NOTE(S):

A. WHERE VERTICAL DISTANCES BETWEEN EXISTING CONDUIT AND NEW PIPE ARE LESS THAN MINIMUM, CONTRACTOR SHALL PERFORM WORK TO ACHIEVE THE MINIMUM VERTICAL SEPARATION DISTANCE. CONTRACTOR SHALL COORDINATE REQUIRED WORK WITH CITY.

B. CONTRACTOR SHALL EITHER:
- REPLACE EXISTING CONDUIT AND CONDUCTORS WITH RE-ROUTED NEW CONDUIT AND CONDUCTORS.

--OR--
- KEEP EXISTING CONDUIT AS IS. INSTEAD INSTALL NEW PIPE BELOW EXISTING CONDUIT.

587 VERTICAL DISTANCE REQUIREMENT BETWEEN CONDUIT AND PIPE
NTS

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com

NV5

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. 0 1"

CONSTRUCTION REVISIONS

SUBMITTALS:
07/11/24 SRWMD
10/31/24 CITY OF ALACHUA
01/25/25 SRWMD
01/25/25 CITY OF ALACHUA
03/10/25 CITY OF ALACHUA & SRWMD

CLIENT: TOWER HILL
SCOTT ROWE

PROJECT: TOMOKA HILLS GOLF COURSE

SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: K. REED, E.I.
QUALITY CONTROL: W.F. OWEN, P.E.
PROJECT NUMBER: 21-0025.18

WALKER FAIN OWEN

WALKER FAIN OWEN * LICENSED * ENGINEER * PROFESSIONAL * STATE OF FLORIDA
No. 94201

FL PE No. 94201

SHEET NO.: C5.44

Tech: kwinn Plot Date: Mar 12,2025 1:05pm Filename: K:\2021\21-0025\plan\mark\04_engineering\02_design_gen\Production Files\21-0025.18 CV.dwg

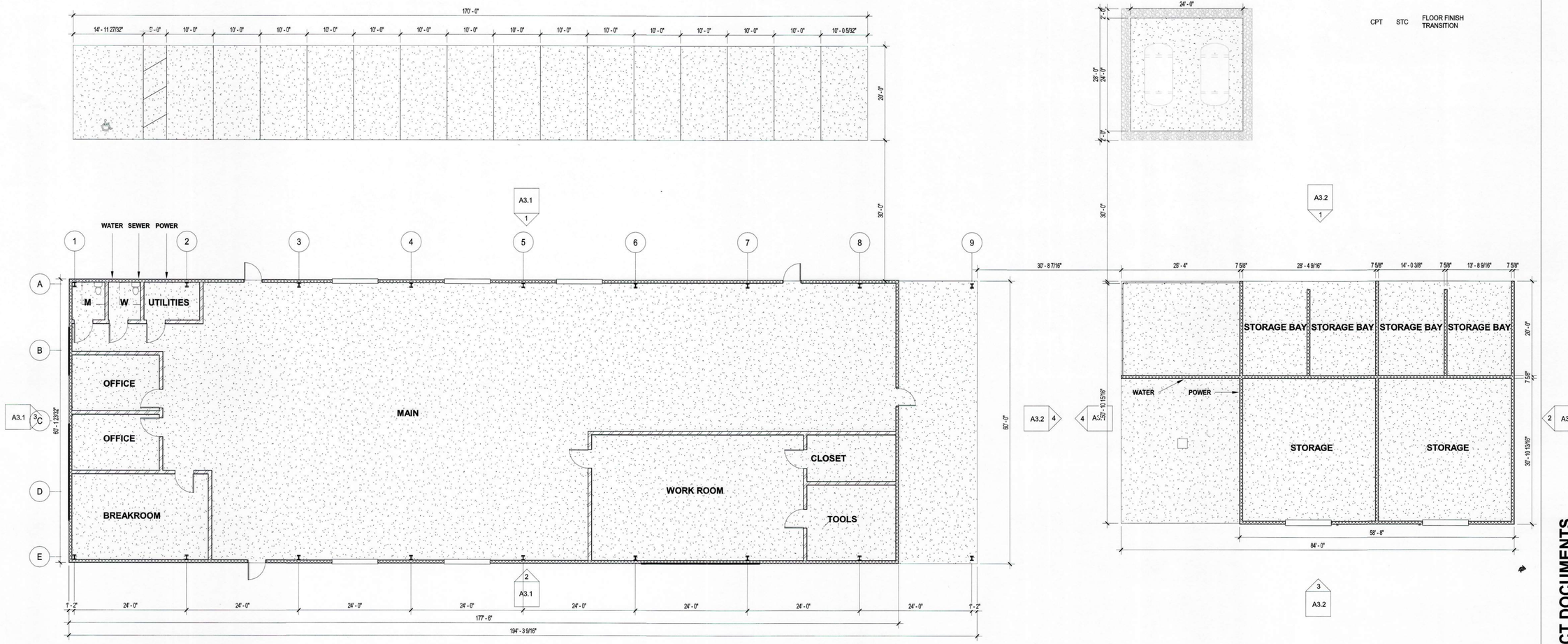
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, CENTERLINE OF STRUCTURAL GRID, AND STEEL LINE OR EDGE OF FLOOR SLAB
2. FIELD VERIFY ACTUAL CONDITIONS & DIMENSIONS PRIOR TO INSTALLING ANY NEW WORK - NOTIFY ARCHITECT OF ANY DISCREPANCIES & UNDOCUMENTED CONDITIONS THAT MAY CONFLICT W/ NEW WORK
3. SEE DRAWING A6.1 FOR FINISH SCHEDULE & DOOR SCHEDULE

APPROVED
CONDITIONS

LEGEND

ROOM 101	ROOM NAME ROOM NUMBER
101	NEW DOOR & FRAME (SEE SCHEDULE)
A	WINDOW TYPE (SEE SCHEDULE)
P-1	PARTITION TYPE (SEE SCHEDULE)
4 A101 2	INTERIOR ELEVATION
1 A101	BUILDING ELEVATION
1 A3.3	DETAIL OR SECTION (DETAIL # / SHT #)
CPT STC	FLOOR FINISH TRANSITION



1 ARCHITECTURAL FLOOR PLAN
3/32" = 1'-0"

2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060

SCHERER CONSTRUCTION

TOWER HILL HEADQUARTERS
GOLF FACILITIES
ALACHUA, FL 32615

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NO.	DATE	REVISION:

ARCHITECT'S SEAL:

STATE OF FLORIDA
ROBERT S. TAYLOR, JR.
AR0007526
REGISTERED ARCHITECT

ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

ARCHITECTURAL FLOOR PLAN

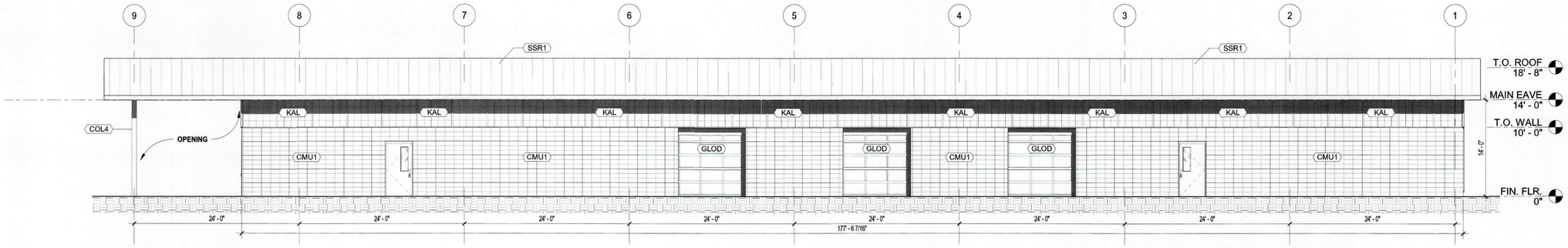
JOB NO. XX-XXXA
DRAWN BY: MR
DATE: 08/27/2024

A2.1

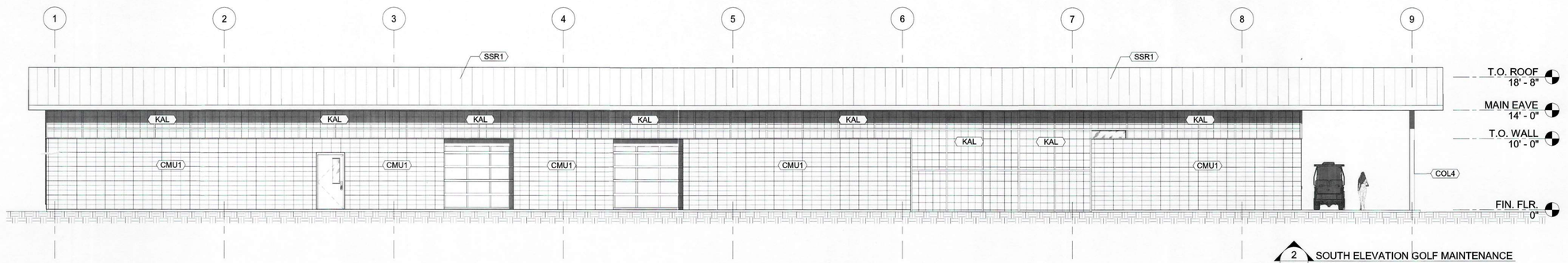
DESIGN PHASE: 30% CONTRACT DOCUMENTS

KEYNOTE LEGEND	
CMU1	CONCRETE MASONRY UNITS - 8" x 8" x 16" Nominal Ordinary Regular Weight Smooth Face Blocks (see structural & partition type)
COL4	COLUMN - Steel Moment Frame Assembly (by PEMB)
DS	DOWNSPOUT - Connect to Underground Storm Piping - see detail: 2/A2.5)
GLOD	Glazed Overhead Door w/ min angle track (vertical)
GTR	GUTTER - Standard PEMB Gutter / Fascia / Painted Steel Sheet Metal
KAL	KALWALL Translucent Glazing System
OPF	Opaque Fencing Secured
SSR1	STANDING SEAM METAL ROOF - 24Ga Double Lock Seam 2" High w/ Floating Clips; Open cell spray foam insulation, R-30, (see specs)

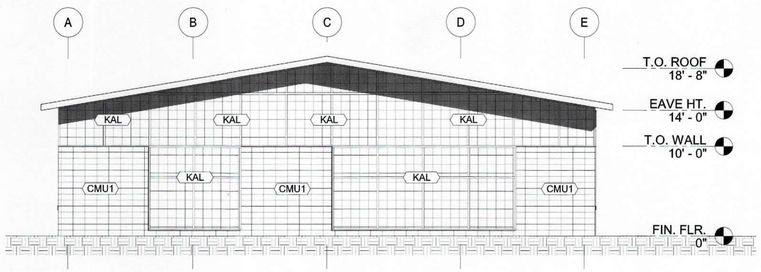
APPROVED
CONDITIONS



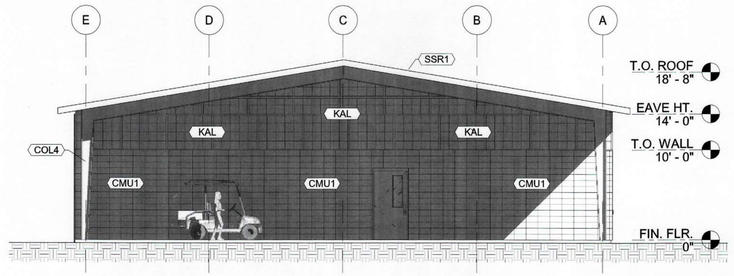
1 A3.1 NORTH ELEVATION GOLF MAINTENANCE
1/8" = 1'-0"



2 A3.1 SOUTH ELEVATION GOLF MAINTENANCE
1/8" = 1'-0"



3 A3.1 WEST ELEVATION GOLF MAINTENANCE
1/8" = 1'-0"



4 EAST ELEVATION GOLF MAINTENANCE
1/8" = 1'-0"

2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060

SCHERER CONSTRUCTION

TOWER HILL HEADQUARTERS
GOLF FACILITIES
ALACHUA, FL 32615

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REVISION:	DATE	NO.

ARCHITECT'S SEAL:

STATE OF FLORIDA
ROBERT S. TAYLOR, SR.
AR0007526
REGISTERED ARCHITECT

ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

EXTERIOR ELEVATIONS - MAINTANENCE

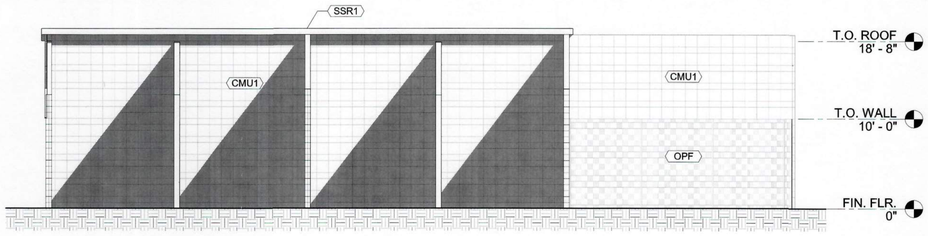
JOB NO.	XX-XXXA
DRAWN BY:	MR
DATE:	08/27/2024

A3.1

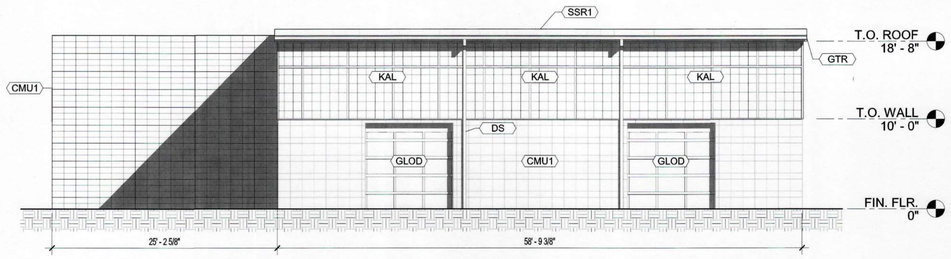
DESIGN PHASE: 30% CONTRACT DOCUMENTS

KEYNOTE LEGEND	
CMU1	CONCRETE MASONRY UNITS - 8" x 8" x 16" Nominal Ordinary Regular Weight Smooth Face Blocks (see structural & partition type)
COL4	COLUMN - Steel Moment Frame Assembly (by PEMB)
DS	DOWNSPOUT - Connect to Underground Storm Piping - see detail: 2/A2.5)
GLOD	Glazed Overhead Door w/ min angle track (vertical)
GTR	GUTTER - Standard PEMB Gutter / Fascia / Painted Steel Sheet Metal
KAL	KALWALL Translucent Glazing System
OPF	Opaque Fencing Secured
SSR1	STANDING SEAM METAL ROOF - 24Ga Double Lock Seam 2" High w/ Floating Clips; Open cell spray foam insulation, R-30, (see specs)

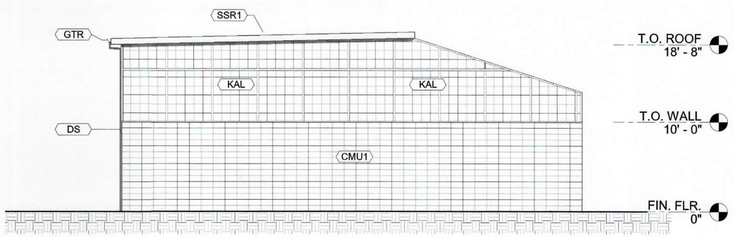
APPROVED
CONDITIONS



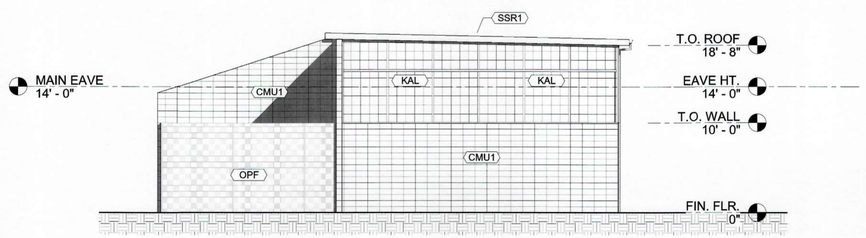
1 NORTH ELEVATION STORAGE + WASH
1/8" = 1'-0"



3 SOUTH ELEVATION STORAGE + WASH
1/8" = 1'-0"



2 EAST ELEVATION STORAGE + WASH
1/8" = 1'-0"



4 WEST ELEVATION STORAGE + WASH
1/8" = 1'-0"

2504 NW 71st Place
Gainesville FL 32653
Tel: (352) 371-1417

2926 Edison Avenue
Jacksonville, FL 32254
Tel: (904) 288-6060

SCHERER CONSTRUCTION

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GOLF FACILITIES
ALACHUA, FL 32615

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NO.	DATE	REVISION:

ARCHITECT'S SEAL:

STATE OF FLORIDA
ROBERT S. TAYLOR, ARCH
AR0007526
REGISTERED ARCHITECT

ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

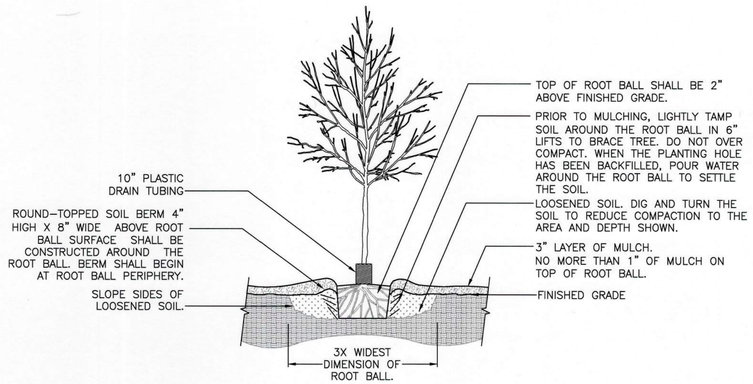
DESCRIPTION:

EXTERIOR ELEVATIONS - STORAGE

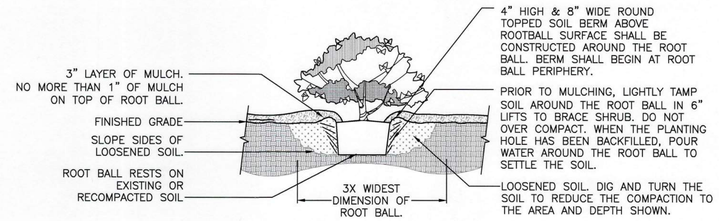
JOB NO. XX-XXXA
DRAWN BY: MR
DATE: 08/27/2024

A3.2

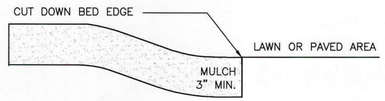
DESIGN PHASE: 30% CONTRACT DOCUMENTS



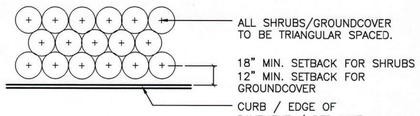
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

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Call 811 two business days before digging

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
CV	118	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	30 GAL, 11' HT, 3" SPR, 2" CAL
JS	90	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	30 GAL, 12' HT, 42" SPR, 2" CAL
LM	151	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL, 10' HT, 4' SPR, MULTI-TRUNK, 3-5 CANES, 5" CAL MIN (COMBINED, MEASURED 6" ABOVE GRADE)
LJ	129	LIGUSTRUM JAPONICUM	TREE FORM LIGUSTRUM	8' HT., 8' SPR., MULTI-TRUNK TREE FORM SPECIMEN
MGD	86	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
MV	29	MAGNOLIA VIRGINIANA	SWEET BAY	30 GAL, 9' HT, 34" SPR, 2" CAL
PA	59	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	30 GAL, 7' HT, 4" SPR, 2" CAL
PE	53	PINUS ELLIOTTII	SLASH PINE	30 GAL, 12' HT, 42" SPR, 2" CAL
PP	158	PINUS PALUSTRIS	LONGLEAF PINE	30 GAL, 12' HT, 42" SPR, 2" CAL
QS	62	QUERCUS SHUMARDII	SHUMARD RED OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QV	202	QUERCUS VIRGINIANA	SEEDLING SOUTHERN LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	94	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
VOW	45	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	30 GAL, 7' HT, 3" SPR, 2" CAL
SHRUBS				
IDB	583	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
VOS	1,711	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL, 18" HT., 18"SPR.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SOD/SEED				
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

APPROVED CONDITIONS

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	196.68 ACRES
TOTAL PROJECT AREA	196.68 ACRES
TOTAL PROPOSED OPEN AREA	196.68 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	100%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	196.68 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	100%

NOTE: SEE SHEETS LS-33 – LS-35 FOR TREE DEMOLITION AND CREDITS CALCULATIONS.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.3(E)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
AGRICULTURE PERIMETER	3,020 L.F. BUFFER TYPE 'D' (25' WIDE)	OPTION 1 1 CANOPY TREE PER 25 LF 1 UNDERSTORY TREE PER 40 LF CONTINUOUS HEDGE	OPTION 1 121 CANOPY TREES 76 UNDERSTORY TREES CONTINUOUS HEDGE
COMMERICAL PERIMETER	3,776 L.F. BUFFER TYPE 'C' (7.5' WIDE)	OPTION 1 1 CANOPY TREE PER 30 LF CONTINUOUS HEDGE	OPTION 1 126 CANOPY TREES CONTINUOUS HEDGE
SINGLE-FAMILY RESIDENTIAL PERIMETER	2,740 L.F. BUFFER TYPE 'D' (25' WIDE)	OPTION 1 1 CANOPY TREE PER 25 LF 1 UNDERSTORY TREE PER 40 LF CONTINUOUS HEDGE	THE EXISTING NATURAL VEGETATION ALONG THIS BOUNDARY PROVIDES AN EQUAL OR BETTER BUFFER THAN REQUIRED. SEE SHEET LS-36 FOR ADDITIONAL INFORMATION.
ARTERIAL BUFFER	4,307 L.F. ARTERIAL BUFFER	4 CANOPY TREES PER 100 LF 3 UNDERSTORY TREES PER 100 LF CONTINUOUS ROW OF SHRUBS	130 CANOPY TREES PROVIDED – 42 CANOPY TREES PROVIDED BY EXISTING VEGETATION 129 UNDERSTORY TREES CONTINUOUS HEDGE

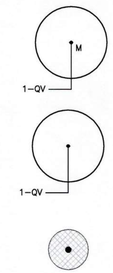
PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 810 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 32 CANOPY TREES REQUIRED 16 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	32 CANOPY TREES 16 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 25,700 S.F. 1 CANOPY/UNDERSTORY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER LANDSCAPE ISLAND 14 CANOPY/UNDERSTORY TREES REQUIRED 10 SHRUBS REQUIRED	14 UNDERSTORY TREES 10 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED (NO MORE THAN 75% REQUIREMENTS FULFILLED VIA TREE PRESERVATION CREDITS)
PRIMARY SIDE CANOPY TREES (EAST SIDE)	3 TREES PER ACRE X 196.68 ACRES = 590 CANOPY TREES REQUIRED	590 CANOPY TREES PROVIDED (442 CREDITED FROM PRESERVATION CREDITS AND 148 PROPOSED)
REAR SIDE CANOPY TREES (WEST SIDE)	2 TREES PER ACRE X 196.68 ACRES = 393 TREES REQUIRED	393 CANOPY TREES PROVIDED (294 CREDITED FROM PRESERVATION CREDITS AND 99 PROPOSED)
NORTH SIDE CANOPY TREES	2 TREES PER ACRE X 196.68 ACRES = 393 TREES REQUIRED	393 CANOPY TREES PROVIDED (294 CREDITED FROM PRESERVATION CREDITS AND 99 PROPOSED)
SOUTH SIDE CANOPY TREES	2 TREES PER ACRE X 196.68 ACRES = 393 TREES REQUIRED	393 CANOPY TREES PROVIDED (294 CREDITED FROM PRESERVATION CREDITS AND 99 PROPOSED)
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 196.68 ACRES = 1,180 TREES REQUIRED 50% IN FRONT = 590 TREES REQUIRED 25% ON EAST SIDE = 295 TREES REQUIRED 25% ON WEST SIDE = 295 TREES REQUIRED 1,180 UNDERSTORY TREES REQUIRED	FRONT SIDE 590 UNDERSTORY TREES PROVIDED (442 CREDITED FROM PRESERVATION CREDITS AND 148 PROPOSED) EAST SIDE 295 UNDERSTORY TREES PROVIDED (221 CREDITED FROM PRESERVATION CREDITS AND 74 PROPOSED) WEST SIDE 295 UNDERSTORY TREES PROVIDED (221 CREDITED FROM PRESERVATION CREDITS AND 74 PROPOSED) 1,180 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREE PER 100 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 230 LF NORTH FACADE = 9 TREE REQUIRED 230 LF SOUTH FACADE = 9 TREE REQUIRED 60 LF WEST FACADE = 2 TREE REQUIRED 60 LF EAST FACADE = 2 TREE REQUIRED	NORTH FACADE 9 CANOPY TREES PROVIDED (6 CREDITED FROM PRESERVATION CREDITS AND 3 PROPOSED) SOUTH FACADE 9 CANOPY TREES PROVIDED (6 CREDITED FROM PRESERVATION CREDITS AND 3 PROPOSED) WEST FACADE 2 CANOPY TREES PROVIDED (1 CREDITED FROM PRESERVATION CREDITS AND 1 PROPOSED) WEST FACADE 2 CANOPY TREES PROVIDED (1 CREDITED FROM PRESERVATION CREDITS AND 1 PROPOSED) ROW OF SHRUBS PROVIDED ON ALL SIDES

LEGEND



GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

UTILITIES
TREES SHALL BE PLANTED SO THEIR TRUNKS ARE A MINIMUM OF 10' FROM ALL WATER AND WASTEWATER LINES.

CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976 (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LA0001865

SCALE: N/A
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE NOTES & DETAILS

TECHNICIAN:
DESIGNER: JAS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4.17.25

SHEET NO.: LS-1

Tech: john-michaels Plot Date: Jan 29,2025 1:17pm Filename: \\fs01.chw-inc.local\jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

APPROVED
CONDITIONS

LS-4 LS-6 LS-10 LS-14 LS-18 LS-22 LS-26 LS-30 LS-32

LS-3 LS-5 LS-9 LS-13 LS-17 LS-21 LS-25 LS-29 LS-31

LS-8 LS-12 LS-16 LS-20 LS-24 LS-28

LS-7 LS-11 LS-15 LS-19 LS-23 LS-27

GRAPHIC SCALE
0 100 200 400

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CHW Professional Consultants

SCALE: 1"=200'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE KEY SHEET

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: MS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
MICHAEL SIMPSON
No. 6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-2

APPROVED
CONDITIONS

CHW
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SCALE: 1"=30'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-12-25

SHEET NO.: LS-3

MATCHLINE LS-3
MATCHLINE LS-5

MATCHLINE LS-3
MATCHLINE LS-1

EXISTING TREES TO REMAIN

GRAPHIC SCALE
0 15 30 60

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Tech: john-michaels Plot Date: Jan 29,2025 1:18pm Filename: \\1401-chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

APPROVED
CONDITIONS

MATCHLINE LS-3
MATCHLINE LS-4

MATCHLINE LS-4
MATCHLINE LS-6

GRAPHIC SCALE
0 15 30 60

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CHW Professional Consultants

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ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
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SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMSON
LA6667436
STATE OF FLORIDA
4-13-25

SHEET NO.: LS-4

Tech: john-michaels Plot Date: Jan 29,2025 1:15pm Filename: \\ad1.chw-inc.local\Data2\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-3
MATCHLINE LS-5

EXISTING TREES TO REMAIN

MATCHLINE LS-5
MATCHLINE LS-6

EXISTING TREES TO REMAIN

MATCHLINE LS-5
MATCHLINE LS-9

APPROVED
CONDITIONS

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Call 811 two business days before digging

GRAPHIC SCALE
0 15 30 60

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Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1986 FLORIDA LA0001683

SCALE: 1"=30'
VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/14/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA

4-10-25

SHEET NO.: LS-5

APPROVED
CONDITIONS

MATCHLINE LS-4
MATCHLINE LS-6

MATCHLINE LS-5
MATCHLINE LS-6

MATCHLINE LS-6
MATCHLINE LS-10

10-PA
26-MGD
21-QV
19-PE
24-CV
16-QS
24-JS
25-LIM
9-LIM
7-PE
4-CV
3-QV
5-PA
6-MGD
26-VOS
1-LJ
1-QV

GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/PERMITTING

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-6

APPROVED
CK
CONDITIONS

MATCHLINE LS-7
MATCHLINE LS-8

MATCHLINE LS-7
MATCHLINE LS-11

1-PP

GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
01/06/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.: LS-7

Tech: john-michaels Plot Date: Jan 29,2025 1:21pm Filename: \\1601pw-nicloud\Jobs2\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Self)\21-0025_Landscape Base (Self).dwg

APPROVED
CONDITIONS

MATCHLINE LS-7
MATCHLINE LS-8

MATCHLINE LS-8
MATCHLINE LS-9

MATCHLINE LS-8
MATCHLINE LS-12

1-PP

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/06/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
No 6667436
STATE OF FLORIDA

4-17-25

SHEET NO.: LS-8

Tech: john-michaels Plot Date: Jan 29,2025 - 1:23pm Filename: \\chw1.chw-inc.local\Projects\2021\21-0025\Department\03_Design\02_CHWA\01_Permitting (Cert)\21-0025_Landscape Base (Cert).dwg

MATCHLINE LS-5
MATCHLINE LS-9

MATCHLINE LS-8
MATCHLINE LS-9

MATCHLINE LS-9
MATCHLINE LS-10

MATCHLINE LS-9
MATCHLINE LS-13

EXISTING TREES TO REMAIN

APPROVED
CONDITIONS

GRAPHIC SCALE
0 15 30 60

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0 1"
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: MM
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-9

Tech: john-michaels Plot Date: Jan 29,2025 1:25pm Filename: \\1ad1-chw-inc.local\Jobs2\2021\21-0025\Departments\05_Design\01_Permitting (Civil)\21-0025_Landscape Base (Civil).dwg

MATCHLINE LS-6
MATCHLINE LS-10

APPROVED
CTC
CONDITIONS

MATCHLINE LS-9
MATCHLINE LS-10

EXISTING TREES TO REMAIN

MATCHLINE LS-10
MATCHLINE LS-14

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0 15 30 60

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VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2025 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2026 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: BRS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-10

Tech: John-michaels Plot Date: Jan 29,2025 1:27pm Filename: \\Vol1-chw-inc.local\Jobs\Jobs\2021\21-0025\Departments\03_Design\02_Dwgs\01_Permitting\Golf\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-7
MATCHLINE LS-11

MATCHLINE LS-11
MATCHLINE LS-12

MATCHLINE LS-11
MATCHLINE LS-15

APPROVED
CONDITIONS

SMALL VEGETATION AREA

GRAPHIC SCALE
0 15 30 60

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0 1"
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
A6667436
STATE OF FLORIDA
4-12-25

SHEET NO.: LS-11

MATCHLINE LS-8
MATCHLINE LS-12

APPROVED
CONDITIONS

MATCHLINE LS-11
MATCHLINE LS-12

MATCHLINE LS-12
MATCHLINE LS-13

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

MATCHLINE LS-12
MATCHLINE LS-16

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0 15 30 60

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0" 1"
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SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-12-25

SHEET NO.: LS-12

Path: john-michaels Plot Date: Jan 29,2025 1:28pm Filename: \\AD1.ctlw-inc.local\Jobs\2021\21-0025\Department\03_Design\02_CMKs\01_Permitting (Civil)\21-0025_Landscape Base (Civil).pln

APPROVED
CONDITIONS

MATCHLINE LS-9
MATCHLINE LS-13

MATCHLINE LS-12
MATCHLINE LS-13

MATCHLINE LS-13
MATCHLINE LS-14

MATCHLINE LS-13
MATCHLINE LS-17

EXISTING TREES
TO REMAIN

EXISTING TREES
TO REMAIN

6-LIM
2-PE
1-PA
6-QS
6-MGD
6-MV
3-CV
7-QV
7-JS

PARCEL 2
SEE SHEET 4
PARCEL ID:
03873-001-000

GRAPHIC SCALE
0 15 30 60

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SUBMITALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-13

Tech: john-michaels Plot Date: Jan 29,2025 1:28pm Filename: \\civil-jax-fs01\Jobs\Jobs\2021\21-0025\Departments\03_Design\02_Data\01_Permitting (Civil)\21-0025_Landscape Base (civil).dwg

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

MATCHLINE LS-10
MATCHLINE LS-14

MATCHLINE LS-13
MATCHLINE LS-14

MATCHLINE LS-14
MATCHLINE LS-18

APPROVED
CONDITIONS
CR

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GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA0667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-14

Tools: john-michaels Plot Date: Jan 29,2025 1:28pm Filename: \\Vol1...e-inc.local\Data\2021\21-0025\Department\03_Design\02_Graphics\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-11
MATCHLINE LS-15

MATCHLINE LS-15
MATCHLINE LS-16

MATCHLINE LS-15
MATCHLINE LS-19

APPROVED
CONDITIONS
CSC

1-PP
1-VOW

GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: MJS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-15

Tech: John-michaels Plot Date: Jan 29,2025 1:29pm Filename: \\1601-chw-inc.local\Jobs2\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Landscape Base (Civil).dwg

APPROVED
CTC
CONDITIONS

MATCHLINE LS-12
MATCHLINE LS-16

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

MATCHLINE LS-15
MATCHLINE LS-16

MATCHLINE LS-16
MATCHLINE LS-17

4-CV
7-LIM
3-QV
2-MV
3-MGD
1-QS
3-PA
15-TD

6-CV
4-QV
12-LIM
10-MGD
7-PA
11-JS
4-MV
11-TD
9-QS
12-PE

MATCHLINE LS-16
MATCHLINE LS-20

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GRAPHIC SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA0667436
STATE OF FLORIDA
4-12-25

SHEET NO.: LS-16

Tech: john-mitchusk Plot Date: Jan 29,2025 1:30pm Filename: \\Vol1.chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_Design\21-0025_Landscape Base (Civil).dwg

MATCHLINE LS-13
MATCHLINE LS-17

MATCHLINE LS-16
MATCHLINE LS-17

MATCHLINE LS-17
MATCHLINE LS-18

MATCHLINE LS-17
MATCHLINE LS-21

APPROVED
CJC
CONDITIONS

GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-17

Tech: john-michaels Plot Date: Jan 29,2025 1:50pm Filename: \\tlo1-fs...Inc.local\Data2\2021\21-0023\Department\03_Design\02_DWGs\01_Permitting (Set)\21-0023_Landscape Base (Set).dwg

MATCHLINE LS-14
MATCHLINE LS-18

MATCHLINE LS-17
MATCHLINE LS-18

MATCHLINE LS-18
MATCHLINE LS-22

APPROVED
CONDITIONS

6-CV
5-PA
12-TD
7-QS
4-QV
6-JS
9-MV
99-IDB

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GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/17/2025 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-18

Tech: John-michaela Plot Date: Jan 29,2025 - 1:32pm Filename: \\1401-jax-fs\Local\Jobs\2021\21-0025\Environments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-15
MATCHLINE LS-19

1-PP
1-VOW

MATCHLINE LS-19
MATCHLINE LS-20

MATCHLINE LS-19
MATCHLINE LS-23

APPROVED CSC
CONDITIONS

GRAPHIC SCALE
0 15 30 60

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REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
No. 6667436
STATE OF FLORIDA
4-10-25

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CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

SHEET NO.: LS-19

Tech: john-michaels Plot Date: Jan 29,2025 1:34pm Filename: \\fs01.chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-16
MATCHLINE LS-20

APPROVED
CONDITIONS

MATCHLINE LS-19
MATCHLINE LS-20

MATCHLINE LS-20
MATCHLINE LS-21

9-QS
9-PA
8-QV
14-CV
6-JS
9-LIM
6-MGD
32-TD

MATCHLINE LS-20
MATCHLINE LS-24

GRAPHIC SCALE
0 15 30 60

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Filename: \\fs01.chw-inc.local\Jobs2\2021\21-0025\Department's\03_Design\02_CAD\WOA\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg
Tech: john-michaels Plot Date: Jan 29,2025 1:36pm

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VERIFY SCALE
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ORIGINAL DRAWING 1"
0
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/RECORD REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.

PROJECT: TOWER HILL GOLF

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:

DESIGNER: JMS

QUALITY CONTROL: JMS

PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.: LS-20

MATCHLINE LS-17
MATCHLINE LS-21

APPROVED
CR
CONDITIONS

MATCHLINE LS-20
MATCHLINE LS-21

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

10-PE

11-JS

10-PA

MATCHLINE LS-21
MATCHLINE LS-25

MATCHLINE LS-21
MATCHLINE LS-22

GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-21

Tech: john-michaels Plot Date: Jan 29,2025 1:38pm Filename: \\chw-inc.local\jobs\2021\21-0025\Department\GIS_Design\GIS_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-18
MATCHLINE LS-22

MATCHLINE LS-21
MATCHLINE LS-22

MATCHLINE LS-22
MATCHLINE LS-26

EXISTING TREES
TO REMAIN

EXISTING TREES
TO REMAIN

APPROVED
CAC
CONDITIONS

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BELOW
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GRAPHIC SCALE
0 15 30 60

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est. 1988 FLORIDA LA0001883

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SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/RID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-22

Tech: John-michaels Plot Date: Jan 29,2025 1:39pm Filename: \\fs01.chw-inc.local\Jobs\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-19
MATCHLINE LS-23

MATCHLINE LS-23
MATCHLINE LS-27

MATCHLINE LS-23
MATCHLINE LS-24

1-PP
1-VOW

APPROVED
CONDITIONS

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GRAPHIC SCALE
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REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-10-25

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SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING 1"
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT MANAGER:
PROJECT NUMBER: 21-0025

SHEET NO.: LS-23

Tech: john-michaels Plot Date: Jan 29,2025 1:40pm Filename: \\1401-chw-inc.local\jobs\2021\21-0025\Departments\03_Design\02_CIVIL\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-20
MATCHLINE LS-24

MATCHLINE LS-23
MATCHLINE LS-24

MATCHLINE LS-24
MATCHLINE LS-25

MATCHLINE LS-24
MATCHLINE LS-28

3-MGD
4-LIM
10-TD
6-QV
5-QS
12-CV
6-JS

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

APPROVED
CONDITIONS

GRAPHIC SCALE
0 15 30 60

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VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CONSTRUCTION/BID REVISIONS:

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-24

MATCHLINE LS-21
MATCHLINE LS-25

MATCHLINE LS-24
MATCHLINE LS-25

MATCHLINE LS-25
MATCHLINE LS-26

MATCHLINE LS-25
MATCHLINE LS-29

11-JS
10-PA
19-CV
8-MGD
11-QV
6-QS
27-LIM
5-MV
5-TD

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

APPROVED
CONDITIONS
CK

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GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMON
#6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-25

Tech: John-michaels Plot Date: Jan 29,2025 1:42pm Filename: \\1st1-chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-22
MATCHLINE LS-26

MATCHLINE LS-25
MATCHLINE LS-26

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

MATCHLINE LS-26
MATCHLINE LS-30

APPROVED
CONDITIONS

9-LIM
3-QV
3-MV
5-CV
9-TD
4-JS
5-PA
126-VOS
149-IDB

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GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CONSTRUCTION/RED REVISIONS:

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.: LS-26

Tech: john-michaels Plot Date: Jan 29,2025 1:45pm Filename: \\fs01-chw-inc.local\jobs2\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_LSNewopt_Base (Golf).dwg

MATCHLINE LS-23
MATCHLINE LS-27

SHEET 33

EXISTING TREES TO REMAIN

1-VOW
1-PP

APPROVED CSC
CONDITIONS

MATCHLINE LS-27
MATCHLINE LS-28

OHW

GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT, ADJUST THIS SHEET, ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.: LS-27

Tools: john-michaels Plot Date: Jan 29,2025 1:43pm Filename: \\fs01.chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-24
MATCHLINE LS-28

MATCHLINE LS-27
MATCHLINE LS-28

MATCHLINE LS-28
MATCHLINE LS-29

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

APPROVED
CJR
CONDITIONS

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GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'
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CONSTRUCTION/REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMONS
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.:
LS-28

Tools: john-michaels Plot Date: Jan 29,2025 1:46pm Filename: \\Ctlt1.ctlw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Landscape Base (Civil).dwg

MATCHLINE LS-25

MATCHLINE LS-29

MATCHLINE LS-28

MATCHLINE LS-29

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

6-LIM

5-CV

4-PA

MATCHLINE LS-29

MATCHLINE LS-30

MATCHLINE LS-29

MATCHLINE LS-31

APPROVED
CJC

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0 15 30 60

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SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/RECORD REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

TECHNICIAN:

DESIGNED: JAS

QUALITY CONTROL: JAS

PROJECT NUMBER: 21-0025

CLIENT: TOMOKA HILLS FARMS, INC.

PROJECT: TOWER HILL GOLF

SHEET TITLE: LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.:
LS-29

Tech: john-michaels Plot Date: Jan 29,2025 1:48pm Filename: \\fs01.chw-inc.local\Jobs\2021\21-0025\Development\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Landscape Plans (Golf).dwg

MATCHLINE LS-26

MATCHLINE LS-30

5-PA

3-MGD

3-QS

3-PE

M

126-VOS

1-QV

1-LJ

MATCHLINE LS-29

MATCHLINE LS-30

EXISTING TREES TO REMAIN

MATCHLINE LS-30

MATCHLINE LS-32

APPROVED CONDITIONS CSC

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SCALE: 1"=30'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

0 1" 2"

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.

PROJECT: TOWER HILL GOLF

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:

DESIGNER: MR

LEAD/QUALITY CONTROL: JMS

PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SIMPSON LA6667436 STATE OF FLORIDA

4-10-25

SHEET NO.: LS-30

Tech: John-michaels Plot Date: Jan 29,2025 1:50pm Filename: \\fs01.local\data\2021\21-0025\Deliverables\03_Design\02_DRB\01_Permitting (Set)\21-0025_Landscape Base (Set).dwg

MATCHLINE LS-29

MATCHLINE LS-31

EXISTING TREES TO REMAIN

APPROVED
CONDITIONS

MATCHLINE LS-31

MATCHLINE LS-32

GRAPHIC SCALE

0 15 30 60

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SCALE: 1"=30'

IF PRINT SIZE IS NOT 24"x36" BAR SCALE IS NOT ACCURATE. REFER TO ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.

PROJECT: TOWER HILL GOLF

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:

DESIGNER: JMS

QUALITY CONTROL: JMS

PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMICICH
LA6667436
STATE OF FLORIDA

4-12-25

SHEET NO.: LS-31

Tools: john-michaels Plot Date: Jan 29,2025 1:52pm Filename: \\fs01.chw-inc.local\Jobs2\2021\21-0025\Departments\03_Design\02_Zoning\01_Permitting (Golf)\21-0025_Landscape Base (Golf).dwg

MATCHLINE LS-30
MATCHLINE LS-32

EXISTING TREES TO REMAIN

MATCHLINE LS-31
MATCHLINE LS-32

APPROVED
CONDITIONS

GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
07/16/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: LS-32

Tech: John-michaels Plot Date: Jan 29,2025 1:54pm Filename: \\1401.chw-inc.local\Jobs\2_2021\21-0025\3wpathwork\03_Design\02_DWGs\01_Permitting (Self)\21-0025_Landscape Base (Self).dwg

TREE PRESERVATION/CREDITS LIST

TAG	TAG LABEL	SCIENTIFIC NAME	COMMON NAME	GRADE	CREDITS
5279	13"LO	Quercus virginiana	Live Oak	3.5	3
7775	12"MAG	Magnolia grandiflora	Magnolia	3	3
7777	28"SG	Liquidambar styraciflua	Sweetgum	4.5	6
7778	45"RO	Quercus falcata	Red Oak	3	20
7779	32"SG	Liquidambar styraciflua	Sweetgum	4.5	12
7781	38"CED	Juniperus silicicola	Cedar	3	12
7782	24"MAG	Magnolia grandiflora	Magnolia	3	6
7783	23"26"MAG	Magnolia grandiflora	Magnolia	3.5	6
7784	32"MAG	Magnolia grandiflora	Magnolia	3	12
7785	23"MAG	Magnolia grandiflora	Magnolia	4	6
7786	35"MAG	Magnolia grandiflora	Magnolia	3.5	12
7787	21"MAG	Magnolia grandiflora	Magnolia	3.5	6
7788	37"SG	Liquidambar styraciflua	Sweetgum	2.5	12
7789	39"MAG	Magnolia grandiflora	Magnolia	2.5	12
7790	19"MAG	Magnolia grandiflora	Magnolia	3.5	3
7791	32"MAG	Magnolia grandiflora	Magnolia	3.5	12
7792	33"MAG	Magnolia grandiflora	Magnolia	2.5	12
7793	36"MAG	Magnolia grandiflora	Magnolia	4.5	12
7794	44"MAG	Magnolia grandiflora	Magnolia	2.5	20
7798	38"SG	Liquidambar styraciflua	Sweetgum	3.5	12
7809	44"MAG	Magnolia grandiflora	Magnolia	3	20
7810	52"ELM	Ulmus spp.	Elm	2.5	25
7811	36"MAG	Magnolia grandiflora	Magnolia	3.5	12
22057	24"LO	Quercus virginiana	Live Oak	4	6
22058	25"LO	Quercus virginiana	Live Oak	4	6
22059	27"LO	Quercus virginiana	Live Oak	3.5	6
22082	29"LO	Quercus virginiana	Live Oak	4.5	6
22083	24"LO	Quercus virginiana	Live Oak	4.5	6
22084	17"LO	Quercus virginiana	Live Oak	3	3
22108	19"LO	Quercus virginiana	Live Oak	3	3
22109	23"LO	Quercus virginiana	Live Oak	3.5	6
22110	28"LO	Quercus virginiana	Live Oak	5	6
22113	25"LO	Quercus virginiana	Live Oak	4.5	6
22114	30"LO	Quercus virginiana	Live Oak	4.5	12
22115	27"LO	Quercus virginiana	Live Oak	4.5	6
22157	26"LO	Quercus virginiana	Live Oak	4.5	6
22181	24"SG	Liquidambar styraciflua	Sweetgum	4.5	6
22182	21"SG	Liquidambar styraciflua	Sweetgum	4.5	6
22183	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22184	22"SG	Liquidambar styraciflua	Sweetgum	3	6
22187	17"SG	Liquidambar styraciflua	Sweetgum	4.5	3
22188	15"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22189	10"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22190	10"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22192	20"SG	Liquidambar styraciflua	Sweetgum	4.5	6
22193	23"SG	Liquidambar styraciflua	Sweetgum	4.5	6
22194	23"SG	Liquidambar styraciflua	Sweetgum	4.5	6
22204	27"LO	Quercus virginiana	Live Oak	4	6
22205	21"SG	Liquidambar styraciflua	Sweetgum	4	6
22206	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22207	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22208	11"SG	Liquidambar styraciflua	Sweetgum	3	3
22209	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22210	10"SG	Liquidambar styraciflua	Sweetgum	3	3
22211	15"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22213	10"SG	Liquidambar styraciflua	Sweetgum	3	3
22214	15"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22215	17"SG	Liquidambar styraciflua	Sweetgum	4	3
22221	28"SG	Liquidambar styraciflua	Sweetgum	4.5	6
22225	30"SG	Liquidambar styraciflua	Sweetgum	4.5	12
22228	16"SG	Liquidambar styraciflua	Sweetgum	3	3
22229	18"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22230	11"SG	Liquidambar styraciflua	Sweetgum	3	3
22231	19"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22232	14"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22233	14"SG	Liquidambar styraciflua	Sweetgum	3	3
22237	16"SG	Liquidambar styraciflua	Sweetgum	3	3
22238	11"SG	Liquidambar styraciflua	Sweetgum	3	3
22255	12"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22261	16"SG	Liquidambar styraciflua	Sweetgum	3	3
22265	10"SG	Liquidambar styraciflua	Sweetgum	3	3
22266	14"SG	Liquidambar styraciflua	Sweetgum	3	3
22267	18"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22268	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
22270	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22271	21"SG	Liquidambar styraciflua	Sweetgum	4	6
22272	16"SG	Liquidambar styraciflua	Sweetgum	4	3
22273	19"SG	Liquidambar styraciflua	Sweetgum	4	3
22275	19"SG	Liquidambar styraciflua	Sweetgum	4.5	3
22281	10"SG	Liquidambar styraciflua	Sweetgum	3	3
22285	21"SG	Liquidambar styraciflua	Sweetgum	3	6
22286	17"SG	Quercus Nigra	Water Oak	3.5	3
22289	16"SG	Liquidambar styraciflua	Sweetgum	2.5	3
22293	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22294	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22295	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22296	15"SG	Liquidambar styraciflua	Sweetgum	3	3
22297	19"SG	Liquidambar styraciflua	Sweetgum	3	3
22298	15"SG	Liquidambar styraciflua	Sweetgum	3	3
22300	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22302	10"SG	Liquidambar styraciflua	Sweetgum	3	3
22303	20"SG	Liquidambar styraciflua	Sweetgum	3	6
22304	14"SG	Liquidambar styraciflua	Sweetgum	3	3
22305	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22306	17"SG	Liquidambar styraciflua	Sweetgum	3	3
22324	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22325	20"SG	Liquidambar styraciflua	Sweetgum	3	6
22326	11"SG	Liquidambar styraciflua	Sweetgum	3	3
22327	11"SG	Liquidambar styraciflua	Sweetgum	3	3
22328	19"SG	Liquidambar styraciflua	Sweetgum	3	3
22329	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
22330	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22331	14"SG	Liquidambar styraciflua	Sweetgum	3	3
22332	14"SG	Liquidambar styraciflua	Sweetgum	3	3
22333	11"SG	Liquidambar styraciflua	Sweetgum	3	3
22335	37"SG	Liquidambar styraciflua	Sweetgum	3.5	12
22357	16"20"SG	Liquidambar styraciflua	Sweetgum	3.5	6
22358	16"20"SG	Liquidambar styraciflua	Sweetgum	3.5	6
22366	43"LO	Quercus virginiana	Live Oak	3	20
22367	76"LO	Quercus virginiana	Live Oak	5	25
22378	43"LO	Quercus virginiana	Live Oak	5	20
22496	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
22511	14"SG	Liquidambar styraciflua	Sweetgum	3	3
22512	12"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22515	16"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22517	12"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22519	11"HIC	Carya tomentosa	Hickory	3	3
22528	16"SG	Liquidambar styraciflua	Sweetgum	2.5	3
22529	13"SG	Liquidambar styraciflua	Sweetgum	2.5	3
22532	13"HIC	Carya tomentosa	Hickory	3	3
22542	11"SG	Liquidambar styraciflua	Sweetgum	3	3
22544	24"SG	Liquidambar styraciflua	Sweetgum	3.5	6
22563	31"SG	Liquidambar styraciflua	Sweetgum	3.5	12
22564	23"HIC	Carya tomentosa	Hickory	3	6
22567	25"HIC	Carya tomentosa	Hickory	3.5	6
22569	21"HIC	Carya tomentosa	Hickory	3.5	6
22584	12"HIC	Carya tomentosa	Hickory	3.5	3
22593	39"SG	Liquidambar styraciflua	Sweetgum	3.5	12
22596	37"SG	Liquidambar styraciflua	Sweetgum	2	12
22602	27"HIC	Carya tomentosa	Hickory	3	6
22603	15"SG	Liquidambar styraciflua	Sweetgum	3	3
22604	27"SG	Liquidambar styraciflua	Sweetgum	2.5	6
22635	13"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22637	11"SG	Liquidambar styraciflua	Sweetgum	2	3
22638	28"LO	Quercus virginiana	Live Oak	3.5	6
22640	10"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22641	10"SG	Liquidambar styraciflua	Sweetgum	3	3
22642	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22644	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22645	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22646	10"ELM	Ulmus spp.	Elm	3	3
22647	16"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22653	8"11"13"SG	Liquidambar styraciflua	Sweetgum	3	3
22654	20"SG	Liquidambar styraciflua	Sweetgum	3	6
22655	18"SG	Liquidambar styraciflua	Sweetgum	3	3
22656	20"SG	Liquidambar styraciflua	Sweetgum	2.5	6
22657	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22658	14"SG	Liquidambar styraciflua	Sweetgum	3	3
22659	13"SG	Liquidambar styraciflua	Sweetgum	3	3
22660	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22676	10"LO	Quercus virginiana	Live Oak	3	3
22678	33"LO	Quercus virginiana	Live Oak	4.5	12
22679	54"LO	Quercus virginiana	Live Oak	4.5	25
22681	14"SG	Liquidambar styraciflua	Sweetgum	3.5	3
22683	40"SYC	Platanus occidentalis	Sycamore	4	20
22689	25"LO	Quercus virginiana	Live Oak	4	6
22693	21"LO	Quercus virginiana	Live Oak	4.5	6
22695	26"LO	Quercus virginiana	Live Oak	4.5	6
22696	12"SG	Liquidambar styraciflua	Sweetgum	3	3
22704	23"SYC	Platanus occidentalis	Sycamore	3	6

APPROVED CJC
CONDITIONS

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SCALE: 1"=30'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/09/2025 - SUBMITTAL FOR THE CITY OF ALACHUA
03/03/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CONSTRUCTION/BID REVISIONS:

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: TREE MITIGATION CALCULATIONS

TECHNICIAN: CP
DESIGNER: JMS
QUALITY CONTROL: MS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-12-25

SHEET NO.: LS-33

Tech: John-michaels Plot Date: Mar 03,2025 4:13pm Filename: \\Ws1.ohw-inc.local\Jobs2\2021\21-0025\Department\05_Design\01_DWGs\01_Permitting (Civil)\21-0025_Landscape Base (Civil).dwg

APPROVED
CONDITIONS

TREE PRESERVATION/CREDITS LIST

TAG	TAG LABEL	SCIENTIFIC NAME	COMMON NAME	GRADE	CREDITS
23063	12"HB	Celtis occidentalis	Hackberry	3.5	3
23064	22"HB	Celtis occidentalis	Hackberry	3.5	6
23065	13"HB	Celtis occidentalis	Hackberry	3.5	3
23066	23"HB	Celtis occidentalis	Hackberry	3.5	6
23077	14"LAO	Quercus virginiana	Live Oak	4	3
23080	14"SYC	Platanus occidentalis	Sycamore	3.5	3
23087	11"LO	Quercus virginiana	Live Oak	4	3
23129	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23131	15"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23132	34"HB	Celtis occidentalis	Hackberry	4	12
23141	16"SG	Liquidambar styraciflua	Sweetgum	3	3
23152	15"SG	Liquidambar styraciflua	Sweetgum	3	3
23154	19"HB	Celtis occidentalis	Hackberry	4	3
23157	23"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23158	26"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23162	24"HB	Celtis occidentalis	Hackberry	4	6
23164	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23165	12"SG	Liquidambar styraciflua	Sweetgum	2	3
23168	15"SG	Liquidambar styraciflua	Sweetgum	3	3
23169	16"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23171	10"MAP	Acer rubrum	Maple	3	3
23173	15"SG	Liquidambar styraciflua	Sweetgum	2	3
23178	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23179	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23181	13"SG	Liquidambar styraciflua	Sweetgum	3	3
23183	14"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23185	15"LO	Quercus virginiana	Live Oak	3.5	3
23190	52"LO	Quercus virginiana	Live Oak	4.5	25
23191	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23192	14"SG	Liquidambar styraciflua	Sweetgum	3	3
23193	14"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23196	35"HIC	Carya tomentosa	Hickory	2.5	12
23197	24"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23212	19"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23213	24"SG	Liquidambar styraciflua	Sweetgum	4	6
23214	21"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23215	16"SG	Liquidambar styraciflua	Sweetgum	3	3
23216	16"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23217	20"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23218	22"LO	Quercus virginiana	Live Oak	3	6
23227	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23229	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23230	10"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23231	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23232	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23233	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23234	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23236	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23238	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23240	16"LO	Quercus virginiana	Live Oak	3	3
23247	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23249	41"SG	Liquidambar styraciflua	Sweetgum	4	20
23250	35"SG	Liquidambar styraciflua	Sweetgum	4	12
23260	15"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23261	14"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23262	14"SG	Liquidambar styraciflua	Sweetgum	3	3
23263	14"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23266	34"SG	Liquidambar styraciflua	Sweetgum	3.5	12
23270	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23273	12"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23275	13"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23277	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23279	14"SG	Liquidambar styraciflua	Sweetgum	3	3
23282	16"SG	Liquidambar styraciflua	Sweetgum	3	3
23283	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23286	13"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23287	15"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23288	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23289	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23290	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23291	15"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23292	14"SG	Liquidambar styraciflua	Sweetgum	3	3
23293	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23294	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23295	16"SG	Liquidambar styraciflua	Sweetgum	3	3
23297	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23299	15"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23300	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23305	14"SG	Liquidambar styraciflua	Sweetgum	3	3
23306	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23307	14"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23312	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23313	16"SG	Liquidambar styraciflua	Sweetgum	3	3
23314	13"SG	Liquidambar styraciflua	Sweetgum	3	3
23315	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23317	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23318	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23322	14"SG	Liquidambar styraciflua	Sweetgum	3	3
23323	14"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23324	13"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23325	14"SG	Liquidambar styraciflua	Sweetgum	2	3
23328	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23330	11"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23332	10"SG	Liquidambar styraciflua	Sweetgum	2	3
23333	10"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23334	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23335	16"LO	Quercus virginiana	Live Oak	3.5	3
23348	30"LO	Quercus virginiana	Live Oak	4.5	12
23349	17"LO	Quercus virginiana	Live Oak	4.5	3
23350	18"LO	Quercus virginiana	Live Oak	4.5	3
23383	17"LO	Quercus virginiana	Live Oak	3.5	3
23390	24"LO	Quercus virginiana	Live Oak	3.5	6
23391	23"LO	Quercus virginiana	Live Oak	3.5	6
23392	24"LO	Quercus virginiana	Live Oak	4	6
23393	9"24"LO	Quercus virginiana	Live Oak	3.5	6
23394	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23395	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23400	27"LO	Quercus virginiana	Live Oak	4	6
23404	29"LO	Quercus virginiana	Live Oak	4.5	6
23406	19"LO	Quercus virginiana	Live Oak	4	3
23408	23"LO	Quercus virginiana	Live Oak	4	6
23411	12"LAO	Quercus virginiana	Live Oak	3.5	3
23412	19"LO	Quercus virginiana	Live Oak	3.5	3
23417	18"LO	Quercus virginiana	Live Oak	3.5	3
23418	30"LO	Quercus virginiana	Live Oak	4.5	12
23419	27"LO	Quercus virginiana	Live Oak	4.5	6
23442	17"SG	Liquidambar styraciflua	Sweetgum	3	3
23443	13"SG	Liquidambar styraciflua	Sweetgum	2	3
23450	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23456	16"ELM	Ulmus spp.	Elm	3.5	3
23462	17"ELM	Ulmus spp.	Elm	4	3
23465	14"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23470	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23480	15"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23481	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23485	10"LO	Quercus virginiana	Live Oak	3.5	3
23491	19"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23498	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23500	16"SG	Liquidambar styraciflua	Sweetgum	3	3
23501	13"SG	Liquidambar styraciflua	Sweetgum	3	3
23502	13"SG	Liquidambar styraciflua	Sweetgum	3	3
23504	13"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23509	13"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23517	15"LO	Quercus virginiana	Live Oak	3.5	3
23548	14"22"LO	Quercus virginiana	Live Oak	3.5	6
23549	24"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23625	31"SG	Liquidambar styraciflua	Sweetgum	3.5	12
23630	19"SG	Liquidambar styraciflua	Sweetgum	4	3
23631	14"SG	Liquidambar styraciflua	Sweetgum	4	3
23632	11"SG	Liquidambar styraciflua	Sweetgum	4	3
23633	32"SG	Liquidambar styraciflua	Sweetgum	4	12
23634	30"SG	Liquidambar styraciflua	Sweetgum	4	12
23635	17"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23636	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23640	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23641	13"SG	Liquidambar styraciflua	Sweetgum	4	3
23642	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23643	17"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23644	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23645	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23648	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23649	16"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23650	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23654	18"SG	Liquidambar styraciflua	Sweetgum	4	3
23655	20"SG	Liquidambar styraciflua	Sweetgum	4	6
23657	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23658	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23660	13"SG	Liquidambar styraciflua	Sweetgum	3	3
23662	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23664	13"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23665	13"SG	Liquidambar styraciflua	Sweetgum	3	3
23666	13"ELM	Ulmus spp.	Elm	4.5	3
23668	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23670	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23671	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23673	10"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23675	12"SG	Liquidambar styraciflua	Sweetgum	4	3
23676	17"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23677	22"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23678	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23680	14"SG	Liquidambar styraciflua	Sweetgum	3	3
23681	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23682	12"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23684	13"SG	Liquidambar styraciflua	Sweetgum	3	3
23686	11"SG	Liquidambar styraciflua	Sweetgum	3	3
23687	12"SG	Liquidambar styraciflua	Sweetgum	3	3
23688	10"SG	Liquidambar styraciflua	Sweetgum	3	3
23689	13"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23694	10"HIC	Carya tomentosa	Hickory	3.5	3
23695	22"SG	Liquidambar styraciflua	Sweetgum	3.5	6
23696	15"SG	Liquidambar styraciflua	Sweetgum	3	3
23697	16"SG	Liquidambar styraciflua	Sweetgum	4	3
23698	16"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23699	14"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23700	17"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23701	18"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23702	20"SG	Liquidambar styraciflua	Sweetgum	3	6
23703	17"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23704	14"SG	Liquidambar styraciflua	Sweetgum	2.5	3
23706	34"SG	Liquidambar styraciflua	Sweetgum	4	12
23707	34"ELM	Ulmus spp.	Elm	4	12
23708	37"ELM	Ulmus spp.	Elm	4	12
23709	25"MAG	Magnolia grandiflora	Magnolia	3.5	6
23710	27"MAG	Magnolia grandiflora	Magnolia	4	6
23711	25"MAG	Magnolia grandiflora	Magnolia	4	6
23712	31"MAG	Magnolia grandiflora	Magnolia	4.5	12
23713	30"MAG	Magnolia grandiflora	Magnolia	2	12
23724	27"LO	Quercus virginiana	Live Oak	4	6
23725	33"LO	Quercus virginiana	Live Oak	4	12
23726	30"LO	Quercus virginiana	Live Oak	4.5	12
23727	30"LO	Quercus virginiana	Live Oak	4	12
23728	20"LO	Quercus virginiana	Live Oak	3.5	6
23729	31"LO	Quercus virginiana	Live Oak	4	12
23788	32"SG	Liquidambar styraciflua	Sweetgum	3.5	12
23789	11"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23790	16"SG	Liquidambar styraciflua	Sweetgum	3.5	3
23791	22"SG	Liquidambar styraciflua	Sweetgum	3	6

TREE PRESERVATION CREDITS

TOTAL TREE PRESERVATION CREDITS	2,224
TOTAL TREE PRESERVATION CREDITS ALLOCATED	2,222
TOTAL TREE PRESERVATION CREDITS REMAINING	2

NOTE: THE TREES LISTED ABOVE ARE BEING USED TO PARTIALLY FULFILL SITE LANDSCAPE REQUIREMENTS.

ALL THE ABOVE TREES WERE EVALUATED ONSITE TO REVIEW THEIR HEALTH AND CONDITION. ACCORDINGLY, GRADES OF 0-5 HAVE BEEN ASSIGNED TO EACH TREE BASED ON THE ASSESSED CONDITION AT THE TIME OF THE SITE REVIEWS WHICH WERE CONDUCTED IN FEBRUARY 2025. ANY TREES GRADED AT A 2 OR ABOVE HAVE BEEN DEEMED TO BE A CONDITION CONSISTENT WITH THE STANDARDS OF THE CITY OF ALACHUA CODE TO MEET THE CREDIT REQUIREMENTS. THESE TREES HAD NO OBVIOUS SIGNS OF IMMEDIATE FAILURE AND ARE OF A SPECIES NATIVE TO THIS AREA. ANY TREES GRADED BELOW A 2 WERE IN POOR HEALTH, HAD SIGNS OF POTENTIAL FAILURE, AND/OR WERE DEAD. THESE TREES WERE NOT PROPOSE TO COUNT TOWARDS THE LANDSCAPE REQUIREMENTS FOR THE SITE.

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CONSTRUCTION/REVISIONS

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA
03/03/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: TREE MITIGATION CALCULATIONS

TECHNICIAN: CP
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMON
LA6667436
STATE OF FLORIDA
4-12-25

SHEET NO.: LS-34

Tools: john-michaels Plot Date: Mar 03,2025 4:13pm P:\Revizmo \\nv5\dfw-jho.local\jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Landscape Base (Civil).dwg

APPROVED
CONDITIONS

TREE MITIGATION/DEMOLITION LIST

TAG	TAG LABEL	SCIENTIFIC NAME	COMMON NAME	MITIGATION (INCHES)
7795	31"HIC	Carya tomentosa	Hickory	31
22314	14"WO	Quercus nigra	Water Oak	2
22792	11"WO	Quercus nigra	Water Oak	2
22794	29"SG	Liquidambar styraciflua	Sweetgum	2
22795	15"SG	Liquidambar styraciflua	Sweetgum	2
22796	14"WO	Quercus nigra	Water Oak	2
22797	19"WO	Quercus nigra	Water Oak	2
22802	11"SG	Liquidambar styraciflua	Sweetgum	2
22803	11"SG	Liquidambar styraciflua	Sweetgum	2
22804	23"WO	Quercus nigra	Water Oak	2
22806	14"SG	Liquidambar styraciflua	Sweetgum	2
22810	17"SG	Liquidambar styraciflua	Sweetgum	2
22812	15"SG	Liquidambar styraciflua	Sweetgum	2
22814	18"SG	Liquidambar styraciflua	Sweetgum	2
22815	20"SG	Liquidambar styraciflua	Sweetgum	2
22819	10"SG	Liquidambar styraciflua	Sweetgum	2
22820	20"SG	Liquidambar styraciflua	Sweetgum	2
22821	12"WO	Quercus nigra	Water Oak	2
22823	11"SG	Liquidambar styraciflua	Sweetgum	2
22825	16"SG	Liquidambar styraciflua	Sweetgum	2
23371	11"WO	Quercus nigra	Water Oak	2
23372	11"WO	Quercus nigra	Water Oak	2
23373	32"SG	Liquidambar styraciflua	Sweetgum	32
23403	21"LAO	Quercus laurifolia	Laurel Oak	2
23411	12"LAO	Quercus laurifolia	Laurel Oak	2
23434	12"SG	Liquidambar styraciflua	Sweetgum	2

TREE MITIGATION CALCULATIONS

CATEGORY	MITIGATION CALCULATIONS
INCH-FOR-INCH REPLACEMENT	HERITAGE TREES 32" SWEETGUM.....54" 31" HICKORY.....50" TOTAL INCHES REQUIRED.....104" TOTAL TREE REQUIRED (2" PER TREE).....52 TREES
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT.....24 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....24 TREES
SUMMARY	TOTAL TREES TO BE MITIGATED AT INCH-FOR-INCH REPLACEMENT.....52 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....24 TREES TOTAL REPLACEMENT TREES PROVIDED.....76 TREES TOTAL MITIGATION DEFICIT.....0 TREES

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REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMSON
LA6667436
STATE OF FLORIDA
4-17-25

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/06/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: TREE MITIGATION CALCULATIONS

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

SHEET NO.: LS-35

Tech: john-michaela Plot Date: Jan 29,2025 1:54pm File name: \\chw1.chw-inc.local\pbw2_2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Set)\21-0025_Landscape Base (Set).dwg

A EXISTING BUFFER - VIEW A

B EXISTING BUFFER - VIEW B

APPROVED
CJC
CONDITIONS

40'-0"

EXISTING TREES TO REMAIN

40'-0"

A

EXISTING TREES TO REMAIN

B

40'-0"

40'-0"

40'-0"

EXISTING TREES TO REMAIN

40'-0"

40'-0"

BUFFER NOTES:

- THE SOUTHERN PERIMETER OF THE PROJECT HAS EXISTING VEGETATION ALONG THE ENTIRE PERIMETER THAT INCLUDES BOTH REGULATED AND NON-REGULATED TREES. THESE TREES ARE PROVIDING A BUFFER OF AT LEAST 40' IN WIDTH WHICH EXCEEDS THE BUFFER REQUIREMENTS.
- PORTIONS OF THE EASTERN ARTERIAL BUFFER ALSO CONTAIN EXISTING VEGETATION. THE VEGETATION IN TWO AREAS CONTAINS BOTH REGULATED AND NON-REGULATED TREES WHICH WORK TO FORM A FULLY OPAQUE BUFFER IN TWO LOCATIONS. THIS BUFFER IS TYPICALLY AT LEAST 40' IN WIDTH.

N

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0 50 100 200

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CONSTRUCTION AND REVISIONS

SUBMITTALS:
12/04/2024 SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 SUBMITTAL FOR THE CITY OF ALACHUA
05/05/2025 SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.

PROJECT: TOWER HILL GOLF

SHEET TITLE: LANDSCAPE BUFFER EXHIBIT

TECHNICIAN: CP
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4.17.25

SHEET NO.: LS-36

Tech: John-michaels Plot Date: Mar 03,2025 4:14pm Filename: \\Nv5\dfw-fs\Local\Proj\2021\21-0025\Design\Images\03_Design\02_Graphics\01_Planning (Land)\21-0025_Landscape Buffer (Civil).dwg

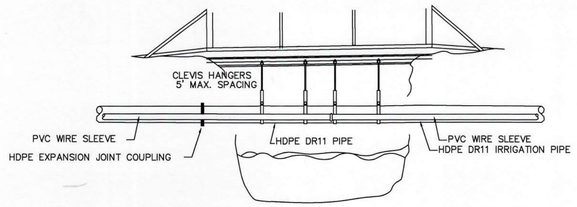
LEGEND

VALVES
- 4"-10" D.I. Gate Valve w/ HDPE Ends
- 12" Clow D.I. Flang X Flang Gate Valve w/ HDPE Ends

HDPE MAINLINE PIPE
- 6" High Density Polyethylene PE 4710, DR 13.5
- 8" High Density Polyethylene PE 4710, DR 13.5
- 10" High Density Polyethylene PE 4710, DR 13.5
- 16" High Density Polyethylene PE 4710, DR 13.5

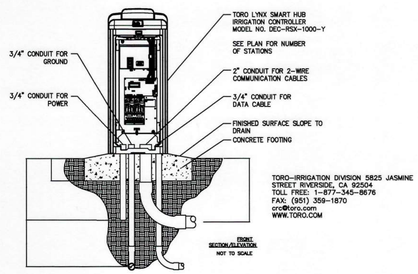
HDPE ROAD CROSSING PIPE
- 6" High Density Polyethylene SDR 11
- 8" High Density Polyethylene SDR 11

MISCELLANEOUS
- PS — Pump Station



1 Bridge/Wetland Crossing Detail

N.T.S



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. REFER TO TORO FORM NUMBER 373-0906 FOR APPROVED ELECTRICAL GROUNDING INSTRUCTIONS.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info.

2 LYNX SMART HUB
PEDESTAL-MOUNT CONTROLLER, PLASTIC

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NOTE: GROUND GRID ASSEMBLIES AND MANUFACTURE SURGE DEVICES SHALL BE INSTALLED ALONG EVERY WIRE PATH SUCH THAT NO MORE THAN 15 ICM/DECODERS POSITIONED BETWEEN TWO (2) GROUND GRID ASSEMBLIES AND SURGE DEVICES AND NO MORE THAN 500 FEET BETWEEN CONNECTED GROUND GRID ASSEMBLIES AND SURGE DEVICES ON THE SAME WIRE PATH, WHICHEVER IS LESS. EACH SURGE DEVICE SHALL BE ATTACHED TO A GROUND ROD, GROUND PLATE AND SHIELDING WIRE-(RB ONLY) TO ENSURE GOOD EARTH GROUND. A MAXIMUM RESISTANCE OF 45 OHMS SHALL BE ACHIEVED AND LOWER READINGS ARE HIGHLY DESIRABLE. DO NOT LOOP WIRE!

APPROVED CK
CONDITIONS

ELECTRICAL NOTES :

1. ALL 240 V.A.C. POWER SPLICES SHALL BE MADE IN A VALVE BOX IN FRONT OF THE FIELD SATELLITES UNLESS OTHERWISE INDICATED ON THE PLANS.
2. ALL POWER WIRE CONNECTIONS SHALL CONFORM WITH/TO ALL NATIONAL, LOCAL AND STATE CODES AND PERFORMED BY LICENSED ELECTRICIAN(S).
3. A TWENTY-FOUR (24") INCH COIL OF WIRE SHALL BE INSTALLED BELOW EACH SPRINKLER.
4. ALL 24 V.A.C. SECONDARY WIRING SHALL BE #14 HOT AND #12 COMMON.
5. SEPARATE COLOR 24 V.A.C. HOT WIRES SHALL BE INSTALLED FOR TRACER AND SPARE WIRES. EACH WIRE SHALL BE CLEARLY NUMBERED WITH AN ADHESIVE LABEL IN THE SATELLITE TO MATCH THE STATION NUMBER.
6. ALL WIRE SHALL HAVE ENOUGH SLACK AS TO ACCOMMODATE FOR EXPANSION AND/OR CONTRACTION.
7. ALL WIRE TO BE UL APPROVED FOR DIRECT BURIAL.
8. ALL 240 V.A.C. PRIMARY, AND 24 V.A.C. SECONDARY POWER TO BE INSTALLED AS PER STATE AND LOCAL CODES. SIZED AS PER PLAN WITH GROUND WIRE; MEETING N.E.C. REQUIREMENTS.
9. REFER TO PLANS FOR INFORMATION ON POWER SOURCES, WIRE SIZES, ROUTINGS, ETC.
10. A SPARE COMMON AND (3) HOT WIRES SHALL BE DROPPED AT EACH GREEN QUICK COUPLER VALVE AND THE LAST TEE SPRINKLER. THE LOCATION SHALL BE INDICATED ON THE AS-BUILT DRAWING.
11. INSTALL ALL 240 V.A.C. POWER WIRE IN MAIN TRENCH WHENEVER POSSIBLE.
12. ALL MAINLINE PIPE INSTALLED WITHOUT POWER WIRE SHALL BE INSTALLED TO INCLUDE A #14 BLUE TRACER WIRE.
13. ALL WIRES IN THE PEDESTAL SHALL BE CLEARLY NUMBERED WITH THE APPROPRIATE STATION NUMBER.
14. A #6 SOLID BARE COPPER BONDING GROUND SHALL BE INSTALLED WITH THE POWER WIRE PER THE GROUNDING SPECIFICATIONS. ANY SPLICES IN THE BONDED GROUND SHALL BE MADE IN A SPLICE KIT.
15. FINAL LOCATIONS OF FIELD SATELLITES WILL BE DETERMINED DURING CONSTRUCTION BY THE CONSULTANT OR OWNER'S REPRESENTATIVE.
16. ADEQUATELY IRRIGATE THE AREA OF THE GROUND GRID TO KEEP THE AREA MOIST AT ALL TIMES.
17. DO NOT INSTALL WIRES WITHIN THE GROUND GRID SPHERE OF INFLUENCE NOTED IN THE DETAIL.

DESIGN NOTES:

1. ALL PRODUCT APPLICATIONS AND INSTALLATIONS MUST MEET MANUFACTURER'S REQUIREMENTS.
2. FLOW RATES THROUGH PVC PIPING NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS.
3. NO MORE THAN THREE (3) SPRINKLERS SHOULD BE INSTALLED ON A DEAD-END LATERAL WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR PROPER INSTALLATION OF MAINLINE SYSTEM. SYSTEM SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. THE IRRIGATION PLAN IS INTENDED TO INCLUDE ALL COMPONENTS NECESSARY TO THE PROPER OPERATION OF SAID IRRIGATION SYSTEM. IF ADJUSTMENTS ARE REQUIRED, CONTRACTOR SHALL MAKE THE ADJUSTMENTS AT HIS EXPENSE.
5. ANY DISCREPANCIES BETWEEN THE IRRIGATION PLANS & THE SPECIFICATION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE IRRIGATION CONSULTANT OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
6. ARCS OF PART CIRCLE SPRINKLERS SHALL BE ADJUSTED TO PREVENT DIRECT OVER THROW OFF THE PROPERTY, ONTO BUILDINGS, ROADWAYS, AND/OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SPACINGS AS INDICATED IN THE LEGEND SHALL NOT BE EXCEEDED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
8. ALL EASEMENT CROSSINGS SHALL CARRY WARNING TAPE BURIED TWELVE (12") INCHES FROM GRADE AND ALL WIRE SHALL BE CARRIED IN CONDUIT.
9. DO NOT OPERATE MORE STATIONS SIMULTANEOUSLY THAN THE FLOW CAPACITY OF THE ZONE BASED ON THE LATERAL TAP SIZE.
10. CONTROL ZONES WITH MULTIPLE SATELLITES FOR THE ZONE SHALL NOT OPERATE MORE SIMULTANEOUS SPRINKLERS THAN THE CAPACITY OF A SINGLE CONTROLLER.
11. THE CONTRACTOR MAY BE REQUIRED AT NO CHARGE TO THE OWNER TO REPLACE NOZZLES SUPPLIED BY THE DISTRIBUTOR AT NO CHARGE. THIS IS TO ALLOW FOR ADJUSTMENT IN THE SPACINGS FROM THE DESIGN TO THE FIELD.
12. PART CIRCLE SPRINKLERS SHALL BE INSTALLED ONE FOOT OFF CART PATHS.

CONTROL ZONE NOTES:

1. ALL SPRINKLERS SHALL BE INDIVIDUALLY WIRED TO THE SATELLITE FOR THAT ZONE.
2. ALL SPRINKLERS SHALL BE WIRED FOR INDIVIDUAL OPERATION.

PIPING NOTES:

1. PIPING AS SHOWN ON THE PLANS IS DIAGRAMMATIC IN NATURE DUE TO SCALE. FIELD ADJUSTMENTS FROM THE PLANS MAY BE REQUIRED IN THE FIELD AT THE CONTRACTORS EXPENSE.
2. ALL PIPING TO BE LOCATED WITHING OWNER'S PROPERTY LINES.
3. ALL PIPE FITTINGS SHALL UTILIZE STANDARD ANGLES AND CONNECTIONS.
4. ALL FITTINGS ON MAIN LINES 4" AND LARGER SHALL BE (EPOXY COATED) LEEMCO DUCTILE IRON OR APPROVED EQUAL, WITH GASKET CONNECTIONS. ALL DUCTILE IRON REDUCING TEES, ELLS, FITTINGS, CONNECTIONS, ETC SHALL UTILIZE CONNECTOR RINGS.
5. ALL DIRECTIONAL FITTINGS 2 1/2" OR LARGER SHALL BE (EPOXY COATED) LEEMCO DUCTILE IRON OR APPROVED EQUAL. UTILIZE LASCO THRUST PLUGS FOR LATERAL DEAD ENDS.. ALL SPRINKLERS SHALL BE MOUNTED ON LASCO PR315, 1-½" SERVICE TEES AND 1-½" SWING JOINTS. THE SWING JOINT SHALL BE ADAPTED AT THE SWING JOINT OUTLET TO MATCH THE SIZE OF THE SPRINKLER INLET IF NEEDED.
6. ALL PIPE CROSSING ROADWAYS SHALL BE HIGH DENSITY POLYETHYLENE AND INSTALLED IN PVC SLEEVE AS CALLED FOR IN THE DETAILS.
7. ALL LOCATIONS OF AIR RELIEF VALVES AND SYSTEM DRAIN VALVES WILL BE DETERMINED IN FIELD BASED ON SITE ELEVATIONS DURING CONSTRUCTION. LOCATE AIR RELIEF VALVES AT THE HIGHEST POINT IN THE AREA AND DRAIN VALVES AT THE LOW POINT IN THE MAINLINE NEAR A WATER RELIEF POINT (LAKE, CREEK, DRAIN BASIN, ETC.). ESTIMATED LOCATIONS ARE LOCATED ON THE PLANS.
8. LOCATIONS OF QUICK COUPLER VALVES SHALL BE IN THE REAR OR SIDE OF GREENS AND FINALIZED IN FIELD DURING CONSTRUCTION BY THE OWNER'S REPRESENTATIVE. ALL QUICK COUPLE VALVES LOCATED ON GREENS SHALL BE INSTALLED WITHIN THREE FEET (3') OF A SPRINKLER UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. ALL FITTINGS 2 1/2" - 16" SHALL BE RESTRAINED UTILIZING LEEMCO JOINT RESTRAINTS PER THE SPECIFICATIONS. ALL 2 1/2" DIRECTIONAL FITTINGS SHALL BE RESTRAINED AND END CAPS SHALL BE SECURED BY THRUST BLOCKS.
10. ALL FITTING CONNECTIONS FOR GREEN AND TEE SPRINKLERS SHALL BE DIRECTED AWAY FROM PUTTING OR TEE SURFACES WHERE PRACTICAL.
11. PIPING TO TEE SPRINKLERS WITHIN THE TEE SURFACES SHALL BE KEPT TO A MINIMUM.
12. IRRIGATION CONTRACTOR SHALL THOROUGHLY COMPACT ALL TRENCHES IN LIFTS NOT TO EXCEED TWELVE INCHES (12") WITH A VERMEER TRENCH COMPACTING MACHINE OR EQUIVALENT. FINAL ACCEPTANCE OF TRENCH BACKFILL SHALL REST WITH OWNER'S REPRESENTATIVE.
13. ROUTES OF MAIN LINE PIPES MAY REQUIRE ADDITIONAL FITTINGS TO AVOID EXISTING TREES OR VEGETATION, LAKES AND/OR STREAMS, FEATURES CONSTRUCTION OR UTILITIES WHICH MAY NOT BE CLEARLY IDENTIFIED UNTIL CONSTRUCTION HAS BEGUN. CONTRACTOR SHALL PROVIDE ALL FITTINGS, CONNECTORS, JOINT RESTRAINTS, ETC. AS MAY BE REQUIRED TO SO AS TO NOT EXCEED RECOMMENDED PIPE CURVATURE.
14. MAXIMUM DEFLECTION OF PVC PIPE SECTIONS IN PIPE JOINTS SHALL BE KEPT TO FIVE DEGREES OR LESS, OR AS DESIGNATED BY PIPE MANUFACTURER, WHICHEVER IS LESS.
15. ALL TRENCH LINES SHALL BE KEPT OUT OF DRIP LINES OF TREES EXCEPT AS DIRECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
16. ALL TRENCHES LOCATED IN ROCK OR OTHERWISE UNSUITABLE SOILS SHALL BE OVER-EXCAVATED TO A MINIMUM OF THREE INCHES (3") AND ALL TRENCH SPOILS REMOVED AND DISPOSED OF PROPERLY. A MINIMUM THREE INCHES (3") OF SAND SHALL BE PLACED BELOW ALL PIPING AND WIRING, AND A MINIMUM OF SIX INCHES (6") PLACED ABOVE ALL PIPING AND WIRING. THE REMAINING MATERIAL FOR TRENCH BACKFILL SHALL BE CLEAN AND FREE OF ORGANIC DEBRIS AND ROCKS AND APPROVED BY EITHER THE CONSULTANT OR OWNER'S REPRESENTATIVE BEFORE PLACEMENT IN TRENCH.
17. CONTRACTOR SHALL PROVIDE PERMANENT MARKERS FOR ENDS OF ALL PIPE SLEEVES AND ENDS OF ALL PIPES BURIED ACROSS STREAMS, DRAINAGE CHANNELS AND/OR EASEMENTS.
18. ALL PIPING CONNECTIONS TO GREENS PIPE LOOPS SHALL BE MADE WITH(EPOXY COATED) LEEMCO DUCTILE IRON FITTINGS.
19. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PIPING TO BE SUPPORTED OR SUSPENDED ON BRIDGES WITH OWNER'S REPRESENTATIVE DURING CONSTRUCTION.
20. ROUTING OF MAIN LINE PIPING AROUND CLUBHOUSE AREA, ROADWAYS AND/OR EXISTING STRUCTURES AND UTILITIES SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE(S) PRIOR TO EXCAVATION OF TRENCHES.
21. ALL QUICK COUPLER VALVES SHALL BE INSTALLED OUTSIDE OF GREEN SURFACES AND INSTALLED AS CALLED FOR IN THE DETAILS.
22. ALL MAINLINE STUB-OUTS ARE TO BE PLUGGED AT THE TEE AND THRUST BLOCKED. THE LOCATION SHALL BE MARKED BY A 10" ROUND VALVE BOX.
23. ALL END CAPS SHALL BE SECURED USING LASCO THRUST PLUG.
24. ALL MAINLINE GATE VALVES 12" AND BELOW SHALL BE LEEMCO LMV SERIES. WHEN LOCATED ADJACENT TO DIRECTIONAL TEE, THE VALVE SHALL BE INSTALLED RESTRAINED TO THE TEE.
25. ALL STREAM CROSSINGS SHALL BE MADE WITH HDPE DR11 PIPE.

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CONSTRUCTION/RECORD DRAWING:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION NOTES & DETAILS

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SIMPSON LA6667436 STATE OF FLORIDA
4-12-25

SHEET NO.: IR-1

Tech: john-michaels Plot Date: Jan 29,2025 1:40pm Filename: \\1401.chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_RWDA\01_Permitting (Civil)\21-0025_Irrigation Base (Civil).dwg

APPROVED CONDITIONS CSC

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION KEY SHEET

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT MANAGER:
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-10-25

SHEET NO.: IR-2

Tech: john-michaels Plot Date: Jan 29,2025 1:41pm Filename: \\1to1.chw-inc.local\Jobs2\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

APPROVED
CONDITIONS

MATCHLINE IR-3
MATCHLINE IR-4

MATCHLINE IR-3
MATCHLINE IR-5

GRAPHIC SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/30/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-3

Tech: John-mitchele Plot Date: Jan 29,2025 1:43pm Filename: \\Ict1-chw-fs\Jacob\Jobs\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

APPROVED
CONDITIONS

MATCHLINE IR-3
MATCHLINE IR-4

MATCHLINE IR-4
MATCHLINE IR-6

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0 1" IF NOT THE SCALE SHOWN HEREON, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/09/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-4

Tech: john-michaels Plot Date: Jan 29,2025 1:46pm Filename: \\st01.chw-inc.local\jobs2\2021\21-0025\Department\03_Design\02_CIVIL\01_Permitting (local)\21-0025_Irrigation Base (local).dwg

MATCHLINE IR-3
MATCHLINE IR-5

APPROVED
CONDITIONS

MATCHLINE IR-5
MATCHLINE IR-6

MATCHLINE IR-5
MATCHLINE IR-8

GRAPHIC SCALE
0 15 30 60

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SCALE: 1"=30'
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ORIGINAL DRAWING
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECH/DRAW:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-12-25

SHEET NO.: IR-5

Tech: john-michaels Plot Date: Jan 29,2025 1:50pm Filename: \\1st01.chw-inc.local\Data\1_2021\21-0025\Departments\02_Design\02_DWGs\01_Permitting (Set)\21-0025_Irrigation Base (Set).dwg

MATCHLINE IR-4
MATCHLINE IR-6

MATCHLINE IR-5
MATCHLINE IR-6

2" SLEEVE

MATCHLINE IR-6
MATCHLINE IR-9

APPROVED
CONDITIONS
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNED: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-6

Tech: john-michaels Plot Date: Jan 29,2025 1:53pm Filename: \\fs01.chw-inc.local\Jobs2\2021\21-0025\Dept\Tmesh\03_Design\02_DWG\01_Permitting (Cad)\21-0025_Irrigation Base (Cad).dwg

APPROVED
CJC
CONDITIONS

MATCHLINE IR-7
MATCHLINE IR-8

MATCHLINE IR-7
MATCHLINE IR-11

10 10 10 10 10 10 10 10

GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/19/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-7

Tech: John-michaels Plot Date: Jan 29,2025 1:59pm Filename: \\fs01.chw-inc.local\Data\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR-5
MATCHLINE IR-8

APPROVED
CONDITIONS

MATCHLINE IR-8
MATCHLINE IR-9

MATCHLINE IR-7
MATCHLINE IR-8

MATCHLINE IR-8
MATCHLINE IR-12

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0 1" DO NOT SCALE THIS SHEET. ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/06/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.: IR-8

Tech: John-michaels Plot Date: Jan 29,2025 1:58pm Filename: \\Vol1.chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_Plans\Irrigation (Golf)\21-0025_Irrigation Base (Golf).dwg

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CONDITIONS

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CONSTRUCTION/BID REVISIONS:

SUBMITTED:
3/06/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
No. 6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-9

Tools: John-mitchaels Plot Date: Jan 29,2025 2:06pm Filename: \\Mf01.chw-inc.local\Jobs\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

APPROVED
CONDITIONS

MATCHLINE IR-10
MATCHLINE IR-11

MATCHLINE IR-10
MATCHLINE IR-14

SMALL VEGETATION AREA

GRAPHIC SCALE
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CONSTRUCTION/BID REVISIONS

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JJAS
QUALITY CONTROL: JJAS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-12-25

SHEET NO.: IR-10

Tech: john-michaels Plot Date: Jan 29,2025 2:01pm Filename: \\fs01.chw-inc.local\jobs\2021\21-0025\Department's\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Irrigation Base (Civil).dwg

MATCHLINE IR-7
MATCHLINE IR-11

MATCHLINE IR-10
MATCHLINE IR-11

MATCHLINE IR-11
MATCHLINE IR-12

MATCHLINE IR-11
MATCHLINE IR-15

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CONDITIONS

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0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/06/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNED: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMSON
LA0667436
STATE OF FLORIDA
4-12-25

SHEET NO.: IR-11

Tech: John-michaels Plot Date: Jan 29,2025 2:01pm Filename: \\1ch1-chw-inc.local\Jobs\(2021)\21-0025_Department\(03_Design\(02_Civil\01_Permitting (Cad)\21-0025_Irrigation Base (Cad).dwg

MATCHLINE IR-8
MATCHLINE IR-12

MATCHLINE IR-11
MATCHLINE IR-12

MATCHLINE IR-12
MATCHLINE IR-13

MATCHLINE IR-12
MATCHLINE IR-16

APPROVED
CONDITIONS

GRAPHIC SCALE
0 15 30 60

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CONSTRUCTION/BID REVISIONS:

SUBMITALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA#667436
STATE OF FLORIDA

4-10-25

SHEET NO.: IR-12

Tech: john-mitchell Plot Date: Jan 29,2025 2:03pm Filename: \\Vol1.chw-inc.local\Jobs\Jobs\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting\21-0025 Irrigation Base (Golf).dwg

MATCHLINE IR-9
MATCHLINE IR-13

MATCHLINE IR-12
MATCHLINE IR-13

MATCHLINE IR-13
MATCHLINE IR-17

APPROVED
CONDITIONS

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SCALE: 1"=30'
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0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS:

SUBMITTALS:
12/04/2024 SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECH/CAD#:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMSON
LA6667436
STATE OF FLORIDA
4-10-25

SHEET NO.: IR-13

Tech: John-michaels Plot Date: Jan 29,2025 3:02pm Filename: \\fs01.dw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Irrigation Base (Civil).dwg

MATCHLINE IR-10
MATCHLINE IR-14

MATCHLINE IR-14
MATCHLINE IR-15

MATCHLINE IR-14
MATCHLINE IR-18

APPROVED
CONDITIONS

GRAPHIC SCALE
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0 1"
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CONSTRUCTION/BID REVISIONS:

SUBMITALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-14

Tech: john-michaels Plot Date: Jan 29,2025 2:03pm Filename: \\Vol1-chw-hou.local\Jobs\Jobs\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR–11
MATCHLINE IR–15

MATCHLINE IR–14
MATCHLINE IR–15

MATCHLINE IR–15
MATCHLINE IR–16

MATCHLINE IR–15
MATCHLINE IR–19

APPROVED
CONDITIONS

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SCALE: 1"=30'
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BAR IS ONE INCH ON
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0 1"
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THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

Submittals:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.:
IR-15

Tech: john-michaels Plot Date: Jan 29,2025 2:40pm Filename: \\Vol1.ctw-inc.local\Jobs\3_2021\21-0025\Department\05_Design\02_DWGs\01_Engineering (civil)\21-0025_Irrigation Base (civil).dwg

APPROVED
CONDITIONS

MATCHLINE IR–12
MATCHLINE IR–16

MATCHLINE IR–15
MATCHLINE IR–16

MATCHLINE IR–16
MATCHLINE IR–17

MATCHLINE IR–16
MATCHLINE IR–20

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SCALE: 1"=30'
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ORIGINAL DRAWING
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SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JAS
QUALITY CONTROL: JAS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA0667436
STATE OF FLORIDA
4-17-25

SHEET NO.:
IR-16

Tech: john-michaels Plot Date: Jan 29,2025 2:04pm Filename: \\tch1-chw-inc.local\Jobs\2021\21-0025\Departments\03_Design_Dwgs\01_Permitting (Conf)\21-0025_Irrigation Base (Conf).dwg

MATCHLINE IR-13
MATCHLINE IR-17

MATCHLINE IR-16
MATCHLINE IR-17

MATCHLINE IR-17
MATCHLINE IR-21

APPROVED
CONDITIONS

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SCALE: 1"=30'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-12-25

SHEET NO.: IR-17

Tech: john-michaels Plot Date: Jan 29,2025 2:05pm File:n:\projects\2024\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR-14
MATCHLINE IR-18

MATCHLINE IR-18
MATCHLINE IR-19

MATCHLINE IR-18
MATCHLINE IR-22

APPROVED
CONDITIONS

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SCALE: 1"=30'
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-18

Tech: John-michaels Plot Date: Jan 29,2025 2:06pm Filename: \\fs01.chw.local\jobs\2021\21-0025\Department\03_Design\02_PWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR-15
MATCHLINE IR-19

MATCHLINE IR-18
MATCHLINE IR-19

MATCHLINE IR-19
MATCHLINE IR-20

MATCHLINE IR-19
MATCHLINE IR-23

APPROVED
CONDITIONS

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SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-00025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.:
IR-19

Tech: john--mcbeats Plot Date: Jan. 29,2025 2:09pm Filename: \\1401-chw-inc.local\jobs2\2021\21-0025\Department\03_Design\02_DWGS\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR-16
MATCHLINE IR-20

MATCHLINE IR-19
MATCHLINE IR-20

MATCHLINE IR-20
MATCHLINE IR-21

MATCHLINE IR-20
MATCHLINE IR-24

APPROVED
CONDITIONS

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GRAPHIC SCALE
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SCALE: 1"=30'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-20

Tech: john-mlichaels Plot Date: Jan 29,2025 2:13pm Filename: \\chw01.chw-inc.local\Jobs\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR-17
MATCHLINE IR-21

APPROVED
CONDITIONS

2" SLEEVE

2" SLEEVE

MATCHLINE IR-20
MATCHLINE IR-21

MATCHLINE IR-21
MATCHLINE IR-25

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est. 1988 FLORIDA LA0001683
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SCALE: 1"=30'
VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.: IR-21

Tech: john-michaels Plot Date: Jan 29,2025 2:16pm Filename: \\fs01.chw-inc.local\Jobs2\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR-18
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APPROVED
CONDITIONS

MATCHLINE IR-22
MATCHLINE IR-23

MATCHLINE IR-22
MATCHLINE IR-26

GRAPHIC SCALE
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Tech: john-michaela Plot Date: Jan 29,2025 2:19pm Filename: \\101.dan-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

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SCALE: 1"=30'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
No. LA6667436
STATE OF FLORIDA

4-17-25

SHEET NO.:
IR-22

MATCHLINE IR-19
MATCHLINE IR-23

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MATCHLINE IR-23
MATCHLINE IR-24

MATCHLINE IR-23
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
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PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT MANAGER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-23

Tech: john-michaels Plot Date: Jan 29,2025 2:22pm Filename: \\tol1-cgm-fnc\shared\Projects\2021\21-0025_Irrigation Base (Golf).dwg

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APPROVED
CONDITIONS

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MATCHLINE IR-28

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-24

Tech: john-michaels Plot Date: Jan 29,2025 2:25pm Filename: \\1io1-a-ne-isvss1\jobs2\2021\21-0025\Department\Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

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APPROVED
CONDITIONS

2" SLEEVE

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MATCHLINE IR-29

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT MANAGER:
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.:
IR-25

Tech: john-michaels Plot Date: Jan 29,2025 2:29pm Filename: \\fs01.chw-inc.local\Jobs\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Irrigation Base (Civil).dwg

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MATCHLINE IR-27

APPROVED
CONDITIONS

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CONSTRUCTION/BID REVISIONS:

SUBMITALS:
12/16/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMSON
LA6667436
STATE OF FLORIDA

4.17.25

SHEET NO.:
IR-26

Tools: John-mitchaels Plot Date: Jan. 29,2025 3:32pm Filename: \\1401.chw-inc.local\Jobs2\Jobs2\2021\21-0025\Departments\03_Design\02_CHW\01_Permitting (Gov't)\21-0025_Irrigation Base (Gov't).dwg

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/20/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMMONS
LA6667436
STATE OF FLORIDA
4-17-25

SHEET NO.: IR-27

Tech: John-michaels Plot Date: Jan 29,2025 3:58pm Filename: \\fs01.chw-inc.local\plan2\2021\21-0025\department\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Irrigation Base (Civil).dwg

MATCHLINE IR-24
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MATCHLINE IR-27
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MATCHLINE IR-28
MATCHLINE IR-29

APPROVED
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CONDITIONS

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SCALE: 1"=30'
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA0667436
STATE OF FLORIDA
4-10-25

SHEET NO.:
IR-28

Tech: john-michaels Plot Date: Jan 29,2025 2:38pm Filename: \\1401.chw-inc.local\Data\2021\21-0025\Departments\03_Design\02_DWGs\01_Permitting (Civil)\21-0025_Irrigation Base (Civil).dwg

MATCHLINE IR-25
MATCHLINE IR-29

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MATCHLINE IR-29

MATCHLINE IR-29
MATCHLINE IR-30

APPROVED
CONDITIONS

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CONSTRUCTION/BID REVISIONS:

SUBMITALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 21-0025

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA0667436
STATE OF FLORIDA
4-17-25

SHEET NO.:
IR-29

Tech: john-michaels Plot Date: Jan 29,2025 2:45pm Filename: \\1fs01.chw-inc.local\Jobs\2021\21-0025\Department\03_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg

MATCHLINE IR-29
MATCHLINE IR-30

APPROVED
CONDITIONS

GRAPHIC SCALE
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CONSTRUCTION/REVISIONS:
ALACHUA
ALACHUA

SUBMITTALS:
12/04/2024 - SUBMITTAL FOR THE CITY OF ALACHUA
01/29/2025 - SUBMITTAL FOR THE CITY OF ALACHUA

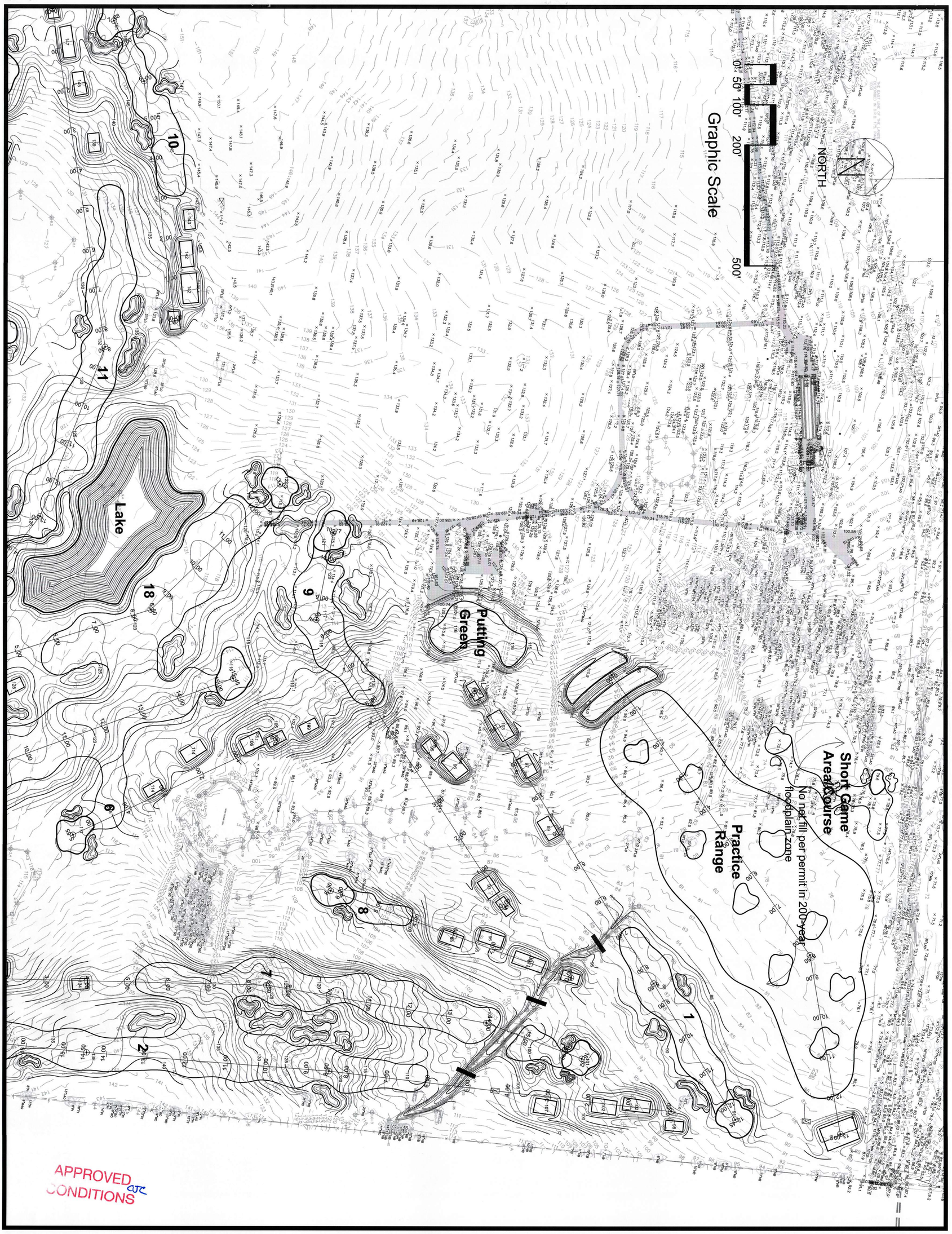
TECHNICIAN:
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT MANAGER: 21-0025

CLIENT: TOMOKA HILLS FARMS, INC.
PROJECT: TOWER HILL GOLF
SHEET TITLE: IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMPSON
LA6667436
STATE OF FLORIDA
4.17.25

SHEET NO.: IR-30

Tech: john-michaels Plot Date: Jan 29,2025 2:42pm Filename: \\fs01.chw-inc.local\jobs2\2021\21-0025\Department\05_Design\02_DWGs\01_Permitting (Golf)\21-0025_Irrigation Base (Golf).dwg



APPROVED
CONDITIONS

Tomoka Hills Golf Course

Alachua, Florida

A Tower Hill Insurance Project

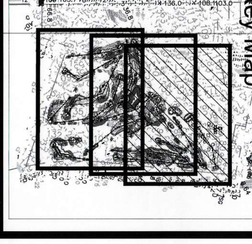
Sheet Number: GR-1

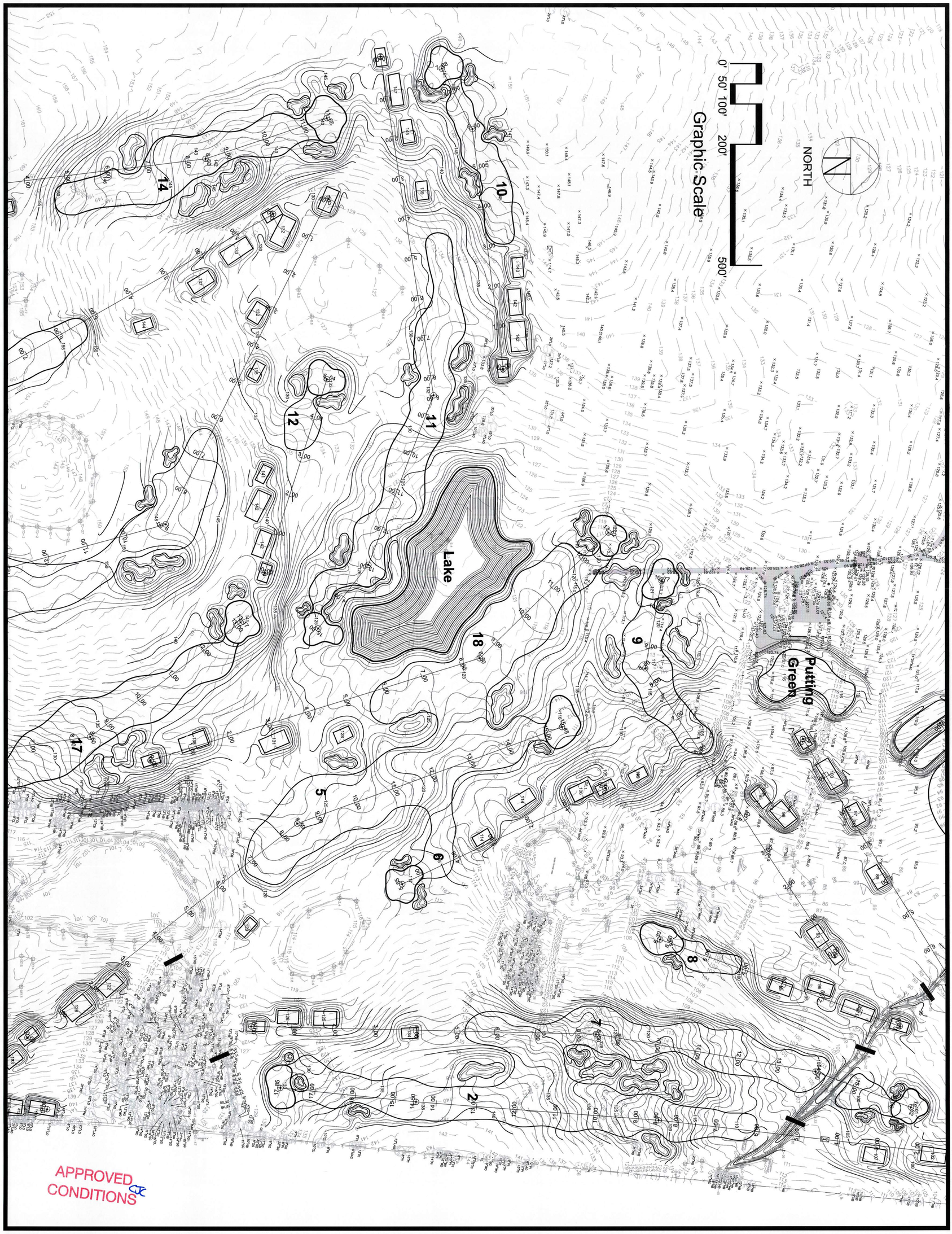
Sheet Title: Grading Plan

Mark McCumber & Associates
Golf Course Architects

Date: 12 October 2024
Scale: 1"=100'
Drawn By: JDL
Revisions:
12 December 2024
20 January 2025

Key Map





APPROVED
CONDITIONS

Tomoka Hills Golf Course

Alachua, Florida

A Tower Hill Insurance Project

Sheet Title:

Grading Plan

Sheet Number:

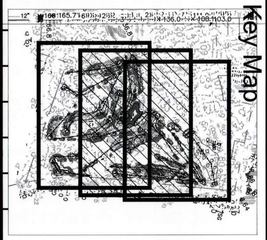
GR-2

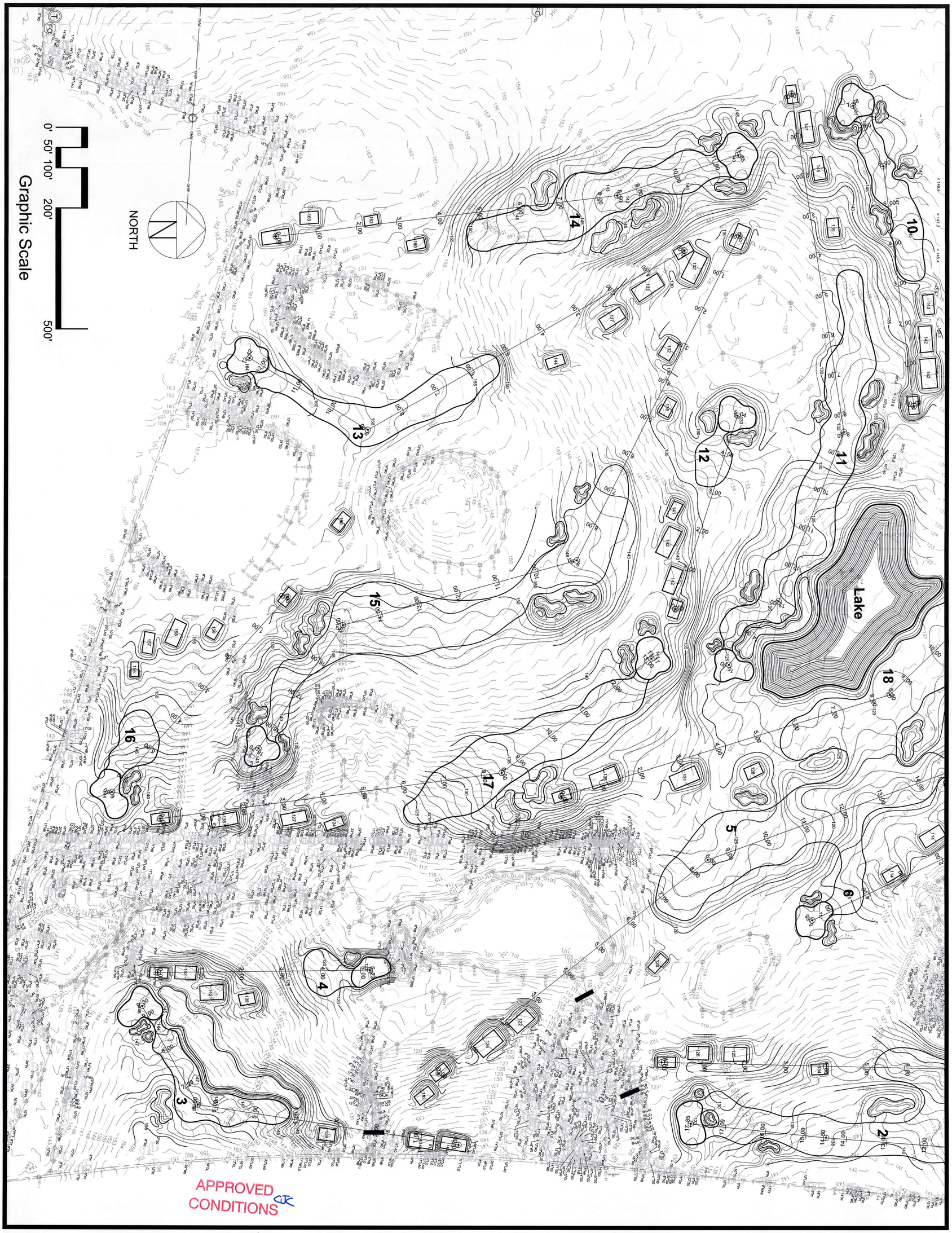
Mark McCumber & Associates

Golf Course Architects

Date:	12 October 2024
Scale:	1"=100'
Drawn By:	JDL
Revisions:	
	12 December 2024
	20 January 2025

Key Map





Tomoka Hills Golf Course

Alachua, Florida

A Tower Hill Insurance Project

Sheet Title:

Grading Plan

Sheet Number:

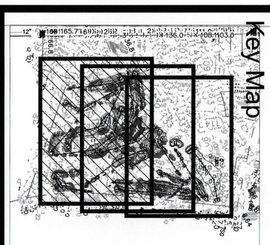
GR-3

Mark McCumber & Associates

Golf Course Architects

Date:	12 October 2024
Scale:	1"=100'
Drawn By:	JDL
Revisions:	
	12 December 2024
	20 January 2025

Key Map



Carson J. Crockett

From: Soorya Lindberg <soorya.lindberg@gmail.com>
Sent: Monday, March 2, 2026 9:14 AM
To: Planning Division
Subject: PSPM26-001 Neighborhood Meeting Notes

Hello,

Please accept the following notes from the Neighborhood Meeting for PSPM26-001, Tomoka Hills Golf Course #1 Mod, Site Plan Modification. Since this is being submitted before noon on Monday, prior to the agenda release, please confirm that it will be included in the agenda documents. Thank you!

Summary of Neighborhood Meeting on Tomoka Hills Golf Course Amendment

The amendment currently being sought for the Tomoka Hills Golf Course is described as a clarification of ownership and usership. Specifically, the change would clarify that Tower Hill Insurance does not own the golf course. According to project representatives, the course is being built, owned, and operated by Tomoka Hills Farms Inc., which is owned by Bill Shively.

It was confirmed that Bill Shively, who owns Tomoka Hills Farms and the golf course property, also serves as Executive Chairman of Tower Hill Insurance and has a financial interest in the company. A portion of the larger property was sold to Tower Hill for its corporate headquarters. This relationship raised concerns at the state level because the original condition stated that the golf course would be for the use of Tower Hill employees, affiliates, and guests. It was learned that a regulatory agency expressed concern that an insurance company appearing to own or operate a golf course could present a conflict of interest under Florida law.

To address that concern, the amendment changes the usership language. Instead of limiting use to Tower Hill employees, the golf course would now be for members of the Tomoka Hills Property Owners Association (POA) and their guests. Members of the POA must have approved site plans consistent with the City of Alachua Land Development Regulations. Representatives stated that Tower Hill Insurance is currently the first and only POA member, but that will change as additional parcels are sold.

There are plans to sell additional portions of the property for commercial uses, mixed use development, and residences. Those future property owners could become members of the POA and gain access to the golf course. It was also acknowledged that future amendments or rezoning requests could potentially seek approval for single family residential development. If that occurred, those homeowners could also become POA members with golf course access. While the property is currently zoned Agriculture and Commercial, rezoning could be requested in the future to include single family residential. Residents expressed concern that amendments and rezonings can gradually transform a project beyond what was originally approved.

A key issue raised by neighbors was that there was no clear definition provided of who qualifies as a POA member. Without that definition, it is unclear how broad access to the golf course could become over time. Some residents described the situation as a slippery slope that could eventually function more like a public or semi public golf course with significantly greater community impact. I stated this site plan amendment is premature without more information.

Environmental Concerns and Missed Opportunity for Protective Conditions

At the April 15 hearing when the golf course site plan was originally approved, the Alachua County Environmental Protection Department offered recommended conditions to help protect the environment. Those recommendations were dismissed during the hearing.

Residents expressed that if the amendment is being reopened for clarification of ownership and usership, it is reasonable to revisit environmental safeguards as well. Given current drought conditions and regional water stress, many are requesting that Tower Hill and Tomoka Hills Farms act as responsible neighbors and voluntarily comply with stronger environmental protections.

The golf course is expected to use approximately 250,000 gallons of water per day for irrigation, supported by a 2.5 acre lined pond that will be augmented with groundwater. This daily water use is comparable to the total daily use of the City of Archer. In a time of ongoing drought conditions, residents emphasized that the community must take every possible step to protect water resources.

Traffic and Infrastructure Impacts

Traffic impacts were also discussed. The main entrance to the development is planned directly across from Publix on US 441, an area that already experiences significant congestion during evening rush hour heading toward High Springs. A secondary entrance is proposed onto County Road 235A near Ellianos Coffee. Residents raised concerns about how additional residential and commercial development could compound existing traffic issues.

Traffic was not studied at the first approval of the Golf Course Site Plan because it was intended for employees only. When you add more users and guests, that affects traffic. The same issue is for parking spots.

Broader Implications

Residents emphasized that while the amendment is presented as a simple clarification, it has broader implications. Many are urging decision makers to consider environmental protection, water conservation, traffic impacts, and long term development potential before granting further approvals.

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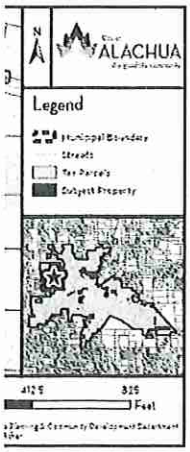

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hua, Florida, on any
30 a.m. to 6:00 p.m.,
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ess: City of Alachua,
O. Box 9, Alachua,
on 286.0105, Florida
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6) 418-6100 x 1501

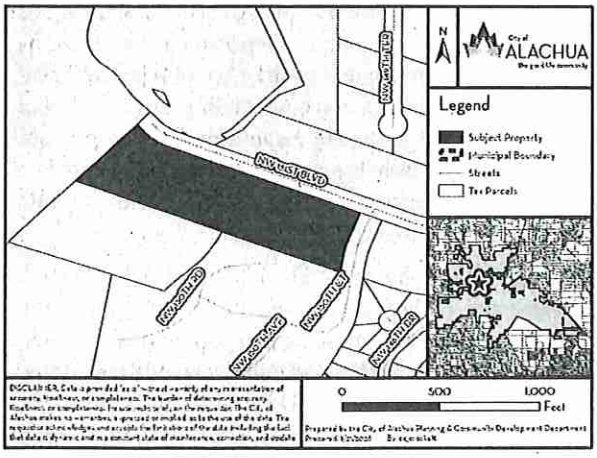
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PPP24-0004 – Highland Hills Major Subdivision Preliminary Plat

A request by eda consultants, inc. (Agent) on behalf of 10.47 L.L.C. (Property Owner) for the Highland Hills Major Subdivision Preliminary Plat which proposes the subdivision of land into 38 single-family detached lots with associated common areas and rights-of-way on a ± 8.36-acre subject property generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard (Tax Parcels: 03869-007-000, 03869-009-000 (portion thereof), and 03869-010-000). Future Land Use: Medium Density Residential; Zoning: Residential Multiple Family – 8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 26, 2026)

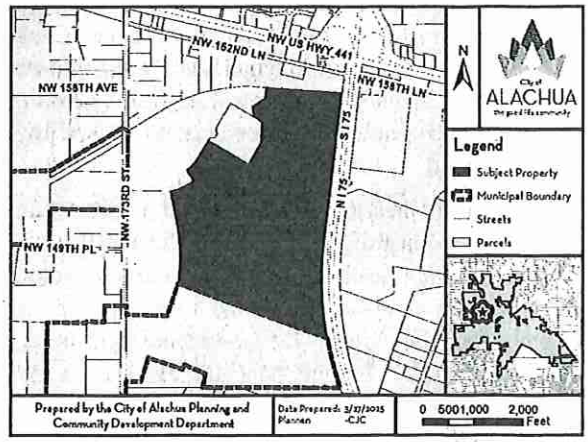
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSPM26-0001 – Tomoka Hills Golf Course Site Plan Modification #1

A request by NV5, Inc. (Applicant/Agent), on behalf of Tomoka Hills Farms, Inc. (Property Owner) for a modification to condition #1 of the Tomoka Hills Golf Course Site Plan (PSP24-0014) originally approved on April 15, 2025, which proposes an 18-hole private golf course, associated maintenance facilities, and associated site improvements on a ± 197.03-acre subject property located at 156012 NW 167th Boulevard. Tax parcels 03873-000-000; 03873-001-001. FLU: Agriculture; Zoning: Agricultural (A); Overlay District: Gateway Overlay District.



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City of ALACHUA
the good life community

MAILED
FEB 2 3 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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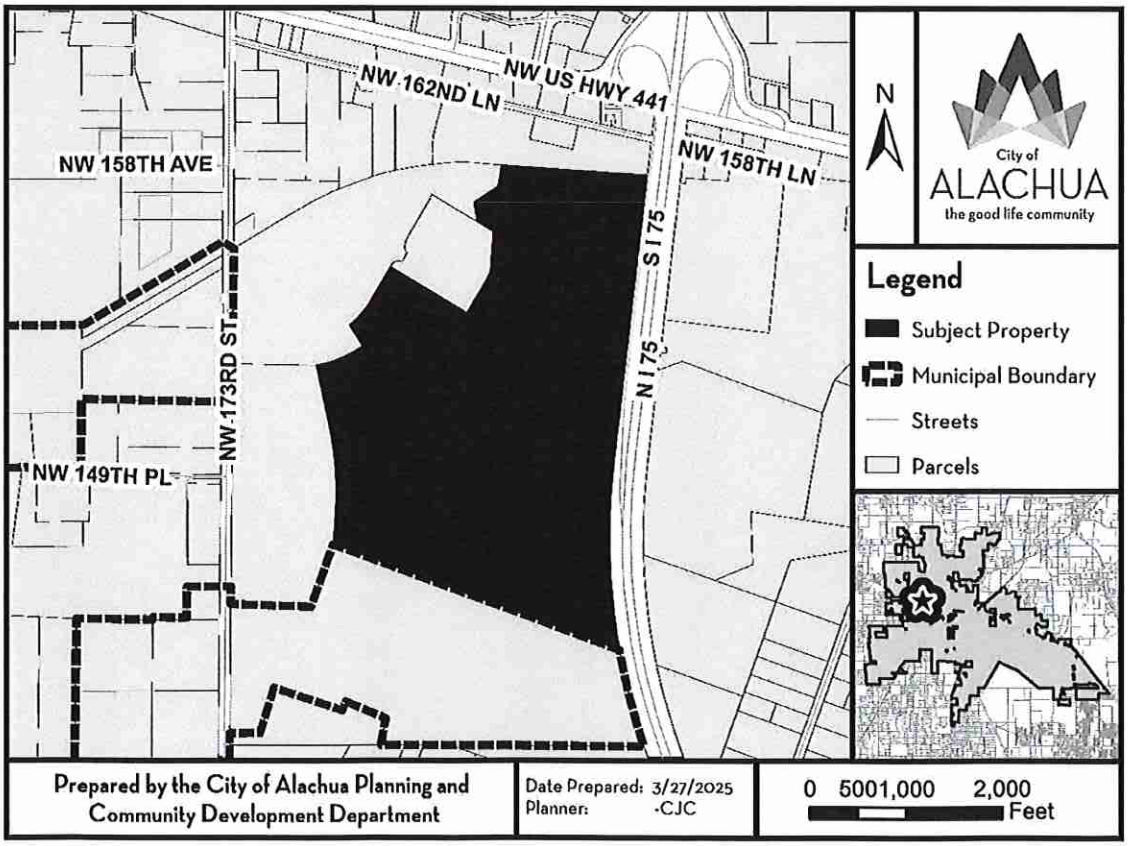

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ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ALSPAUGH & BROWN TRUSTEE & DIXC
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

BLACK NANCY BURGESS
5417 NW 234TH AVE
ALACHUA, FL 32615

BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

CARTER INTERSTATE 75 - HWY 441 LLC
3333 S ORANGE AVE STE 200
ORLANDO, FL 32806

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FEB 2 3 2026

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVI
LAKE CITY, FL 32025

HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

MALBEC II LLC
100 S BISCAYNE BLVD SUITE 900
MIAMI, FL 33131

MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

SARCAV LLC
8303 AUTUMWIND DR
JACKSONVILLE, FL 32218

SARCAV LLC
C/O SILVIO CAVACEPPI
8303 AUTUMNWIND DR
JACKSONVILLE, FL 32218

SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

SHREE LAXMI NARAYAN INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

THOMAS HEIRS & THOMAS & THOMAS
861 SE ADAMS STREET
HIGH SPRINGS, FL 32643

TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

TOWER HILL INSURANCE GROUP LLC
7201 NW 11TH PL
GAINESVILLE, FL 32605

VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

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Current Resident
15901 NW 158th Ln
Alachua FL 32615

Current Resident
16305 NW 162nd Ln
Alachua FL 32615

Current Resident
15817 NW 173rd St
Alachua FL 32615

Current Resident
17103 NW 162nd Ln
Alachua FL 32615

Current Resident
16807 NW 162nd Ln
Alachua FL 32615

Current Resident
16070 NW US Hwy 441 STE 100
Alachua FL 32615

MAILED
FEB 2 3 2026

Current Resident
16070 NW US Hwy 441
Alachua FL 32615

Current Resident
15400 Peggy Rd
Alachua FL 32615

Current Resident
15480 Peggy Rd
Alachua FL 32615

Current Resident
15611 NW 173rd St
Alachua FL 32615

Current Resident
14433 NW 173rd St
Alachua FL 32615

Current Resident
14437 NW 17rd St
Alachua FL 32615

Current Resident
14531 NW 173rd St
Alachua FL 32615

Current Resident
14605 NW 173rd St
Alachua FL 32615

Current Resident
15601 NW 167th Blvd
Alachua FL 32615

Current Resident
15404 NW 173rd St
Alachua FL 32615

Current Resident
15310 NW 173rd St
Alachua FL 32615

Current Resident
15008 NW 173rd St
Alachua FL 32615

Current Resident
15010 NW 173rd St
Alachua FL 32615

Current Resident
17441 NW 149th Pl
Alachua FL 32615

Current Resident
17465 NW 149th Pl
Alachua FL 32615

Current Resident
14614 NW 173rd St
Alachua FL 32615

Current Resident
14706 NW 173rd St
Alachua FL 32615

Current Resident
14721 NW 174th Ter
Alachua FL 32615

Current Resident
14807 NW 174th Ter
Alachua FL 32615

Current Resident
14819 NW 174th Ter
Alachua FL 32615

Current Resident
14821 NW 174th Ter
Alachua FL 32615

Current Resident
14833 NW 174th Ter
Alachua FL 32615

Current Resident
15530 NW 173rd St
Alachua FL 32615

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Planning & Community Development
LDR Administrator
PO Box 9
Alachua FL 32615

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

Antoinette Endelicato

5562 NW 93rd Avenue
Gainesville FL 32653

Adam Hall, AICP
Planner, University of Florida
PO Box 115050
Gainesville FL 32611

Tamara Robbins

PO Box 2317
Alachua FL 32616

Lynda Coon

7216 NW 126 Avenue
Alachua FL 32615

Joseph & Phyllis Strickland

14103 NW 156th Place
Alachua FL 32615

Jean Calderwood

14095 NW 174th Ave
Alachua FL 32615

Lynn Horton

19005 NW 138th Avenue
Alachua FL 32615

MAILED
FEB 2 3 2026

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville FL 32601

Soorya Lindberg

16630 NW 173rd Terrace
Alachua FL 32615

Constance Meyer

4720 NW 104th Lane
Gainesville FL 32653

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, C. Ryan Thompson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 2/20/26 FOR THE Tomoka Hills Golf Course Site Plan Mod #1
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Six
(Number of signs)

City of ALACHUA
the good life community

PSP24-0014

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 500 1,000 2,000 Feet

Legend

Sign Locations

Prepared by the City of Alachua
Planning & Community Development Department

Date Prepared: 3/27/2025
Planner: -CJC

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timelineness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tomoka Hills Golf Course Mod #1 **APPLICATION NO.:** PSPM26-0001

APPLICATION TYPE: Site Plan Modifciation **CURRENT ZONING:** Agricultural (A)

NATURE/SCOPE OF PROPOSAL: Modifciation to condition #1 of the previously approved site plan for an 18-hole golf course, maintenance facilities, and associated site improvements

DATE OF PUBLIC HEARING(S): March 10, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

CITY OF ALACHUA

Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Board Agenda
Item

MEETING DATE: March 10, 2026

SUBJECT: PPP24-0004 | Highland Hills Major Subdivision Preliminary Plat - A request by eda consultants, inc. (Agent) on behalf of 10.47 L.L.C. (Property Owner) for the Highland Hills Major Subdivision Preliminary Plat which proposes the subdivision of land into 38 single-family detached lots with associated common areas and rights-of-way on a ± 8.36-acre subject property generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard (Tax Parcels: 03869-007-000, 03869-009-000 (portion thereof), and 03869-010-000). Future Land Use: Medium Density Residential; Zoning: Residential Multiple Family – 8 (RMF-8) (Quasi-Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report.

Recommended Motion: *I move based that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report.*

Summary

This application is a request by eda consultants, inc. (Applicant), on behalf of 10.47 L.L.C. (Property Owner) for consideration of the Highland Hills Major Subdivision Preliminary Plat which proposes the subdivision of land into 38 single-family detached lots with associated common areas and rights-of-way on a ± 8.36-acre subject property. The subject property is generally located south of US Highway 441, between Interstate 75 and NW 147th Drive, along NW 151st Boulevard.

The preliminary plat proposes the use of private roadways to facilitate a gated community. One primary ingress/egress point would directly to NW 151st Boulevard. An additional egress and emergency ingress point is proposed to connect to NW 150th Court. Staff has proposed one condition related to the recording of public utility and public access easements in place of public right-of-way. Stormwater is proposed to drain the existing TK Basin stormwater management facility.

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report & Supporting Materials
2. Application Materials
3. Preliminary Plat
4. Boundary Survey
5. Topographic Survey
6. Public Notice Materials
7. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Quasi-Judicial Hearing **Application #: PPP24-0004**

SUBJECT:	A request for the Highland Hills Major Subdivision Preliminary Plat which proposes the subdivision of land into 38 single-family detached lots with associated common areas and rights-of-way.
APPLICANT/AGENT:	eda consultants, inc.
PROPERTY OWNER:	10.47 L.L.C.
LOCATION:	Generally located south of US Highway 441, between Interstate 75 and NW 147th Drive, along NW 151st Boulevard.
PARCEL ID NUMBER:	03869-007-000; 03869-009-000 (portion thereof); 03869-010-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Multiple-Family – 8 (RMF-8)
OVERLAY:	N/A
ACREAGE:	± 8.36
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report.
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SUMMARY

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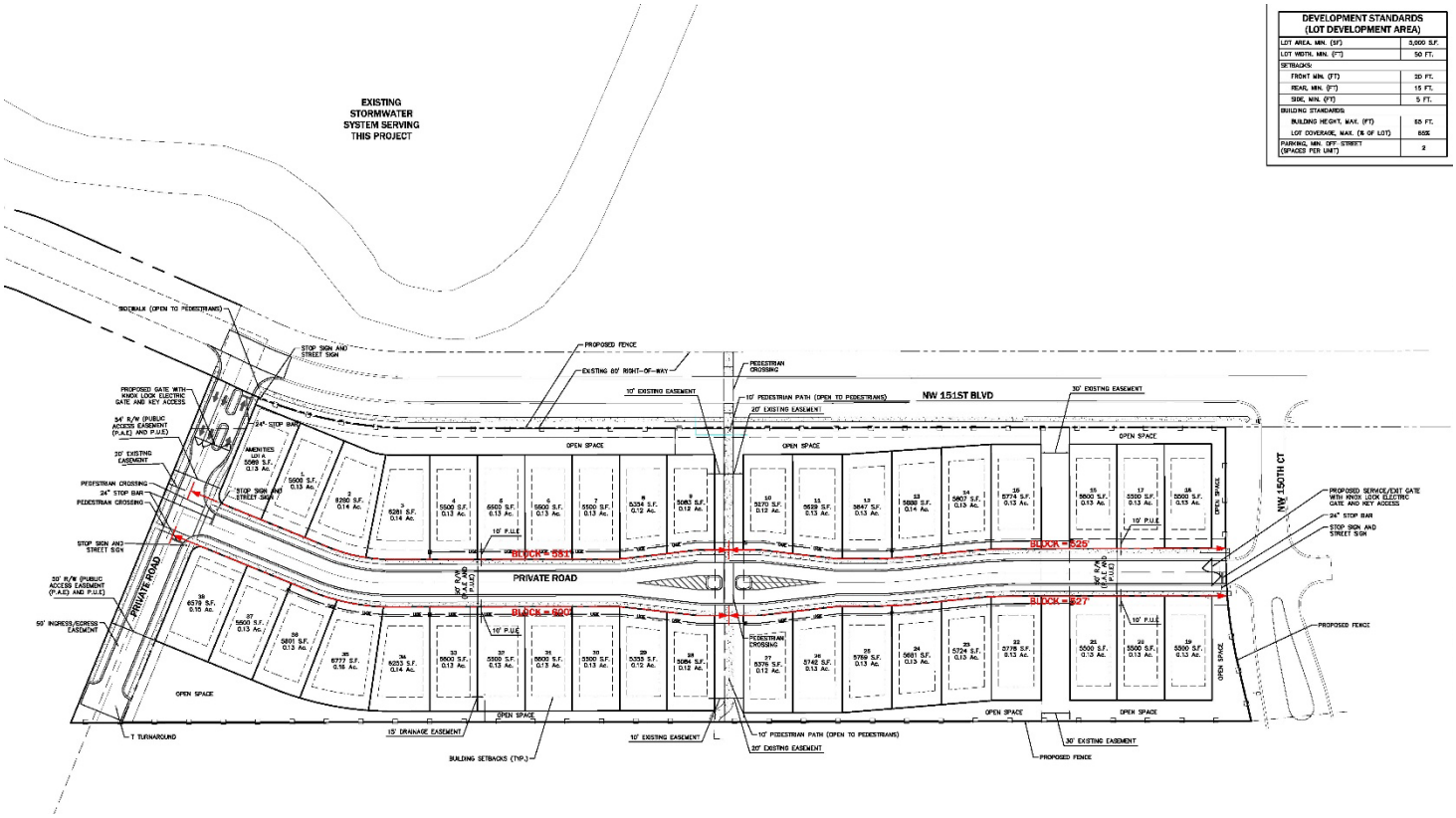

Figure 1. Proposed Preliminary Plat Overview

EXISTING USES

The property is currently undeveloped with a mix of open areas and some naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 2 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property).

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)
South	Dwelling, Multiple Family	High Density Residential	Residential Multiple Family District-15 (RMF-15)
East	Vacant	Community Commercial	Community Commercial
West	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)

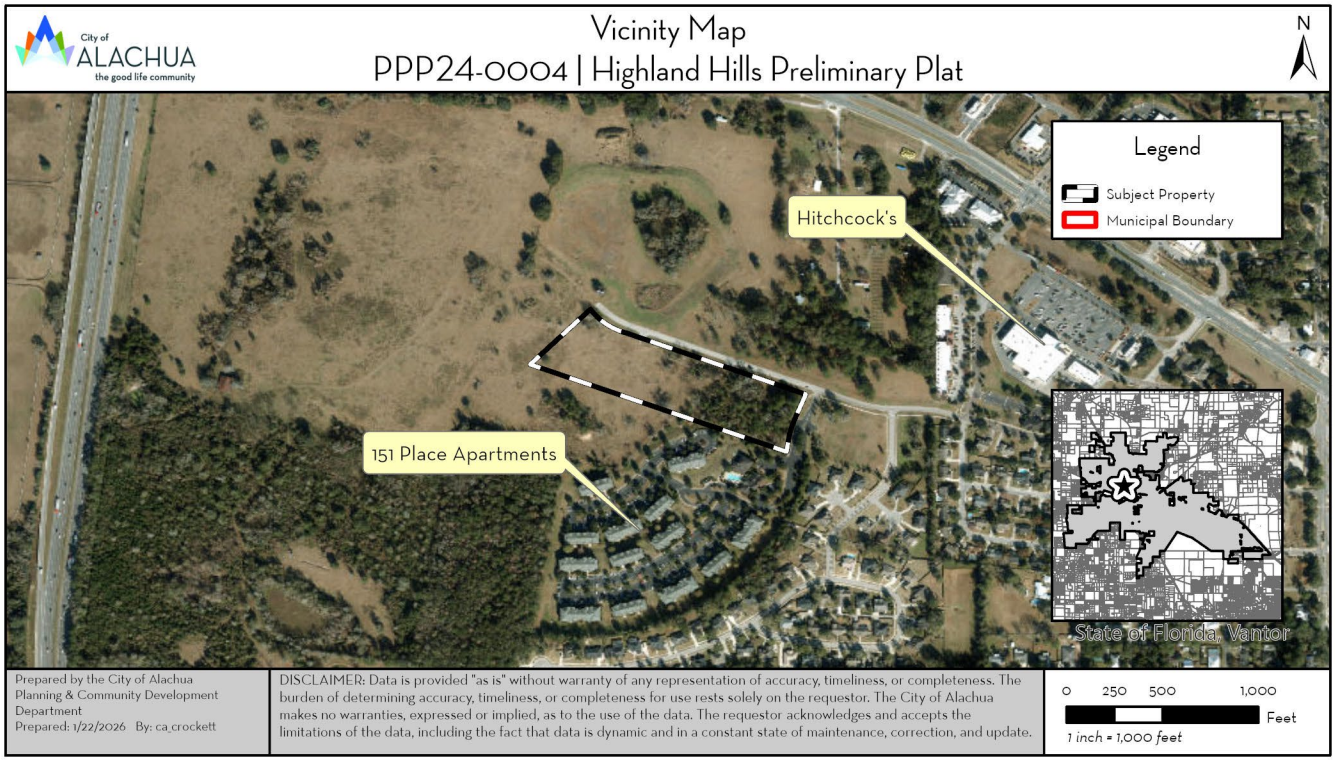

Figure 2. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for major subdivision preliminary plat applications.

A neighborhood meeting was held on April 24, 2024, at 14913 NW 140th Street (Alachua Branch Library). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by one members of the public who supported the application. A neighborhood meeting summary submitted by the applicant is included in the application materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Policy 1.2.c: *Medium Density Residential (4 to 8 dwelling units per acre)*: The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached 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. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Evaluation & Findings: The preliminary plat proposes 38 single-family detached dwellings across over approximately 8.36-acres, which results in a development density of 4.5 dwelling units per acre (DUA). 4.5 DUA is within the permitted DUA of the Medium Density Residential land use category and the use of single-family detached dwellings is permitted in the Medium Density Residential land use category, resulting in a preliminary plat that is consistent with the Medium Density Residential land use category.

Objective 5.1: *Natural Features*

The City shall coordinate land use categories 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.

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

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

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

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 Suwannee River Water Management District.

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1.a: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation & Findings: The proposed preliminary plat is located within the City's potable water and wastewater service areas and will connect to these City services.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of any affected roadway segment.

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

Evaluation & Findings: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along NW 151st Boulevard that connects to the existing external pedestrian network.

Housing Element

Objective 1.1: *Provision of Safe, Affordable, Quality Housing*

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Evaluation & Findings: The proposed preliminary plat would provide 38 additional single-family detached residential lots near the developed core of the City and within walking distance to the Central City Area and Main Street, providing more housing stock near apartments and businesses in a mixed-income setting.

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's wastewater facilities.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's solid waste facilities.

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts

Evaluation & Findings: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along NW 151st Boulevard that connects to the existing external pedestrian network.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no wetlands present on the subject property, and as such, there are no concerns related to wetlands on the subject property.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are three soil types found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Norfolk Loamy Fine Sand; 5 - 8% Slopes	B	Well Drained	Slight	Slight	44.61%
Kendrick Sand; 2 - 5% Slopes	A	Well Drained	Slight	Slight	31.19%
Norfolk Loamy Fine Sand; 2 - 5% Slopes	B	Well Drained	Slight	Slight	24.19%

Evaluation & Findings: The soil types present on the subject do not pose any significant limitations for the type of development proposed.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: No sink holes are known to exist on the site and the subject property is not identified as an area of high aquifer recharge by the Suwannee River Water Management District High Aquifer Recharge Potential (HARP) map. Stormwater will be conveyed to an existing offsite master stormwater management facility known as the TK Basin and no new stormwater management facilities are proposed.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

Figure 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Major Subdivision Preliminary Plat Standards

Section 2.4.10(G)(3)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all preliminary plats must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(3)(e). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.10(G)(3)(e) is provided below.

(e) ***Preliminary plat standards.*** A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed against, and found to comply with, the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, pedestrian improvements, utilities, and street arrangement.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

Table 3-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	U.S. Hwy 441 from SR 235 to I-75	4/D	Principle Arterial	COMM	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 U.S. Hwy 441	
	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[2]	26,500	2,239
Reserved Trips[3]	2,486	230
Available Capacity[3]	10,014	1,041
Increase/Decrease in Trips Generated by Development[4]	358	36
Residual Capacity	9,656	1,005
Residual Percentage of Permitted Design Capacity Utilized	75.24%	71.37%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2025). *2024 Count Data*. Accessed via Florida Traffic Online April 2025.
3 Source: City of Alachua January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition code 210; Trip Distribution: Segment 5 - 100%.

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,565,500
Reserved Capacity[2]	426,864
Available Capacity	1,007,636
Increase/Decrease in Potable Water Demand from Application[3]	10,450
Residual Capacity	997,186
Residual Percentage of Permitted Design Capacity Utilized	66.76%

1 City of Alachua Public Services Department, December 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit * 38 units = 10,450 GPD

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	813,000
Reserved Capacity[2]	396,935
Available Capacity	290,065
Increase/Decrease in Sanitary Sewer Demand from Application[3]	9,500
Residual Capacity	280,565
Residual Percentage of Permitted Design Capacity Utilized	81.30%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit * 38 units = 9,500 GPD

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's sanitary sewer facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	30,294.66	5,528.78
Increase/Decrease in Demand Generated by Application[3]	4,028.00	73.51
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita * 2.65 persons / unit * 38 units = 73.51 tons per year.
4 New River Solid Waste Association, April 2024

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's solid waste facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Recreation Facilities

Table 7-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.48
Reserved Capacity[1]	16.07
Available Capacity	62.93
Increase/Decrease in Recreation Acreage Demand by Development[3]	0.50
Residual Capacity	62.43
Residual Percentage of Recreation Acreage Capacity Utilized	53.92%

1 City of Alachua January 2026 Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 1.2.b, Recreation Element. Formula: 11,296 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 38 units * (5 acres / 1,000 persons) = 0.50 acres

Table 7-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space[1]	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2]	11.30
Reserved Capacity[1, 2]	3.21
Available Improved Passive Park Space	20.31
Increase/Decrease in Improved Passive Park Space Demand by Development[3]	0.10
Residual Capacity	20.21
Residual Percentage of Improved Passive Park Space Capacity Utilized	41.96%

1 City of Alachua January 2026 Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 38 units * (5 acres / 1,000 persons) * 0.20 = 0.10 acres

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's recreation facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. The SBAC has indicated that capacity is available at the time of review. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Stormwater Management Facilities

The proposed preliminary plat application will convey stormwater to an off-site stormwater management facility originally permitted as a master environmental resource permit (ERP) ERP05-0067. The TK Basin is maintained by the City of Alachua and taxes are levied on the properties which drain to the basin. The proposed preliminary plat application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

EXHIBIT "A"
TO
PPP24-0004
HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT
STAFF REPORT

CONDITIONS

1. The Applicant acknowledges and agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The Applicant acknowledges and agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/education plan developed by the U.S. Fish and Wildlife Service. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that they must dedicate public access easements on the final plat across all pedestrian infrastructure and private roadways, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat. The applicant further acknowledges and agrees that they must dedicate all necessary public utility easements on the final plat, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat and as required by the City of Alachua Public Services Department. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that the offsite pedestrian crossing on NW 151st Boulevard, all offsite utility work, and any other offsite improvements (the "Offsite Improvements"), must be generally consistent with the approved preliminary plat and included in the construction plans for the major subdivision. If construction work is to take place in phases, the Offsite Improvements must be included in the construction plans for the first phase of the project. The applicant acknowledges and agrees that the Offsite Improvements must be completed, or a surety device for 120% of the project engineer's signed and sealed certified cost estimate provided for any remaining Offsite Improvements, prior to the scheduling of any final inspections with the City of Alachua Public Services Department. The applicant acknowledges and agrees that they are responsible for the full cost of the Offsite Improvements, including any recording fees of necessary public utility easements. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

5. The Applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The Applicant acknowledges and agrees that Conditions 1 – 5 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 6 as stated herein.

EXHIBIT "B"
TO
PPP24-0004
HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 26, 2026

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Notice of Deferral to for Highland Hills Major Subdivision Preliminary Plat

Dear Claudia Vega,

On January 26, 2026, the City of Alachua received your request to defer the Highland Hills Major Subdivision Preliminary Plat application. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been deferred from the February 10, 2026, Planning & Zoning Board meeting and rescheduled to the next available Planning & Zoning Board meeting on **March 10, 2026**.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, February 23, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, February 23, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, February 19, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, March 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 14, 2026

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Notice of Hearing to be Scheduled for Highland Hills Major Subdivision Preliminary Plat

Dear Claudia Vega,

On January 7, 2026, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000). Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **February 10, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, January 26, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, January 26, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, January 22, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, February 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
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CC: Rodolfo Valladares, City Manager *(by electronic mail)*
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Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 23, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Florida 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On November 11, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments at your request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on January 7, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 2026 Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (preliminary plat application fee - $1,380; 25% surcharge - $345)**. You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. Miscellaneous
   a. All off-site improvement sheets need to clearly state that the roadway design and alignment is conceptual. Only sanitary sewer facilities are to be installed through a public utility easement at this time. The roadway is not part of the preliminary plat and would require an infrastructure plan or site plan.
   b. Note, public utility easements will be required to be recorded for the off-site improvements prior to commencement of construction. Contact Compliance & Risk Management for more information.
   c. An Authorized Agent Affidavit must be submitted for the neighboring property owner where the off-site sanitary sewer facilities are proposed to be installed. The affidavit must clearly identify that the proposed improvements as shown are acceptable.
   d. Review and address comments from City of Alachua Public Services dated 12/22/2025 (attached).
   e. Attached invoice for an additional PAT review must be satisfied upon resubmittal. Further review will not be conducted until fee is paid per Resolution 24-05.

If you have any questions regarding the information above, please contact me at (386) 418-6137or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Comments from City of Alachua Public Services 12/22/2025
Invoice #00010477

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Tom Ridgik, Engineering Supervisor *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

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City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

2QINTER-OFFICE COMMUNICATION

DATE: **Dec 22nd, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director

Tom Ridgik, P.E.
Engineering Supervisor

TR
12/22/2025

RE: **Highland Hills Subdivision Preliminary Plat**

Public Services has reviewed the subject project (November 13th Submittal) and offer the following additional comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 31st Submittal** **Wastewater Routing** No objections to the proposed wastewater gravity main routing as shown. The Engineer shall provide a letter from the relevant landowner confirming that the proposed alignment/routing is acceptable for future use and development. **Submit** information as requested. **Comment on Nov 13th Submittal** The routing of the gravity WW line from the project site to 441 seems to closely follow the routing of the old Walmart drawings. But note that that the "Walmart" piping is much deeper than the submitted Prelim Plat piping with examples including: MH-7 on submitted sheet C450 is only 4 feet deep, while MH-R, whose location is similar

NO.	COMMENTS
	to MH-7, is about 20 feet deep as per Walmart sheet C-8A. MH-4 on submitted sheet C440 is only 3 feet deep, while MH-L, whose location is similar to MH-4, is about 32 feet deep as per Walmart sheet C-8A. The Walmart and Highland Hills gravity main depths do not need to agree as different engineers could be using different design criteria. The Highland Hills gravity WW mains are shallow. In the letter from the relevant landowner (see above), said landowner shall also confirm that manhole depth is acceptable for future connections. Engineer's response is **Approved as Noted.**
2	**Comment on July 31st Submittal** **Easements and Right-of-Way** All proposed utility easements or right-of-way dedications to the City shall be clearly illustrated and labeled on the drawings, showing adequate width for access and maintenance. Provide proposed easement and right-of-way documents, including legal descriptions, for City review and approval. **Submit** information as requested. **Comment on Nov 13th** Engineer's response is **Approved.**
3	**Comment on July 31st Submittal** **Elevations** The Engineer shall confirm that all invert and rim elevations are clearly labeled and consistent across plant and profile views. Rim elevations shall reflect the future finished roadway grade. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
4	**Comment on July 31st Submittal**

NO.	COMMENTS
	System Capacity Confirmation that the system capacity analysis has been performed and approved by a qualified third-party reviewer, verifying that no surcharging occurs under peak flow conditions. **No response required [Completed]**
5	**Comment on July 31st Submittal** **Downstream System Capacity** Verification that the existing downstream manhole or lift station has sufficient capacity to accept the additional flow has been completed and approved by a qualified third-party reviewer. **No response required [Completed]**
6	**Comment on July 31st Submittal** **Utility and Roadway Conflicts** The Engineer shall confirm that the proposed wastewater line does not conflict with future storm drainage or roadway improvements. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
7	**Comment on July 31st Submittal** **Agency Coordination** The Engineer shall coordinate with FDOT and obtain all applicable right-of-way permits, including installing the gravity main under US Highway 441. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**

NO.	COMMENTS
8	**Comment on July 31st Submittal** **Pipe Cover and Grade** The Engineer shall confirm that a minimum for three (3) feet of cover is provided over the wastewater main during both current and future development phases. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
9	**Comment on July 31st Submittal** **Fire Flow** The Engineer shall identify the required fire flow and perform a fire flow test in coordination with the City and local fire authority for review and approval. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
10	**Comment on July 31st Submittal** **Piping between receiving manhole and Lift Station (LS)-25.** Upsize the gravity main from 8-inch to 12-inch between the receiving manhole and LS-25. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
END OF COMMENTS	

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 29, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Florida 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On July 31, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments at your request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on November 13, 2025**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **December Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (preliminary plat application fee - $1,380; 25% surcharge - $345)**. You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Outside Review**
   a. Review and address comments from City of Alachua Public Services dated 10/29/2025 (attached).

If you have any questions regarding the information above, please contact me at (386) 418-6137or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Comments from City of Alachua Public Services 10/29/2025

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Michael Carrillo, Public Services Director *(by electronic mail)*
Tom Ridgik, Engineering Supervisor *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

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RODOLFO VALLADARES, P.E.
CITY MANAGER

2QINTER-OFFICE COMMUNICATION

DATE: **Oct 29th, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director

Tom Ridgik, P.E.
Engineering Supervisor

TR
10/28/2025

RE: **Highland Hills Subdivision Preliminary Plat Additional Comments**

Public Services has reviewed the subject project (Submittal Received on July 31) and offer the following additional comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 31st Submittal** **Wastewater Routing** No objections to the proposed wastewater gravity main routing as shown. The Engineer shall provide a letter from the relevant landowner confirming that the proposed alignment/routing is acceptable for future use and development. **Submit** information as requested.
2	**Comment on July 31st Submittal** **Easements and Right-of-Way** All proposed utility easements or right-of-way dedications to the City shall be clearly illustrated and labeled on the drawings, showing adequate width for access and maintenance. Provide proposed easement and right-of-way documents, including legal descriptions, for

NO.	COMMENTS
	City review and approval. **Submit** information as requested.
3	**Comment on July 31st Submittal** **Elevations** The Engineer shall confirm that all invert and rim elevations are clearly labeled and consistent across plant and profile views. Rim elevations shall reflect the future finished roadway grade. **Submit** information as requested.
4	**Comment on July 31st Submittal** **System Capacity** Confirmation that the system capacity analysis has been performed and approved by a qualified third-party reviewer, verifying that no surcharging occurs under peak flow conditions. **No response required [Completed]**
5	**Comment on July 31st Submittal** **Downstream System Capacity** Verification that the existing downstream manhole or lift station has sufficient capacity to accept the additional flow has been completed and approved by a qualified third-party reviewer. **No response required [Completed]**
6	**Comment on July 31st Submittal** **Utility and Roadway Conflicts** The Engineer shall confirm that the proposed wastewater line does not conflict with future storm drainage or roadway improvements. **Submit** information as requested.
7	**Comment on July 31st Submittal** **Agency Coordination**

NO.	COMMENTS
	The Engineer shall coordinate with FDOT and obtain all applicable right-of-way permits, including installing the gravity main under US Highway 441. **Submit** information as requested.
8	**Comment on July 31st Submittal** **Pipe Cover and Grade** The Engineer shall confirm that a minimum for three (3) feet of cover is provided over the wastewater main during both current and future development phases. **Submit** information as requested.
9	**Comment on July 31st Submittal** **Fire Flow** The Engineer shall identify the required fire flow and perform a fire flow test in coordination with the City and local fire authority for review and approval. **Submit** information as requested.
10	**Comment on July 31st Submittal** **Piping between receiving manhole and Lift Station (LS)-25.** Upsize the gravity main from 8-inch to 12-inch between the receiving manhole and LS-25. **Submit** information as requested.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

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RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

July 15, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Florida 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On March 10, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments at your request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on July 31, 2025**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **August Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (preliminary plat application fee - $1,380; 25% surcharge - $345)**. You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Outside Review**
   a. Review and address comments from City of Alachua Public Services dated 06/18/2025 (attached).

If you have any questions regarding the information above, please contact me at (386) 418-6137or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Planner

Attachments: Comments from outside reviewer 04/14/2025
Comments from City of Alachua Public Services 06/18/2025

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

From:	Nicola Cowap
To:	Carson J. Crockett
Cc:	Randy Olney; Jessica Junkin; Brenda Flieger; Anne-Marie DiRocco
Subject:	RE: Highland Hills Preliminary Plat
Date:	Monday, April 14, 2025 5:23:26 PM
Attachments:	image001.png image002.png image003.png image004.png image007.png

Good afternoon Carson,

I had no further comments on this project last submittal and will not have any for this submittal.

Thanks,

Nicola Cowap | Project Engineer | **NV5**
11801 Research Drive, Alachua, FL 32615 | P: (352) 331-1976 | D: (386) 518-5151

Beyond Engineering | **Florida Region**
Electronic Communications Disclaimer

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Monday, March 17, 2025 4:07 PM
To: Nicola Cowap <Nicola.Cowap@nv5.com>
Cc: Randy Olney <Randy.Olney@nv5.com>; Jessica Junkin <Jessica.Junkin@nv5.com>; Brenda Flieger <br_flieger@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>
Subject: RE: Highland Hills Preliminary Plat

Nicola,

The Planning & Community Development Department has received a revised application from eda consultants, inc. for a preliminary plat titled Highland Hills Subdivision submitted on behalf of 10.47, LLC (Application: PPP24-0004). The application proposes the subdivision of land into 38 residential lots on a 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

Please review the revised materials and either confirm that all engineering comments have been resolved or provide revised engineering comments in writing no later than **5 PM on Wednesday, April 16, 2025**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials and plans may be accessed at the links below:
[Plans]
[All Application Materials]

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City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Apr 3rd, 2025 with minor edits on June 18th, 2025**

TO: **Carson Crockett**
Planning & Community Development Department

FROM: **Michael Carrillo, P.E.**
Public Services Director
+
Tom Ridgik, P.E.
Engineering Supervisor

TR
6/18/2025

RE: **Highland Hills Subdivision Preliminary Plat**

Public Services has reviewed the subject project (Mar Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **General** Roads are private. Some COA infrastructure will be located either below or alongside the road. Please make provisions (PUE??) so that COA staff has maintenance access to COA infrastructure. Please **submit** response and **resubmit** modified documents, as applicable. **Comment on July Submittal** **General** Engineer indicated roads will be private - Public Access and Utility easements will be in place and dedicated to City as part of Final Plat.

NO.	COMMENTS
	Approved **Comment on March Submittal** **Sheet C110** Please define "P.A.E.". Please **resubmit** this sheet.
2	**Comment on May Submittal** **Sheet C400** Please change force main abbreviation from "WW" to "FM". Please **resubmit** this sheet. **Comment on July Submittal** **Sheet C400** **Approved**
3	**Comment on May Submittal** **Worksheet for Needed Fire Flow** Required fire flow is 1500 gpm. Please **submit** response as to how this required fire flow will be verified; for example, fire flow test. **Comment on July Submittal** Engineer indicated that fire flow results will be provided as part of construction plans. **Approved**
4	**Comment on May Submittal** **Lift Station Basin Analysis** Please change peaking factor from "2.5" to "4.0". A peaking factor of 4.0 is now standard for COA. Please **resubmit** lift station pump calculations.

NO.	COMMENTS
	Comment on July Submittal **Lift Station Basin Analysis** Engineer indicated that revised lift station pump calculations will be submitted as part of construction plans. Revisions will include a peaking factor of 4.0. **Approved**
5	**Comment on May Submittal** **Lift Station Type** After discussing the lift station with several COA staff, we are of the opinion that further discussion is required between EDA & COA. Please contact us to start such discussions. Issues include: private or public; capacity, and lift station location. Eventually, a Zoom meeting may be appropriate, but let's start with just a phone call. **FYI** **Comment on July Submittal** **Lift Station Type** Zoom Meeting is scheduled for July 23rd. **FYI**
6	**New Comment on August Submittal** The lift station design has been discussed with various City staff. Discussion has taken into account Lift Station 1 (LS-1) capacity; capacity of the existing 8-inch gravity wastewater main leading to LS-1 as well as overall planned development in the area. Based on the above, the City requires that: • The lift station be public. • Relocate the proposed lift station remotely from the Highlands Hills site. The proposed lift station would replace existing Lift Station 4, which is near US-441.

NO.	COMMENTS
	Please **submit** response. **Comment on March Submittal** **Utility Plans – Sheets C400, C410, C420, C3420, C440, C450** These sheets show a proposed gravity wastewater main being routed from the site to existing Lift Station 4. Existing Lift Station 4 (LS-4) is undersized and also is in the 441 Right of Way (ROW). The City will NOT allow additional wastewater flow into existing LS-4. Please a provide a new LS-4 that complies with Public Services requirements as specified in the Public Services Design and Construction Manual, latest edition. Locate the new LS-4 such that it is not in the 441 ROW and whose location is acceptable to the City. The design of the proposed lift station shall integrate with the existing infrastructure, providing service to the designated service basin within the area. The design shall ensure compatibility with both the current and existing systems, as well as the proposed development, while providing adequate capacity and functionality to handle the anticipated load. The design must consider the capacity of the existing infrastructure to ensure that the lift station can accommodate the full range of expected flows. Details regarding specifications, including pump capacity, control systems, and connection to the existing infrastructure, shall be in accordance with City standards. Please **resubmit** applicable sheets and additional information.
	END OF COMMENTS

Please advise if you have any questions or require additional information.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 5/30/24

NAME & DESCRIPTION OF PROJECT Highland Hills Subdivision Preliminary Plat for a 38 lot single family residential subdivision with associated infrastructure.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 15149 NW 151ST BLVD

Tax Parcel Numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000

Acreage 8.36 +/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 38
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student 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 to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	38	**units X 0.12 Elementary School Multiplier**	5	**Student Stations**
MIDDLE	38	**units X 0.06 Middle School Multiplier**	2	**Student Stations**
HIGH	38	**units X 0.09 High School Multiplier**	3	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click 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 for 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 School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: cvega@edafl.com

PROPERTY OWNER

Name: 10.47 LLC
Mailing Address 15260 NW 147TH Dr, Ste 200
ALACHUA, FL 32615
Phone: 352-316-0732
Email mccauleyjmd@yahoo.com

CERTIFICATION

PROJECT NAME : Highland Hills **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject 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 (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 5

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 2

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 3

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 08/20/2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

August 15, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On August 6, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments at your request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed. If a response is not received within 180 days of the date of this letter, the application will be administratively withdrawn (**final day to resubmit February 10, 2025**). A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (site plan application fee - $2,700; 25% surcharge - $675).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Outside Review**
   a. Review and address comments from City of Alachua Public Services dated 08/15/2024 (attached).

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 08/15/2024

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 8/13/2024

RE: **Highland Hills Preliminary Plat**

Public Services has reviewed the subject project (Aug Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **General** Roads are private. Some COA infrastructure will be located either below or alongside the road. Please make provisions (PUE??) so that COA staff has maintenance access to COA infrastructure. Please **submit** response and **resubmit** modified documents, as applicable. **Comment on July Submittal** **General** Engineer indicated roads will be private - Public Access and Utility easements will be in place and dedicated to City as part of Final Plat.

NO.	COMMENTS
	Approved
2	**Comment on May Submittal** **Sheet C400** Please change force main abbreviation from "WW" to "FM". Please **resubmit** this sheet. **Comment on July Submittal** **Sheet C400** **Approved**
3	**Comment on May Submittal** **Worksheet for Needed Fire Flow** Required fire flow is 1500 gpm. Please **submit** response as to how this required fire flow will be verified; for example, fire flow test. **Comment on July Submittal** Engineer indicated that fire flow results will be provided as part of construction plans. **Approved**
4	**Comment on May Submittal** **Lift Station Basin Analysis** Please change peaking factor from "2.5" to "4.0". A peaking factor of 4.0 is now standard for COA. Please **resubmit** lift station pump calculations. **Comment on July Submittal** **Lift Station Basin Analysis** Engineer indicated that revised lift station pump calculations will be submitted as part of construction plans. Revisions will include a peaking factor of 4.0. **Approved**

NO.	COMMENTS
5	**Comment on May Submittal** **Lift Station Type** After discussing the lift station with several COA staff, we are of the opinion that further discussion is required between EDA & COA. Please contact us to start such discussions. Issues include: private or public; capacity, and lift station location. Eventually, a Zoom meeting may be appropriate, but let's start with just a phone call. **FYI** **Comment on July Submittal** **Lift Station Type** Zoom Meeting is scheduled for July 23rd. **FYI**
6	**New Comment on August Submittal** The lift station design has been discussed with various City staff. Discussion has taken into account Lift Station 1 (LS-1) capacity; capacity of the existing 8-inch gravity wastewater main leading to LS-1 as well as overall planned development in the area. Based on the above, the City requires that: • The lift station be public. • Relocate the proposed lift station remotely from the Highlands Hills site. The proposed lift station would replace existing Lift Station 4, which is near US-441. Please **submit** response.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 18, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On July 10, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Tuesday, July 23, 2024,** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, August 6, 2024**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September, 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Outstanding Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

2. **Article 7 – Subdivision Standards**
   a. Per Section 7.2.3(B)(2), block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length. The proposed residential block exceeds 600 feet.

      Response: As discussed in our recent meeting with City staff, the Preliminary Plat is separated into two separate blocks that are each less than 600 feet long. The block division in the center of the project includes a pedestrian corridor running north/south that will not be gated (open to the public) and has been revised to include a pedestrian way with a sidewalk 10-feet in width.

      Remaining Deficiency: As discussed in the previous PAT with the applicant, for a sidewalk to fulfill the requirement of creating a "well-defined and fixed boundar[y]", meeting the definition of a block in the City's LDRs, the sidewalk provided must intersect with NW 151st Blvd. Provide crosswalk/street intersection at NW 151st Ave to create defined blocks.

Additional Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Land Rights**
   a. Note the following easements will be required at time of final plat: public access easement for all sidewalks for public use in private right of way; public utility easements for all publicly owned and maintained utilities; ingress/egress easement along west road running north/south to preserve access to the property adjacent to the south. Mark approximate easement locations on the Preliminary Plat.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 07/17/2024

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **July 18, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 7/17/2024

RE: **Highland Hills Preliminary Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **General** Roads are private. Some COA infrastructure will be located either below or alongside the road. Please make provisions (PUE??) so that COA staff has maintenance access to COA infrastructure. Please **submit** response and **resubmit** modified documents, as applicable. **Comment on July Submittal** **General** Engineer indicated roads will be private - Public Access and Utility easements will be in place and dedicated to City as part of Final Plat.

NO.	COMMENTS
	Approved
2	**Comment on May Submittal** **Sheet C400** Please change force main abbreviation from "WW" to "FM". Please **resubmit** this sheet. **Comment on July Submittal** **Sheet C400** **Approved**
3	**Comment on May Submittal** **Worksheet for Needed Fire Flow** Required fire flow is 1500 gpm. Please **submit** response as to how this required fire flow will be verified; for example, fire flow test. **Comment on July Submittal** Engineer indicated that fire flow results will be provided as part of construction plans. **Approved**
4	**Comment on May Submittal** **Lift Station Basin Analysis** Please change peaking factor from "2.5" to "4.0". A peaking factor of 4.0 is now standard for COA. Please **resubmit** lift station pump calculations. **Comment on July Submittal** **Lift Station Basin Analysis** Engineer indicated that revised lift station pump calculations will be submitted as part of construction plans. Revisions will include a peaking factor of 4.0. **Approved**

NO.	COMMENTS
5	**Comment on May Submittal** **Lift Station Type** After discussing the lift station with several COA staff, we are of the opinion that further discussion is required between EDA & COA. Please contact us to start such discussions. Issues include: private or public; capacity, and lift station location. Eventually, a Zoom meeting may be appropriate, but let's start with just a phone call. **FYI** **Comment on July Submittal** **Lift Station Type** Zoom Meeting is scheduled for July 23rd. **FYI**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 24, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On June 5, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Wednesday, June 26, 2024,** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, July 10, 2024**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **August, 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. Comprehensive Plan Consistency Analysis
   a. Address specifically the nature of the proposed preliminary plat as a gated subdivision in relation to the City's Comprehensive Plan.
2. Article 7 – Subdivision Standards
   a. Per Section 7.2.3(B)(2), block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length. The proposed residential block exceeds 600 feet.
   b. Per Section 7.2.3(B)(4), pedestrian ways or crosswalks, not less than ten feet wide, may be required through the center of blocks more than 400 feet long. Midblock pedestrian way shown is only 8 feet in width.
   c. Provide temporary turn around on southern street stub as required by Section 7.2.5(D)
   d. Section 7.2.5(I)(3) establishes minimum radii for street intersections. Show curb radii on plan set.
   e. Section 7.3.2(B) requires required sidewalks to provide curb cuts for bicycles and handicap access. The intersection of the proposed two private roadways does not provide curb cuts on the west side of the intersection. Provide curb cuts. Consider marking crosswalks.
   f. Provide sign plan demonstrating compliance with Section 7.3.3(A).
   g. Section 7.3.9(A) establishes minimum requirements for fire hydrant location. The subdivision is proposed to be gated. Clarify if the existing fire hydrants will be accessible from inside the subdivision. If not, provide fire hydrants interior to the subdivision as necessary.
   h. Note Section 7.7 will be applicable to the final plat if private streets are approved by the City Commission pursuant to Section 7.2.5(F).
3. Traffic & Access
   a. While the current application only consists of the 38 lots, Staff has concerns over access and traffic impacts to future phases and property under common ownership to the south and to the lots on the eastern portion of this proposed subdivision. Please provide more detail on potential future development to the south and the proposed use of the southern connection road provided. Note, future applications for the property under common ownership to the south may require a formal traffic study.
4. Outside Review
   a. Review and address comments from outside reviewer dated 06/19/2024 (attached).
   b. Comments from City of Alachua Public Services are forthcoming and will be provided at a later date.
   c. Review and address comments from Alachua County Fire Rescue dated 06/18/2024 (attached).
5. Miscellaneous
   a. Sheet C110 omits some public utility easement (PUE) lines and setback lines on the western lots.

b. Clarify if pedestrian access points will be gated.

c. Note regarding Land Rights: All easements in favor of the City that are part of the plat, will need to be shown on the final plat prior to its approval. All off-site easements in favor of the City and all deeds transferring property to the City, will need to be executed and recorded prior to approval of the final plat. Legal descriptions and sketches for off-site easements and deeded property need to be submitted to the City's Compliance and Risk Management Department in a timely manner, prior to execution and recording of the land rights documents. Please submit all documents to Anne-Marie DiRocco at: an_dirocco@cityofalachua.org and Corey King at: cking@cityofalachua.org, in the Compliance and Risk Management Department.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from outside reviewer 06/19/2024
Comments from Alachua County Fire Rescue 06/18/2024

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

MEMORANDUM

Highland Hills Preliminary Plat

June 19, 2024

Professional Consultants

To: Mr. Carson J. Crockett

From: Nicola Cowap, PE

Date: June 19, 2024

RE: Highland Hills Preliminary Plat

CHW has reviewed the plans submitted for the Highland Hills Preliminary Plat and have the following comments:

1. Please clarify why the “GF” zoning designation was not included in the legend.
2. Please provide the entire offsite basin.
3. Please clarify how the offsite runoff will be conveyed through the site to the existing SMF.
4. Please provide the electrical point of connection and proposed onsite electrical utilities.

From: Silver Ware
To: Carson J. Crockett
Subject: RE: Request for Review - PPP24-0004 Highland Hills Preliminary Plat
Date: Tuesday, June 18, 2024 8:25:38 AM
Attachments: image001.png
acfrlogo_0af82240-8c78-473b-b26b-3afd6c9ae7ff.png
home_page_150ppi_c93d2f0c-a636-4c7c-a777-a6d8edd72602.png
fb_logo_150ppi_9dd00851-99d8-4342-8932-10cac01030c6.png
twitter_150ppi_9c3d56ae-20c9-4509-b852-4aaed5522edd.png
insta_150ppi_5be81f1b-b06b-49ca-b309-54edd0545f55.png
youtube_150ppi_0da7ed3a-56a8-459c-b04c-ed8dfa1a388a.png
county_news_150ppi_14250fe5-78c3-4aa5-b059-283cc85fd4ea.png

Good morning

ACFR comments;

1 Install Knox Locks on both gates, Knox brand electric keys access for electric gate openers or Knox brand pad locks for manual gates

2 The interior lots appear they are not within the 600 foot distance from a fire hydrant as required by NFPA 1 18.5.2. Please verify the distances to a fire hydrant comply with NFPA 1 18.5.2 to all the lots.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Thursday, June 6, 2024 9:17 AM
To: Mike Daroza <wi_daroza@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Michael Carrillo <mi_carrillo@cityofalachua.org>; Ashley Spencer <as_spencer@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Mark Avery <ma_avery@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Corey King

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 6, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Completeness Review for Highland Hills Preliminary Plat

Dear Claudia Vega,

On June 5, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that **the application is complete**.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be provided to you under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 5, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0002

RE: Completeness Review for Highland Hills Preliminary Plat

Dear Claudia Vega,

On May 30, 2024, the City of Alachua received your application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete. The following information is needed to begin the review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be provided to you under separate cover once the application is determined to be complete.

Please address the following:

1. The submitted Preliminary Plat Application is missing page 2 of 3. Provide complete application.

2. **Application Attachment #1.f. Boundary and topographic survey**. The submitted topographic survey is older than two years and each sheet of the survey must be signed and sealed. Provide updated topographic survey, ensuring each sheet is signed and sealed.

In accordance with Section 2.2.6 (B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days (Thursday, July 18, 2024), the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*

~~May 30, 2024~~ (Revised July 31, 2025)

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Highland Hills Subdivision
Preliminary Plat Submittal

The proposed project is a preliminary plat for a single-family subdivision with 38 lots for dwelling units, and 1 lot for amenities/common area. The project is located at 15149 NW 151st Blvd, Alachua, FL 32615 on Alachua County Tax Parcel Nos. 03869-010-000, 03869-007-000, and a portion of 03869-009-000. The project site is approximately 8.36 (+/-) acres.

Included with this letter is all supporting information required for a preliminary plat application.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

January 7, 2026

City of Alachua
Planning & Community Development
Carson J. Crockett, AICP/Planner

Re: Project Assistance Team (PAT) Highland Hills Preliminary Plat
Application#PPP24-0004

The applicants' responses to the PAT comments issued by the City of Alachua Planning & Community Development on December 23, 2025, are indicated below.

1. Miscellaneous

a. All off-site improvement sheets need to clearly state that the roadway design and alignment is conceptual. Only sanitary sewer facilities are to be installed through a public utility easement at this time. The roadway is not part of the preliminary plat and would require an infrastructure plan or site plan.

Response: The requested note has been added to the plan sheets. Please see revised off-site improvement sheets.

b. Note, public utility easements will be required to be recorded for the off-site improvements prior to commencement of construction. Contact Compliance & Risk Management for more information.

Response: Noted.

c. An Authorized Agent Affidavit must be submitted for the neighboring property owner where the off-site sanitary sewer facilities are proposed to be installed. The affidavit must clearly identify that the proposed improvements as shown are acceptable.

Response: Affidavit is included with this submittal.

d. Review and address comments from City of Alachua Public Services dated 12/22/2025 (attached).

Response: The only outstanding comment is provided below. All other comments are approved.

1. Comments on July 31st Submittal
Wastewater Routing
No objections to the proposed wastewater gravity main rounding as shown. The engineer shall provide a letter from the relevant landowner confirming that the proposed alignment/routing is acceptable for future use and development. Submit information as requested

The routing of the gravity WW line from the project site to 441 seems to closely follow the routing of the old Walmart drawings. But note that that the "Walmart" piping is much deeper than the submitted Prelim Plat piping with examples including:

MH-7 on submitted sheet C450 is only 4 feet deep, while MH-R, whose location is similar to MH-7, is about 20 feet deep as per Walmart sheet C-8A.

MH-4 on submitted sheet C440 is only 3 feet deep, while MH-L, whose location is similar to MH-4, is about 32 feet deep as per Walmart sheet C-8A.

The Walmart and Highland Hills gravity main depths do not need to agree as different engineers could be using different design criteria.

The Highland Hills gravity WW mains are shallow. In the letter from the relevant landowner (see above), said landowner shall also confirm that manhole depth is acceptable for future connections.
Engineer's response is Approved as Noted.

Response: Noted. Plans have been revised to update the correct top elevations of the manholes. The application includes the affidavit from the adjacent owner as part of the application.

e. Attached invoice for an additional PAT review must be satisfied upon resubmittal. Further review will not be conducted until fee is paid per Resolution 24-05.

Response: Fee is included with the submittal.

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Highland Hills Subdivision
2. Pre-Application Conference Date: 4/9/24
3. Neighborhood Meeting Date: 4/24/24
4. Phase/Unit Number (if applicable): _____
5. Number of proposed lots/dwelling units: 38 lots
6. Housing Type (i.e., attached/detached units): single family detached
7. Address of Subject Property: 15149 NW 151st Blvd
8. Parcel ID Number(s): 03869-010-000, 03869-007-000 and a portion of 03869-009-000
9. Existing Use of Property: Wooden Vacant Land
10. Future Land Use Map Designation: Medium Density Residential
11. Zoning Designation: RMF-8
12. Acreage: 8.36 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300
   City: Gainesville State: Florida ZIP: 32601
   Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): 10.47 L.L.C.
   Mailing Address: 15260 NW 147TH DR
   City: Alachua State: Florida ZIP: 32615

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All applicable 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.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Claudia Vega

Signature of Applicant

Claudia Vega, P.E., Director of Engineering

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of May, 2024, by Claudia Vega who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Ashley Scannella

Signature of Notary

Print Name: Ashley Scannella

Notary Public, State of Florida

My Commission Expires: 4/10/27

Ashley Scannella
Comm.: HH 384895
Expires: April 10, 2027
Notary Public - State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15149 NW 151st Blvd

Parcel ID Number(s): 03869-010-000, 03869-007-000 and a portion of 03869-009-000

Acreage: 8.36 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): 10.47 LLC

Mailing Address: 15260 NW 147TH DR

City: Alachua State: FL ZIP: 32615

Telephone: 352-316-0732 FAX: N/A e-mail: mccauleyjmd@yahoo.com

C. AUTHORIZED AGENT

Name: Claudia Vega, P.E. Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com / permitting@edafl.com

D. REQUESTED ACTION:

Preliminary plat, construction plans, & final plat

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.

James McCauley

Signature of Applicant

James McCauley, Manager

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 28 day of MAY, 2024 by JAMES MCCAULEY

_____, who is/are personally known to me, or who has/have produced FDL

as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

TERRY J FIKE
MY COMMISSION #HH 6079
EXPIRES: JUN 08, 2024
Bonded through 1st State Insurance

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
10.47 L.L.C.

Filing Information

Document Number	L04000040041
FEI/EIN Number	59-3816838
Date Filed	05/26/2004
Effective Date	05/26/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2023

Principal Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Mailing Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Registered Agent Name & Address

MCCAULEY, JAMES
15260 NW 147TH DR
ALACHUA, FL 32615

Name Changed: 10/20/2023

Address Changed: 04/06/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

MCCAULEY, JAMES
5416 SW 97TH TERRACE
GAINESVILLE, FL 32608

Title MGRM

MCCAULEY, RITA
805 EUCLID AVE
ORLANDO, FL 32801

Annual Reports

Report Year	Filed Date
2022	05/01/2022
2023	10/20/2023
2024	02/09/2024

Document Images

02/09/2024 -- ANNUAL REPORT	View image in PDF format
10/20/2023 -- REINSTATEMENT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
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04/30/2017 -- ANNUAL REPORT	View image in PDF format
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04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/06/2009 -- Reg. Agent Resignation	View image in PDF format
04/06/2009 -- Reg. Agent Change	View image in PDF format
04/06/2009 -- LC Amendment	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
09/27/2005 -- REINSTATEMENT	View image in PDF format
05/26/2004 -- Florida Limited Liability	View image in PDF format

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185379 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 676
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 4,536.00

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

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., **Between**
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, **grantor,** and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

of the County of Alachua, State of Florida, **grantee.**

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

See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or common to the subdivision;
C. Taxes for the year 2006 and subsequent years.

2185379

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

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

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: _____ (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

_____
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

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EXHIBT "A"

DESCRIPTION PARCEL:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEG.12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNING SUBDIVISION; THENCE SOUTH 87 DEG.14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN O.R. BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEG.30'23" EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEG.33'04" WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.45'52" WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.46'42" WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEG.58'39" WEST, CONTINUING ALONG SAID NORTH LINE, 1357.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72 DEG.58'39" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 720.65 FEET; THENCE NORTH 41 DEG.03'33" EAST, A DISTANCE OF 752.41 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING 4 COURSES (1) SOUTH 18 DEG.46'03" WEST, A DISTANCE OF 292.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32 DEG.43'02" WEST, 241.07 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEG.53'58", AN ARC DISTANCE OF 243.47 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 46 DEG.40'02" WEST, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG.13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.598 ACRES, MORE OR LESS.

INSTRUMENT # 2185379
3 PGS

INSTRUMENT # 2185379
3 PGS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2044556 3 PGS
2004 JUN 07 10:51 AM BK 2929 PG 874
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK18 Receipt#192951
Doc Stamp-Deed: 2,933.00

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

2044556

Parcel ID Number:

Warranty Deed

This Indenture, Made this 1st day of June, 2004 A.D., **Between**
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, **grantor,** and
10.47, LLC, a Florida limited liability company

whose address is: 3024 NW 21st Way, Gainesville, FL 32609

of the County of Alachua, State of Florida, **grantee.**

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

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

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or common to the subdivision;
C. Taxes for the year 2004 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: _____ (Seal)
Phillip L. Hawley, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

_____
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 1st day of June, 2004 by Phillip L. Hawley, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

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EXHIBIT "A"

INSTRUMENT # 2044556
3 PGS

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 541.25 FEET TO **THE POINT OF BEGINNING;**

THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 816.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 35 SECONDS, 89.24 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 33 MINUTES 15 SECONDS EAST, 89.12 FEET;

THENCE NORTH 46 DEGREES 40 MINUTES 02 SECONDS EAST, 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 59 SECONDS, 243.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 43 MINUTES 02 SECONDS EAST, 241.07 FEET;

THENCE NORTH 18 DEGREES 46 MINUTES 03 SECONDS EAST, 292.67 FEET;

THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, 628.76 FEET;

THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET;

THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET;

THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.473 ACRES, MORE OR LESS.

EXHIBIT "A" continued

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION FOR: INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

DESCRIPTION: (BY SURVEYOR)
AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 88°30'38" WEST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 71°13'57" WEST, A DISTANCE OF 751.82 FEET;
THENCE NORTH 18°46'03" EAST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 751.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461;
THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2.035 ACRES, MORE OR LESS.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE CITY OF ALACHUA.

INSTRUMENT # 2044556
3 PGS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185381 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 682
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 0.70

2185381

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

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., **Between** First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, **grantor,** and 10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

of the County of Alachua, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

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

See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or common to the subdivision;
C. Taxes for the year 2006 and subsequent years.

GRANTOR HEREBY RESERVES FOR ITSELF ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBIC UTILITIES OVER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "A". SAID EASEMENT SHALL AUTOMATICALLY TERMINATE UPON CONVEYANCE AND ACCEPTANCE OF THE PROPERTY DESCRIBED IN EXHIBIT "A", BY THE CITY OF ALACHUA AS A PUBLIC RIGHT OF WAY.

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

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

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Witness
Printed Name: DARRYL J. TOMPKINS

By: _____ (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Witness
Printed Name: Marlene Pendergast

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation

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

Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLSWD-1

EXHIBT "A"

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, AND THE **POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 1301.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'33" WEST, 13.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°37'12", AN ARC DISTANCE OF 13.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°03'33" EAST, A DISTANCE OF 86.66 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 1281.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE MOST WESTERLY BOUNDARY LINE OF THE CITY OF ALACHUA'S RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS (N.W. 151st BOULEVARD), A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.04 ACRES, MORE OR LESS.

INSTRUMENT # 2185381
3 PGS

This map prepared by	STACY A. HALL
Certificate of Authorization No. L.B. 5075	Professional Surveyor & Mapper Fla. License No. 5764
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER NOT VALID WITHOUT THE SIGNATURE AND	
SURVEY DATE: 8-28-2003	COUNTY FILE: 05-0081SL-A
REVISION DATES:	DRAWING FILE: 05-0081SL-A
BASIS OF BEARINGS:	DRAWING SCALE: 1"=200'
GENERAL BEARINGS	
SEE SHEET 2 FOR LEGAL DESCRIPTION	
SEE SHEET 3 FOR LEGAL DESCRIPTION	

CERTIFIED TO:
FIRST STREET GROUP

CAE Caussseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476

JOB NO.	05-0081.03
SHEET NO.	1 OF 1
DRAWN BY:	KTM
CHECKED BY:	SAH
FIELD BOOK:	N/A

INSTRUMENT # 2185381
3 PGS

Sign Up for Property Watch

Parcel Summary

Parcel ID	03869-007-000
Prop ID	15060
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.50
Subdivision	
Legal Description	COM SE COR BK 16 DOWNINGS S/D PB C-79A S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS1 (06000)
Sec/Twp/Rng	15-08-18
Tax Area	ALACHUA (1700)
Acres	3.8
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,000	$1,000	$1,000	$1,000	$1,000
Agricultural (Market) Value	$285,000	$285,000	$285,000	$285,000	$285,000
Just (Market) Value	**$285,000**	**$285,000**	**$285,000**	**$285,000**	**$285,000**
Assessed Value	$1,000	$1,000	$1,000	$1,000	$1,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,000	$1,000	$1,000	$1,000	$1,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	3.80	165528	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/1/2004	$419,000	WD	2929	874	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Contact Us

Developed by Schneider GEOSPATIAL

Sign Up for Property Watch

Parcel Summary

Parcel ID	03869-009-000
Prop ID	15063
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.50
Subdivision	
Legal Description	DOWNING S/D PB C 79-A COM SE COR BLK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 D (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS1 (06000)
Sec/Twp/Rng	15-08-18
Tax Area	ALACHUA (1700)
Acres	10.6
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$2,900	$2,900	$2,900	$2,900	$2,900
Agricultural (Market) Value	$795,000	$795,000	$795,000	$795,000	$795,000
Just (Market) Value	**$795,000**	**$795,000**	**$795,000**	**$795,000**	**$795,000**
Assessed Value	$2,900	$2,900	$2,900	$2,900	$2,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,900	$2,900	$2,900	$2,900	$2,900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	10.60	461736	0	0	PD-COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	$648,000	SD	3247	676	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Schneider GEOSPATIAL

Sign Up for Property Watch

Parcel Summary

Parcel ID	03869-010-000
Prop ID	15064
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.94
Subdivision	
Legal Description	DOWNINGS S/D PB C-79A COM SE COR BK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 226.47 FT N 02 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RIGHT-OF-WAY (09400)
Sec/Twp/Rng	15-08-18
Tax Area	ALACHUA (1700)
Acres	0.09
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$100	$100	$100	$100	$100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$100**	**$100**	**$100**	**$100**	**$100**
Assessed Value	$100	$100	$100	$100	$100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$100	$100	$100	$100	$100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

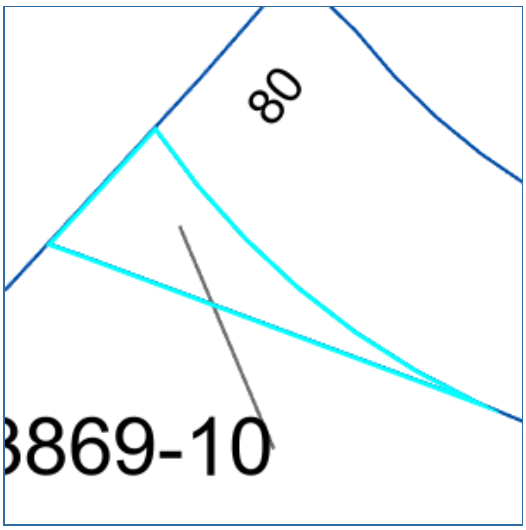
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9400	RIGHT-OF-WAY	0.09	3920.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	$100	SD	3247	682	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Contact Us

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Schneider GEOSPATIAL

Real Estate Account #03869 007 000

Owner:
10.47 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **$284.07**.

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill	$0.00
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010	
2010 Annual Bill	$0.00
	Print (PDF)
Certificate #1202	
	Paid $386.38
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007	
2007 Annual Bill	$0.00
	Print (PDF)
Certificate #983	
	Paid $43.26
2006	
2006 Annual Bill	$0.00
	Print (PDF)
Refund	
Certificate #846	
	Paid $8,193.72
2005	
2005 Annual Bill	$0.00
	Print (PDF)
Certificate #780	
	Paid $9,305.84
Total Amount Due	**$0.00**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

Real Estate Account #03869 009 000

Owner:
10.47 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **$801.69**.

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill	$0.00
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010	
2010 Annual Bill	$0.00
	Print (PDF)
Certificate #1204	
	Paid $1,054.80
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007 Annual Bill	$0.00
	Print (PDF)
2006	
2006 Annual Bill	$0.00
	Print (PDF)
Certificate #847	
	Paid $18,263.04
Total Amount Due	**$0.00**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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Real Estate Account #03869 010 000

Owner:
10.47 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **$5.54**.

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill	$0.00 Print (PDF)
2011 Annual Bill	$0.00 Print (PDF)
2010 Annual Bill	$0.00 Print (PDF)
2009 Annual Bill	$0.00 Print (PDF)
2008 Annual Bill	$0.00 Print (PDF)
2007 Annual Bill	$0.00 Print (PDF)
2006 Annual Bill	$0.00 Print (PDF)
Total Amount Due	**$0.00**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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Highland Hills Subdivision
Preliminary Plat Application

Statement of Proposed Uses

The application is for a preliminary plat associated with the proposed Highland Hills Subdivision that will provide additional housing options for current and future residents of the City of Alachua. The proposed project includes a total of 38 single family detached residential units and an additional lot for future amenities.

Comprehensive Plan Consistency

The proposed preliminary plat is consistent with the applicable policies in the Comprehensive Plan, as stated below:

Future Land Use Element:

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. *Single family attached and detached 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. *Apartments and townhomes;*
7. *Live/work units;*
8. *Residential Planned Unit Developments;*
9. *Traditional Mixed-use Neighborhood Planned Developments; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers*

Consistency: The proposed preliminary plat is on land with Medium Density Residential FLU designation and will include single family detached dwelling units within the density range allowed by the Comprehensive Plan policy above.

Objective 2.7: Discouragement of Urban Sprawl
The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Consistency: As determined in the Alachua City Commission's findings associated with approval of the 2023 Future Land Use map designation on the subject property in which the preliminary plat is located, the development of this land as a residential use will not result in the proliferation of urban sprawl based on its location in the center of the urbanized portion of the City.

Objective 5.1: Natural Features
The City shall coordinate land use categories 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.

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

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

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

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.

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

Consistency: The proposed preliminary plat location and design are consistent with the policy above. The site design takes the existing topography into account in the design of drainage and stormwater facilities. The site does not contain soils that have been found to be unsuitable for site development. In addition, the subject property has no documented flood prone areas, wetlands or significant habitat areas are located on the project site.

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

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

Consistency: The proposed subdivision has access to all necessary public facilities at a level that meets all level of service requirements.

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

Consistency: All required easements are shown on the preliminary plat for the subdivision and shall be provided as a part of the final plat recording process.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City'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 Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Consistency: The preliminary plat proposes to connect to both potable water and sanitary sewer and is thereby consistent with this policy.

Community Facilities Element

Policy 3.1.b: The City shall require the construction of roads within new subdivisions to be arranged so that the grades of the streets 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.

Consistency: The preliminary plat is consistent with this policy as it has been designed to utilize the original topography to the greatest extent possible in order to prevent the interruption of natural drainage flows.

Policy 5.2.b: The City shall require demonstration from engineering design and reports that post-development recharge volumes will equal pre-development recharge volumes to the Floridian aquifer.

Consistency: The preliminary plat and the project engineering design will be consistent with this policy by providing a design that post-development recharge volumes will equal pre-development recharge volumes to the Floridian aquifer.

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, minimize the use of fertilizers on turf grass areas, promote

protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Consistency: The project design includes best management practices related to stormwater design with the purpose of protecting water quality, according to standards provided by the Suwannee River Water Management District.

Housing Element:

Objective 1.1: Provision of Safe, Affordable, Quality Housing
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods

Consistency: The proposed preliminary plat provides single-family housing options for residents of the City of Alachua, which will support this policy.

Public School Facilities Element

Policy 1.1.d: Criteria for Evaluating Land Use Decisions: In reviewing land use decisions the School Board may address the following issues as applicable:

a. *Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;*
b. *The provision of school sites and facilities within neighborhoods;*
c. *The co-location of parks, recreation and neighborhood facilities with school sites;*
d. *The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe pedestrian access;*
e. *Traffic circulation in the vicinity of schools, including the provision of off-site signalization and crossing guards, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;*
f. *Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;*
g. *Whether the proposed location is consistent with any local government's school design or planning policies.*

Consistency: A school concurrency analysis is provided as part of the preliminary plat application, which indicates that the proposal will not exceed the school capacity for the applicable SCSA.

Transportation Element

Goal 1: Traffic Circulation System

The City shall provide for an efficient traffic circulation system which serves existing and future land uses.

Objective 1.4: Bicycle and Pedestrian Standards The City shall work to develop a network of bicycle, pedestrian, and other multi modal (non-vehicular) facilities which connect all areas of the City.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Consistency: The proposed Highland Hills Subdivision preliminary plat is consistent with this objective and policy, by providing an internal sidewalk network and also provides a pedestrian path (10 feet in width) at the mid-point of the development connecting NW 151st Boulevard to the proposed subdivision and the undeveloped residential lands to the south.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development(s) through one or more of the following methods:

1. *Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,*
2. *Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.*

Policy 1.5.d The City shall require new developments which are compatible with adjacent existing development to interconnect with adjacent lands through one or more of the following methods:

1. *Through the extension of a sidewalk from the new development to the adjacent existing development or adjacent lands; and/or,*
2. *Through the extension of a multi-purpose trail from the new development to the adjacent existing development or adjacent lands.*

Consistency: The preliminary plat is proposed to include gated vehicular access as part of a private street network. The intent is to provide a subdivision envisioned for senior citizens and the gated component will allow for a more limited amount of vehicular traffic within the subdivision and therefore, a safer condition for the residents.

The Comprehensive Plan (Transportation Element, Goal 1) does call for "an efficient traffic circulation system which serves existing and future land uses." This project is consistent with this Goal as the project runs adjacent with NW 151st Blvd, which the City has properly planned as a thoroughfare that will connect existing development from the east (downtown area, etc.) westward toward large undeveloped parcels to the west and ultimately, to US 441 near the I-75 interchange. The Highland Hills street network ties into this planned transportation network and the gating of the proposed streets does not inhibit this overall circulation plan and efficient use of NW 151st Blvd.

The preliminary plat is also planned to include a north/south road that will connect to the undeveloped remainder of the property under common ownership. The owner understands that future development will need vehicular access to NW 151st Blvd. through this gated road and an ingress/egress easement will be proposed on the plat to ensure legal access. In addition, this north/south road runs along the western property line of the preliminary plat, which will allow for future potential interconnectivity to the west.

The undeveloped property to the south has access to the road stub from Wyndswept Hills (NW 149th Road) for additional connectivity, likely in the form of an emergency vehicle access point. The proposed gating of this preliminary plat is consistent with the gating of Wyndswept Hills (also a gated subdivision).

Concurrency Impact Analysis
Highland Hills Subdivision – Preliminary Plat

The proposed project includes a total of 38 single family detached residential units and an additional lot for future amenities.

Stormwater:

A detailed stormwater management plan will be provided with the construction plans for this project. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family Detached Home	300.00	38	Per Unit	11,400
Parks – with toilets per person	4.00	50	People	200

Table 3-a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,565,500
Highland Hills	11,600
Reserved Capacity[2]	394,967
Available Capacity	327,933
Percentage of Permitted Design Capacity Utilized	85.74%

Sources:
1. *City of Alachua Public Services Department, April 2025.*
2. *Table 1, July 2025 Development Monitoring Report*

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.
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.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family Detached Home	300.00	38	Per Unit	11,400
Parks – with toilets per person	4.00	50	People	200

Table 4-a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Highland Hills	11,600
Reserved Capacity[2]	365,723
Available Capacity	309,677
Percentage of Permitted Design Capacity Utilized	79.35%

Sources:
1. *City of Alachua Public Services Department, April 2025.*
2. *Table 1, July 2025 Development Monitoring Report*

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact:
Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 69.35 tons per year (38 DU * 2.5 persons/DU * 0.73 tons/capita/year = 69.35 tons per year).

As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 5-a. Solid Waste Impacts - Final Development Orders		
System Category	Pounds Per Day	Tons Per Year
Exisiting Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	28,704.04	5,238.49
New River Solid Waste Facility Anticipated Capacity[3]	30+ Years	

Sources:

1. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 2.1.a, CFNGAR Element.*

Formula: 11,296 persons x 0.73 tons per year.

2. *Table 1, July 2025 Development Monitoring Report*

3. *New River Solid Waste Association, April 2025.*

Recreation:

Project impacts are 38 DU * 2.5 persons/DU x 5 acres/1,000 persons = 0.48 acres. As shown in the following table, there is adequate capacity available to support this development.

Table 6-a. Recreation Impacts - Final Development Orders	
System Category	Acreage
Current Recreation Acreage[1]	135.48
Less Existing Demand[2]	56.48
Highland Hills	0.48
Reserved Capacity[3]	12.44
Available Capacity	66.08
Percentage of Permitted Design Capacity Utilized	51.23%

Sources:

1. *Table 6-e.*

2. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 1.2.b, Recreation Element; Formula: 11,296/(5 acres/1,000 persons).*

3. *Table 1, July 2025 Development Monitoring Report*

Traffic:

For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs]. In the case of this project, that includes Segment #5 – US 441 from SR 235 to I-75.

The proposed 38 lot subdivision will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441, segment 5).

TABLE 1: PROJECT TRIP GENERATION

PROPOSED

PROPOSED: 38 Single Family Detached Homes and Lots
ITE LAND USE: 210 Single-Family Detached Housing
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

38 DWELLING UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	38	26.60	26%	74%	6.92	19.68
PM	0.94	38	35.72	64%	36%	22.86	12.86
ADT	9.43	38	358.34	50%	50%	179.17	179.17

TABLE 2: TRIP DISTRIBUTION

Segment ID	Projected Trips Daily	Projected Trips AM Peak	Projected Trips PM Peak
U.S. Hwy 441, Segment 5 (SR 235 to I-75)	358	27	36

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected		Capacity
Segment ID:	Segment Limits:	MSV		Existing	Res'vd	Trips	Available	Used (%)
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	2,486	358	9,656	75.24%
		Peak Hour	3,510	2,239	230	36	1,005	71.37%

Source: City of Alachua July 2025 Development Monitoring Report

Schools:

The preliminary plat proposes 38 single family units. Below is the associated multiplier and projected number of student stations generated by the project: 5 elementary, 2 middle and 3 high school.

Student Generation Multipliers			
	Elementary	Middle	High
Single Family	0.12	0.06	0.09
Source: Alachua County Public Schools Five Year District Facilities Plan			

Based on the proposed impact (5 elementary, 2 middle and 3 high school student stations) generated as indicated above, the proposed preliminary plat will not exceed the available student stations available for the Northwest Alachua CSA, Mebane CSA and Santa Fe CSA, as demonstrated in the tables below provided by the SBAC:

Table 7-c. Elementary CSA Available FISH Capacity & Level of Service

Elementary School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	302	82%	315	81%	323	80%	387	77%
Southwest Alachua	623	89%	631	89%	659	88%	901	84%
Gainesville East Alachua	2,358	71%	2,503	70%	2,536	70%	2,817	66%
ELEMENTARY TOTAL	**3,283**	**79%**	**3,449**	**78%**	**3,518**	**77%**	**4,105**	**74%**

Table 7-e. Middle School CSAs: Available FISH Capacity & Level of Service

Middle School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	243	77%	259	76%	290	73%	270	75%
Fort Clarke	-53	106%	-34	104%	1	100%	-22	102%
Kanapaha	134	89%	156	87%	196	84%	170	86%
Hawthorne	-19	111%	-15	109%	-8	104%	-13	107%
High Springs	72	83%	79	81%	91	78%	83	80%
Lincoln	350	67%	364	65%	389	63%	373	65%
Mebane	455	42%	462	41%	474	40%	466	41%
Oak View	83	91%	140	85%	171	82%	151	84%
Westwood / Transitional (until August 2024)	258	77%	333	72%	364	69%	344	71%
MIDDLE TOTAL	**1,523**	**83%**	**1,744**	**78%**	**1,968**	**75%**	**1,822**	**77%**

Source: 2022-2023 Alachua County Public Schools

Table 7-g. High School CSAs: Available FISH Capacity & Level of Service

High School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-519	126%	-487	124%	-471	123%	-396	118%
Eastside	729	63%	1,073	57%	1,082	56%	1,124	54%
Gainesville	49	97%	73	96%	84	96%	140	92%
Hawthorne	219	55%	222	54%	224	54%	232	51%
Newberry	-66	110%	-57	108%	-52	108%	-30	104%
Santa Fe	131	90%	146	89%	153	88%	187	85%
HIGH TOTAL	**543**	**94%**	**970**	**89%**	**1,020**	**89%**	**1,257**	**86%**

Source: 2022-2023 Alachua County Public Schools

HIGHLAND HILLS
eda PROJECT No. 2021-0155.S01
MAY 16, 2024

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF NW 151ST BOULEVARD, AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 4060, PAGE 1500 AND OFFICIAL RECORDS BOOK 4060, PAGE 1507 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 44°12'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, A DISTANCE OF 28.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 197.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°04'58" EAST, 196.04 FEET; THENCE SOUTH 69°45'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 851.51 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3253, PAGE 548 OF SAID PUBLIC RECORDS; THENCE SOUTH 20°13'52" WEST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 137.76 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 13°17'17", A DISTANCE OF 115.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°39'36" WEST, 115.70 FEET; THENCE SOUTH 07°04'29" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 58.90 FEET; THENCE NORTH 69°45'46" WEST, ALONG SAID BOUNDARY LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 1244.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF SAID PUBLIC RECORDS; THENCE NORTH 42°32'53" EAST, ALONG SAID WESTERLY LINE AND CONTINUING ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS, A DISTANCE OF 394.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.36 ACRES, MORE OR LESS.

Eggs-travaganza as Easter Egg Hunt delivers fun

Special to
Alachua County Today

ALACHUA – In the heart of Alachua, the City of Alachua's Recreation & Culture Department continues to be a source of community engagement. Last week and weekend the Alachua community provided a packed punch of activities and events at local parks and facilities. An estimated crowd of over 7,000 people enjoyed fun and excitement at open space locations including the Hal Brady Gym and Legacy's Multipurpose Center with.

This past Saturday the City of Alachua's Recreation & Culture Department hosted the annual Easter Egg Hunt for children ages 3 - 10 years of age. For some, the event has become a cherished family tradition as parents, who once hunted eggs on the expansive grounds, now bring their own children to experience the same excitement and create memories.

Well over 1,000 eggs spread throughout the Hal Brady Complex were found by some 100 excited and determined children, baskets in hand. Many families walked away with baskets provided by the local Dollar General Distribution Center. Even the Easter Bunny made an appearance throughout the entire event. Adding to the memories, Magnolia Lane Photography donated time to take family photos and action shots of the event.

Prior to Saturday's event, Santa Fe Babe Ruth Softball and Baseball hosted games throughout the week with Union County, Ocala Wrigley, Branford, Chiefland and Newberry.

The Santa Fe Soccer Alliance hosted practices and academy games with their record setting numbers of almost 400 participants this Spring Season—12 games played (all local) at Legacy Multipurpose Fields.

The City of High Springs Youth Volleyball and 399 Sports/Recreation hosted weekday games and practices at Legacy's Multipurpose Center and the Hal Brady Recreation Gym.

Spring season marches on from early April to late May, and each week and weekend throughout spring season, from basketball to volleyball, sports enthusiasts of all ages are taking advantage of the indoor facilities, fostering friendships, skills and healthy competition among local youth.

Photo special to *Alachua County Today* by Magnolia Lane Studios

For decades the City of Alachua's Recreation & Culture Department's mission has been to provide a safe and enjoyable atmosphere with volunteer support from local residents. Recreation department staff say none of the activities and events can be manageable without the support of the Alachua City Commission, merchants and a strong volunteer base.

Looking ahead, coming up in the following weeks – A.C.T.F.O.R and Santa Fe Youth Soccer Alliance Host Games at the Hal Brady Recreation Complex and Legacy's Multipurpose Fields on April 12 and 13.

And 399 Sports/Recreation & Prep Zone will host their local High School All-Star Basketball Tournament at Legacy's Multipurpose Center on April 12 & 13 as well. More information is forthcoming.

On a final note, Recreation & Culture Department staff members are ramping up efforts on their Facebook page. Detailed information like events, programs, availability/access to fields and facilities, schedules and more are consistently provided weekly and daily. And staff members are encouraging people to visit Facebook – City of Alachua Recreation & Culture Department and "like" the page.

# # #

Email editor@alachuatoday.com

City of ALACHUA
the good life community

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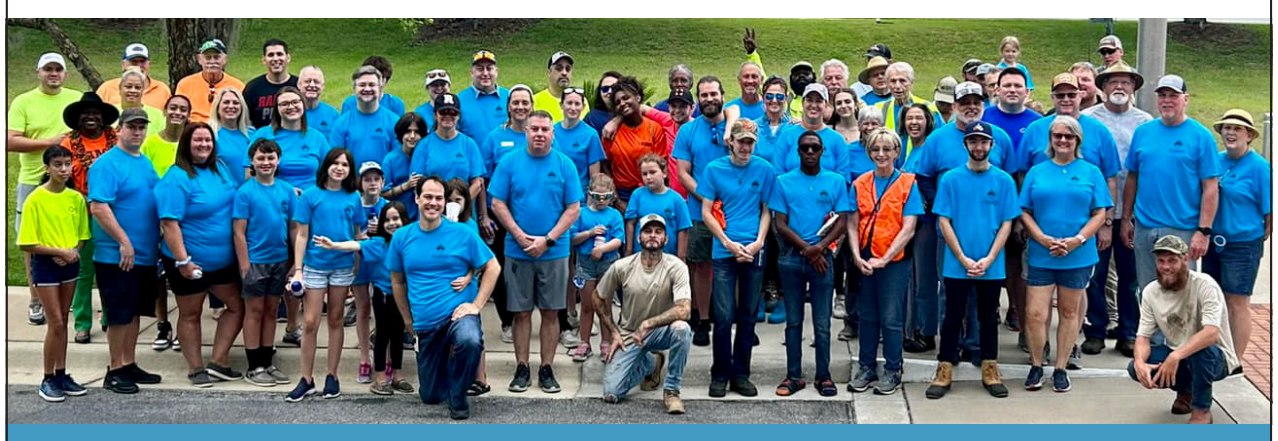

JOIN NEIGHBORS AND FRIENDS AS WE TEAM UP TO
KEEP ALACHUA BEAUTIFUL

SATURDAY, MAY 4, 2024 | 8:30 A.M. TO NOON AT CITY HALL

BREAKFAST PROVIDED AT 8:00 A.M. AND LUNCH PROVIDED AT NOON

THANK YOU TO OUR SPONSORS

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ALACHUA COUNTY TODAY
NO HYPE just the FACTS

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed preliminary plat for an approximately 38-lot single-family residential subdivision with associated infrastructure on Alachua County tax parcel numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000 generally located at 15149 NW 151st Blvd in the Medium Density Residential future land use designation and RMF-8 zoning district. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 5:00 pm on Wednesday, April 24, 2024, in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes, P.E.
eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - April 4, 2024)

eda consultants · inc.

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980

GC520473 $695,000

24042/24016 W US HWY 27 HIGH SPRINGS

Two beautiful, historic homes in High Springs! Currently used as a Bed & Breakfast, these vintage homes can be your new residence or take over the Turn-Key business. The Grady House & Easterlin House have been pillars in High Spring's community for many, many years.

GC519208 $2,500 month

16407 NW 174TH DR D&E ALACHUA

Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!

GC517304 $524,000

11306 CREEK DRIVE ALACHUA

Nestled in the heart of the Turkey Creek Golf Community of Alachua, this stunning English Tudor style home is a true castle for those who appreciate timeless elegance. With enchanting castle-like features, this property is more than just a house; it is a dream come true.

GC519511 $420,000

210 LAKE RAY RD HAWTHORNE

Your Country Oasis awaits you: A Unique one of a kind 3 level pine log home on most desirable Cowpen Lake. The home features 4BR 3BA on 3split levels: main, upper level and recently finished walkout basement with a 1 car garage.

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Advertisement for Bids

The Gainesville Housing Authority (GHA) will receive bids for the following project:

Lead Risk Assessment Services for GHA Properties
RFP 2024-06

All bidders are invited to attend a Pre-bid conference, at 10:00 a.m., Thursday, April 4, 2024 at 1900 S.E. 4th Street – Main Office; Gainesville, FL 32641.

Bids are to be submitted no later than 5:00 p.m. local time, Friday, April 12, 2024. All bids received at 5:00 p.m. or prior will be publicly opened and read at the GHA's Main Office located at 1900 S.E. 4th Street; Gainesville, FL 32641.

How to Obtain Bid Documents

Contract documents (plans and specifications) may be obtained by General Contractors via Demand Star at www.demandstar.com or by emailing Vince Marino at VinceM@gnvha.org. Electronic documents are available at no charge.

Questions regarding bid solicitation must be submitted digitally to Gainesville Housing Authority, 1900 S.E. 4th St. – Main Office; Gainesville, FL 32641 through www.demandstar.com or via email to Vince Marino at VinceM@gnvha.org

The provisions of Section 3, Davis Bacon Act and other Acts will apply to the entire Scope of Work. It is incumbent upon the bidders to know and understand these provisions prior to bidding.

EEO Equal Opportunity Employer

EQUAL HOUSING OPPORTUNITY

(Published: Alachua County Today - March 28, 2024 and April 4, 2024)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop - NW 151st Blvd Preliminary Plat**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **April 4, 2024**.

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 **6th day of April 2024** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

NEIGHBORHOOD WORKSHOP NOTICE

Date: Wednesday, April 24, 2024

Time: 5:00 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed preliminary plat for an approximately 38-lot single-family residential subdivision with associated infrastructure on Alachua County tax parcel numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000, generally located at 15149 NW 151st Blvd in the Medium Density Residential future land use designation and RMF-8 zoning district. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
permitting@edafl.com (352) 373-3541

03863-020-046
CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

03863-020-049
FLORIDA VICENTE C & MIRA ANTONETTE R
14974 NW 150TH LN
ALACHUA, FL 32615

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03868-002-001
CITY OF ALACHUA
P O BOX 9
ALACHUA, FL 32616

03868-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03863-020-050
MCMAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

03863-020-048
PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03066-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616-1990

03863-020-047
MONTALVO MARITZA AMALY RIVERA
14953 NW 150TH LN
ALACHUA, FL 32615

03863-020-045
CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

03863-020-000
WYNDSWEPT HILLS HOMEOWNERS ASSOCIATION INC
PO BOX 310
ALACHUA, FL 32616-0310

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Mike DaRoza
City Manager
PO Box 9
Alachua, FL 32615

Neighborhood Meeting Minutes

Project: NW 151st Blvd Proposed Preliminary Plat

Meeting Date & Time: April 24, 2024, 5:00 PM

Community Participants: 1 participant in total – See Sign-In Sheet

Project Representatives: Sergio Reyes and Clay Sweger, eda

Meeting Minutes:

EDA gave a brief presentation related to the details of the proposed preliminary plat and opened the floor to questions. The community participant indicated that he did not have any questions and is the property owner to the north and thinks that residential development on this property is a good idea. The meeting ended at 5:15 pm.

Neighborhood Meeting - Sign-in Sheet

Project: NW 151st Blvd Proposed Preliminary Plat

Date & Time: April 24, 2024, 5:00 PM

Location: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
Chris Korosic	15710 NW US Hwy 441	256-7227	C.Korosic@gmail.com

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 5/30/24

NAME & DESCRIPTION OF PROJECT Highland Hills Subdivision Preliminary Plat for a 38 lot single family residential subdivision with associated infrastructure.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 15149 NW 151ST BLVD

Tax Parcel Numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000

Acreage 8.36 +/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 38
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student 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 to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	38	**units X 0.12 Elementary School Multiplier**	5	**Student Stations**
MIDDLE	38	**units X 0.06 Middle School Multiplier**	2	**Student Stations**
HIGH	38	**units X 0.09 High School Multiplier**	3	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click 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 for 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 School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: cvega@edafl.com

PROPERTY OWNER

Name: 10.47 LLC
Mailing Address 15260 NW 147TH Dr, Ste 200
ALACHUA, FL 32615
Phone: 352-316-0732
Email mccauleyjmd@yahoo.com

CERTIFICATION

PROJECT NAME : **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject 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 (see 09.14.2022 Capacity Table)

Elementary SCSA Capacity Required

☐ Capacity Available — Available Capacity

☐ Capacity Available in 5 yrs* — Available Capacity

☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Capacity Required

☐ Capacity Available — Available Capacity

☐ Capacity Available in 5 yrs* — Available Capacity

☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA

☐ Capacity Available — Available Capacity

☐ Capacity Available in 5 yrs* — Available Capacity

☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Highland Hills Subdivision - Amenity Lot
Owner/Developer:
Property Address: 15149 NW 151st Blvd

NFPA Calculation

Fire Flow Area (SF)	=	1,000	
Occupancy Class	=	Assembly	
Construction Type	=	V (000)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	0%	
Reduction per 18.4.5.2.1		0	gpm
Needed Fire Flow	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow	1,500	gpm

07/30/2025

720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Highland Hills Subdivision - Residential Lot
Owner/Developer:
Property Address: 15149 NW 151st Blvd

NFPA Calculation

Fire Flow Area (SF)	=	2,200	
Occupancy Class	=	One-Family Dwelling	
Construction Type	=	V (000)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	0%	
Reduction per 18.4.5.2.1		0	gpm
Needed Fire Flow	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow	**1,500**	**gpm**

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Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	7/30/2025
Project:	Highland Hills Subdivision	**Engineer:**	NMD
	AMENITY BUILDING	**Checked By:**	CSV
Location:	15149 NW 151st Blvd		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1000 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 1,000 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **853.8149682**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Left:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 50
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 50
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Right:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 50
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 50
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 750 x 0.85 x [1 + (0.17 + 0)

NFF= 745.875 gpm

NFF= 750 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**7/30/2025**
Project:	Highland Hills Subdivision	**Engineer:**	**NMD**
		Checked By:	**CSV**
Location:	15149 NW 151st Blvd		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 2200 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 2,200 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1266.412255**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 35
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 35
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 35
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 35
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Left:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 75
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 75
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Right:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 75
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 75
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 1250 x 0.85 x [1 + (0.17 + 0)

NFF= 1243.125 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Worksheet for Trip Generation

Project Name : Highland Hills Subdivision

Customer / Builder Name :

Property Address : 15149 NW 151st Blvd

PROPOSED

PROPOSED: 38 Single Family Detached Homes and Lots

ITE LAND USE: 210 Single-Family Detached Housing

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

38 DWELLING UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	38	26.60	26%	74%	6.92	19.68
PM	0.94	38	35.72	63%	37%	22.50	13.22
ADT	9.43	38	358.34	50%	50%	179.17	179.17

*Amenity lot is not expected to generate additional trips

07/30/2025

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
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consultants inc.

Worksheet for Potable Water Demand

Project Name : Highland Hills Subdivision

Property Address : 15149 NW 151st Blvd.,
Alachua, FL 32615

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family with 1201-2250 sf of building area	300.00	38	Dwelling Unit	11,400
Parks - with toilets only per person	4.00	50	People	200
TOTAL DEMAND				**11,600**

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A- none assigned

Parcel ID Number(s): 03066-000-000

Acreage: 53.92

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Daryl Carter Title: Manager

Company (if applicable): Carter Interstate 75 - Hwy 441 LLC

Mailing Address: 3333 S ORANGE AVE STE 200

City: ORLANDO, State: Florida ZIP: 32806

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Claudia Vega, P.E. Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com

D. REQUESTED ACTION:

Preliminary Offsite Sewer

Highland Hills Preliminary Plat

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.

Signature of Applicant

Signature of Co-applicant

Daryl Carter

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 7 day of January, 2026 by Daryl Carter, who is/are personally known to me, or who has/have produced N/A as identification.

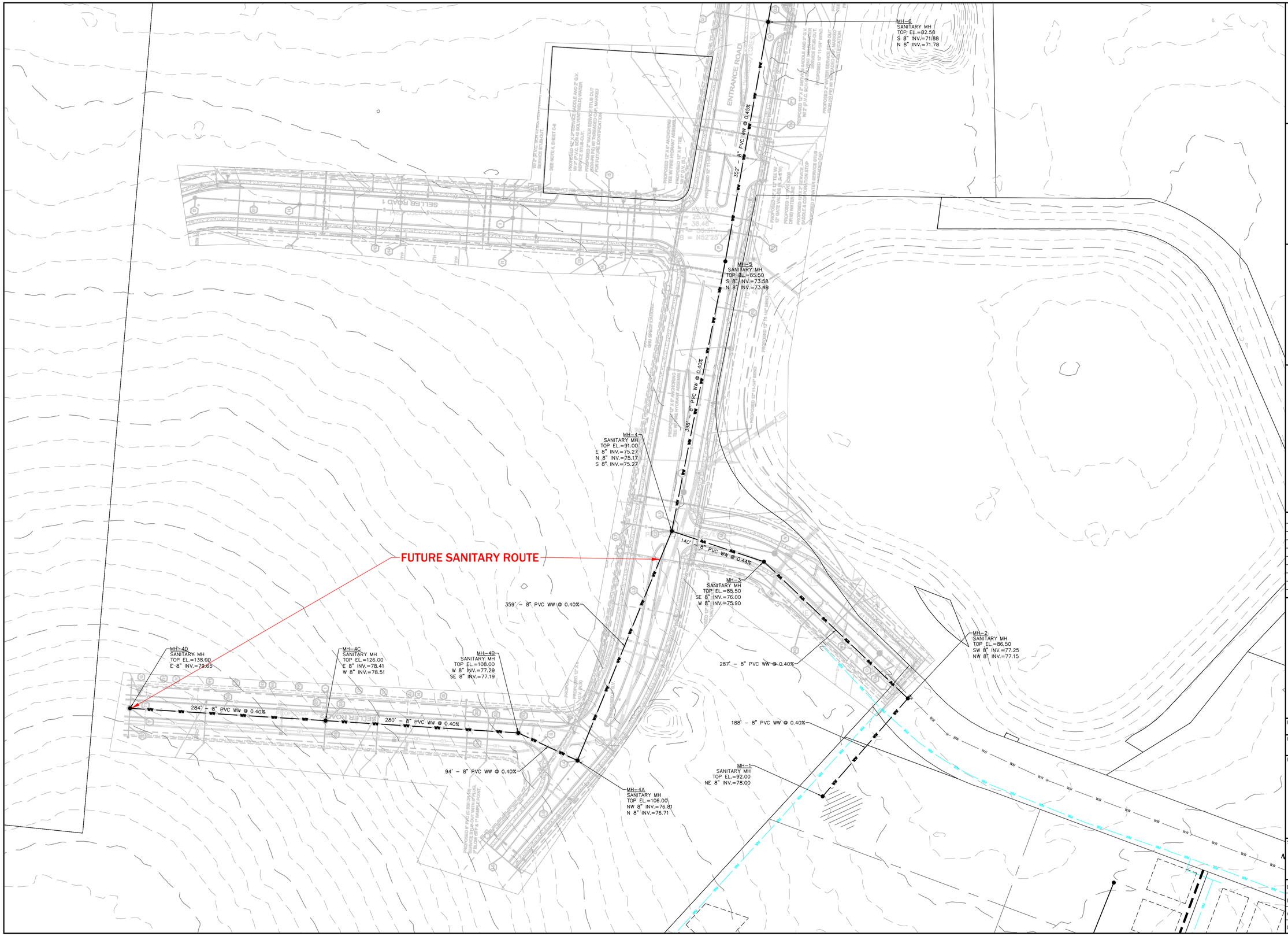
Filomena C. McCown

Filomena C. McCown

Signature of Notary Public, State of FL

Filomena C. McCown
Comm.: HH 506397
Expires: Mar. 20, 2028
Notary Public - State of Florida

\\fs\Engrprojects\Highland Hills - McCauley - 2021-0155\Design Reports\2025-07-17 Sewer again\A21155L1.dwg, C800 - CONCEPT PLAN (2), 1/7/2026 9:08:31 AM, NDavisson


MH-6
SANITARY MH
TOP EL.=82.50
S 8" INV.=71.88
N 8" INV.=71.78
ENTRANCE ROAD
352' - 8" PVC WW @ 0.45%
MH-5
SANITARY MH
TOP EL.=85.50
S 8" INV.=73.58
N 8" INV.=73.48
MH-4
SANITARY MH
TOP EL.=91.00
E 8" INV.=75.27
N 8" INV.=75.17
S 8" INV.=75.27
398' - 8" PVC WW @ 0.40%
140' - 8" PVC WW @ 0.44%
FUTURE SANITARY ROUTE
MH-3
SANITARY MH
TOP EL.=85.50
SE 8" INV.=76.00
W 8" INV.=75.90
359' - 8" PVC WW @ 0.40%
MH-2
SANITARY MH
TOP EL.=86.50
SW 8" INV.=77.25
NW 8" INV.=77.15
287' - 8" PVC WW @ 0.40%
MH-4D
SANITARY MH
TOP EL.=138.00
E 8" INV.=79.65
MH-4C
SANITARY MH
TOP EL.=126.00
E 8" INV.=78.41
W 8" INV.=78.51
MH-4B
SANITARY MH
TOP EL.=108.00
W 8" INV.=77.29
SE 8" INV.=77.19
284' - 8" PVC WW @ 0.40%
280' - 8" PVC WW @ 0.40%
94' - 8" PVC WW @ 0.40%
188' - 8" PVC WW @ 0.40%
MH-4A
SANITARY MH
TOP EL.=106.00
NW 8" INV.=76.81
N 8" INV.=76.71
MH-1
SANITARY MH
TOP EL.=92.00
NE 8" INV.=78.00
SELLER ROAD 1
SELLER ACCESS ACCESS
PROPOSED 12" FM
PROPOSED 12" FM (HDPE)
PROPOSED 12" FM (HDPE)
PROPOSED 12" FM (HDPE)

HIGHLAND HILLS SUBDIVISION

PRELIMINARY PLAT

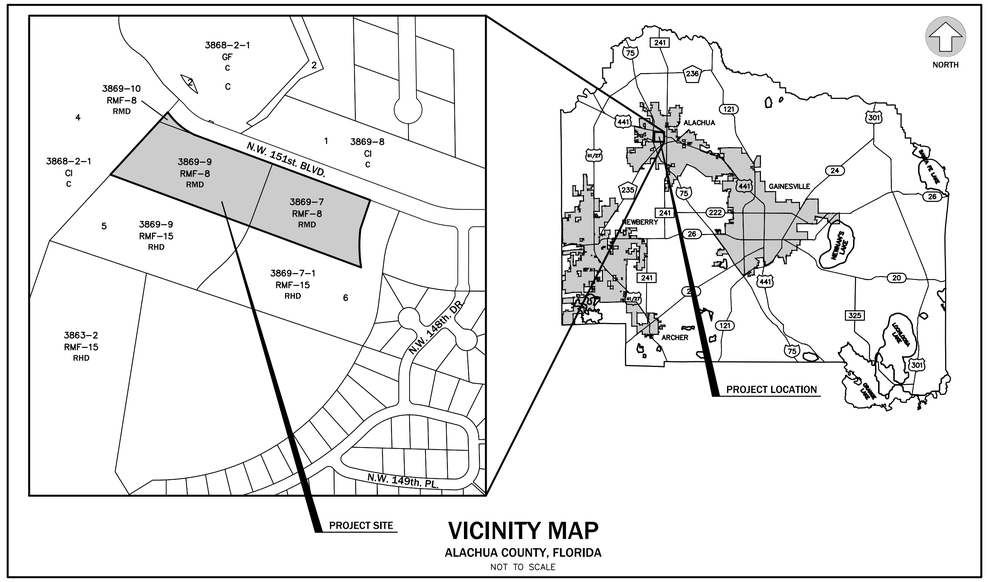
CITY OF ALACHUA, FLORIDA

NOT FOR FINAL RECORDING

DEVELOPMENT INFORMATION		
1.	NAME OF PROJECT:	HIGHLAND HILLS SUBDIVISION
2.	TITLE UNDER WHICH IT WILL BE RECORDED:	HIGHLAND HILLS SUBDIVISION
3.	PROJECT DESCRIPTION:	A RESIDENTIAL SUBDIVISION OF 38 LOTS WITH ASSOCIATED UTILITIES.
4.	PROJECT ADDRESS:	15149 NW 151ST BLVD ALACHUA, FL 32615
5.	TAX PARCEL NUMBERS:	03869-010-000, 03869-007-000, AND A PORTION OF 03869-009-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST
7.	ZONING:	MULTI-FAMILY RESIDENTIAL (RMF-8)
8.	FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (RMD)
9.	PROJECT AREA:	8.63± ACRES

CONTACT INFORMATION		
1.	PROPERTY OWNER	10.47 LLC 15260 N.W. 147th DRIVE ALACHUA, FL 32615 (386)-418-0015
2.	ENGINEER OF RECORD	eda CONSULTANTS, INC 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 CONTACT: SERGIO REYES, P.E.
3.	PLANNER	eda CONSULTANTS, INC 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 CONTACT: CLAY SWEGER, AICP, LEED AP
4.	SURVEYOR OF RECORD	eda CONSULTANTS, INC 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 CONTACT: JARED ROGERS, PSM

ADJACENT PROPERTY INFORMATION					
MAP#	PARCEL NUMBER	ACREAGE	ZONING	FLU	OWNER NAME
1.	03869-008-000	6.21	CI	C	C. KOROSIC
2.	03868-002-000	1.41	GF	C	CITY OF ALACHUA
3.	03868-002-001	11.43	GF	C	CITY OF ALACHUA
4.	03066-000-000	53.92	CI	C	FIRST STREET GROUP
5.	03869-009-000	10.57	RMF-15	RHD	10.47 LLC
6.	03869-007-001	22.88	RMF-15	RHD	ALACHUA DEVELOPMENT LLC



VICINITY MAP

ALACHUA COUNTY, FLORIDA

NOT TO SCALE

LEGEND:

ZONING:

CI – COMMERCIAL INTENSIVE
RMF8 – MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
RSF15 – MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
GF – GOVERNMENT FACILITY

FUTURE LAND USE:

C – COMMERCIAL
RMD – RESIDENTIAL MEDIUM DENSITY
RHD – RESIDENTIAL HIGH DENSITY

CONTACT INFORMATION		
1.	PROPERTY OWNERS:	JIM McCAULEY 15260 NW 147TH DR ALACHUA, FL 32615
3.	PROFESSIONAL ENGINEER OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAUDIA VEGA, P.E.
4.	PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
5.	SURVEYOR OF RECORD:	CHW Professional Consultants inc. 11801 RESEARCH DR. ALACHUA, FL 32615 (352) 331-1976 CONTACT: CHAD A. COLSON, PSM

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA. MIN. (SF)	5,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	65%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

UTILITY INFORMATION		
1.	ELECTRIC:	CITY OF ALACHUA
2.	POTABLE WATER:	CITY OF ALACHUA
3.	WASTE WATER:	CITY OF ALACHUA
4.	FIRE SUPPRESSION WATER SUPPLY:	CITY OF ALACHUA

STORMWATER MAINTENANCE RESPONSIBILITY:

THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.

FEMA NOTE:
THE PROJECT IS WITHIN FEMA ZONE X

TRIP GENERATION

ITE LAND USE: 210 Single-Family Detached Housing

PROPOSED: 38 Single Family Detached Homes and Lots

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	38.00	26.60	26%	74%	6.92	19.68
PM	0.94	38.00	35.72	64%	36%	22.86	12.86
ADT	9.43	38.00	358.34	50%	50%	179.17	179.17

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF NW 151ST BOULEVARD, AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 4060, PAGE 1500 AND OFFICIAL RECORDS BOOK 4060, PAGE 1507 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 44°12'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, A DISTANCE OF 28.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°44'36"; A DISTANCE OF 197.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°04'58" EAST, 196.04 FEET; THENCE SOUTH 69°45'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 851.51 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3253, PAGE 548 OF SAID PUBLIC RECORDS; THENCE SOUTH 20°13'52" WEST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 137.76 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 13°17'17", A DISTANCE OF 115.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°39'36" WEST, 115.70 FEET; THENCE SOUTH 07°04'29" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 58.90 FEET; THENCE NORTH 69°45'46" WEST, ALONG SAID BOUNDARY LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 1244.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF SAID PUBLIC RECORDS; THENCE NORTH 42°32'53" EAST, ALONG SAID WESTERLY LINE AND CONTINUING ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS, A DISTANCE OF 394.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.36 ACRES, MORE OR LESS.

DRAWING INDEX

Sheet Number	Sheet Title
C100	COVER SHEET
C110	PRELIMINARY MASTER PLAN
C120	SOILS MAP
C200	OVERALL SITE PLAN
C210	LAYOUT (1 OF 3)
C220	LAYOUT (2 OF 3)
C230	LAYOUT (3 OF 3)
C300	MASTER DRAINAGE PLAN
C400	MASTER UTILITY PLAN
C410	UTILITY PLAN (1 OF 3)
C420	UTILITY PLAN (2 OF 3)
C430	UTILITY PLAN (3 OF 3)
C440	OFFSITE UTILITY PLAN
C450	OFFSITE UTILITY PLAN
C460	OFFSITE UTILITY PLAN
C500	CROSS SECTIONS AND DETAILS
V-001	BOUNDARY SURVEY
1 – 7	TOPOGRAPHIC SURVEY BY OTHERS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

No.	Date	Comment

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Professional Engineer of Record:

Digitally signed by Claudia Vega
Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:20-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C100

I:\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C100-COVER-CITY, 1/7/2026 9:41:06 AM, TRockwell

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C110-PRE MASTER PLAN, 1/7/2026 9:41:07 AM, TRockwell

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA. MIN. (SF)	5,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	65%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

EXISTING STORMWATER SYSTEM SERVING THIS PROJECT

SIDEWALK (OPEN TO PEDESTRIANS)
STOP SIGN AND STREET SIGN
PROPOSED FENCE
EXISTING 80' RIGHT-OF-WAY
PEDESTRIAN CROSSING
10' EXISTING EASEMENT
10' PEDESTRIAN PATH (OPEN TO PEDESTRIANS)
NW 151ST BLVD
30' EXISTING EASEMENT
20' EXISTING EASEMENT
PROPOSED GATE WITH KNOX LOCK ELECTRIC GATE AND KEY ACCESS
54' R/W (PUBLIC ACCESS EASEMENT (P.A.E) AND P.U.E)
24" STOP BAR
OPEN SPACE
AMENITIES LOT A 5589 S.F. 0.13 Ac.
20' EXISTING EASEMENT
PEDESTRIAN CROSSING
24" STOP BAR
PEDESTRIAN CROSSING
STOP SIGN AND STREET SIGN
STOP SIGN AND STREET SIGN
50' R/W (PUBLIC ACCESS EASEMENT (P.A.E) AND P.U.E)
50' INGRESS/EGRESS EASEMENT
PRIVATE ROAD
50' R/W (P.A.E AND P.U.E)
10' P.U.E
UGE
BLOCK = 581'
BLOCK = 600'
BLOCK = 525'
BLOCK = 527'
PRIVATE ROAD
OPEN SPACE
NW 150TH CT
PROPOSED SERVICE/EXIT GATE WITH KNOX LOCK ELECTRIC GATE AND KEY ACCESS
24" STOP BAR
STOP SIGN AND STREET SIGN
PROPOSED FENCE
PEDESTRIAN CROSSING
T TURNAROUND
15' DRAINAGE EASEMENT
BUILDING SETBACKS (TYP.)
10' EXISTING EASEMENT
10' PEDESTRIAN PATH (OPEN TO PEDESTRIANS)
20' EXISTING EASEMENT
30' EXISTING EASEMENT
PROPOSED FENCE

1 5500 S.F. 0.13 Ac.	2 6280 S.F. 0.14 Ac.	3 6281 S.F. 0.14 Ac.	4 5500 S.F. 0.13 Ac.	5 5500 S.F. 0.13 Ac.	6 5500 S.F. 0.13 Ac.	7 5500 S.F. 0.13 Ac.	8 5354 S.F. 0.12 Ac.	9 5083 S.F. 0.12 Ac.	10 5270 S.F. 0.12 Ac.	11 5629 S.F. 0.13 Ac.	12 5847 S.F. 0.13 Ac.	13 5888 S.F. 0.14 Ac.	14 5807 S.F. 0.13 Ac.	15 5774 S.F. 0.13 Ac.	16 5500 S.F. 0.13 Ac.	17 5500 S.F. 0.13 Ac.	18 5500 S.F. 0.13 Ac.		
38 6579 S.F. 0.15 Ac.	37 5500 S.F. 0.13 Ac.	36 5801 S.F. 0.13 Ac.	35 6777 S.F. 0.16 Ac.	34 6253 S.F. 0.14 Ac.	33 5500 S.F. 0.13 Ac.	32 5500 S.F. 0.13 Ac.	31 5500 S.F. 0.13 Ac.	30 5500 S.F. 0.13 Ac.	29 5355 S.F. 0.12 Ac.	28 5084 S.F. 0.12 Ac.	27 5376 S.F. 0.12 Ac.	26 5742 S.F. 0.13 Ac.	25 5769 S.F. 0.13 Ac.	24 5681 S.F. 0.13 Ac.	23 5724 S.F. 0.13 Ac.	22 5778 S.F. 0.13 Ac.	21 5500 S.F. 0.13 Ac.	20 5500 S.F. 0.13 Ac.	19 5500 S.F. 0.13 Ac.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE

No.	Date	Comment

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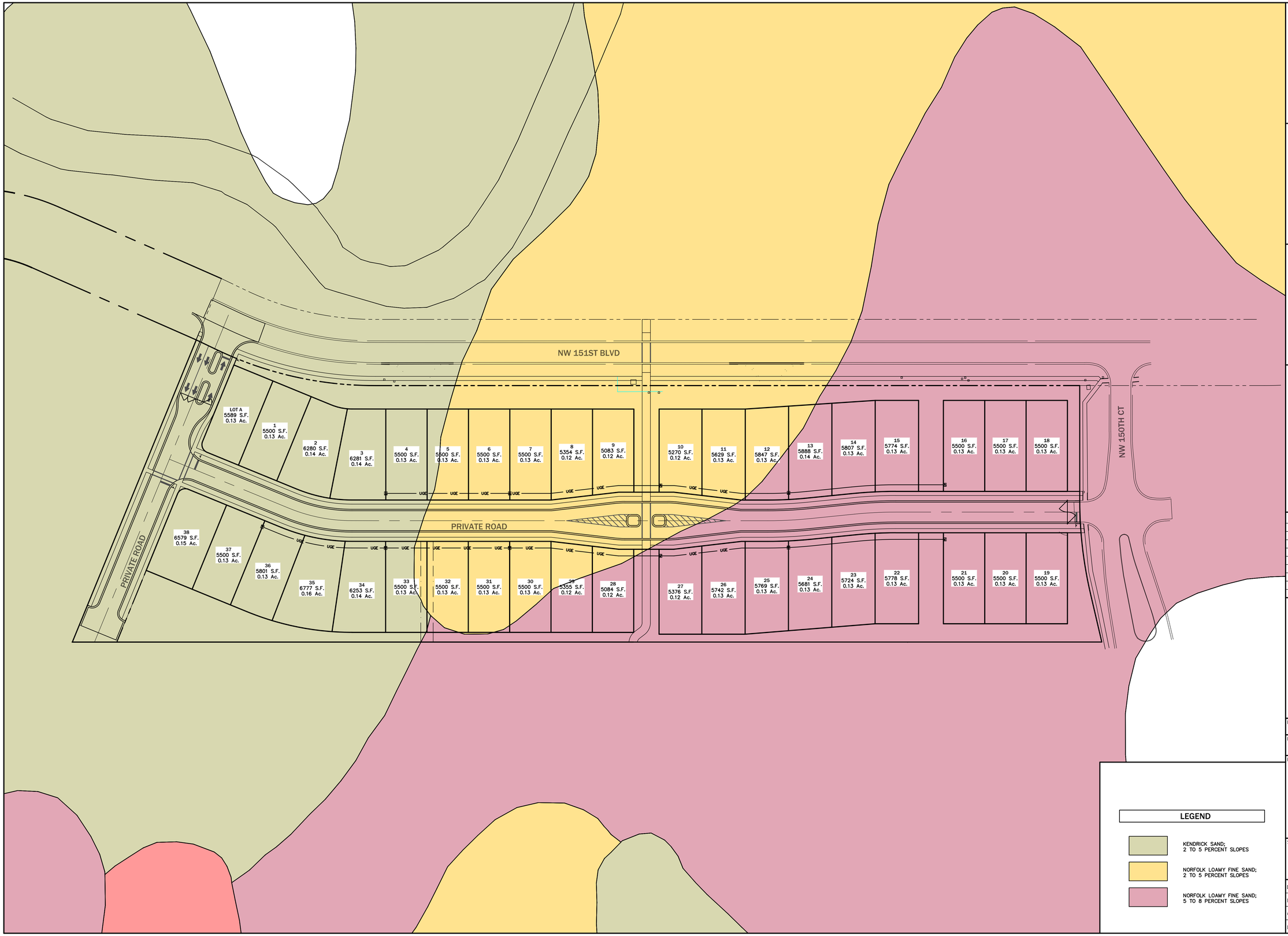
Professional Engineer of Record:
Digitally signed by Claudia Vega
Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:30-05'00'
01/07/2026
Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155
Project phase: PRELIMINARY PLAT
Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA
Sheet title: PRELIMINARY MASTER PLAN

Designed: SJR	Sheet No.: C110
Drawn: JB	
Checked: SJR	
Date: 01/07/26	



LEGEND

- KENDRICK SAND; 2 TO 5 PERCENT SLOPES
- NORFOLK LOAMY FINE SAND; 2 TO 5 PERCENT SLOPES
- NORFOLK LOAMY FINE SAND; 5 TO 8 PERCENT SLOPES

NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

No.	Date	Comment

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Date: 2026.01.07 10:24:33-05'00'

01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: SOILS MAP

Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C120

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EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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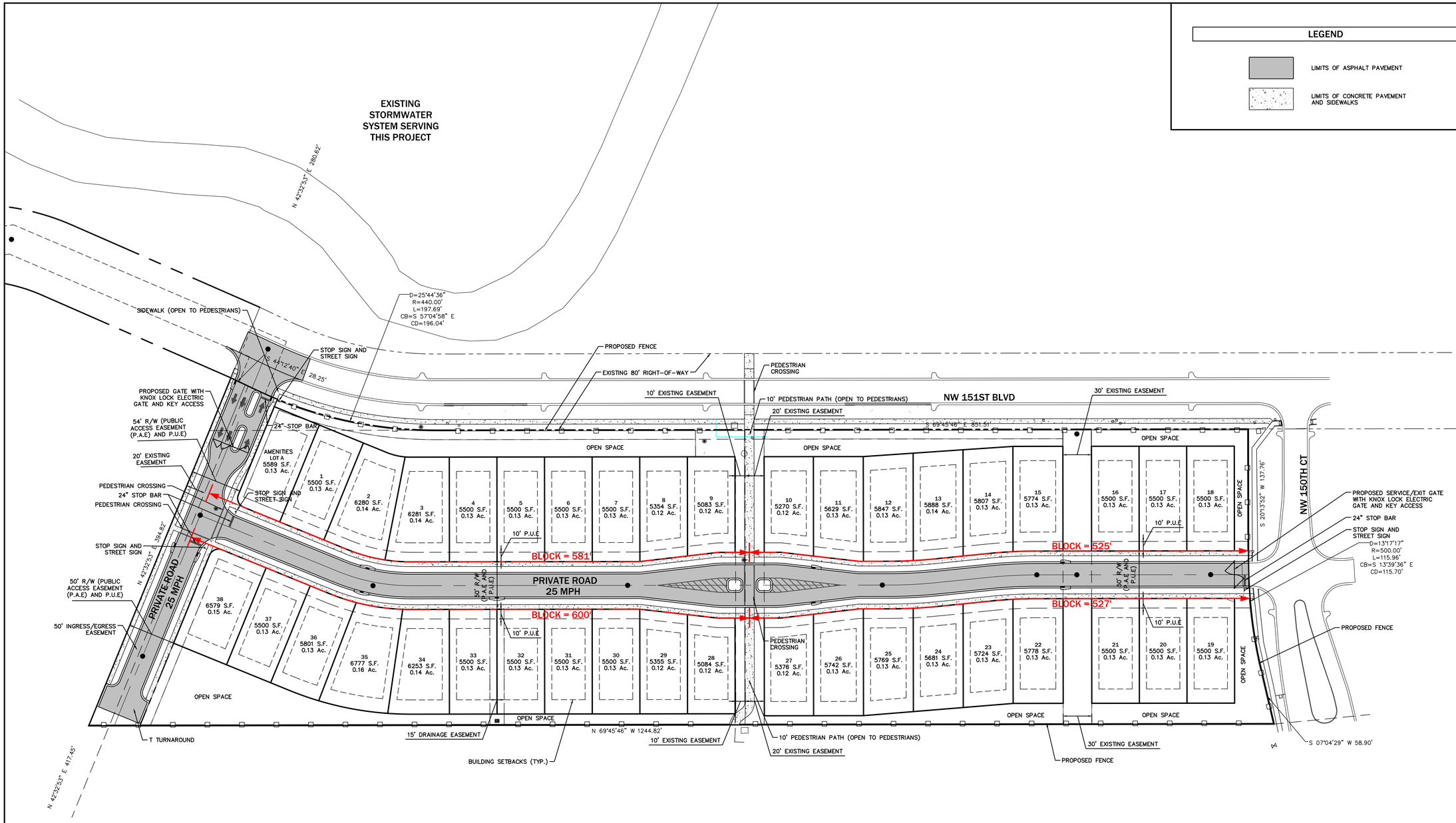

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720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
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www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE

No.	Date	Comment

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:36-05'00'

01/07/2026

Claudia S. Vega, P.E. — 51532
Engineer — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL SITE PLAN

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C200

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C200-OVERALL, 1/7/2026 9:41:18 AM, TRockwell

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A2115SPRE-PLAT.dwg, C210-LAYOUT (1), 1/7/2026 9:41:19 AM, TRockwell

S 44°12'40" E 28.25'

N 42°32'53" E 394.82'

N 69°45'46"

PRIVATE ROAD

PRIVATE ROAD

SIDEWALK OPEN TO PEDESTRIANS

24" STOP BAR

STOP SIGN AND STREET SIGN

54' R/W (P.A.E AND P.U.E)

PROPOSED GATE WITH KNOX LOCK ELECTRIC GATE AND KEY ACCESS

PEDESTRIAN CROSSING

50' R/W (P.A.E AND P.U.E)

T TURNAROUND

OPEN SPACE

AMENITIES
LOT A
5589 S.F.
0.13 Ac.

1
5500 S.F.
0.13 Ac.

2
6280 S.F.
0.14 Ac.

3
6281 S.F.
0.14 Ac.

4
5500 S.F.
0.13 Ac.

5
5500 S.F.
0.13 Ac.

6
5500 S.F.
0.13 Ac.

7
5500 S.F.
0.13 Ac.

8
5354 S.F.
0.12 Ac.

30
5500 S.F.
0.13 Ac.

31
5500 S.F.
0.13 Ac.

32
5500 S.F.
0.13 Ac.

33
5500 S.F.
0.13 Ac.

34
6253 S.F.
0.14 Ac.

35
6777 S.F.
0.16 Ac.

36
5801 S.F.
0.13 Ac.

37
5500 S.F.
0.13 Ac.

38
6579 S.F.
0.15 Ac.

LEGEND

LIMITS OF ASPHALT PAVEMENT

LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

KEY MAP
NTS

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:39-05'00'

01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT (1 OF 3)

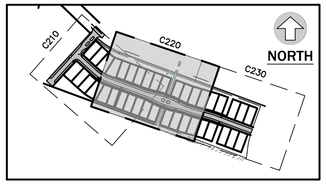
Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C210

\\fs\Engrojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C220-LAYOUT (2), 1/7/2026 9:41:22 AM, TRockwell

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS



KEY MAP
NTS

ENCHMARK LB 2389"

PEDESTRIAN CROSSING

10' PEDESTRIAN PATH
(OPEN TO PEDESTRIANS

S47°28'47.58"E
50.00'
S47°28'47.58"E
26.61'
L=18.79'
L=5.47'

OPEN SPACE

S69°45'06.91"E 40.93'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 51.77'
S69°45'06.91"E 52.38'
S73°34'30.23"E 52.49'

1
500 S.F.
.13 Ac.

2
6280 S.F.
0.14 Ac.

3
6281 S.F.
0.14 Ac.

4
5500 S.F.
0.13 Ac.

5
5500 S.F.
0.13 Ac.

6
5500 S.F.
0.13 Ac.

7
5500 S.F.
0.13 Ac.

8
5354 S.F.
0.12 Ac.

9
5083 S.F.
0.12 Ac.

10
5270 S.F.
0.12 Ac.

11
5629 S.F.
0.13 Ac.

12
5847 S.F.
0.13 Ac.

110.00' S42°31'12.42"W
110.25' S37°22'39.41"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
109.98' S20°14'53.09"W
104.18' S20°14'53.09"W
100.50' S20°14'53.09"W
N20°14'53.09"E 100.50'
104.46' S20°14'53.09"W
110.00' S20°14'53.09"W

26.61' N47°28'47.58"W
L=41.17'
L=26.85'
40.93' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
49.81' N69°45'06.91"W
0.19' N76°22'02.28"W
50.34' N76°22'02.28"W
31.94' N76°22'02.28"W
18.27' N69°45'06.91"W
17.60' N69°45'06.91"W
34.40' N63°08'11.54"W
48.07' N63°08'11.54"W
4.63' N69°45'06.91"W
27.27' N69°45'06.91"W
L=25.12'

50' R/W (P.A.E AND P.U.E)
10' PUE
10' PUE

PRIVATE ROAD

RS' (TYP.)
RS' (TYP.)

PEDESTRIAN CROSSING

10' PEDESTRIAN PATH

S47°28'47.58"E
.61'
L=29.96'
L=49.36'
L=8.14'
S69°45'06.91"E 40.74'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S63°08'11.54"E 50.34'
S63°08'11.54"E 32.13'
S69°45'06.91"E 18.09'
S69°45'06.91"E 17.67'
S76°22'02.28"E 34.27'
S76°22'02.28"E 48.19'
S69°45'06.91"E 4.51'
S69°45'06.91"E 27.39'
L=25.00'

35
6777 S.F.
0.16 Ac.

34
6253 S.F.
0.14 Ac.

33
5500 S.F.
0.13 Ac.

32
5500 S.F.
0.13 Ac.

31
5500 S.F.
0.13 Ac.

30
5500 S.F.
0.13 Ac.

29
5355 S.F.
0.12 Ac.

28
5084 S.F.
0.12 Ac.

27
5376 S.F.
0.12 Ac.

26
5742 S.F.
0.13 Ac.

25
5769 S.F.
0.13 Ac.

110.46' S41°08'08.77"W
110.43' S28°31'35.31"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
104.20' S20°14'53.09"W
100.50' S20°14'53.09"W
N20°14'53.09"E 102.67'
106.61' S20°14'53.09"W
112.15' S20°14'53.09"W

L=73.86'
L=24.06'
40.74' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
51.71' N69°45'45.83"W
52.38' N69°45'45.83"W
52.55' N74°21'20.66"W

OPEN SPACE
OPEN SPACE
OPEN SPACE

N 69°45'46" W 1244.82'

10' PEDESTRIAN PATH
(OPEN TO PEDESTRIANS

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:42-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT (2 OF 3)

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C220

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C230-LAYOUT (3), 1/7/2026 9:41:24 AM, TRockwell

NW 151ST BLVD

S 69°45'46" E 851.51'

NW 150TH CT

S 20°13'52" W 137.76'

CTVPED

DWS

TELPED

OPEN SPACE

S73°34'30.23"E 52.49'

S69°45'06.91"E 52.44'

S69°45'06.91"E 50.00'

12 5847 S.F. 0.13 Ac.

13 5888 S.F. 0.14 Ac.

14 5807 S.F. 0.13 Ac.

15 5774 S.F. 0.13 Ac.

16 5500 S.F. 0.13 Ac.

17 5500 S.F. 0.13 Ac.

18 5500 S.F. 0.13 Ac.

112.84' S20°14'53.09"W

111.61' S20°14'53.09"W

110.59' S20°14'53.09"W

110.00' S20°14'53.09"W

N20°14'53.09"E 110.00'

10' PUE

27.27' L=25.12' 27.55'

L=22.33' 30.26'

N75°28'31.59"W 25.03'

L=27.54' L=24.90'

N69°45'06.91"W 27.55'

50' R/W (P.A.E AND P.U.E)

SIDEWALK OPEN TO PEDESTRIANS

PROPOSED SERVICE/EXIT GATE WITH KNOX LOCK ELECTRIC GATE AND KEY ACCESS

24" STOP BAR

STOP SIGN AND STREET SIGN

SIDEWALK OPEN TO PEDESTRIANS

S69°45'06.91"E 27.39' L=25.00'

L=27.44' 25.14'

S75°28'31.59"E 30.15'

L=22.44' L=25.01'

S69°45'06.91"E 27.58'

25 5769 S.F. 0.13 Ac.

24 5681 S.F. 0.13 Ac.

23 5724 S.F. 0.13 Ac.

22 5778 S.F. 0.13 Ac.

21 5500 S.F. 0.13 Ac.

20 5500 S.F. 0.13 Ac.

19 5500 S.F. 0.13 Ac.

108.53' S20°14'53.09"W

108.84' S20°14'53.09"W

109.34' S20°14'53.09"W

110.00' S20°14'53.09"W

N20°14'53.09"E 110.00'

52.55' N74°21'20.66"W

52.58' N69°45'06.91"W

OPEN SPACE

D=13°17'17"
R=500.00'
L=115.96'
CB=S 13°39'36" E
CD=115.70'

BENCHMARK
SET NAIL & DISK "ELEVATION BENCHMARK LB 2
ELEV=130.23'

S 07°04'29" W 5

SIGN

LEGEND

LIMITS OF ASPHALT PAVEMENT

LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

C210 C220 C230 NORTH

KEY MAP
NTS

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:45-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT (3 OF 3)

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C230

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C300-DRAINAGE, 1/7/2026 9:41:27 AM, TRockwell

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- PROPOSED DRAINAGE DIVIDE

EXISTING STORMWATER SYSTEM SERVING THIS PROJECT

CONNECT TO EXISTING INLET

PROPOSED MANHOLE TO CONNECT TO EXISTING STORM PIPE

CONNECT TO EXISTING MANHOLE

PROPOSED MANHOLE TO CONNECT TO EXISTING STORM PIPE

NW 151ST BLVD

NW 150TH CT

PRIVATE ROAD

PRIVATE ROAD

15' DRAINAGE EASEMENT

STORMPIPE

S-1 S-2 S-3 S-4 S-5 S-6 S-7 S-8 S-9 S-10 S-11 S-12 S-13 S-14 S-15

LOT A 5589 S.F. 0.13 Ac.

1 5500 S.F. 0.13 Ac.

2 6280 S.F. 0.14 Ac.

3 6281 S.F. 0.14 Ac.

4 5500 S.F. 0.13 Ac.

5 5500 S.F. 0.13 Ac.

6 5500 S.F. 0.13 Ac.

7 5500 S.F. 0.13 Ac.

8 5354 S.F. 0.12 Ac.

9 5083 S.F. 0.12 Ac.

10 5270 S.F. 0.12 Ac.

11 5629 S.F. 0.13 Ac.

12 5847 S.F. 0.13 Ac.

13 5888 S.F. 0.14 Ac.

14 5807 S.F. 0.13 Ac.

15 5774 S.F. 0.13 Ac.

16 5500 S.F. 0.13 Ac.

17 5500 S.F. 0.13 Ac.

18 5500 S.F. 0.13 Ac.

19 5500 S.F. 0.13 Ac.

20 5500 S.F. 0.13 Ac.

21 5500 S.F. 0.13 Ac.

22 5778 S.F. 0.13 Ac.

23 5724 S.F. 0.13 Ac.

24 5681 S.F. 0.13 Ac.

25 5769 S.F. 0.13 Ac.

26 5752 S.F. 0.13 Ac.

27 5370 S.F. 0.12 Ac.

28 5084 S.F. 0.12 Ac.

29 5355 S.F. 0.12 Ac.

30 5500 S.F. 0.13 Ac.

31 5500 S.F. 0.13 Ac.

32 5500 S.F. 0.13 Ac.

33 5500 S.F. 0.13 Ac.

34 6253 S.F. 0.14 Ac.

35 6777 S.F. 0.16 Ac.

36 5801 S.F. 0.13 Ac.

37 5500 S.F. 0.13 Ac.

28 6570 S.F. 0.15 Ac.

NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

No.	Date	Comment

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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Date: 2026.01.07 10:24:49-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: MASTER DRAINAGE PLAN

Designed: SJR	Sheet No.: C300
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

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EXISTING STORMWATER SYSTEM SERVING THIS PROJECT

PROPOSED 8" PVC WASTEWATER (SEE SHEETS C440–C460 FOR OFFSITE WASTEWATER)

EXISTING DRY LINE TO BE ABANDONED

EXISTING 8" SANITARY SEWER LINE TO BE REMOVED (APPROXIMATELY 80' LF)

EXISTING 8" SANITARY SEWER LINE TO BE CUT AND PLUGGED

LIMITS OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED

EXISTING FIRE HYDRANT

10' EXISTING EASEMENT

20' EXISTING EASEMENT

CONNECT TO EXISTING SANITARY MAIN

30' EXISTING EASEMENT

EXISTING FIRE HYDRANT

NW 151ST BLVD

NW 150TH CT

20' EXISTING EASEMENT

CONNECT TO EXISTING WATER MAIN

PROPOSED 8" PVC WASTEWATER

PRIVATE ROAD

10' P.U.E

PROPOSED FIRE HYDRANT

CONNECT TO EXISTING WATER MAIN

CONNECT TO EXISTING SANITARY MAIN

PROPOSED 8" PVC WASTEWATER

10' EXISTING EASEMENT

20' EXISTING EASEMENT

30' EXISTING EASEMENT

LOT	S.F.	Ac.
A	5589	0.13
1	5500	0.13
2	6280	0.14
3	6281	0.14
4	5500	0.13
5	5500	0.13
6	5500	0.13
7	5500	0.13
8	5354	0.12
9	5083	0.12
10	5270	0.12
11	5629	0.13
12	5847	0.13
13	5888	0.14
14	5807	0.13
15	5774	0.13
16	5500	0.13
17	5500	0.13
18	5500	0.13
19	5500	0.13
20	5500	0.13
21	5500	0.13
22	5778	0.13
23	5724	0.13
24	5681	0.14
25	5769	0.13
26	5742	0.13
27	5376	0.12
28	5084	0.12
29	5355	0.12
30	5500	0.13
31	5500	0.13
32	5500	0.13
33	5500	0.13
34	6253	0.14
35	6777	0.16
36	5801	0.13
37	5500	0.13
38	6579	0.15

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:52-05'00'

01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: MASTER UTILITY PLAN

Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C400

\\fs\Engrprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A2115SPRE-PLAT.dwg, C410-UTIL (1), 1/7/2026 9:41:31 AM, TRockwell

PROPOSED 8" PVC WASTEWATER (SEE SHEETS C440 & C450 FOR OFFSITE WASTEWATER)

EXISTING 8" SANITARY SEWER LINE TO BE REMOVED (APPROXIMATELY 80 LF)

LIMITS OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED

EXISTING 8" SANITARY SEWER LINE TO BE CUT AND PLUGGED

EXISTING DRY LINE TO BE ABANDONED

EXISTING FIRE HYDRANT

OPEN SPACE

LOT A
5589 S.F.
0.13 Ac.

1
5500 S.F.
0.13 Ac.

2
6280 S.F.
0.14 Ac.

3
6281 S.F.
0.14 Ac.

4
5500 S.F.
0.13 Ac.

5
5500 S.F.
0.13 Ac.

6
5500 S.F.
0.13 Ac.

7
5500 S.F.
0.13 Ac.

8
5354 S.F.
0.12 Ac.

PROPOSED TRANSFORMER (TYP.)

PRIVATE ROAD

PROPOSED 8" PVC WASTEWATER

CONNECT TO EXISTING WATER MAIN

PROPOSED 8" PVC WATER MAIN

30
5500 S.F.
0.13 Ac.

31
5500 S.F.
0.13 Ac.

32
5500 S.F.
0.13 Ac.

33
5500 S.F.
0.13 Ac.

34
6253 S.F.
0.14 Ac.

35
6777 S.F.
0.16 Ac.

36
5801 S.F.
0.13 Ac.

37
5500 S.F.
0.13 Ac.

38
6579 S.F.
0.15 Ac.

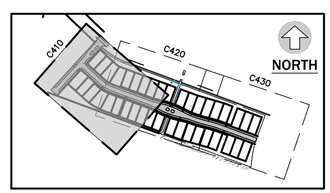
20' EXISTING EASEMENT

PRIVATE ROAD

OPEN SPACE

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- pi20 • EXISTING TREE TO REMAIN



KEY MAP
NTS

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title:
UTILITY PLAN (1 OF 3)

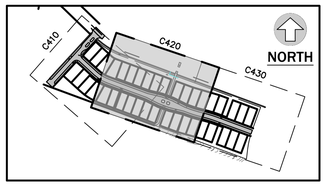
Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C410

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C420-UTIL (2), 1/7/2026 9:41:34 AM, TRockwell

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- • pl20 EXISTING TREE TO REMAIN



KEY MAP
NTS

EXISTING FIRE HYDRANT

EXISTING EASEMENT

PROPOSED PRIMARY UNDERGROUND ELECTRIC TO TIE INTO EXISTING

PROPOSED TRANSFORMER (TYP.)

PRIVATE ROAD

PROPOSED 8" PVC WASTEWATER

CONNECT TO EXISTING WATER MAIN

PROPOSED FIRE HYDRANT

EXISTING EASEMENT

1 500 S.F. .13 Ac.	2 6280 S.F. 0.14 Ac.	3 6281 S.F. 0.14 Ac.
4 5500 S.F. 0.13 Ac.	5 5500 S.F. 0.13 Ac.	6 5500 S.F. 0.13 Ac.
7 5500 S.F. 0.13 Ac.	8 5354 S.F. 0.12 Ac.	9 5083 S.F. 0.12 Ac.
10 5270 S.F. 0.12 Ac.	11 5629 S.F. 0.13 Ac.	12 5847 S.F. 0.13 Ac.
25 5769 S.F. 0.13 Ac.	26 5742 S.F. 0.13 Ac.	27 5376 S.F. 0.12 Ac.
28 5084 S.F. 0.12 Ac.	29 5355 S.F. 0.12 Ac.	30 5500 S.F. 0.13 Ac.
31 5500 S.F. 0.13 Ac.	32 5500 S.F. 0.13 Ac.	33 5500 S.F. 0.13 Ac.
34 6253 S.F. 0.14 Ac.	35 6777 S.F. 0.16 Ac.	

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:58-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (2 OF 3)

Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C420

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A2115SPRE-PLAT.dwg, C430-UTIL (3), 1/7/2026 9:41:37 AM, TRockwell

NW 151ST BLVD

EXISTING FIRE HYDRANT

OPEN SPACE

PROPOSED 4" PVC FORCE MAIN

CONNECT TO EXISTING SANITARY

OPEN SPACE

NW 150TH CT

30' EXISTING EASEMENT

PROPOSED TRANSFORMER (TYP.)

12 5847 S.F. 0.13 Ac.

13 5888 S.F. 0.14 Ac.

14 5807 S.F. 0.13 Ac.

15 5774 S.F. 0.13 Ac.

16 5500 S.F. 0.13 Ac.

17 5500 S.F. 0.13 Ac.

18 5500 S.F. 0.13 Ac.

CONNECT TO EXISTING WASTEWATER

PROPOSED 8" PVC WASTEWATER

CONNECT TO EXISTING WATER MAIN

30' EXISTING EASEMENT

25 5769 S.F. 0.13 Ac.

24 5681 S.F. 0.13 Ac.

23 5724 S.F. 0.13 Ac.

22 5778 S.F. 0.13 Ac.

21 5500 S.F. 0.13 Ac.

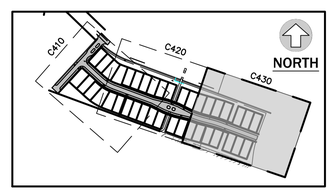
20 5500 S.F. 0.13 Ac.

19 5500 S.F. 0.13 Ac.

OPEN SPACE

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- • pi20 EXISTING TREE TO REMAIN



KEY MAP
NTS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:25:02-05'00'

01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (3 OF 3)

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C430

\\fs\Engrojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C440 - UTIL OFFSITE 1, 1/7/2026 9:41:40 AM, TRockwell

MH-5
SANITARY MH
TOP EL.=85.50
S 8" INV.=73.57
N 8" INV.=73.47

MH-4
SANITARY MH
TOP EL.=91.00
N 8" INV.=75.17
E 8" INV.=75.27
W 8" INV.=75.27

PROPOSED STUB-OUT FOR FUTURE CONNECTION

30' PUE

MH-3
SANITARY MH
TOP EL.=85.50
W 8" INV.=75.89
SE 8" INV.=75.99

PROPOSED 8" PVC WASTEWATER

LIMITS OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED

MH-2
SANITARY MH
TOP EL.=86.50
NW 8" INV.=77.14
SW 8" INV.=77.24

EXISTING 8" SANITARY SEWER LINE TO CUT AND PLUGGED

MH-1
SANITARY MH
TOP EL.=92.00
NE 8" INV.=78.00

6" PVC FM

168'

LOT A
5589 S.F.
0.13 Ac.

1
5500 S.F.
0.13 Ac.

2
6280 S.F.
0.14 Ac.

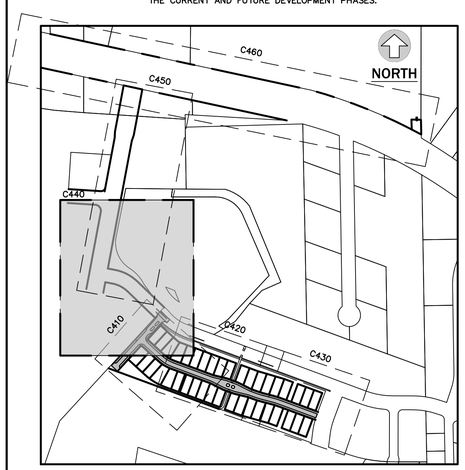
3
6281 S.F.
0.14 Ac.

4
5500 S.F.

PRIVATE ROAD

NOTE:
OFFSITE ROADWAY DESIGN AND ALIGNMENT IS CONCEPTUAL. ONLY SANITARY SEWER FACILITIES ARE TO BE INSTALLED THROUGH A PUBLIC UTILITY EASEMENT AT THIS TIME. THE ROADWAY IS NOT PART OF THE PRELIMINARY PLAT AND WILL REQUIRE AN INFRASTRUCTURE PLAN OR SITE PLAN.

NOTE:
A MINIMUM OF THREE FEET OF COVER SHALL BE PROVIDED OVER THE WASTEWATER MAIN DURING BOTH THE CURRENT AND FUTURE DEVELOPMENT PHASES.



KEY MAP
NTS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 40'
0 20 40 80
GRAPHIC SCALE

No.	Date	Comment

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01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

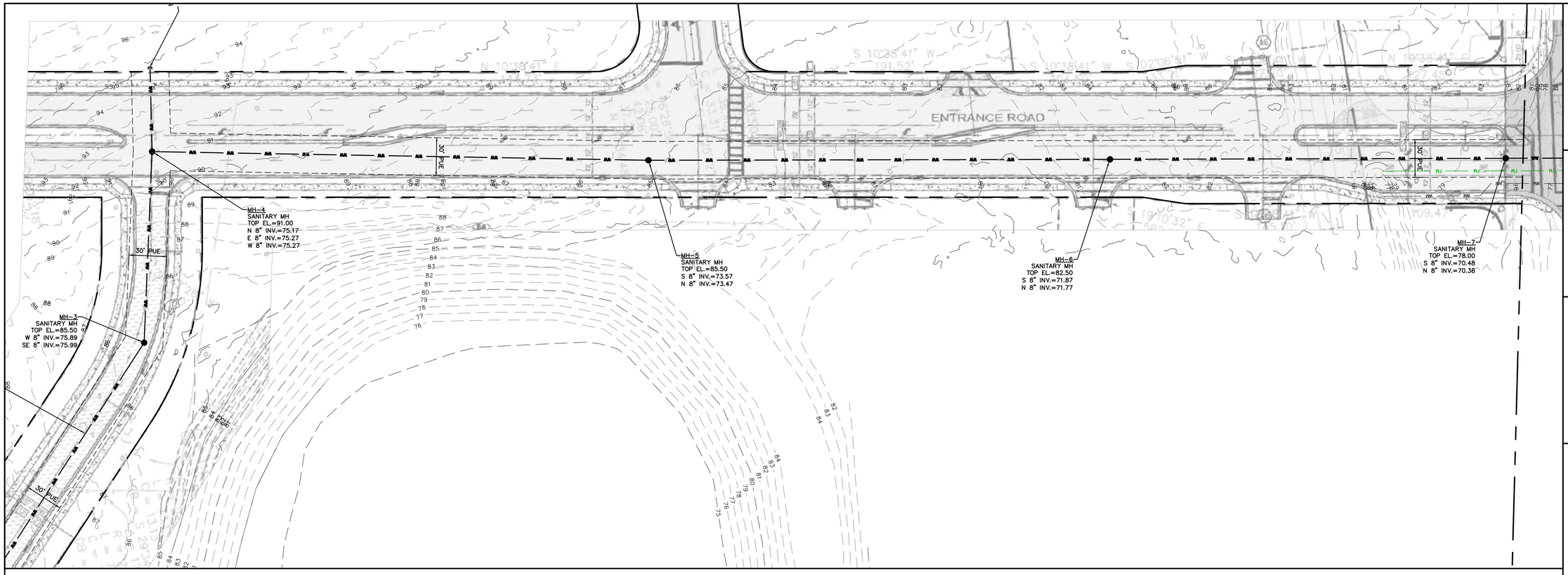
Project phase: PRELIMINARY PLAT

Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: OFFSITE UTILITY PLAN

Designed: SJR	Sheet No.: C440
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C450 - UTIL OFFSITE 2, 1/7/2026 9:41:42 AM, TRockwell



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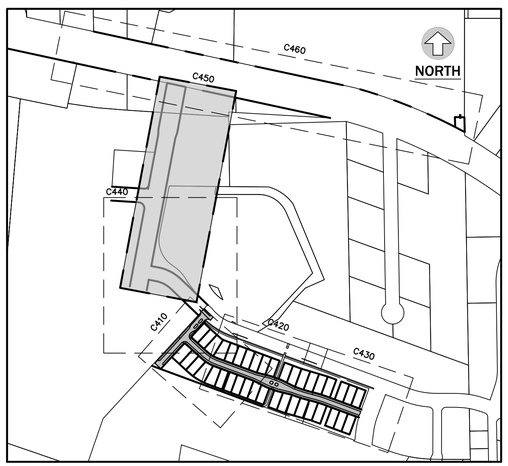
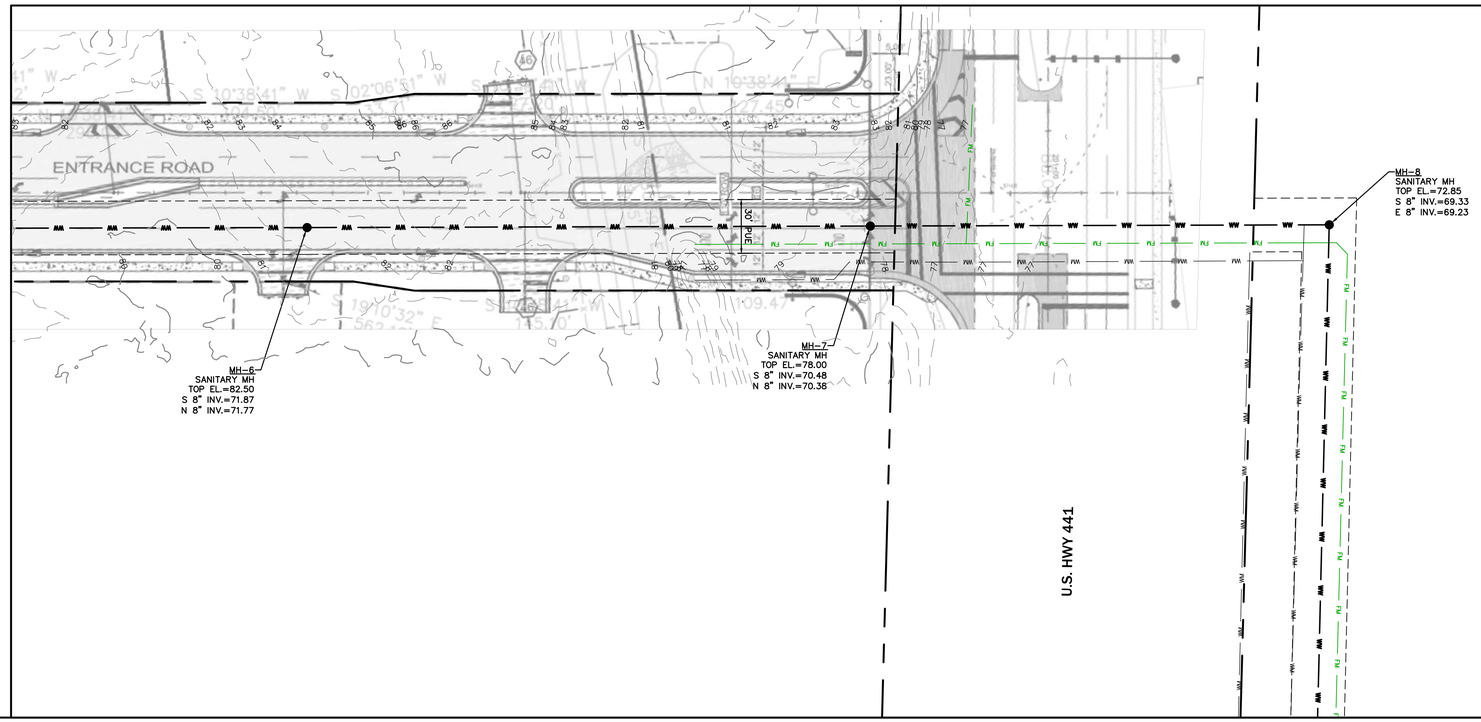


KEY MAP
NTS



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EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 40'
0 20 40 80
GRAPHIC SCALE

No.	Date	Comment

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:25:07-05'00'
01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

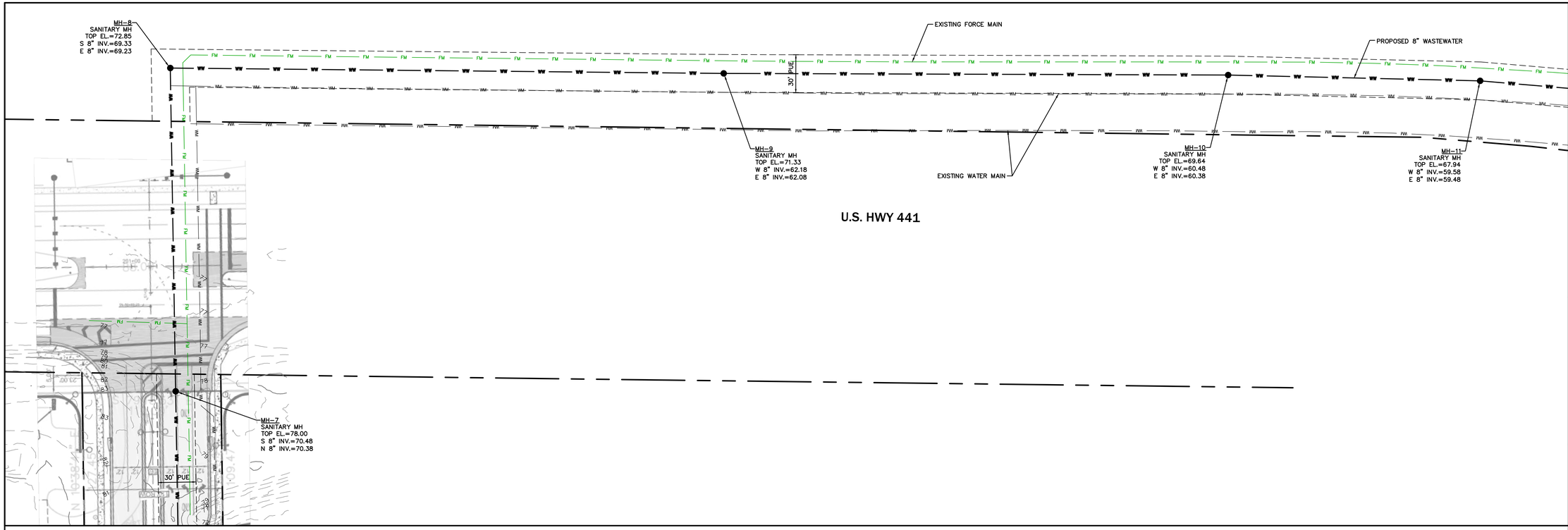
Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: OFFSITE UTILITY PLAN

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C450



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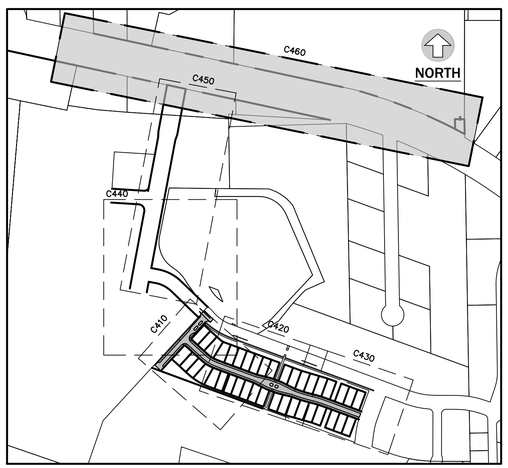

KEY MAP
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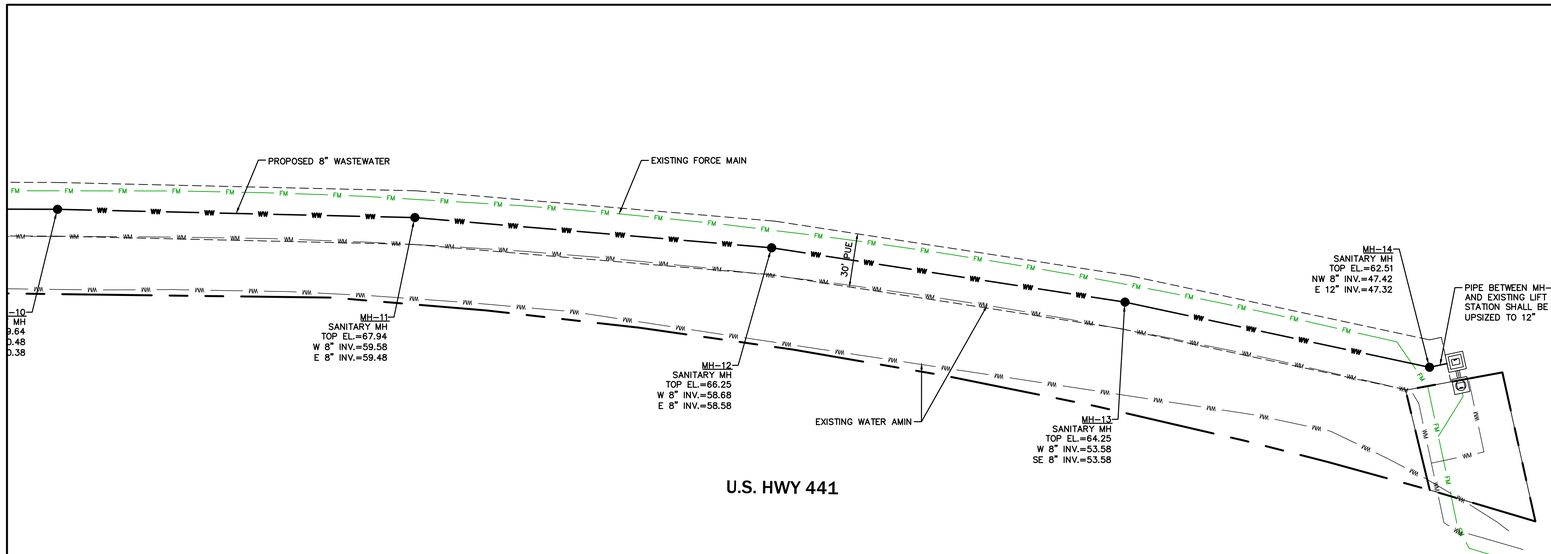

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TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 40'
0 20 40 80
GRAPHIC SCALE

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Professional Engineer of Record:
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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:25:10-05'00'
01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

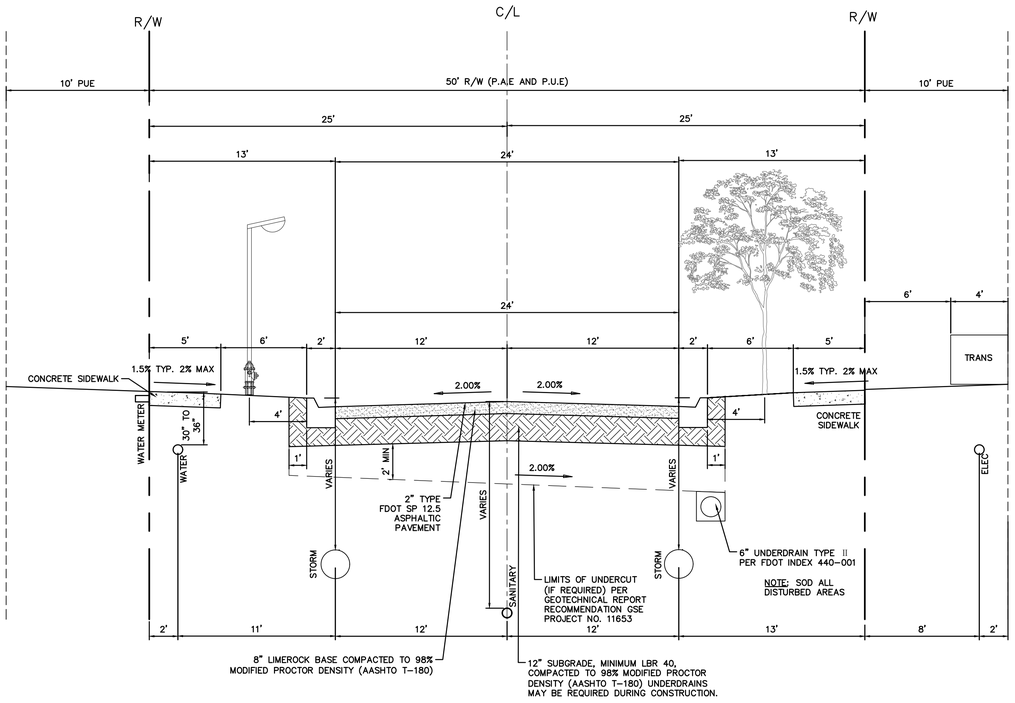
Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: OFFSITE UTILITY PLAN

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C460

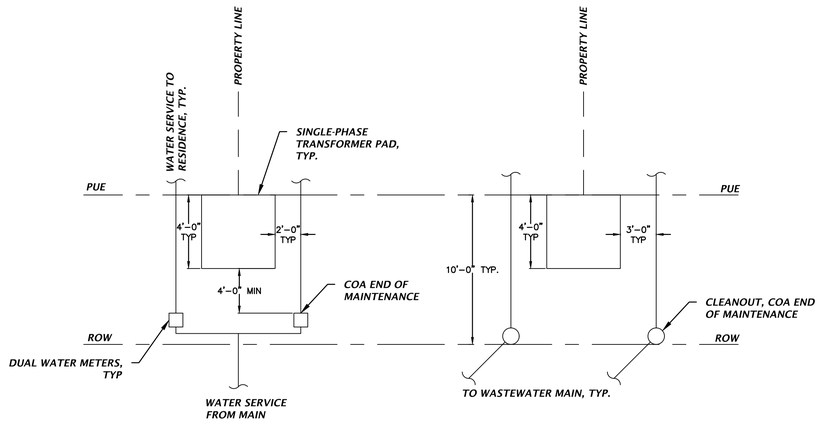
\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C460 - UTIL OFFSITE 3, 1/7/2026 9:41:46 AM, TRockwell



50' PUBLIC RIGHT-OF-WAY
TYPICAL CROSS SECTION
DESIGN SPEED: 20 MPH

GENERAL UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA.
4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
6. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
7. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.



WATER SERVICE

WASTEWATER GRAVITY LATERALS

327

TYPICAL ROUTING OF WATER AND GRAVITY WASTEWATER PIPING NEAR TRANSFORMERS
NTS

City of ALACHUA public services

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

SCALES:
AS SHOWN

No.	Date	Comment

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01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title:

CROSS SECTIONS AND DETAILS

Designed: SJR	Sheet No.: C500
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C500-XSECTION, 1/7/2026 9:41:48 AM, TRockwell

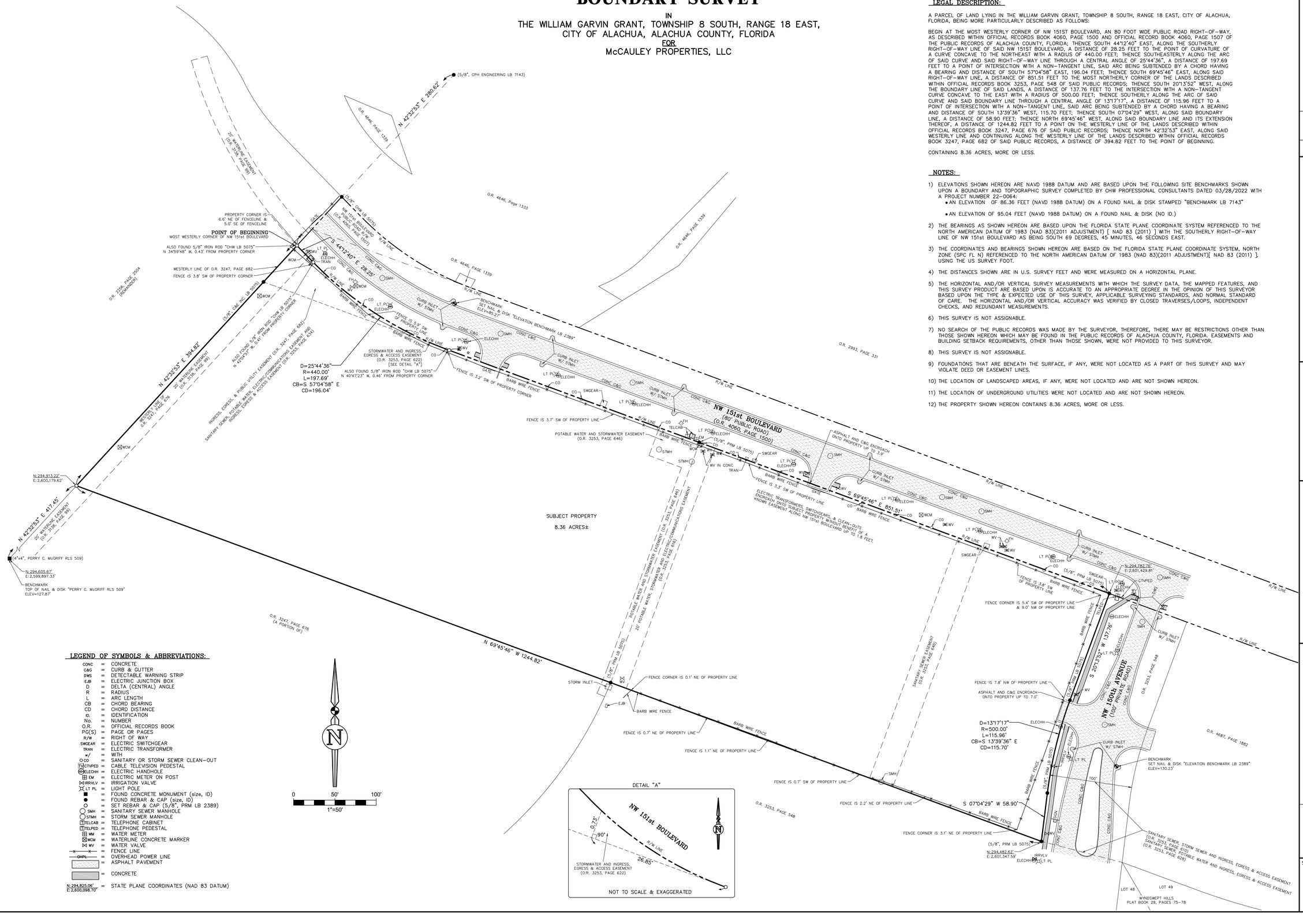
BOUNDARY SURVEY

IN

THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

McCAULEY PROPERTIES, LLC



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF NW 151ST BOULEVARD, AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 4060, PAGE 1500 AND OFFICIAL RECORD BOOK 4060, PAGE 1507 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 44°12'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, A DISTANCE OF 28.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 197.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°04'58" EAST, 196.04 FEET; THENCE SOUTH 69°45'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 851.51 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3253, PAGE 548 OF SAID PUBLIC RECORDS; THENCE SOUTH 20°13'52" WEST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 137.76 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 13°17'17", A DISTANCE OF 115.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°39'36" WEST, 115.70 FEET; THENCE SOUTH 07°04'29" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 58.90 FEET; THENCE NORTH 69°45'46" WEST, ALONG SAID BOUNDARY LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 1244.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF SAID PUBLIC RECORDS; THENCE NORTH 42°32'53" EAST, ALONG SAID WESTERLY LINE AND CONTINUING ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS, A DISTANCE OF 394.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.36 ACRES, MORE OR LESS.

NOTES:

1) ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON THE FOLLOWING SITE BENCHMARKS SHOWN UPON A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY CHW PROFESSIONAL CONSULTANTS DATED 03/28/2022 WITH A PROJECT NUMBER 22-0064:
   - AN ELEVATION OF 86.36 FEET (NAVD 1988 DATUM) ON A FOUND NAIL & DISK STAMPED "BENCHMARK LB 7143"
   - AN ELEVATION OF 95.04 FEET (NAVD 1988 DATUM) ON A FOUND NAIL & DISK (NO ID.)
2) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011 ADJUSTMENT) [NAD 83 (2011)] WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 151st BOULEVARD AS BEING SOUTH 69 DEGREES, 45 MINUTES, 46 SECONDS EAST.
3) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011 ADJUSTMENT)[NAD 83 (2011)], USING THE US SURVEY FOOT.
4) THE DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
5) THE HORIZONTAL AND/OR VERTICAL SURVEY MEASUREMENTS WITH WHICH THE SURVEY DATA, THE MAPPED FEATURES, AND THIS SURVEY PRODUCT ARE BASED UPON IS ACCURATE TO AN APPROPRIATE DEGREE IN THE OPINION OF THIS SURVEYOR BASED UPON THE TYPE & EXPECTED USE OF THIS SURVEY, APPLICABLE SURVEYING STANDARDS, AND NORMAL STANDARD OF CARE. THE HORIZONTAL AND/OR VERTICAL ACCURACY WAS VERIFIED BY CLOSED TRAVERSES/LOOPS, INDEPENDENT CHECKS, AND REDUNDANT MEASUREMENTS.
6) THIS SURVEY IS NOT ASSIGNABLE.
7) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
8) THIS SURVEY IS NOT ASSIGNABLE.
9) FOUNDATIONS THAT ARE BENEATH THE SURFACE, IF ANY, WERE NOT LOCATED AS A PART OF THIS SURVEY AND MAY VIOLATE DEED OR EASEMENT LINES.
10) THE LOCATION OF LANDSCAPED AREAS, IF ANY, WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
11) THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
12) THE PROPERTY SHOWN HEREON CONTAINS 8.36 ACRES, MORE OR LESS.

LEGEND OF SYMBOLS & ABBREVIATIONS:

CONC	=	CONCRETE
C&G	=	CURB & GUTTER
DWS	=	DETECTABLE WARNING STRIP
E/B	=	ELECTRIC JUNCTION BOX
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
L	=	ARC LENGTH
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PG(S)	=	PAGE OR PAGES
R/W	=	RIGHT OF WAY
SWGEAR	=	ELECTRIC SWITCHGEAR
TRAN	=	ELECTRIC TRANSFORMER
w/	=	WITH
CO	=	SANITARY OR STORM SEWER CLEAN-OUT
CTVPED	=	CABLE TELEVISION PEDESTAL
ELECHH	=	ELECTRIC HANDHOLE
EM	=	ELECTRIC METER ON POST
IRRV.LV	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
■	=	FOUND CONCRETE MONUMENT (size, ID)
●	=	FOUND REBAR & CAP (size, ID)
○	=	SET REBAR & CAP (5/8", PRM LB 2389)
SMH	=	SANITARY SEWER MANHOLE
STMH	=	STORM SEWER MANHOLE
TELCAB	=	TELEPHONE CABINET
TELPED	=	TELEPHONE PEDESTAL
WM	=	WATER METER
WCM	=	WATERLINE CONCRETE MARKER
WV	=	WATER VALVE
x x	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE
	=	ASPHALT PAVEMENT
	=	CONCRETE
N:294,825.06' E:2,600,098.70'	=	STATE PLANE COORDINATES (NAD 83 DATUM)

0 50' 100'
1"=50'

DETAIL "A"

NOT TO SCALE & EXAGGERATED

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D , COMMUNITY NUMBER: 120864 , PANEL: 0120D, EFFECTIVE DATE: 06/16/06 AND/OR FLOOD INSURANCE RATE MAP ZONE(s) X (SHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

No.	Date	Comment

eda consultants inc.
LB 2389
720 SW 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX (352) 373-7268
www.eda-inc.com mail@eda-inc.com

Project No. 2021-0155.S01
Drawn AG
Check JR

edac consultants inc. Certificate of Authorization No. 2389

P.S.M. 6657

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Field Book	Page	Scale	Date	Revised
1103	1-21	1"=50'	05/21/2024	05/23/2024

PREPARED FOR: 1) McCAULEY PROPERTIES, LLC
2)
3)
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 05/21/2024

Sheet No.:

V-001

Plotted May 23, 2024 - 13:40:31 - cgiorsetti

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5877981, COMMITMENT DATE: FEBRUARY 01, 2022)

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF "CLOVER RANCH ESTATES", A SUBDIVISION AS RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°37'23" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID "CLOVER RANCH ESTATES" AND THE SOUTHERLY LINE OF WYNDSWEPT HILLS AS RECORDED IN PLAT BOOK "26", PAGE 75 THROUGH 78 OF SAID PUBLIC RECORDS, A DISTANCE OF 901.73 FEET; THENCE SOUTH 77°55'34" WEST, ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY LINE, A DISTANCE OF 1049.14 FEET TO THE SOUTHWEST CORNER OF SAID WYNDSWEPT HILLS; THENCE NORTH 12°01'38" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 299.98 FEET TO A BOUNDARY CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE NORTH 56°37'18" EAST, ALONG THE WESTERLY LINE OF SAID WYNDSWEPT HILLS, A DISTANCE OF 249.99 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3253, PAGE 553 OF SAID PUBLIC RECORDS; THENCE NORTH 33°22'42" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 125.23 FEET; THENCE NORTH 07°22'32" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 935.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID NORTHWEST CORNER LOCATED ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3252, PAGE 597 OF SAID PUBLIC RECORDS; THENCE NORTH 72°58'39" WEST, ALONG SAID NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3252, PAGE 597, A DISTANCE OF 475.78 FEET TO THE NORTHWEST CORNER OF SAID LANDS, A DISTANCE OF 308.61 FEET; THENCE SOUTH 07°22'32" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 976.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 83 DEG. 40 MIN. 32 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 414.09 FEET TO THE POINT OF BEGINNING.

AND

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT- OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN O.R.B. 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEG.30'23" EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEG.33'04" WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.45'52" WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.46'42" WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEG.58'39" WEST, CONTINUING ALONG SAID NORTH LINE, 1357.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72 DEG.58'39" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 720.65 FEET; THENCE NORTH 01 DEG.03'33" EAST, A DISTANCE OF 752.41 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG. 13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING 4 COURSES (1) SOUTH 18 DEG.46'03" WEST, A DISTANCE OF 152.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SUB 32 DEG.43'02" WEST, 241.07 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEG.53'59", AN ARC DISTANCE OF 243.47 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 46 DEG.40'02" WEST, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG. 13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING F1ORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150TH AVENUE (A 40 FOOT RIGHT-OF- WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 816.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 35 SECONDS, 89.24 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF ORTH 41 DEGREES 33 MINUTES 15 SECONDS EAST, 89. 12 FEET, THENCE NORTH 46 DEGREES 40 MINUTES 02 SECONDS EAST, 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 59 SECONDS, 243.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 43 MINUTES 02 SECONDS EAST, 241.07 FEET; THENCE NORTH 18 DEGREES 46 MINUTES 03 SECONDS EAST, 292.67 FEET; THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, 628.76 FEET; THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET; THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET; THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED IN BOOK 3253, PAGE 548

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S 07°22'32" W FOR THE EASTERLY BOUNDARY LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE FURNISHED DESCRIPTION.
2. VERTICAL DATUM IS BASED ON NAVD88. ELEVATIONS ARE BASED OR A BENCHMARKS SHOWN ON THE PLAT FOR "WYNSWEPT HILLS" AS RECORDED IN PLAT BOOK 26, PAGES 75 - 78 OF THE PUBLIC RECORDS FOR ALACHUA COUNTY, FLORIDA. BEING A SANITARY SEWER MANHOLE AT THE INTERSECTION OF NW 148TH STREET AND NW 148TH PLACE WITH A RIM ELEVATION OF 128.09' NGVD29. ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 USING NATIONAL GEODETIC SURVEY (NGS) COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT). THE SHIFT IN ELEVATIONS FROM NGVD29 TO NAVD88 WAS -0.784'.
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AN AS-BUILT SURVEY FOR WYNDSWEPT HILLS DONE BY THIS OFFICE PROJECT NUMBER 06-0536. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5877981, COMMITMENT DATE: FEBRUARY 01, 2022. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
9. WETLAND DELINEATION LINE (MARKED BY OTHERS) SHOWN HEREON ARE FOR REFERENCES ONLY AND NOT CONSIDERED TO BE PART OF THIS SURVEY.
10. THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY RELATED INFORMATION. SEE SHEETS TWO (2) THRU SEVEN (7) FOR DETAILED IMPROVEMENT, WETLAND AND TOPOGRAPHIC INFORMATION .

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 56°31'14" E(M) N 56°37'18" E(D)	250.13'(M) 249.99'(D)
L2	N 33°31'29" W(M) N 33°22'42" W(D)	125.20'(M) 125.23'(D)
L3(M)	S 73°01'45" E	244.71'
L4	(N)S 46°23'18" W(E)(M) (N)S 46°40'02" W(E)(D)	74.40'(M) 74.26'(D)
L5	S 5°32'31" W(M) S 5°28'50" W(M)	58.89'(M) 58.89'(D)
L6	S 18°42'03" W(M) S 18°46'03" W(D)	137.78'(M) 137.78'(D)
L7(M)(D)	S 45°40'51" E	28.29'
L8(M)	N 41°01'07" E	60.00'
L9(M)	N 71°19'41" W	239.51'
L10(M)	N 41°20'10" E	80.00'
L35(D)	S 88°30'38" W	114.48'
L36(D)	N 71°13'57" W	1301.22'
L37(D)	N 41°03'33" E	86.66'
L39(D)	S 71°13'57" E	1074.65
L40(D)	N 88°30'38" E	114.48'
L41(D)	S 2°27'13" E	81.30'
L42(D)	(N)S 71°13'57" E(W)	1281.35'
L43(D)	(N)S 18°46'03" W(E)	137.78'
L44(D)	(N)S 5°28'50" W(E)	227.37'
L46(D)	S 32°01'26" W	15.35'
L47(D)	N 56°37'18" E	127.53'
L48(D)	N 71°13'57" W	100.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	89.06'(M) 89.24'(D)	500.00' (M)(D)	10°12'20"(M) 10°13'33"(D)	88.94'(M) 89.12'(D)	(N)S 41°41'24"W(E)(M) (N)S 41°33'15"W(E)(D)
C2	226.14'(M) 226.14'(D)	500.00' (M)(D)	25°54'49"(M) 25°54'49"(D)	224.22'(M) 224.22'(D)	S 33°45'12" W(M) S 33°42'38" W(D)
C3	115.96'(M) 115.94'(D)	500.00' (M)(D)	13°17'16"(M) 13°17'10"(D)	115.70'(M) 115.68'(M)	S 12°08'58" W(M) S 12°07'28" W(D)
C4(M)(D)	197.70	440.00	25°44'36"	196.04	N 58°33'09" W
C5(D)	76.67'	430.00'	10°12'59"	76.57'	N 86°22'53" W
C6(D)	180.31'	510.00'	20°15'25"	179.37'	S 81°21'40" E
C7(M)(D)	13.01'	460.00'	1°37'12"	13.01'	(S)N 72°02'33" W(E)
C8(D)	162.02'	360.00'	25°47'10"	160.65'	S 58°38'13" E
C9(D)	152.03'	430.00'	20°15'25"	151.24'	S 81°21'40" E
C10(D)	75.11'	510.00'	8°26'17"	75.04'	(S)N 87°16'13" W(E)
C11(D)	243.47'	500.00'	27°53'58"	241.07'	(S)N 32°43'02" E(W)
C12(D)	92.75'	400.00'	13°17'10"	92.55'	(N)S 12°07'28" W(E)
C13(D)	185.30'	400.00'	26°32'34"	183.65'	S 18°45'10" W
C14(D)	1227.04'	1056.35'	66°33'13"	1159.21'	N 55°49'07" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER:120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
ID. = IDENTIFICATION
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PB. = PLAT BOOK
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
NRE = NORTH RIM ELEVATION
NE = NORTHEAST
NW = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST
= FOUND 4"X4" CONCRETE MONUMENT (AS NOTED)
= FOUND 5/8" STEEL ROD & CAP (AS NOTED)
= SET 5/8" STEEL ROD & CAP (AS NOTED)
= FOUND 5/8" IRON ROD (NO ID.)
= FOUND NAIL AND DISK (AS NOTED)
= FOUND WETLAND FLAG
= CLEANOUT
= CONCRETE LIGHT POLE
= ELECTRIC HANDHOLE
= ELECTRIC BOX
= ELECTRIC METER
= FIBER OPTIC LINE MARKER
= IRRIGATION CONTROL VALVE
= TRANSFORMER
= WATER LINE MARKER
= WATER METER
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= TELEPHONE PEDESTAL
= WATER VALVE
= FIRE HYDRANT
= STORM INLET
= WATER VALVE MANHOLE
= METAL SIGN (MARKED AS NOTED)
= TREE (SIZE/TYPE NOTED)
ASH = WHITE ASH TREE
BJ = BLACKJACK OAK TREE
CB = CHINABERRY TREE
CED = CEDAR TREE
CHRY = CHERRY TREE
CL = CHERRY LAUREL TREE
CT = CHINESE TALLOW TREE
DOG = DOGWOOD TREE
ELM = ELM TREE
GUM = SWEET GUM TREE
HACK = HACKBERRY TREE
HC = HERCULES TREE
LAO = LAUREL OAK TREE
LO = LIVE OAK TREE
PALM = PALM TREE
PINE = PINE TREE
WO = WATER OAK TREE
= BENCHMARK = CONTOUR LINE
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)
= ASPHALT SURFACE
= ADA WARNING SURFACE
= CONCRETE SURFACE
= PUBLIC UTILITY EASEMENT AREA
= DESIGNATED WETLAND AREA
= OVERHEAD WIRE
= FENCE LINE
= SANITARY PIPE
= STORM PIPE
= UNDERGROUND ELECTRIC (PER PLAN)
= UNDERGROUND WATER (PER PLAN)
= END OF INFORMATION
= WETLAND LINE
= MATCH LINE
= EDGE OF WATER
= SUBJECT BOUNDARY LINE
= RIGHT OF WAY LINE
= LOT LINE / ADJACENT BOUNDARY LINE

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 150'
VERIFY SCALE BAR IS TRUE WHEN PLOTTED
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

CERTIFIED TO:

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-00064
TECHNICIAN: NAD
CREW CHIEF: CAC
CHECKED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

TERWILLIGER BROTHERS RESIDENTIAL LLC.
COMMUNITY TITLE, LLC - 157
FIRST AMERICAN TITLE INSURANCE COMPANY

This map prepared by:
Certificate of Authorization No. L.B. 5075
SHALL NOT BE CONSIDERED VALID UNLESS IT HAS THE ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHAD A COLSON, PSM, Professional Surveyor & Mapper, STATE OF FLORIDA, License No. 7142

Professional Surveyor & Mapper Fla. License No. 7142

SHEET NO.: 1 OF 7

Tech: chds Plot Date: Dec 05,2022 6:02am Filename: C:\AcadResource\Temp\AcPublish_20120\22-0064 BOUNDARY TOPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S 07°22'32" W FOR THE WESTERLY BOUNDARY LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE FURNISHED DESCRIPTION.
2. VERTICAL DATUM IS BASED ON NAVD88. ELEVATIONS ARE BASED OR A BENCHMARKS SHOWN ON THE PLAT FOR "WYNSWEPT HILLS" AS RECORDED IN PLAT BOOK 26, PAGES 75 - 78 OF THE PUBLIC RECORDS FOR ALACHUA COUNTY, FLORIDA. BEING A SANITARY SEWER MANHOLE AT THE INTERSECTION OF NW 148TH STREET AND NW 148TH PLACE WITH A RIM ELEVATION OF 126.09' NGVD29. ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 USING NATIONAL GEODETIC SURVEY (NGS) COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT). THE SHIFT IN ELEVATIONS FROM NGVD29 TO NAVD88 WAS -0.784'
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5877981, COMMITMENT DATE: FEBRUARY 01, 2022. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
11. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
12. WETLAND DELINEATION LINE (MARKED BY OTHERS) SHOWN HEREON IFOR REFERENCES ONLY AND NOT CONSIDERED TO BE PART OF THIS SURVEY.
13. THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY RELATED INFORMATION. SEE SHEETS TWO (2) THRU SEVEN (7) FOR DETAILED IMPROVEMENT, WETLAND AND TOPOGRAPHIC INFORMATION .

N

GRAPHIC SCALE

0 20 40 80

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER "120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

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= FOUND 5/8" STEEL ROD & CAP (AS NOTED)
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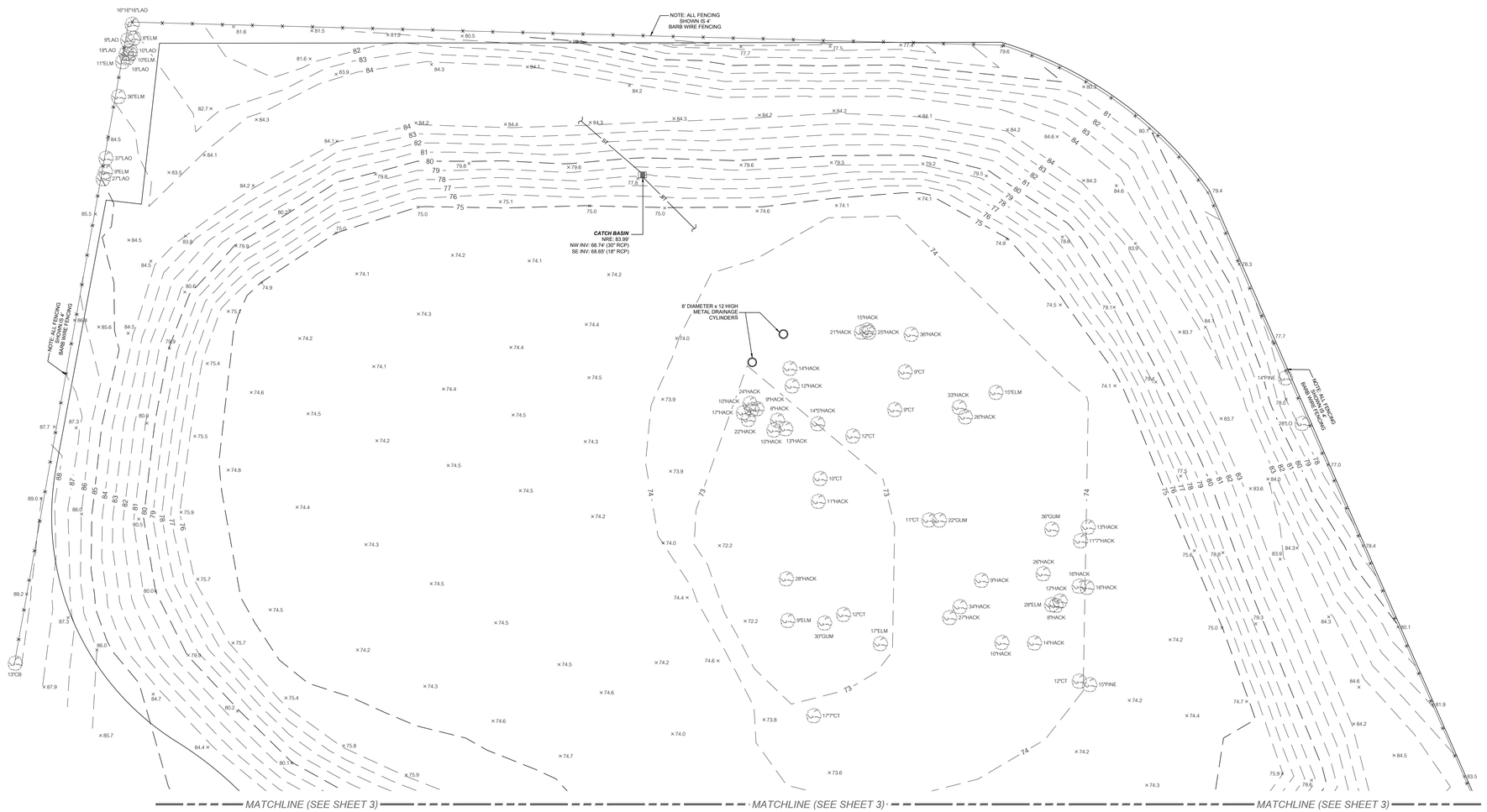

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SCALE: 1" = 40'

VERIFY SCALE BAR IS CORRECT FOR THIS PLOT
0 40 80 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

TERWILLIGER BROTHERS RESIDENTIAL LLC.
COMMUNITY TITLE, LLC - 157
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CERTIFIED TO:

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: NAD
CREW CHIEF: CAC
DRAWN BY: CAC
FIELD BOOK & PAGE: 539 / 07-08

CHAD A COLSON

Professional Surveyor & Mapper Fla. License No. 7142

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Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 7

Tech: chddc Plot Date: Dec 05,2022 8:02am Filename: C:\AcadResources\Temp\AePublish_20120\22-0064 BOUNDARY TOPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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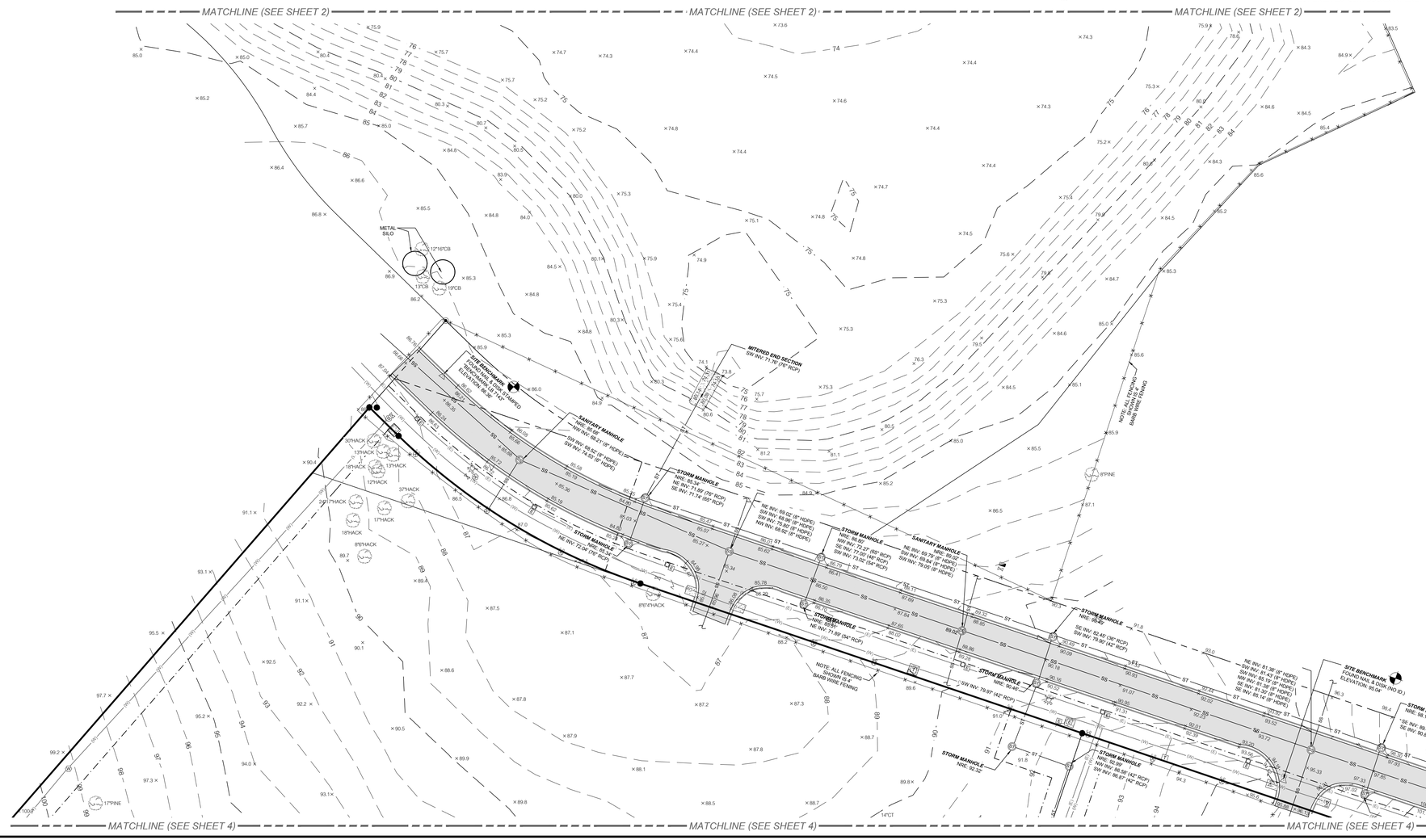

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CERTIFIED TO:

TERWILLIGER BROTHERS RESIDENTIAL LLC, COMMUNITY TITLE, LLC - 157, FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY DATE: 03-29-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: MD
CREW CHIEF: NG
CHECKED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

CHAD A COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
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NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
3 OF 7

Tech: chodc Plot Date: Dec. 05,2022 6:02am Filename: C:\Acadfiles\cars\Temp\AePublish_20\20\22-0064 BOUNDARY TOPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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N

GRAPHIC SCALE
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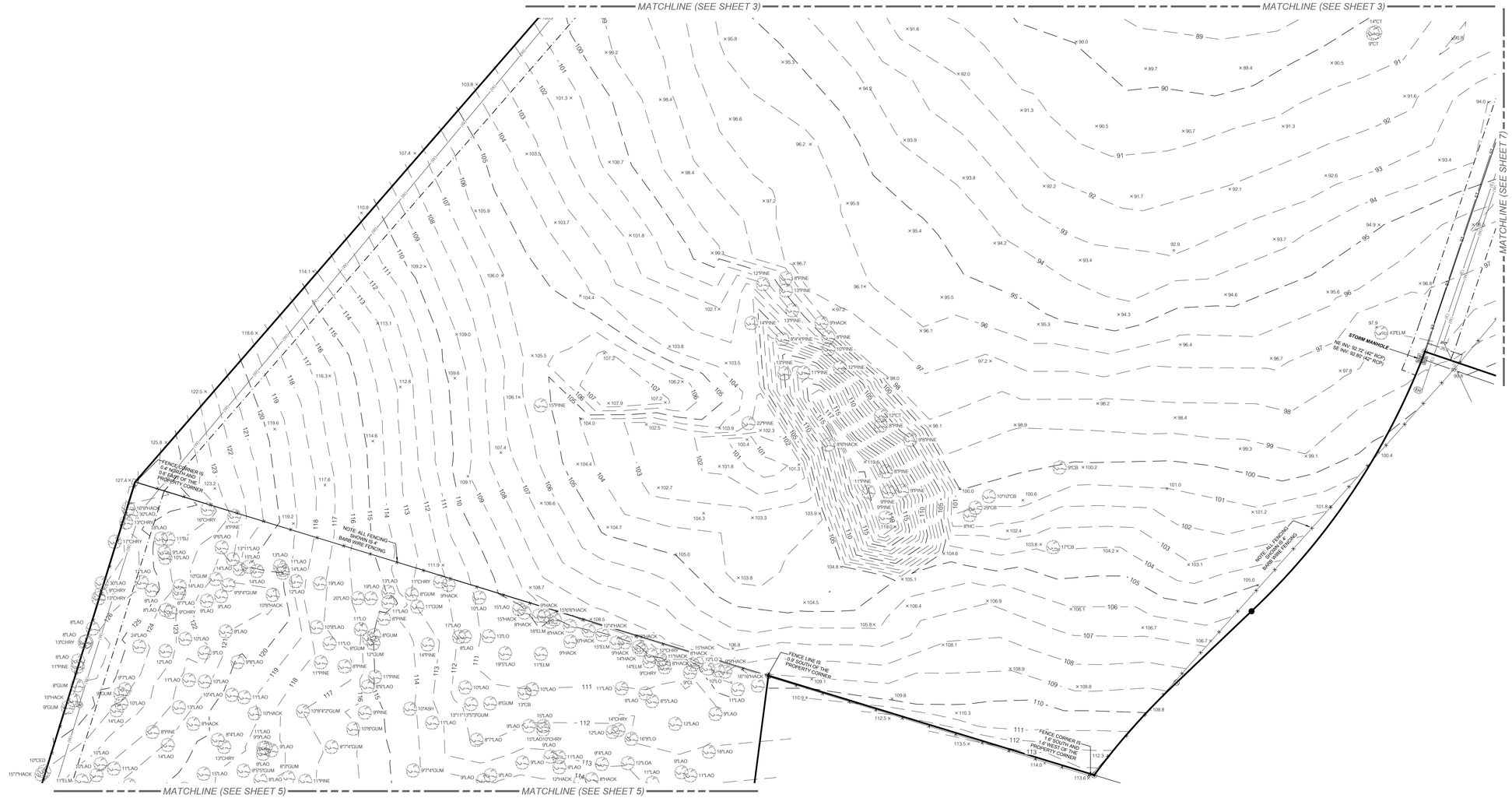

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0 1" 2"

CERTIFIED TO:

TERWILLIGER BROTHERS RESIDENTIAL, LLC.
COMMUNITY TITLE, LLC - 157
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: MD
CREW CHIEF: MD
CHECKED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

CHAD A COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 7

Tech: chicks Plot Date: Dec 05,2022 6:02am Filename: C:\AcadResources\Temp\AePublish_20120\22-0064 BOUNDARY TOPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L12	S 68°04'43" E	22.02'
L13	N 18°54'20" E	27.77'
L14	N 28°59'04" E	37.23'
L15	N 2°55'43" W	38.53'
L16	N 25°33'52" E	36.46'
L17	N 5°31'14" E	27.66'
L18	N 76°21'05" W	19.92'
L19	S 15°50'29" W	42.42'
L20	S 7°30'15" W	23.97'
L21	S 28°19'22" W	25.38'
L22	S 16°09'48" W	18.02'
L23	S 54°20'26" W	37.29'
L49	S 54°20'26" W	7.85'
L50	S 0°03'01" W	23.46'
L51	S 17°18'06" E	6.53'
L52	S 17°18'06" E	38.94'
L53	N 13°24'38" E	45.20'

N

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SHEET NO.: 5 OF 7

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LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L24	S 82°38'01" E	43.35'
L25	S 17°17'27" W	28.14'
L26	S 44°11'45" W	25.06'
L27	S 71°53'04" W	40.50'
L28	N 56°56'11" W	27.47'
L29	N 15°40'41" W	39.58'
L30	N 12°27'02" W	33.26'
L31	N 29°41'37" E	34.38'
L32	N 83°41'51" E	49.68'
L33	S 55°07'32" E	34.64'
L34	S 13°22'42" E	44.88'

N

GRAPHIC SCALE
0 20 40 80

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER:"120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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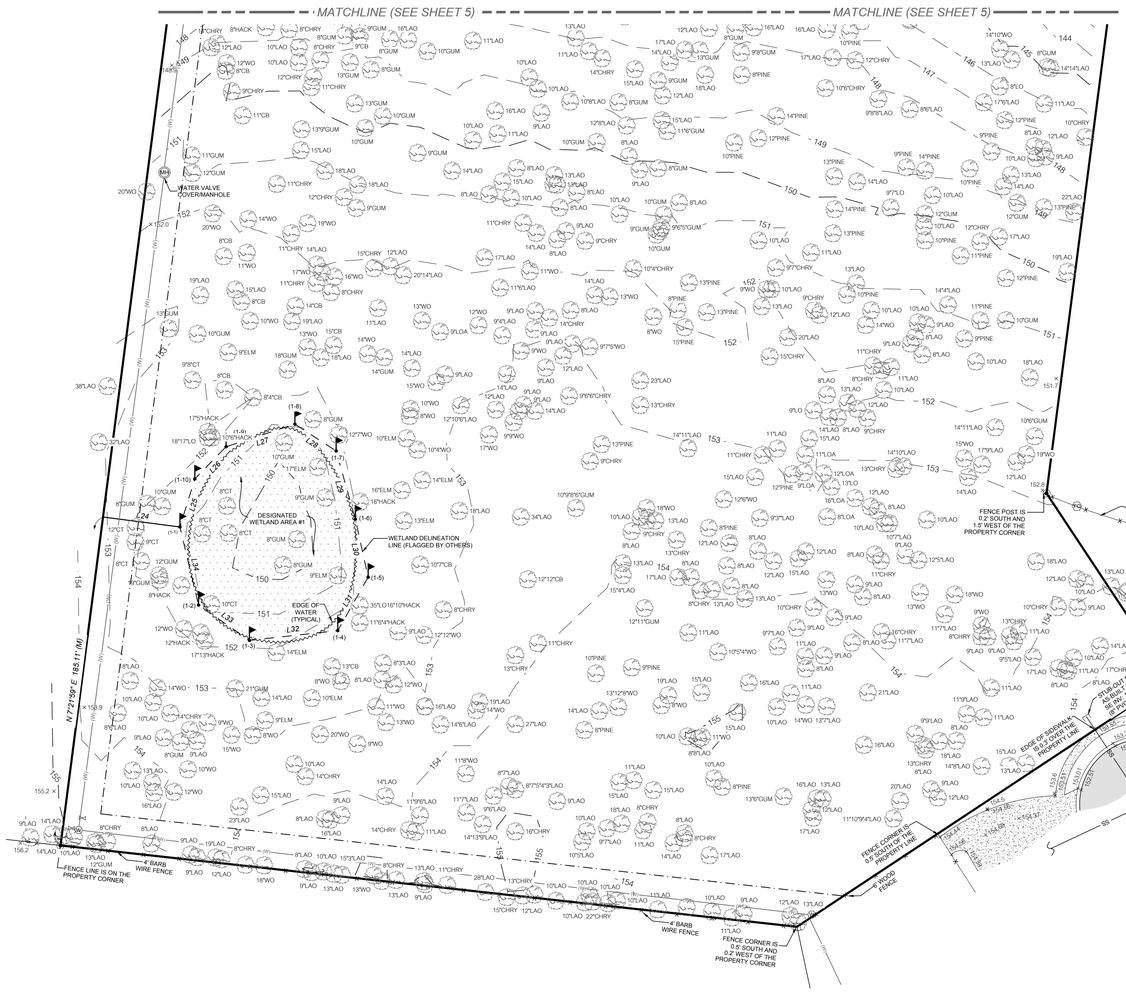

CHW
Professional Consultants
1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

SCALE: 1" = 40'

VERIFY SCALE BAR IS CORRECT FOR THE MEDIA YOU ARE PLOTTING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. 0 40 80 1"

CERTIFIED TO:

TERWILLIGER BROTHERS RESIDENTIAL LLC, COMMUNITY TITLE, LLC - 157, FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY DATE:	03-28-2022
REVISION DATE:	N/A
PROJECT NUMBER:	22-0064
TECHNICIAN:	NAD
CREW CHIEF:	CAC
DRAWN BY:	CAC
FIELD BOOK & PAGE:	639 / 07-08

CHAD A COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
6 OF 7

Tech: chrds Plot Date: Dec 05,2022 6:02am Filename: C:\Local Resources\Temp\AcPublish_20120\22-0064 BOUNDARY TOPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

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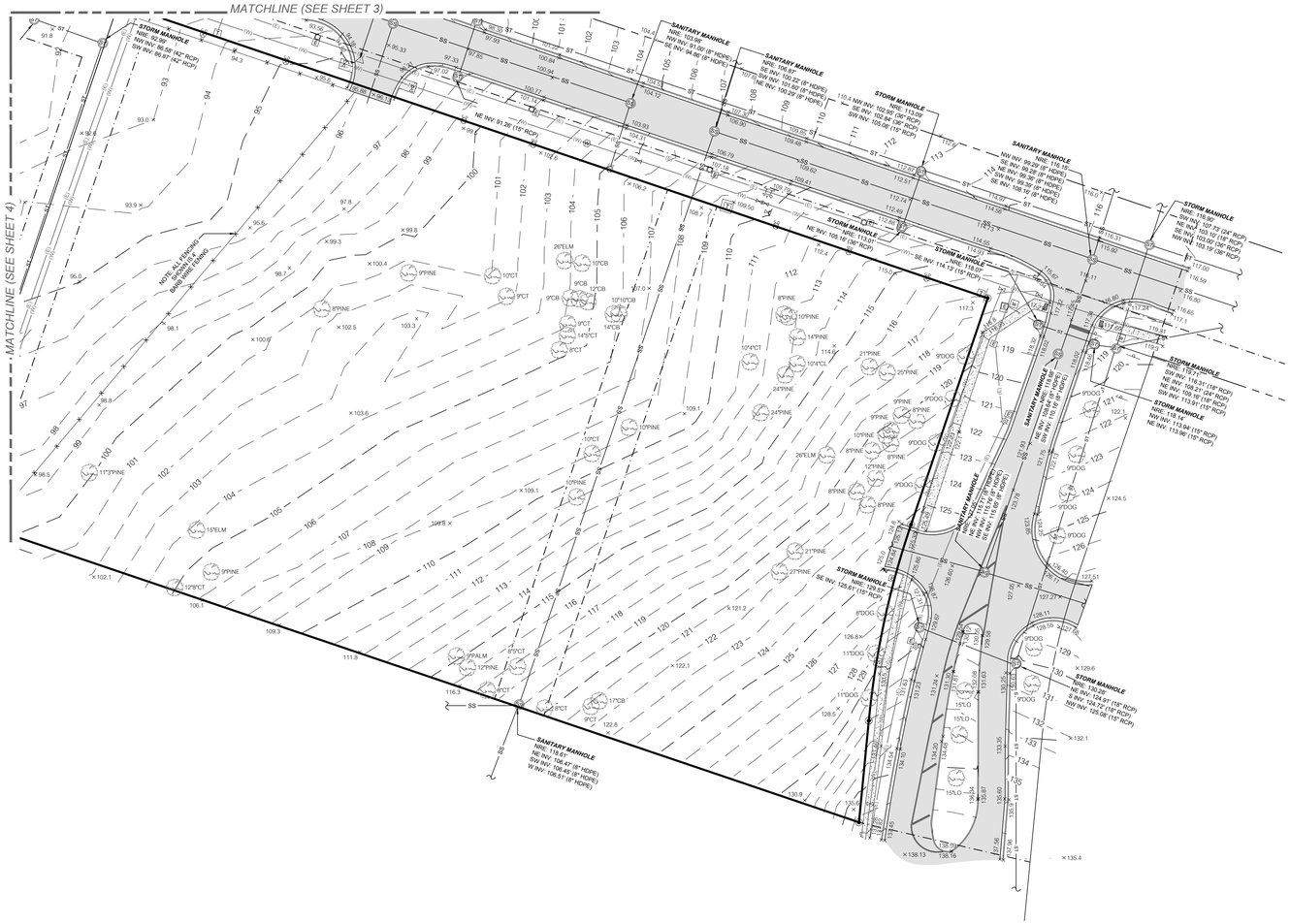

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1" 0

TERWILLIGER BROTHERS RESIDENTIAL LLC.
COMMUNITY TITLE, LLC - 157
FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFIED TO:

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: NAD
CREW CHIEF: MG
CHECKED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

CHAD A COLSON
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This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
7 OF 7

Tech: chds Plot Date: Dec 05,2022 6:02am Filename: C:\AcadResources\Temp\xrPublish_20120\22-0064 BOUNDARY TOPO.dwg

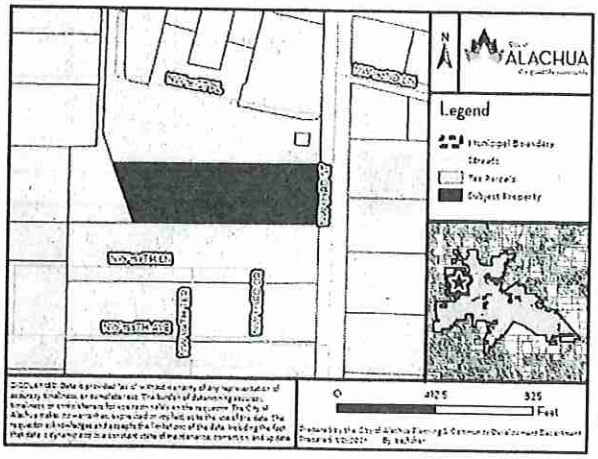
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on March 9, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 26, 2026)

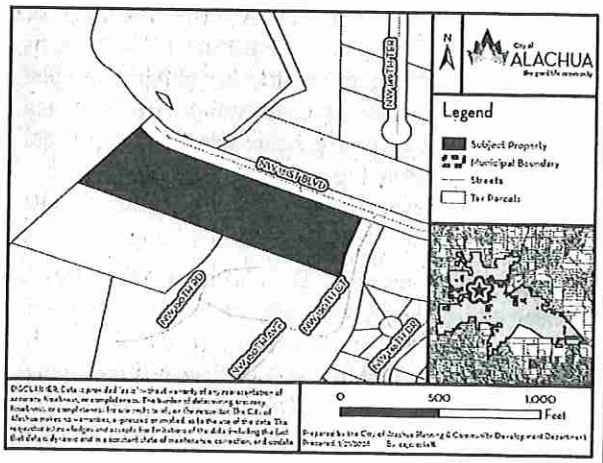
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PPP24-0004 – Highland Hills Major Subdivision Preliminary Plat

A request by eda consultants, inc. (Agent) on behalf of 10.47 L.L.C. (Property Owner) for the Highland Hills Major Subdivision Preliminary Plat which proposes the subdivision of land into 38 single-family detached lots with associated common areas and rights-of-way on a ± 8.36-acre subject property generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard (Tax Parcels: 03869-007-000, 03869-009-000 (portion thereof), and 03869-010-000). Future Land Use: Medium Density Residential; Zoning: Residential Multiple Family – 8 (RMF-8).



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City of ALACHUA
the good life community

MAILED
FEB 2 3 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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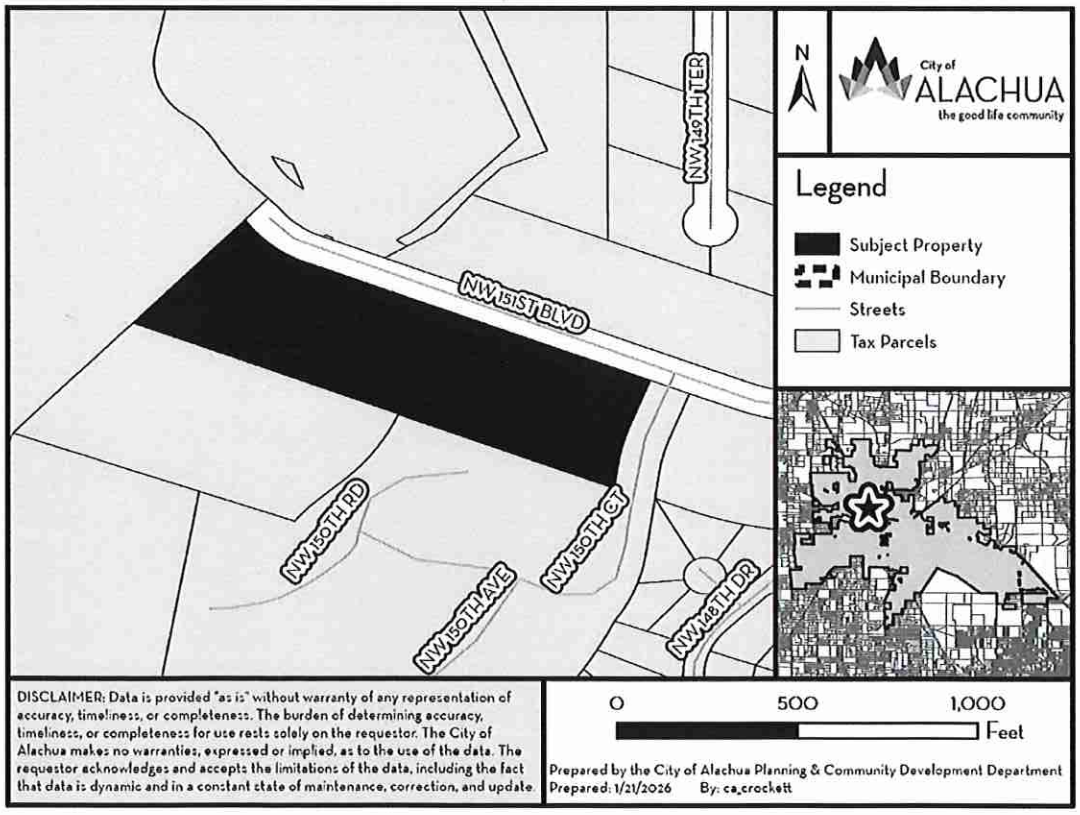

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AVERY 5160 | Easy Peel® Address Labels Bend along line to expose Pop-up Edge | Go to avery.com/templates Use Avery Template 5160

10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

CARTER INTERSTATE 75 - HWY 441
3333 S ORANGE AVE STE 200
ORLANDO, FL 32806

MAILED
FEB 2 3 2026

CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

CITY OF ALACHUA
P O BOX 9
ALACHUA, FL 32616

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

FILCENTERS LLC
14974 NW 150TH LN
ALACHUA, FL 32615

FLORIDA VICENTE C & MIRA ANTON
14974 NW 150TH LN
ALACHUA, FL 32615

KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

MCMAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

MONTALVO MARITZA AMALY RIVER
396 PIEDMONT AVE NE APT 2028
ATLANTA, GA 30308

PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

WYNDSWEPT HILLS HOMEOWNERS
PO BOX 310
ALACHUA, FL 32616

Easy Peel Labels Use Avery® TEMPLATE 5160® | Feed Paper | See Instruction Sheet for Easy Peel Feature | AVERY®52

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall., AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, Melissa WATSON, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 2/23/2026 FOR THE Higland Hills Major Subdivision Preliminary Plat
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Five
(Number of signs)

Posted Notice Location Map
PPP24-0004 | Highland Hills

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 95 190 380 Feet

Legend

Subject Property

Sign Locations

Prepared by the City of Alachua Planning & Community Development Department

Prepared: 1/21/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Highland Hills Major Subdivision **APPLICATION NO.:** PPP24-0004

APPLICATION TYPE: Preliminary Plat **CURRENT ZONING:** RMF-8

NATURE/SCOPE OF PROPOSAL: A request for the subdivision of land into 38 single-family detached lots with associated common areas and rights-of-way on a +/- 8.36-acre subject property

DATE OF PUBLIC HEARING(S):

March 10, 2026 **AT** 6:00 **PM**

April 6, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Board Agenda
Item

MEETING DATE: March 10, 2026

SUBJECT: PTAL25-0002 | ADU Text Amendment to the Land Development Regulations - A request by Caleb Sapp (Applicant and Agent) on behalf of Terry Howard for a privately initiated text amendment to the City of Alachua Land Development Regulations, amending Section 4.4.4(A) regarding standards and requirements for accessory dwelling units (ADUs) (Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.*

Summary

This application is a request by Caleb Sapp of CNC Carpentry, LLC (Agent) on behalf of Terry Howard (Applicant) for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs). The applicant originally requested amending Section 4.4.4(A)(3) to increase the maximum size of an ADU from 800 square feet to 1,000 square feet. After review and comment from City Staff, the request was expanded to include a more wholistic approach to amending Section 4.4.4(A)(3).

The proposed amendment includes:

- Increase in maximum size of an ADU from 33 percent to 40 percent of the habitable floor area of the principal dwelling unit, not to exceed 1,000 square feet.
- Reduction in off-street parking requirement from one space per bedroom in the ADU to one space per ADU and establishment of a maximum of two spaces per ADU.

- Clarified language on types of units prohibited and general cleanup of language.

In 2016, the average house in the State of Florida was ± 1,800 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. Home sizes have been shrinking in recent years and in December 2025, the average home size in the State of Florida was only ± 1,600 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for additional time in a downward trend of average home sizes.

The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community.

The reduction in the off-street parking requirement is principally to lower the cost burden of installing new driveways and to better serve space-constrained infill lots while still providing for an off-street parking facility. The clarified language is mainly seen in subsection (5) and (6).

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report & Supporting Materials
2. Application Materials
3. Business Impact Estimate
4. Public Notice Materials
5. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Legislative Hearing **Application #: PTAL25-0002**

SUBJECT:	A privately initiated request for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs).
APPLICANT/AGENT:	Caleb Sapp, CNC Carpentry, LLC Terry Howard, Property Owner
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by Caleb Sapp of CNC Carpentry, LLC (Agent) on behalf of Terry Howard (Applicant) for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs). The applicant originally requested amending Section 4.4.4(A)(3) to increase the maximum size of an ADU from 800 square feet to 1,000 square feet. After review and comment from City Staff, the request was expanded to include a more wholistic approach to amending Section 4.4.4(A)(3).

The proposed amendment includes:

- Increase in maximum size of an ADU from 33 percent to 40 percent of the habitable floor area of the principal dwelling unit, not to exceed 1,000 square feet.
- Reduction in off-street parking requirement from one space per bedroom in the ADU to one space per ADU and establishment of a maximum of two spaces per ADU.
- Clarified language on types of units prohibited and general cleanup of language.

In 2016, the average house in the State of Florida was ± 1,800 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. Home sizes have been shrinking in recent years and in December 2025, the average home size in the State of Florida was only ± 1,600 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for additional time in a downward trend of average home sizes.

The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community.

The reduction in the off-street parking requirement is principally to lower the cost burden of installing new driveways and to better serve space-constrained infill lots while still providing for an off-street parking facility. The clarified language is mainly seen in subsection (5) and (6).

PROPOSED LAND DEVELOPMENT REGULATIONS
TEXT AMENDMENT

Text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed.

SECTION 4.4.4(A), ACESSORY DWELLING UNIT

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(b) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(c) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards*.

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict.* In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Evaluation & Findings: ADUs are established as allowable residential uses by Policy 1.1.a in the Agriculture land use category, Policy 1.2.a in the Low Density Residential land use category, Policy 1.2.b in the Moderate Density Residential land use category, Policy 1.2.c in the Medium Density Residential land use category, and Policy 1.2.d in the High Density Residential land use category.

Objective 4.1: *Infill Development*

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

Evaluation & Findings: ADUs provide opportunities to increase infill development potential in existing neighborhoods rather than incentivizing the creation of new subdivisions. The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development.

Transportation Element

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking.

Policy 1.3.b: The City shall establish standards that emphasize shared parking and parking reduction incentives to provide flexibility for businesses and to discourage excessive parking areas.

Evaluation & Findings: The proposed text amendment lowers the off-street parking from one space per bedroom in an ADU to one per ADU and a maximum standard is established consistent with Policy 1.3.a. Keeping consistent with Policy 1.3.b, a shared parking option is now provided for, where a principal dwelling unit's required off-street parking can now be shared and serve to fulfill the minimum off-street parking requirement of an ADU.

Housing Element

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

Evaluation & Findings: The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development. ADUs have the potential to serve a greater need in intergenerational housing options, including senior housing, and the potential to serve as attainable housing options that are more affordable than conventional single-family homes.

Community Facilities Element

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible 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. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible 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 main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of 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 is accessible 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.

Evaluation & Findings: The proposed text amendment would not alter the requirement that ADUs connect to City wastewater facilities when service is deemed available by the City's Comprehensive Plan or is required by the City's Land Development Regulations. In cases where service is not available or connection is not required, permits must be obtained for an onsite sewage treatment and disposal system or connection to an existing onsite sewage treatment and disposal system by the applicable permitting authorities.

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 feet of any lot within a residential land use category or an existing single family residence water service is accessible 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 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible 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 2,640 feet 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 is accessible 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.

Evaluation & Findings: The proposed text amendment would not alter the requirement that ADUs connect to City potable water facilities when service is deemed available by the City's Comprehensive Plan or is required by the City's Land Development Regulations. In cases where service is not available or connection is not required, permits must be obtained for a well or connection to an existing well by the applicable permitting authorities.

Conservation and Open Space Element

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development. ADUs offer an infill development opportunity that results in more compact development in urbanized areas. A reduced off-street parking requirement also increases how compact the layout of a residential lot can be with an ADU.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

Section 2.4.1(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all text amendments to the Land Development Regulations must be found compliant. The proposed amendment has been reviewed for compliance with the standards of Section 2.4.1(E)(1). An evaluation of the findings of compliance with the standards of Section 2.4.1(E)(1) is provided below.

(1) **Text Amendments**. Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weigh the relevance of the following factors:

(a) ***Consistent with Comprehensive Plan***. Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City's Comprehensive Plan. An analysis of consistency with the City's Comprehensive Plan has been included in this report.

(b) ***Consistent with ordinances***. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City's Land Development Regulations of Code of Ordinances.

(c) ***Changed conditions***. Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: In 2016, the average house in the State of Florida was ± 1,800 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. In December of 2025, the average home size in the State of Florida was only ± 1,600 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for future time in a downward trend of average home sizes.

Source: Federal Reserve Bank of St. Louis. (2026). Housing Inventory: Median Home Size in Square Feet in Florida. *Federal Reserve Economic Data (FRED)*. Accessed February 9, 2026, from https://fred.stlouisfed.org/series/MEDSQUFEEFL

(d) *Community need*. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community (memo in Exhibit "B").

(e) *Compatible with surrounding uses*. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter existing residential protection or other compatibility standards. Additionally, the proposed text amendment includes clarification of existing aesthetic design standards for compatibility. Use specific standards regarding aesthetics and compatibility as well as Section 6.6, Infill standards, will continue to apply.

(f) *Development patterns*. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment does not seek to alter the pattern of development. ADUs are already permitted in the Agricultural and Residential Districts and where ADUs are permitted is not being altered by this text amendment.

(g) *Effect on natural environment*. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

(h) *Public facilities*. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: ADUs will continue to be required to connect to public facilities as applicable by the zone district standards and City of Alachua Comprehensive Plan.

EXHIBIT "A"
TO
PTAL25-0002
ADU TEXT AMENDMENT TO THE
LAND DEVELOPMENT REGULATIONS
STAFF REPORT

DRAFT ORDINANCE
26-06

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations ("LDRs") through Ordinance 06-11, as amended from time to time; and,

WHEREAS, Caleb Sapp ("Applicant" and "Agent") on behalf of Terry Howard has submitted an application for a text amendment to the City's LDRs, as described below ("Amendment"); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on _____, 2026, and scheduled second and final reading for _____, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and the City's LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

DRAFT

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum*. At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(b) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(c) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards.*

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict*. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

DRAFT

PASSED on first reading on the ____ day of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "B"
TO
PTAL25-0002
ADU TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS
STAFF REPORT

SUPPORTING MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 10, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Notice of Hearing to be Scheduled for Text Amendment to Section 4.4.4(A), LDRs

Dear Caleb Sapp,

On January 13, 2026, the City of Alachua received your revised application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A) related to the accessory dwelling unit standards. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **March 10, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, February 23, 2026***. Materials may be submitted earlier than this date.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, March 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 13, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

Upon review of the application materials, the Planning Division has drafted an updated proposal that more comprehensively reviews and revises Section 4.4.4(A). This draft dated 1/13/2026 has been attached. Please review the proposed change from your original proposal and provide confirmation in writing that the draft is acceptable in its current form or provide an alternative proposal with justification as to the changes.

Please address the above comment no later than **5:00 PM on January 27, 2026**. Upon receipt of your confirmation, Staff will notify you of any remaining comments which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March Planning & Zoning Board (PZB) Meeting**.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: PTAL25-002 - Draft Language 1/13/2026

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Underline = Addition; ~~Strikethrough~~ = Removal

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal residential use may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(a) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal residential use be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(b) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards*.

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict*. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

INTER-OFFICE COMMUNICATION

Date: January 8th, 2026

To: Carson J. Crockett
Principal Planner

From: Parker A. Stevens
Planner

RE: Land Development Regulations: Accessory Dwelling Units Memo

This memo compares the City of Alachua's land development regulations on Accessory Dwelling Units (ADUs) to nearby cities and Alachua County, in preparation for the amendment to the existing code.

Section 1: The City of Alachua

In Section 4.4.4 (A), The City of Alachua allows for ADUs as accessory uses to principal residential uses pursuant to Table 4.4-1. ADUs must comply with all applicable development standards for principal dwelling units in the zone district it is located in. Mobile homes, recreation vehicles, and travel trailers shall not be used as ADUs. ADUs cannot exceed 33 percent of the habitable floor area of the principal floor area of the principal dwelling unit, of 800 square feet, whichever is less. ADUs may contain private sanitary facilities, with hot and cold running water and cooking and food storage facilities. Only one ADU is permitted on a lot in additional to the principal single-family detached dwelling. At minimum, one off-street parking space should be available for each bedroom located in the ADU. ADUs do not count towards any applicable maximum residential density requirements. ADUs cannot be sold apart from the principal dwelling upon the same lot which they are located. Home occupations shall be prohibited within an accessory dwelling unit. ADUs must comply with all other applicable standards for principal dwelling units in the zone district it is located within. If the standards for ADUs listed conflicts with other requirements in the LDRs, the standards of this section take precedence.

Section 2: The City of High Springs

In *Sec. 7.09.01.01. - Accessory dwelling units*, High Springs includes similar language on density, limit on number, and districts allowed. Additionally, High Springs does not include language on required parking lots, home occupations, or resale. High Springs states that ADUs may not be included on sites containing a duplex and that, in addition to mobile homes and recreational

vehicles, High Springs states that sheds, garages, greenhouses, workshops, manufactured, and wheeled or portable structures shall not be ADUs. High Springs' size requirements allow for larger ADUs, as they cannot exceed 50 percent of the square footage of the principal property or 1,000 square feet, whichever is less. High Springs' also states that the owner on record must reside in either the principal dwelling units or the accessory dwelling unit.

Section 3: The City of Newberry

In *Sec. 4.2.4.2 - Accessory Dwelling Units*,, Newberry includes similar language on development standards and resale. Additionally, Newberry does not include language on limit on number, density, and home occupations. Newberry lists the zoning districts and land use designations for which a single accessory dwelling unit is allowed as an accessory use in the code, and not in a separate table. Newberry requires that off-street parking must be located on the lot which the principal building is located and served by the same driveway as the principal building. Newberry requires that the living area of the unit must be 50 percent of the principal residence or 1,000 square feet, which ever is greater. Newberry states that the ADU must be designed in a similar architectural style as the principal building, that the property owner must reside in the primary or ADU for the permitting of ADU, and requirement to connect to the central water and sewer system separate from the primary residence (with the exception of an attached ADU with a single bedroom) or the septic system of the primary residence if central water and sewer are unavailable. Newberry includes minimum lot sizes for rural/agriculture land use categories.

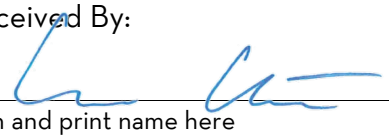
Section 4: The City of Hawthorne

Hawthorne does not include specific language for ADUs in the code. [Subject to Review.]

Section 5: Alachua County

In *Section 404.24 of Title 40*, Alachua County includes similar language on density, development standards, and resale. Additionally, Alachua County does not include language on home occupations or limits on what can be used as an accessory dwelling unit. Similar to Newberry, Alachua County lists the districts and land use designations that a single accessory dwelling unit is allowed as an accessory use. In similar language to Newberry, Alachua County requires that the owner must reside on the primary or accessory dwelling unit for a permit to be issued. The building size of the ADU must be a maximum of 50 percent of the principal residence or 1,700 square feet, whichever is greater. Alachua County requires that the ADU to be connected to the central water and sewer system or the principal residence where available and shall not have separate services, or connect to the septic system and well of the primary residence. Similar to Newberry, Alachua County has minimum lot size requirements for the rural/agriculture land use category.

Received By:



Sign and print name here

Jan 8, 2026

Date

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 16, 2025

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

According to Section 2.2.6 of the Land Development Regulations, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Division has reviewed the aforementioned application for completeness and finds that the application is **complete**.

The above is based on a preliminary review for completeness only. An in-depth review of the content of the application will be performed and any comments will be provided to you under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

Application for Text Amendment

FOR OFFICE USE ONLY
Case #:
Application Fee: $
Filing Date:
Completeness Date:
Review Type: PZB & CCOM

☐ **COMPREHENSIVE PLAN** ☑ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ■ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Terry Howard Title: Owner
   Company (if applicable): n/a
   Mailing address: 16903 NW 171st Place
   City: Alachua State: Florida ZIP: 32615
   Telephone: 352-514-5784 FAX: n/a e-mail: thoward7524@gmail.com
3. Authorized Agent (if applicable)*:
   Name and Title of Agent: Caleb Sapp
   Company (if applicable): CNC Carpentry, LLC
   Mailing Address: 6826 SW 170th St.
   City: Archer State: Florida ZIP: 32618
   Telephone: 352-727-1073 FAX: n/a e-mail: cnc.caleb@gmail.com

   * Must provide signed and notarized Authorized Agent Affidavit to act on behalf of the applicant.

B. PROPOSAL

1. Sections or Goals, Objectives, or Policies Proposed to be Amended:
   Section 4.4.4a3 is proposed to be amended.
2. Identify each new Section or Goal, Objective, or Policy Proposed:
   Raise, broaden, or lift the verbiage of section 4.4.4a3 to allow for larger ADU buildings to be built.
3. Summarization of reason for request:
   The verbiage for the City of Alachua in regards to ADU buildings is quite restrictive. I would like to build a small, modest ADU of roughly 950 SF but the current language would only allow for around 800 SF.

C. **ATTACHMENTS**

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. Justification for Request
   i. For a text amendment to the Land Development Regulations, provide a narrative responding to each of the standards as set forth in Section 2.4.1(E)(1) of the LDRs.
   ii. For a text amendment to the Comprehensive Plan, provide a narrative addressing consistency with the Comprehensive Plan.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Jury A. Howard
Signature of Applicant

Signature of Co-applicant

Terry A. Howard
Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 3rd day of DEC, 2025 by TERRY A. HOWARD, who is/are personally known to me, or who has/have produced F I D L as identification.

Kristy Lee Thornton
Signature of Notary Public

(Seal)

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2025

Section C – Supporting Documents

(1)

Existing Text: ~~*Size of accessory unit.* No accessory dwelling unit shall exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 800 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities~~.

Proposed Text: *Size of accessory unit.* No accessory dwelling unit shall exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 1000 square feet of temperature controlled living space, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities.

(2)

There is a need for an update to the sizing restrictions placed on ADUs in the City of Alachua. For homes over ~2,400 SF, the 800 SF restriction takes precedence and sets a maximum limit on the size if the ADU. While that size may be sufficient to house a small kitchen, bathroom, and bed, it is by no means spacious. I am proposing a modest increase to the size limits of ADU structures – 1,000 SF of living space. It is more in line with codes from the surrounding municipalities, and would allow me to build the ADU that I have already designed and engineered. I currently live in the primary residence with my daughter, son-in-law and their children. I have to make my way up and down two staircases in order to leave or enter the home, whereas the ADU would allow my ailing joints to reside on the first floor with no stairs necessary.

The city of Alachua's code restrictions are the smallest of all the surrounding municipalities, of which a few are listed below. It does not seem that a modest increase to 1,000 SF would be out of line, it seems that it might actually bring the City of Alachua *in* line with its neighbors.

-City of Newberry: 4.2.4.2.6 *Building size.* The living area of the unit shall be a maximum of 50 percent of the principal residence or 1,000 square feet, whichever is greater

-Alachua County: 404.24.f *Building size.* The living area of the unit shall be a maximum of fifty (50) percent of the principal residence or one thousand seven hundred (1,700) square feet, whichever is greater.

-High Springs: 7.09.01.01.1 An accessory dwelling unit shall not exceed 50 percent of the square footage of the principal dwelling unit, or 1,000 square feet, whichever is less

-Gilchrist county: 7.16.02.5 The accessory dwelling shall be no smaller than 400 square feet and no greater than 1000 square feet, and in all cases shall be smaller and clearly subordinate to the primary dwelling.

(3)

2.4.1e.1a *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Response: I believe that the proposed amendment is consistent with the Comprehensive Plan because it does not significantly alter, add, or remove any existing codes.

2.4.1e.1b *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Response: I do not believe that the proposed amendment violates any city ordinances.

2.4.1e.1c *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.

Response: I do not believe that there are any necessary changes to conditions as this amendment would only affect the sizing of ADU structures, modestly.

2.4.1e.1d *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Response: I believe that the proposed amendment addresses a community need because I am part of the community, as well as receiving several anecdotes from people who have run into this issue previously.

2.4.1e.1e *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Response: I do not believe that the proposed amendment goes against any zoning intents, as the proposed size increase is minimal and simply brings the City of Alachua more in line with surrounding municipalities.

2.4.1e.1f *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Response: I believe that the proposed amendment results in a logical and orderly development plan because the proposed changes are minor and do not leave space for increasingly large accessory dwellings in the future.

2.4.1e.1g *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

I do not believe that the proposed amendment poses any significant adverse environmental effects since ADUs are already allowed and the proposed amendment only increased its footprint by 200 SF.

2.4.1e.1h *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Response: I believe that the proposed amendment bears no adverse effect on publicly served development since ADUs are already allowed and this amendment only slightly increases their maximum sizing.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16903 NW 171th Place Alachua, FL 32615

Parcel ID Number(s): 3049-1-12

Acreage: ±5.75

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Terry A. Howard Title:

Company (if applicable):

Mailing Address: 16903 NW 171st PL

City: Alachua State: FL ZIP: 32615

Telephone: 352-514-5784 FAX: e-mail:

C. AUTHORIZED AGENT

Name: Caleb Sapp Title: Contractor

Company (if applicable): CNC Carpentry, LLC

Mailing address: 6826 SW 170th St.

City: Archer State: FL ZIP: 32618

Telephone: 352-727-1073 FAX: — e-mail: cnc.caleb@gmail.com

D. REQUESTED ACTION:

allow Caleb Sapp to recieved communications on behalf of Terry Howard.

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.

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

Terry A. Howard
Signature of Applicant

Signature of Co-applicant

Terry A. Howard
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 by means of ✓ physical appearance or __ online notarization

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

this 3rd day of DEC, 25 by Terry A. Howard

__ who is/are personally known to me, or ✓ who has/have produced FL DL as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Kristy Lee Thornton
Signature of Notary Public, State of Florida
Print Name Kristy Lee Thornton
My Commission Expires: March 17, 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 13, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

Upon review of the application materials, the Planning Division has drafted an updated proposal that more comprehensively reviews and revises Section 4.4.4(A). This draft dated 1/13/2026 has been attached. Please review the proposed change from your original proposal and provide confirmation in writing that the draft is acceptable in its current form or provide an alternative proposal with justification as to the changes.

Please address the above comment no later than **5:00 PM on January 27, 2026**. Upon receipt of your confirmation, Staff will notify you of any remaining comments which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March Planning & Zoning Board (PZB) Meeting**.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: PTAL25-002 - Draft Language 1/13/2026

Underline = Addition; ~~Strikethrough~~ = Removal

4.4.4 *Accessory uses and structures allowed*.

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal residential use may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(a) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal residential use be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(b) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards*.

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict*. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

This business impact estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with federal or state law or regulation;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  c. Sections 190.005 and 190.046, Florida Statutes;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

[1] See Section 166.041(4)(c), Florida Statutes.

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information.

Impact Estimate

1. Summary of the proposed ordinance
The proposed ordinance would increase the maximum size of accessory dwelling units and decrease the off-street parking requirement of accessory dwelling units, promoting intergenerational and more attainable housing in the City of Alachua, thus improving the health, safety, and welfare of residents. The proposed ordinance would amend standards for accessory dwelling units only and would not negatively impact commercial businesses.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur:
None
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
None
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
None

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None

4. Additional information deemed useful (if any):
The proposed ordinance is a text amendment to the Land Development Regulations initiated by an application by a private party other than the municipality.

team's achievement and the partnership that made it

nonprofit organization that supports law enforcement

Sheriff's Office K-9 Unit for preparing the team for real-

days of shadowing with the Marion County Sheriff's

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PTAL25-0002 – ADU Text Amendment to the Land Development Regulations

A request by Caleb Sapp (Applicant and Agent) on behalf of Terry Howard for a privately initiated text amendment to the City of Alachua Land Development Regulations, amending Section 4.4.4(A) regarding standards and requirements for accessory dwelling units (ADUs).

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 26, 2026)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PTAL26-0001 – Certified Recovery Residence Text Amendment to the Land Development Regulations

A request by the City of Alachua Planning & Community Development Department for a staff-initiated text amendment to the City of Alachua Land Development Regulations, amending Article 2 and Article 10 relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 26, 2026)

Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Board Agenda
Item

MEETING DATE: March 10, 2026

SUBJECT: PTAL26-0001 | Certified Recovery Residence Text Amendment to the Land Development Regulations - A request by the City of Alachua Planning & Community Development Department for a staff-initiated text amendment to the City of Alachua Land Development Regulations, amending Article 2 and Article 10 relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487 (Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

Summary

This application is a request by the City of Alachua Planning & Community Development Department for a text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations. The proposed text amendment is solely for the purpose of complying with Florida Statute 397.487, which was amended by Senate Bill 954 (2025).

The amendment to Article 2 would establish a new section, Section 2.4.25, Reasonable accommodation for certified recovery residence. Proposed Section 2.4.25 would outline the administrative process to receive a reasonable accommodation from the Land Development Regulations in cases where a certified recovery residence is attempting to establish, but a specific standard in the Land Development Regulations is prohibiting such establishment. Proposed Section 2.4.25 is formatted to mirror other sections in Article 2 that deal with administrative reviews. The amendment to Article 10 would establish a new definition for certified recovery residences. Group home and community residential home are already

defined in Article 10; however, the new definition is necessary for consistency with Florida Statute 397.487.

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report & Supporting Materials
2. Business Impact Estimate
3. Public Notice Materials
4. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Legislative Hearing **Application #: PTAL26-0001**

SUBJECT:	A staff-initiated text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487.
APPLICANT/AGENT:	City of Alachua Planning & Community Development
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by the City of Alachua Planning & Community Development Department for a text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations. The proposed text amendment is solely for the purpose of complying with Florida Statute 397.487, which was amended by Senate Bill 954 (2025).

The amendment to Article 2 would establish a new section, Section 2.4.25, Reasonable accommodation for certified recovery residence. Proposed Section 2.4.25 would outline the administrative process to receive a reasonable accommodation from the Land Development Regulations in cases where a certified recovery residence is attempting to establish, but a specific standard in the Land Development Regulations is prohibiting such establishment. Proposed Section 2.4.25 is formatted to mirror other sections in Article 2 that deal with administrative reviews. The amendment to Article 10 would establish a new definition for certified recovery residences. Group home and community residential home are already defined in Article 10; however, the new definition is necessary for consistency with Florida Statute 397.487.

PROPOSED LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT

Text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed.

SECTION 2.4, SPECIFIC REQUIREMENTS FOR APPLICATIONS FOR DEVELOPMENT PERMITS

2.4.25 *Reasonable accommodation for certified recovery residence*.

(A) *Purpose*. The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).

(B) *Applicability*. The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.

(C) *Procedure*.

(1) *Submission of request for accommodation*. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:

(a) The name and contact information of the applicant or the applicant's authorized agent;

(b) The property address and parcel identification number;

(c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;

(d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,

(e) A nonrefundable fee to defray the cost of review.

(2) *Determination of completeness*. Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.

(a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.

(b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.

(3) *Rendering of determination*. Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.

(4) *Form*. The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.

(D) *Standards of review.*

(1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).

(2) The accommodation must be the minimum necessary to establish a certified recovery residence.

(3) The reasonable accommodation and the review of such reasonable accommodation must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(E) *Effect*. A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.

(F) *Period of validity*. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:

(1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;

(2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;

(3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.

(G) *Extension*. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.

(H) *Revocation*. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.

(I) *Appeal of decision of LDR Administrator*. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

SECTION 10.2, DEFINITIONS

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also community residential home and group home).

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Housing Element

Objective 1.3: *Special Needs Households*

The City shall coordinate with other government agencies, and private and non-profit entities to ensure the availability of adequate, affordable housing for special needs households, including group home facilities within residential areas or areas of residential character, including group homes or foster care facilities as licensed or funded by the Florida Department of Children and Families.

Policy 1.3.a: The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:

1. does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home; or
2. would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.).

Evaluation & Findings: The proposed text amendment directly supports Objective 1.3 and Policy 1.3.a of the Housing Element of the Comprehensive Plan by providing additional relief in the siting and establishment of certified recovery residences, including group homes and community residential homes.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

Section 2.4.1(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all text amendments to the Land Development Regulations must be found compliant. The proposed amendment has been reviewed for compliance with the standards of Section 2.4.1(E)(1). An evaluation of the findings of compliance with the standards of Section 2.4.1(E)(1) is provided below.

(1) **Text Amendments**. Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weigh the relevance of the following factors:

(a) ***Consistent with Comprehensive Plan***. Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City's Comprehensive Plan. An analysis of consistency with the City's Comprehensive Plan has been included in this report.

(b) ***Consistent with ordinances***. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City's Land Development Regulations of Code of Ordinances.

(c) ***Changed conditions***. Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City's LDRs.

(d) ***Community need***. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City's LDRs. The demonstrated community need is to comply with Florida Statute 397.487.

(e) *Compatible with surrounding uses*. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter existing residential protection or other compatibility standards. The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City's LDRs. As such, any reduction in compatibility standards granted by a waiver of such compatibility standards through the proposed Section 2.4.25 is a result of compliance with Florida Statute pre-empting the City's Land Development Regulations.

(f) *Development patterns*. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment does not seek to alter the pattern of development. The proposed text amendment seeks to govern certified recovery residences as group homes or community residential homes and the permitted zone districts and standards for such uses are not proposed to be amended.

(g) *Effect on natural environment*. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

(h) *Public facilities*. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: Certified recovery residences will continue to be required to connect to public facilities as applicable by the zone district standards and City of Alachua Comprehensive Plan.

EXHIBIT "B"
TO
PTAL26-0001
CERTIFIED RECOVER RESIDENCE TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS
STAFF REPORT

DRAFT ORDINANCE
26-07

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations ("LDRs") through Ordinance 06-11, as amended from time to time; and,

WHEREAS, Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things; and,

WHEREAS, a text amendment to the City's LDRs has been proposed to comply with Florida Statute 397.487, further described below ("Amendment"); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on _____, 2026, and scheduled second and final reading for _____, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and the City's LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

DRAFT

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 2

Article 2 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 2 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

2.4.25 *Reasonable accommodation for certified recovery residence.*

(A) *Purpose.* The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).

(B) *Applicability.* The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.

(C) *Procedure.*

(1) Submission of request for accommodation. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:

(a) The name and contact information of the applicant or the applicant's authorized agent;

(b) The property address and parcel identification number;

(c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;

(d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,

(e) A nonrefundable fee to defray the cost of review.

(2) *Determination of completeness.* Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.

(a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.

DRAFT

(b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.

(3) *Rendering of determination*. Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.

(4) *Form*. The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.

(D) *Standards of review*.

(1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).

(2) The accommodation must be the minimum necessary to establish a certified recovery residence.

(3) The reasonable accommodation and the review of such reasonable accommodation must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(E) *Effect*. A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.

(F) *Period of validity*. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:

(1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;

(2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;

(3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.

DRAFT

(G) *Extension*. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.

(H) *Revocation*. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.

(I) *Appeal of decision of LDR Administrator*. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

Section 4. Amendment to the Land Development Regulations, Article 10

Article 10 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 10 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Section 10.2 *Definitions*.

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also *community residential home* and *group home*).

Section 5. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 6. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 7. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 8. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

DRAFT

Section 9. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the ____ day of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____ day of _____, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "B"
TO
PTAL26-0001
CERTIFIED RECOVER RESIDENCE TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

Carson J. Crockett

From: Carson J. Crockett
Sent: Monday, February 9, 2026 4:46 PM
To: 'Danielle Adams'; Bryan Thomas
Cc: Rodolfo Valladares; Scott Walker; Kiersten Ballou; Jazzlyn Shannon
Subject: RE: SB 954

Thank you Danielle,

We will move this forward to the March PZB meeting so we can get this ordinance taken care of.

City of ALACHUA
the good life community

CARSON J.CROCKETT
Principal Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.
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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Monday, February 9, 2026 8:53 AM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

That's fine - you're giving them more time than necessary, so I think you're safe in terms of statutory interpretation.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Monday, February 9, 2026 8:48 AM
To: Danielle Adams <Danielle@foldswalker.com>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good morning Danielle,

Thank you for reviewing.

Regarding the 30 days to respond to an incomplete application, Section 2.2.6(B)(2) of the City's LDRs already affords 45 days to respond to incomplete applications and I did not want to contradict this section. Is the existing section sufficient to cover this requirement? Please confirm.

I'll go ahead and make that edit for the determination time requirement.

City of ALACHUA
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CARSON J.CROCKETT
Principal Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Friday, February 6, 2026 11:14 AM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

Howdy!

I've reviewed the attached and think you've done a really nice job.

The additions I have are as follows:

Under section (C)(2), we should specify that the applicant has at least thirty days to respond to our notification that the application is incomplete.

We need to add somewhere that if a written determination is not issued within 60 days after receipt of the completed application, it is deemed approved unless the parties agree to an extension of time. I would suggest adding that to (C)(3). Just a single sentence that says something to the effect of: If a written determination is not provided within sixty (60) days of the receipt of a complete application, the application is deemed approved, absent a written consent signed by both the City and the applicant to a reasonable extension of time.

Otherwise, it looks good to me!

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Thursday, January 8, 2026 3:25 PM
To: Danielle Adams <Danielle@foldswalker.com>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good afternoon Danielle,

We did determine that while our LDRs address community residential home and group home (which are functionally certified recovery residences), we need to establish the required "reasonable accommodation" process and we need to formally define certified recovery residence.

I have drafted a proposal to add the required process as a new code section, Section 2.4.25, that is generally consistent with our other application processes and language while also fulfilling the statute requirement. Also proposed is a definition to be added in Article 10. Please review to ensure compliance with that statute, and any other suggestions you have, when you have a moment.

All language is proposed to be added. I wanted to be as least intrusive to the code language as possible.

Please let me know if you have any thoughts or questions. Thank you,

City of ALACHUA
the good life community

CARSON J.CROCKETT
Principal Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Thursday, January 8, 2026 12:54 PM
To: Bryan Thomas <br_thomas@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

Howdy!

Just wanted to see what conclusion you and Carson had come to on this so I can mark it off my to do list.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Folds Walker, LLC, for damage arising in any way from its use.

From: Bryan Thomas <br_thomas@cityofalachua.org>
Sent: Thursday, December 4, 2025 1:35 PM
To: Danielle Adams <Danielle@foldswalker.com>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good afternoon Danielle,

Carson and I were just discussing this and he has analyzed our code relative to the new statute and believes that our existing code already addresses a significant amount of the requirements. We'll compare with your code from High Springs and identify the areas that will need to be addressed.

Thank you,

City of ALACHUA
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BRYAN S. THOMAS
Director of Planning & Community Development
386-418-6122
352-494-9033
br_thomas@cityofalachua.org
www.cityofalachua.org

From: Danielle Adams <Danielle@foldswalker.com>
Sent: Thursday, December 4, 2025 10:42 AM
To: Bryan Thomas <br_thomas@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: SB 954

Howdy!

Hope all is well in your world. I wasn't sure what previous counsel had informed you of in terms of bills going into effect at the start of the year, so I wanted to touch base about SB 954. SB 954 requires Cities to establish code provisions on Certified Recovery Residences. I have attached the ordinance I did for High Springs hereto

for your review and consideration. In the event Alachua has not passed something to this effect, we will need to move on putting an ordinance together.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

This business impact estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☒ The proposed ordinance is required for compliance with federal or state law or regulation;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

c. Sections 190.005 and 190.046, Florida Statutes;

[1] See Section 166.041(4)(c), Florida Statutes.

d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information.

Impact Estimate

1. Summary of the proposed ordinance
Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur:
None
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
$200 application fee for applicants. Only certified recovery residences seeking a reasonable accommodation would apply for such relief. Businesses are not required to apply for such accommodation, voluntary participation only.
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
Estimated Regulatory Costs per Application: $200 (See box 4) Estimated Revenue per Application: $200 Net City Cost per Application: $0

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None

4. Additional information deemed useful (if any):
Estimated regulatory costs include: four hours of staff review time at an average hourly rate of $40 per hour; overhead costs, including electric and water during the four hours of staff review time; administration costs, including printing, software licensing, long-term retention of files electronically as applicable by public records laws, etc.

team's achievement and the partnership that made it nonprofit organization that supports law enforcement Sheriff's Office K-9 Unit for preparing the team for real- days of shadowing with the Marion County Sheriff's

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PTAL25-0002 – ADU Text Amendment to the Land Development Regulations

A request by Caleb Sapp (Applicant and Agent) on behalf of Terry Howard for a privately initiated text amendment to the City of Alachua Land Development Regulations, amending Section 4.4.4(A) regarding standards and requirements for accessory dwelling units (ADUs).

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 26, 2026)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PTAL26-0001 – Certified Recovery Residence Text Amendment to the Land Development Regulations

A request by the City of Alachua Planning & Community Development Department for a staff-initiated text amendment to the City of Alachua Land Development Regulations, amending Article 2 and Article 10 relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 26, 2026)

Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Board Agenda
Item

MEETING DATE: March 10, 2026

SUBJECT: ADMIN | Presentation of Proposed Evaluation & Appraisal Report (EAR) Public Participation Process

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City of Alachua Planning & Zoning Board, sitting as the Local Planning Agency (LPA), approve the proposed Evaluation & Appraisal Report (EAR) public participation process as presented by the Planning & Community Development Department.

Recommended Motion: *I move that this Board, sitting as the Local Planning Agency, approve the proposed Evaluation & Appraisal Report (EAR) public participation process as presented by the Planning & Community Development Department.*

Summary

The City of Alachua Planning & Community Development Department has begun the Evaluation & Appraisal Report (EAR) process for the City's Comprehensive Plan as required by Chapter 163.3191, Florida Statutes. The Monitoring & Evaluation Element of the Comprehensive Plan designates the Planning & Community Development Department ("Department") as the responsible party for coordinating the monitoring and evaluation of the Comprehensive Plan. The Monitoring & Evaluation Element requires that the public participation process for the EAR consist of three parts:

1. Opportunities for review and comment by the general public;
2. Review and comment by citizens' groups and special interest groups; and,
3. Review by the Local Planning Agency and adoption by the City Commission.

Procedures used for this three-part public participation process will generally be similar to those described in the Administration & Implementation Element of the Comprehensive Plan; however, the Monitoring & Evaluation Element requires that the Local Planning Agency review the procedures and recommend any modifications thereto prior to the commencement of the evaluation process.

The Department has established a proposed procedure for public participation, which is attached to this agenda item.

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Evaluation & Appraisal Report Proposed Procedures

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 10, 2026

City of Alachua, Local Planning Agency
P.O. Box 9
Alachua, Fl 32616

RE: Evaluation & Appraisal Report Proposed Procedures

Dear Local Planning Agency Members,

The City of Alachua Planning & Community Development Department has begun the Evaluation & Appraisal Report (EAR) process for the City's Comprehensive Plan as required by Chapter 163.3191, Florida Statutes. The Monitoring & Evaluation Element of the Comprehensive Plan designates the Planning & Community Development Department ("Department") as the responsible party for coordinating the monitoring and evaluation of the Comprehensive Plan.

The Monitoring & Evaluation Element requires that the public participation process for the EAR consist of three parts:

1. Opportunities for review and comment by the general public;
2. Review and comment by citizens' groups and special interest groups; and,
3. Review by the Local Planning Agency and adoption by the City Commission.

Procedures used for this three-part public participation process will generally be similar to those described in the Administration & Implementation Element of the Comprehensive Plan; however, the Monitoring & Evaluation Element requires that the Local Planning Agency review the procedures and recommend any modifications thereto prior to the commencement of the evaluation process.

The Department has established the following proposed procedure:

1. Update of Comprehensive Plan Data.
    a. This consists of the Department updating the data and analysis last conducted during the previous EAR. Population projections to the year 2050 will be conducted, demographic and historical information updated to reflect the current state of the community, and tabulating data regarding all annexations and future land use changes that occurred between the previous EAR and present day. This data will be included in the 2026 EAR and will be made available during the public participation process.

2. Public Participation
    a. The Department is proposing two public workshops to occur over the spring and summer of 2026. The first workshop will focus on review and comment by the general public. An open house approach will be taken where copies of each Comprehensive Plan element in full are available for public inspection at a station devoted to each element. One additional station will be provided for all other comments regarding the Comprehensive Plan. Additional activities may be included. The second workshop will focus on review by the Local Planning Agency and City Commission in a proposed joint workshop between both the Local Planning Agency and City Commission. The format will be similar to the first workshop.
    b. A meeting with citizens' groups and special interest groups will be held over the spring or summer of 2026, with opportunities for review and comment from such groups. Letters will be sent to groups at least one month prior to the meeting and the meeting will be open to the public; however, participation in the meeting will be focused on the groups.
    c. As required by the Comprehensive Plan, a webpage on the City's website will be established and devoted to the tracking of the EAR process. Newspaper advertisements will be placed for all workshops at least 14 days in advance and flyers posted at City Hall, the Post Office, and Alachua Branch Public Library. The Department will coordinate with the City's Public Information Officer for more engagement opportunities. The Department may publish a survey to be posted on the website for those who cannot attend a workshop.
3. Synthesis of Public Participation
    a. Following the public participation process, all feedback will be analyzed and synthesized to be included in a portion of the EAR. The public input will guide the Department's review of the Comprehensive Plan and its recommendations.
4. Department Review of Plan
    a. The Department will review the Comprehensive Plan in its entirety and make recommendations regarding the current state of goals, objectives, and policies found within the Comprehensive Plan.
5. Draft EAR Presentation to the Local Planning Agency
    a. All the findings from the EAR process, including the updated data, public participation process, and Department recommendations, will be included in the EAR. A draft version of the EAR will be presented to the Local Planning Agency in the late summer or early fall of 2026.
6. Publishing of EAR
    a. Once the draft EAR has been presented and the recommendations considered by the Department, the EAR will be finalized and published on the City's website and provided to the Local Planning Agency and City Commission.

7. Adoption of Recommended Amendments
    a. Once published the EAR and recommendations within will be brought forward to the Local Planning Agency for recommendation and to the City Commission for adoption, with appropriate transmittal to the state land planning agency, as provided for in the Administration & Implementation Element.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Chapter 163.3191, Florida Statutes

The Florida Senate

2025 Florida Statutes

Title XI	Chapter 163	**SECTION 3191**
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS **Entire Chapter**	**Evaluation and appraisal of comprehensive plan.**

163.3191 Evaluation and appraisal of comprehensive plan.—

(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(2) If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to s. 163.3184.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

(4) If a local government fails to submit the letter and affidavit prescribed by subsection (1) or to transmit the update to its plan pursuant to subsection (3) within 1 year after the date the letter was transmitted to the state land planning agency, it may not initiate or adopt any publicly initiated plan amendments to its comprehensive plan until such time as it complies with this section, unless otherwise required by general law. This prohibition on plan amendments does not apply to privately initiated plan amendments. The failure of the local government to timely update its plan may not be the basis for the denial of privately initiated comprehensive plan amendments.

(5) If it is determined that a local government has failed to update its comprehensive plan pursuant to this section, the state land planning agency must provide the required population projections that must be used by the local government to update the comprehensive plan. The local government shall initiate an update to its comprehensive plan within 3 months following the receipt of the population projections and must transmit the update within 12 months. If the state land planning agency finds the update is not in compliance, it must establish the timeline to address the deficiencies, not to exceed an additional 12-month period. If the update is challenged by a third party, the local government may seek approval from the state land planning agency to process publicly initiated plan amendments that are necessary to accommodate population growth during the pendency of the litigation. During the update process, the local government may provide alternative population projections based on professionally accepted methodologies, but only if those population projections exceed the population projections provided by the state land planning agency and only if the update is completed within the timeframe set forth in this subsection.

(6) The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with the requirements of this section.

History.—s. 11, ch. 75-257; s. 10, ch. 85-55; s. 11, ch. 86-191; s. 10, ch. 92-129; s. 13, ch. 93-206; s. 6, ch. 95-322; s. 29, ch. 96-410; s. 5, ch. 96-416; s. 4, ch. 98-146; ss. 6, 14, ch. 98-176; s. 5, ch. 98-258; s. 17, ch. 2000-158; s. 9, ch. 2002-296; s. 905, ch. 2002-387; s. 4, ch. 2004-230; s. 8, ch. 2005-290; s. 12, ch. 2005-291; s. 13, ch. 2007-196; s. 5, ch. 2007-198; s. 4, ch. 2007-204; s. 5, ch. 2010-205; s. 20, ch. 2011-139; s. 8, ch. 2012-96; s. 9, ch. 2012-99; s. 2, ch. 2023-31.

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