



March 7, 2022

Alachua County Department of Growth Management
10 SW 2nd Avenue, Gainesville, FL 32601
352-374-5249

**Re: AMJ TND
Preliminary Development Plan Application**

The proposed project is a mixed use Traditional Neighborhood Development (TND) containing up to 233 residential lots and up to 70,000 SF of non-residential uses on approx. 19.5 (+/-) acres. The subject property is located at 12098-12130 W. Newberry Road on Alachua County Tax Parcel Number 04321-031-000. The zoning is R-1a and the Future Land Use designation is Low Density Residential.

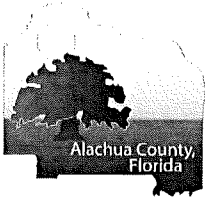
Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Claudia Vega', written in a cursive style.

Claudia Vega, P.E.
Director of Engineering



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
 Alachua County Growth Management Website

Submit Application to:
 Development Services Division
 Development Review Email

Date: March 7, 2022

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: AMJ Newberry Road TND

APPROXIMATE PROJECT ADDRESS: 12098-12130 W. Newberry Road

TAX PARCEL NUMBER(S): 04321-031-000 TOTAL ACREAGE: 19.50

EXISTING ZONING: R-1a Single Family, Low Density

FUTURE LAND USE: Low Density Residential

BRIEF DESCRIPTION OF PROPOSED PROJECT:

mixed use Traditional Neighborhood Development (TND) containing residential and non-residential uses

DEVELOPMENT DATA:

LEVEL OF REVIEW: Preliminary Plan Over Threshold

Check all that apply and fill out:

- TND/TOD Number of Lots: 233 Square Footage: 70,000
- Single Family Residential Number of Lots: _____
- Multi-Family Residential Number of Lots: _____
- Non-Residential Square Footage: _____
- Boat Dock Square Footage: _____
- Other: _____

CONTACT INFORMATION:

AUTHORIZED AGENT:
 Name: eda consultants inc.
 Mailing Address: 720 SW 2nd Ave, Suite 300, Gainesville, FL 32601
 Email: cvega@edafl.com
 Phone: (352) 373-3541

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](#)

Submit Affidavit to:
 Development Services Division
[Development Review Email](#)

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: AMI TND

OWNER(s): 122nd and NEWBERRY LLC

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04321-031-000

APPROXIMATE PROJECT ADDRESS: 12098-12130 W NEWBERRY RD

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Melissa Watson Agent or Owner Melissa Watson Agent or Owner
 Signature Printed Name

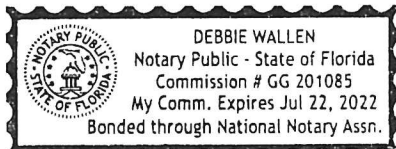
The foregoing instrument was acknowledged before me by means of physical presence online notarization, this

9th Day of March, 2022, by Melissa Watson who is

personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF Alachua



(Notarial Stamp above)

Debbie Wallen Signature of Notary Public
Debbie Wallen Printed Name of Notary Public
GG 201085 Notary Commission Number



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
 Alachua County Growth Management Website

Submit Affidavit to:
 Development Services Division
 Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: AMJ TND

OWNER: 122nd and Newberry LLC
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04321-031-000

APPROXIMATE PROJECT ADDRESS: 12098-12130 W. Newberry Rd

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner Signature Michael E. Warren, Mgr Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 1 Day of March, 2022, by Michael E Warren who is personally known or has provided satisfactory identification _____.

STATE OF FLORIDA
 COUNTY OF Alachua

Deborah K Huff Signature of Notary Public
Deborah K. Huff Printed Name of Notary Public
GG 257742 Commission Number



(Notarial Stamp above)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3080060 2 PG(S)
9/6/2017 11:45 AM
BOOK 4543 PAGE 1621
J.K.'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 790402
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$8,750.00
Intang. Tax: \$0.00

PREPARED BY AND RETURN TO:

Scott M. Price
Akerman LLP
420 S. Orange Avenue
Suite 1200
Orlando, Florida 32801

Parcel Identification No.: 04321-031-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 1st day of January, 2017, by **NEWBERRY ROAD DEVELOPMENT, LLC**, a Wyoming limited liability company, whose mailing address is 6000 Metrowest Boulevard, Suite 101, Orlando, Florida 32835 ("Grantor"), in favor of **122ND AND NEWBERRY, LLC**, a Florida limited liability company, whose mailing address is 6000 Metrowest Boulevard, Suite 101, Orlando, Florida 32835 ("Grantee").

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in ALACHUA County, Florida, viz:

The South 1,320 feet of the West 600 feet of the Southwest Quarter (SW ¼) of Section 36, Township 9 South, Range 18 East, lying North of the Right of Way for State Road No. 26, and less all road right of way, Alachua County, Florida.

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.

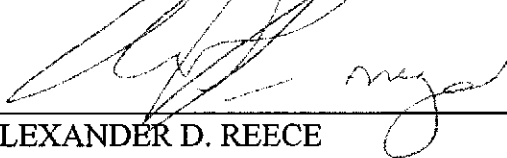
AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except for *ad valorem* taxes for 2017 and all subsequent years, and matters appearing of record in the Public Records of ALACHUA County, Florida; provided, however, that this reference shall not serve to re-impose same.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

NEWBERRY ROAD DEVELOPMENT, LLC, a Wyoming limited liability company


Print Name: SCOTT M. PRICE

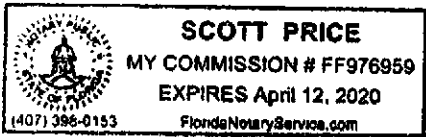
By: 
ALEXANDER D. REECE
MANAGER

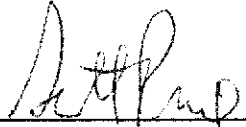

Print Name: Kelly Diaz

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 7 day of August, 2017, by ALEXANDER D. REECE, as MANAGER of **NEWBERRY ROAD DEVELOPMENT, LLC**, a Wyoming limited liability company, on behalf of the company. He/she is:

- personally known to me; or
- produced a driver's license issued by the _____ Department of Highway Safety and Motor Vehicles as identification; or
- produced the following identification: _____





NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
122ND AND NEWBERRY, LLC

Filing Information

Document Number	L17000126450
FEI/EIN Number	82-2633751
Date Filed	06/09/2017
State	FL
Status	ACTIVE

Principal Address

502 NW 16TH AVE
GAINESVILLE, FL 32601

Mailing Address

502 NW 16TH AVE
GAINESVILLE, FL 32601

Registered Agent Name & Address

WARREN, MICHAEL E
502 NW 16TH AVE
GAINESVILLE, FL 32601

Authorized Person(s) Detail

Name & Address

Title MGR

WARREN, MICHAEL E
502 NW 16TH AVE
GAINESVILLE, FL 32601

Title MGR

REECE, ALEXANDER D
6000 METROWEST BLVD #101
ORLANDO, FL 32835

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2019	04/01/2019
2020	06/10/2020
2021	04/19/2021

Document Images

04/19/2021 -- ANNUAL REPORT	View image in PDF format
06/10/2020 -- ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
06/09/2017 -- Florida Limited Liability	View image in PDF format



[Search](#) > Account Summary

Real Estate Account #04321 031 000

Owner:
122ND AND NEWBERRY LLC

Situs:
12130 W NEWBERRY RD
GAINESVILLE 32606

[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 **11/29/2022** for **\$38,185.96**.

[Apply for the 2023 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00	Paid \$38,185.96 11/29/2022	Receipt #22-0041701  Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$39,301.81 11/29/2021	Receipt #21-0041566  Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$45,532.20 01/20/2021	Receipt #20-0090300  Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$46,363.61 12/02/2019	Receipt #19-0044146  Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$45,887.48 11/30/2018	Receipt #18-0040742  Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$24,884.25 11/30/2017	Receipt #17-0040911  Print (PDF)
2016 ⓘ			
2016 Annual Bill	\$0.00	Paid \$14,799.58 06/13/2017	Receipt #16-0184866  Print (PDF)
Certificate #1203		Redeemed 06/13/2017	Face \$14,088.89, Rate 0.25%
		Paid \$14,799.58	
2015 Annual Bill ⓘ	\$0.00	Paid \$12,209.11 01/07/2016	Receipt #15-0070699  Print (PDF)
2014 ⓘ			
2014 Annual Bill	\$0.00	Paid \$14,584.94 01/07/2016	Receipt #15-0070699  Print (PDF)
Certificate #1357		Redeemed 01/07/2016	Face \$13,884.44, Rate 0.25%
		Paid \$14,584.94	
2013 ⓘ			
2013 Annual Bill	\$0.00	Paid \$15,930.26 07/22/2014	Receipt #13-0184946  Print (PDF)
Certificate #1256		Redeemed 07/22/2014	Face \$15,165.72, Rate 0.25%
		Paid \$15,930.26	
2012 ⓘ			
2012 Annual Bill	\$0.00	Paid \$8,738.72 07/22/2014	Receipt #13-0184943  Print (PDF)
Certificate #1232		Redeemed 07/22/2014	Face \$8,316.64, Rate 0.25%
		Paid \$8,738.72	
2011 Annual Bill ⓘ	\$0.00	Paid \$7,233.65 11/09/2011	Receipt #2011-3002820  Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$7,161.91 12/13/2010	Receipt #2010-3020616  Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$7,010.14 02/28/2010	Receipt #2009-1026794  Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$6,237.87 11/21/2008	Receipt #2008-9009777  Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$6,364.35 11/08/2007	Receipt #2007-9014180  Print (PDF)
2006 ⓘ			
Total Amount Due	\$0.00		

BILL	AMOUNT DUE	STATUS		ACTION
2006 Annual Bill	\$0.00	Paid \$7,081.43	11/07/2006	Receipt #2006-6000736  Print (PDF)
Refund		Processed \$283.26	11/30/2006	To MCNEELY G FARRELL
		Paid \$7,081.43		
2005 Annual Bill ⓘ	\$0.00	Paid \$6,746.84	11/18/2005	Receipt #2005-9042107  Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$6,602.93	11/08/2004	Receipt #2004-4001943  Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$6,625.18	11/13/2003	Receipt #2003-3006030  Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$6,554.48	11/20/2002	Receipt #2002-0211714  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.

NEIGHBORHOOD WORKSHOP NOTICE

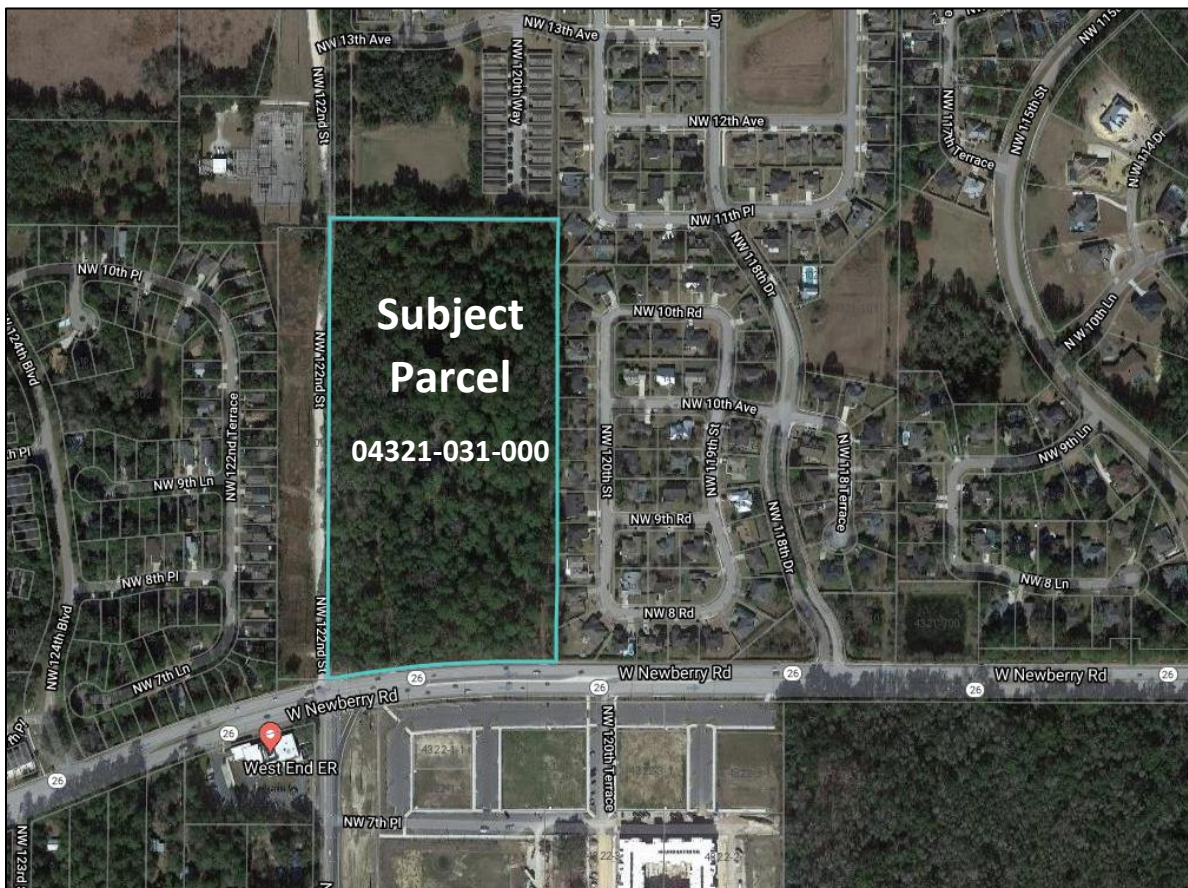
A neighborhood workshop will be held to discuss a Preliminary Development Plan for a proposed mixed use Traditional Neighborhood Development (TND) containing residential and non-residential uses on approx. 19.5 (+/-) acres identified on the map below. The subject property is located at 12098-12130 W. Newberry Road on Alachua County Tax Parcel Number 04321-031-000. The zoning is R-1a and the Future Land Use designation is Low Density Residential. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed Development Plan and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Monday, February 28
Time: 6:00 pm
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



eda
consultants • inc.

AMJ Traditional Neighborhood Development (TND)

Alachua County

February 28, 2022
Neighborhood Meeting

1

Site Aerial

Subject Parcel
04321-031-000

eda

3

Property Summary

Size:
Approx. 19.5 Acres (+/-)

Location:
12098 & 12130 W. Newberry Road

Tax Parcel Number:
04321-031-000

Future Land Use & Zoning:
Low Density Residential / R-1A

eda

4

Future Land Use Map

Low Density Residential

Low Density Residential (1-4du/ac)

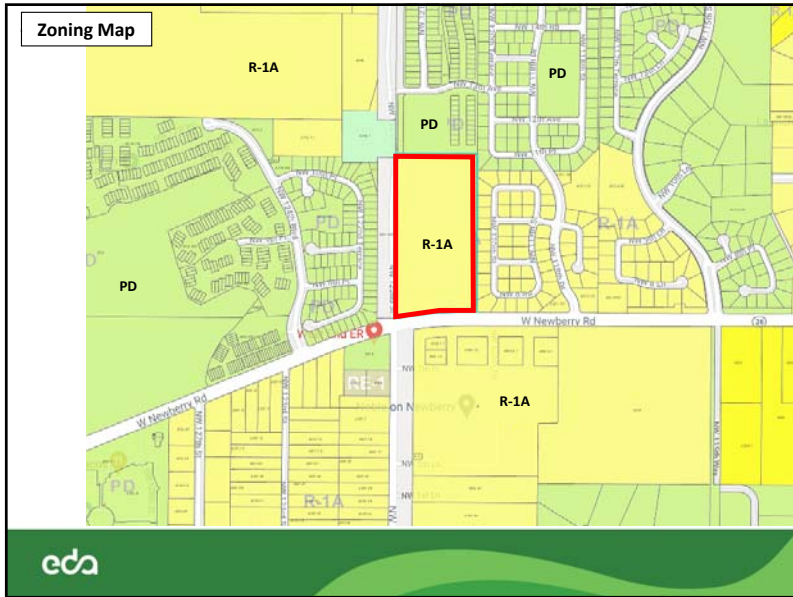
Low Density Residential

Low Density Residential

W Newberry Rd

eda

5



6

Sample County TND Exhibit

Project Type:
Traditional Neighborhood Development (TND)

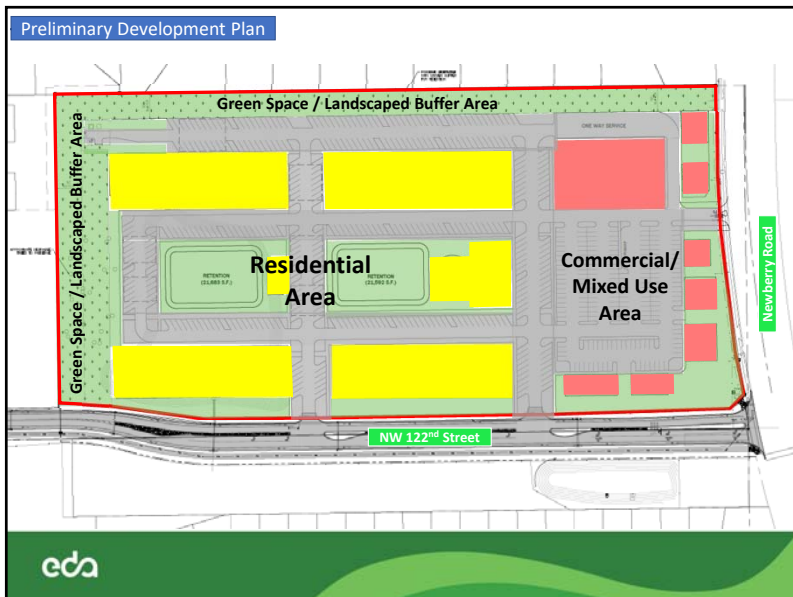
- Permitted / Required in the current Land Use / Zoning Districts

Proposed Uses:

- Multifamily Residential (up to 233 units)
- Non-Residential (Retail, Office, etc.)

Required to be mixed-use, have buildings lining defined blocks, encourage pedestrian activity, and have accessible open space.

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Next Steps

- Neighborhood Workshop
 - Today – February 28, 2022
- Site Plan Submittal and Review Process, Board of County Commissioners Public Hearing
 - Tentatively planned for Spring 2022 (Date TBD)

Presentation will be posted to: <http://edaf.com/neighborhoodworkshops>
Any follow-up questions? Email sreyes@edaf.com or call 352-373-3541

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04314-302-085
WHITTEN ANSON & MICHELLE
1001 NW 122ND TER
NEWBERRY, FL 32669

04321-101-016
ALEQUIN MARISARA & RAYMOND
1010 NW 120TH ST
GAINESVILLE, FL 32606-0438

04314-302-086
CARRINGTON & KELLY-BROWN
1011 NW 122ND TER
NEWBERRY, FL 32669

04314-302-026
NORTH CINDEE A
1014 NW 122ND TER
NEWBERRY, FL 32669

04321-102-029
THORPE GEORGE W JR &
VANDIELOU C
1020 NW 120TH ST
GAINESVILLE, FL 32606

04314-302-087
HAMMRICK CHERYL B
1021 NW 122ND TER
NEWBERRY, FL 32669

04321-102-022
GHORBANIHA MEHRAN
1023 NW 119TH ST
GAINESVILLE, FL 32606

04314-302-025
WEBB SARA F LIFE ESTATE
1024 NW 122ND TER
NEWBERRY, FL 32669

04321-102-028
ALFORD JOHN M & MARGARET A
1030 NW 120TH ST
GAINESVILLE, FL 32606

04314-302-088
CARTER LONI NICOLE & SCOTT
1031 NW 122ND TER
NEWBERRY, FL 32669

04314-302-024
GLICK JANE HILL LIFE ESTATE
1034 NW 122ND TER
NEWBERRY, FL 32669

04314-302-089
MINCEY CHRISTOPHER TALMADGE
& MICHELLE LUANN
1041 NW 122ND TER
NEWBERRY, FL 32669

04314-302-090
FUSTER EFRAIN & EDITH
1051 NW 122ND TER
NEWBERRY, FL 32669

04314-302-005
JACK&M LLC
1056 ALCALA DR
ST AUGUSTINE, FL 32086

04314-302-091
SHATLAN SASHA LUKA & JOANNA
1061 NW 122ND TER
NEWBERRY, FL 32669

04321-301-011
BUSH TERESA B
1105 NW 120TH WAY
GAINESVILLE, FL 32606

04321-301-010
CHAUDHARY NARAYANBHAI S &
VALIBEN N
1108 NW 120TH WAY
GAINESVILLE, FL 32606

04321-201-065
RUSSELL GARY B & SHELLEY D
1124 NW 120TH TER
GAINESVILLE, FL 32606-0452

04321-301-012
DEMAIO & DEMAIO & SHANKS
1125 NW 120TH WAY
GAINESVILLE, FL 32606

04321-301-009
BANKEN MARY JO
1128 NW 120TH WAY
GAINESVILLE, FL 32606

04321-103-049
GOODWIN JONATHAN C
1135 COLD HARBOR DR
ROSWELL, GA 30075

04321-201-064
VITALE CHARLES & ELLEN
1144 NW 120TH TER
GAINESVILLE, FL 32606

04321-301-013
PREVATT ROBERT C & KATHERINE E
1145 NW 120TH WAY
GAINESVILLE, FL 32606

04321-301-008
KEARNEY JAMES F
1148 NW 120TH WAY
GAINESVILLE, FL 32606

04321-201-063
LY & MAI H/W
1164 NW 120TH TER
GAINESVILLE, FL 32606

04321-301-014
HARRELSON PATRICIA M HEIRS
1165 NW 120TH WAY
GAINESVILLE, FL 32606

04321-201-073
COSME & SOSA H/W
1167 NW 120TH TER
GAINESVILLE, FL 32606

04321-301-007
COCHRAN BLANCHE TRUSTEE
1168 NW 120TH WAY
GAINESVILLE, FL 32606

04321-101-020
COPETE & FREY
11819 NW 10TH AVE
GAINESVILLE, FL 32606

04321-301-015
CANNON BARBARA I
1185 NW 120TH WAY
GAINESVILLE, FL 32606

04321-204-088
CUEVAS MARCIANO M JR & MARINA
S
11878 NW 11TH PL
GAINESVILLE, FL 32606

04321-301-006
MATTS LINDA J
1188 NW 120TH WAY
GAINESVILLE, FL 32606

04321-101-013
STORMER JAMIE
11902 NW 10TH AVE
GAINESVILLE, FL 32606-0436

04321-103-037
LE & NGUYEN H/W
11903 NW 9TH RD
GAINESVILLE, FL 32606

04321-102-023
GUTIERREZ RONEY & DORA IRENE
11904 NW 10TH RD
GAINESVILLE, FL 32606

04321-103-042
HOLMES WAYNE & SHARON
11906 NW 8TH RD
GAINESVILLE, FL 32606

04321-101-019
JONES ANTHONY D & MARIA V
11907 NW 10TH AVE
GAINESVILLE, FL 32606

04321-102-032
IMMONEN PAAVO SAKARI &
BETHANY
11909 NW 10TH RD
GAINESVILLE, FL 32606

04321-103-050
SAPP ROBERT CHARLES &
CHRISTINA HUMMEL
11911 NW 8TH RD
GAINESVILLE, FL 32606-0445

04321-101-014
NEVIN RHONDA F
11912 NW 10TH AVE
GAINESVILLE, FL 32606

04321-103-038
FERGUSON TIMOTHY
11913 NW 9TH RD
GAINESVILLE, FL 32606

04321-201-069
PICOLI JOSE JOAQUIM & MARIA
LUCIA DE OLIVEIRA
11915 NW 11TH PL
GAINESVILLE, FL 32606

04321-103-041
FREEMAN WILLIAM T & BETH ANNE
11916 NW 8TH RD
GAINESVILLE, FL 32606

04321-101-018
JEMPSON & MOSS
11917 NW 10TH AVE
GAINESVILLE, FL 32606

04321-102-031
DISSANAYAKE SENARATH &
SRIYANI CHANDRIKA
11919 NW 10TH RD
GAINESVILLE, FL 32606

04321-201-070
HIEBERT TIMOTHY P & LORI A
11920 NW 11TH PL
GAINESVILLE, FL 32606

04321-201-075
DOS SANTOS RONALD CESAR
ROCHA & SILVIA MARIA LEITE
11921 NW 12TH AVE
GAINESVILLE, FL 32606

04321-103-051
MURPHY CHRISTOPHER JACOB
11921 NW 8TH RD
GAINESVILLE, FL 32606

04321-103-039
LAPLANT BRIAN M & KOURTNEY D
11923 NW 9TH RD
GAINESVILLE, FL 32606

04321-102-025
DIPERNA LOGAN C
11924 NW 10TH RD
GAINESVILLE, FL 32606

04321-103-040
RANI & SIGH W/H
11926 NW 8TH RD
GAINESVILLE, FL 32607

04321-102-030
CHENG & ZHENG W/H
11929 NW 10TH RD
GAINESVILLE, FL 32606

04321-103-052
COMMERET ALBERT & MICHELLE
LYNN
11931 NW 8TH RD
GAINESVILLE, FL 32606

04321-201-068
WOJTOWICZ MICHELLE
11935 NW 11TH PL
GAINESVILLE, FL 32606

04321-201-071
BASSRIEL HILLERY B & DONNA E
11940 NW 11TH PL
GAINESVILLE, FL 32606

04321-201-074
REYES MARIA L
11941 NW 12TH AVE
GAINESVILLE, FL 32606

04321-201-080
TEKIN GONCA & DENIZ
11943 NW 13TH AVE
GAINESVILLE, FL 32606-5774

04321-102-027
BUPP PATSY S
11944 NW 10TH RD
GAINESVILLE, FL 32606

04321-201-077
HENKEL NATHANIEL & MELISSA
11948 NW 12TH AVE
GAINESVILLE, FL 32606

04321-201-072
NADAKUDUTI RAGHURAM & SATYA
11960 NW 11TH PL
GAINESVILLE, FL 32606

04321-201-079
CINO JAMES VINCENT JR &
MICHELLE
11963 NW 13TH AVE
GAINESVILLE, FL 22606

04321-201-066
JULIANO MICHAEL J JR & TERESA C
11975 NW 11TH PL
GAINESVILLE, FL 32606-5770

04314-302-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

04321-301-016
FLORES & OMIDVAR H/W
1203 NW 120TH WAY
GAINESVILLE, FL 32606

04321-301-005
ROLLO DIANA
1206 NW 120TH WAY
GAINESVILLE, FL 32606

04321-201-062
MOSCHELL KYLE EDWARD
1212 NW 120TH TER
GAINESVILLE, FL 32606

04314-302-001
JAHNKE RICHARD A
12204 NW 10TH PL
NEWBERRY, FL 32669-2723

04314-302-071
BONETTI SUSANA
12205 NW 7TH LN
NEWBERRY, FL 32669

04314-302-043
SELEZNYOVA SVETLANA
12212 NW 8TH PL
NEWBERRY, FL 32669

04314-302-023
KNIGHT LEON & MARY E
12213 NW 10TH PL
NEWBERRY, FL 32669

04314-302-070
ITURRASPE MARIA E TRUSTEE
12215 NW 7TH LANE
NEWBERRY, FL 32669

04314-302-029
ELLIOTT DONNA C LIFE ESTATE
12216 NW 9TH LN
NEWBERRY, FL 32669

04314-302-056
HAMILTON JANICE L
12217 NW 8TH PL
NEWBERRY, FL 32669

04314-302-042
KATZ JEAN F LIFE ESTATE
12219 NW 9TH LN
NEWBERRY, FL 32669

04314-302-057
QRONFLEH JASMINE
12220 NW 7TH LN
NEWBERRY, FL 32669

04314-302-044
TOZZI TRACEY A
12222 NW 8TH PL
NEWBERRY, FL 32669-2735

04314-302-003
JOHNSON CHRISTOPHER & ANNE-
MARIE PICCIONE
12224 NW 10TH PL
NEWBERRY, FL 32669

04314-302-069
SOPER LARRY M LIFE ESTATE
12225 NW 7TH LN
NEWBERRY, FL 32669-2734

04314-302-030
RAWE MADINE
12226 NW 9TH LANE
NEWBERRY, FL 32669

04314-302-055
BOOTH MATTHEW M
12227 NW 8TH PL
NEWBERRY, FL 32669

04314-302-041
JONES & JONES TRUSTEES
12229 NW 9TH LN
NEWBERRY, FL 32669

04321-301-017
PONDER APRIL
1223 NW 120TH WAY
GAINESVILLE, FL 32606

04314-302-022
JACOBS CHRISTOPHER M
12233 NW 10TH PL
NEWBERRY, FL 32669

04314-302-004
COOPER LEE ROY & JUANITA MOORE
12234 NW 10TH PL
NEWBERRY, FL 32669

04314-302-068
EALY & EALY
12235 NW 7TH LN
NEWBERRY, FL 32669

04314-302-031
BOOTH LAURA J
12236 NW 9TH LN
NEWBERRY, FL 32669-2725

04314-302-054
GENTRY VIVIAN G
12237 NW 8TH PL
NEWBERRY, FL 32669

04314-302-040
ACOSTA BALUJA DAYRON
EDMUNDO
12239 NW 9TH LN
NEWBERRY, FL 32669

04314-302-021
SIMPSON KEVIN L & LYNN T
12253 NW 10TH PL
NEWBERRY, FL 32669-2724

04314-302-006
BATES CLAUDIA
12254 NW 10TH PL
JONESVILLE, FL 32669

04321-301-004
WEICHOLD JAMES W & KATHERINE S
1226 NW 120TH WAY
GAINESVILLE, FL 32606

04314-302-058
JOHNSON EDITH CLAIRE
12302 NW 7TH LN
NEWBERRY, FL 32669

04314-302-067
GIBBONS CAROL E
12303 NW 7TH LN
NEWBERRY, FL 32669-2734

04314-302-046
WETZEL GERALD M
12304 NW 8TH PL
NEWBERRY, FL 32669

04314-302-053
ADAMS CHERYLL M
12305 NW 8TH PL
NEWBERRY, FL 32669

04314-302-032
WILLIAMSON STEPHEN T & NANCY L
12308 NW 9TH LN
NEWBERRY, FL 32669

04314-302-059
PEEPLES KAREN
12312 NW 7TH LN
NEWBERRY, FL 32669

04335-001-000
ZAVALA JULIA
12315 WEST NEWBERRY RD
NEWBERRY, FL 32669

04337-002-000
ZAVALA JULIA
12315 WEST NEWBERRY RD
NEWBERRY, FL 32669

04321-201-061
CHAUDHARI & PATEL W/H
1232 NW 120TH TER
GAINESVILLE, FL 32606

04321-201-078
SANDERS PATRICIA C LIFE ESTATE
1239 NW 120TH TER
GAINESVILLE, FL 32606

04321-301-018
GERDON JOHN F
1243 NW 120TH WAY
GAINESVILLE, FL 32606

04321-301-019
PUCKETT JOSEPH R II
1263 NW 120TH WAY
GAINESVILLE, FL 32606

04314-004-000
PAOLITA ACRES INC
12730 NW 12TH RD
NEWBERRY, FL 32669

04321-301-020
BERGMAN SPICEA L
1283 NW 120TH WAY
GAINESVILLE, FL 32606

04321-301-001
ROBINSON KIERRA
1286 NW 120TH WAY
GAINESVILLE, FL 32606

04322-001-002
PREM ENTERPRISE USA LLC
1404 W US HWY 90
LAKE CITY, FL 32055

04314-302-027
CARROLL LIVING TRUST
1625 TALL OAKS ROAD
DELAND, FL 32720

04321-201-067
CHAUDHARI & CHAUDHARI ET UX
1640 NW 121ST WAY
GAINESVILLE, FL 32606-5280

04321-301-002
OWL FOR YOU LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

04321-301-003
TRIPLE K- GAINESVILLE LLC
1925 S ATLANTIC AVE UNIT 803
DAYTONA BEACH SHORES, FL 32118

04321-102-026
CHASSANG ROLAND A TRUSTEE
1931 SW TAURUS LN
PORT ST LUCIE, FL 34984

04321-101-015
COLEMAN JON EDWARD TRUSTEE
25409 SW 30TH AVE
NEWBERRY, FL 32669

04322-001-003
CONCEPT DEVELOPMENT INC
3324 W UNIVERSITY AVE PMB 151
GAINESVILLE, FL 32607-2540

04314-302-045
WINKLER JEANETTE M
420 SW 80TH DR
GAINESVILLE, FL 32607

04321-031-000
122ND AND NEWBERRY LLC
502 NW 16TH AVE
GAINESVILLE, FL 32601

04321-201-076
HU & WANG W/H
5404 NW 72ND ST
GAINESVILLE, FL 32653

04314-001-001
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE, FL 32653

04321-301-021
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE, FL 32653

04335-000-000
FAWCETT RICHARD F & BETTINA
606 NW 122ND ST
GAINESVILLE, FL 32607-1128

04321-101-000
SOUTH POINTE OWNERS
ASSOCIATION INC
6110 NW 1ST PL STE B
GAINESVILLE, FL 32607-6019

04321-301-000
SOUTH POINTE MASTER OWNERS
ASSOCIATION INC
6110-B NW 1ST PL
GAINESVILLE, FL 32607

04308-000-000
BUCHANAN TRAILS INC
6231 PGA BLVD STE 104
PALM BCH GDNS, FL 33418-4033

04308-001-000
BUCHANAN TRAILS INC
6231 PGA BLVD STE 104
PALM BCH GDNS, FL 33418-4033

04322-001-001
PARKWOOD ALACHUA LAND
INVESTMENTS INC
6231 PGA BLVD STE 104
PALM BCH GDNS, FL 33418-4033

04322-003-001
PARKWOOD ALACHUA LAND
INVESTMENTS INC
6231 PGA BLVD STE 104
PALM BCH GDNS, FL 33418-4033

04321-103-036
BASS & BASS
7304 YALE ST
KEYSTONE HGTS, FL 32656-8935

04314-302-002
AULISIO HOLDINGS LLC
774 SW 134TH WAY
NEWBERRY, FL 32669

04321-103-053
LIU ZHEN & YING
804 NW 120TH ST
GAINESVILLE, FL 32606

04321-103-048
SOLT LEONARD P & VICTORIA L
805 NW 119TH ST
GAINESVILLE, FL 32606

04314-302-072
TRAN-SON-TAY ROGER
807 NW 122ND TER
NEWBERRY, FL 32669

04321-103-054
COLLINS JAMES H & KRISTA L
814 NW 120TH ST
GAINESVILLE, FL 32606

04314-302-073
THALMANN MARY ANN
817 NW 122ND TER
NEWBERRY, FL 32669

04321-103-055
MARX SUSAN E
824 NW 120TH ST
GAINESVILLE, FL 32606

04314-302-074
CLARK LAWRENCE L
827 NW 122ND TER
NEWBERRY, FL 32669

04321-103-056
FU & YUAN H/W
834 NW 120TH ST
GAINESVILLE, FL 32606

04321-103-045
NATTIEL RICKY R & TAMMY A
835 NW 119TH ST
GAINESVILLE, FL 32606

04314-302-075
DIXON STEPHEN L
837 NW 122ND TER
NEWBERRY, FL 32669-2727

04314-302-076
LI JIANPING
847 NW 122ND TER
NEWBERRY, FL 32669

04314-302-077
HATFIELD WILLIAM G & KAREN L
857 NW 122ND TER
NEWBERRY, FL 32669

04321-101-017
BAVETTA JILL
8917 SILVER LAKE DR
LEESBURG, FL 34788

04314-302-078
DICKHAUS JOHN L & RACHEL S
903 NW 122ND TER
NEWBERRY, FL 32669

04321-103-044
REDDISH DAISY
907 NW 119TH ST
GAINESVILLE, FL 32606-0451

04321-103-057
THOMPSON JOAN W TRUSTEE
908 NW 120TH ST
GAINESVILLE, FL 32606-0438

04321-103-035
SMITH CHRISTOPHER S & MYRA D
913 NW 120TH ST
GAINESVILLE, FL 32606

04314-302-079
GOODSON BETTY L
913 NW 122 TERR
NEWBERRY, FL 32669

04321-103-043
LE & NGUYEN W/H
917 NW 119TH ST
GAINESVILLE, FL 32606

04321-103-058
MAYHEW & NEVELL H/W
918 NW 120TH ST
GAINESVILLE, FL 32606

04321-103-034
KIM NAM H & JEEHYUN
923 NW 120TH ST
GAINESVILLE, FL 32606

04314-302-080
HODGE WILSON B & JUDITH R
923 NW 122ND TER
NEWBERRY, FL 32669

04321-103-033
KARL WILLIAM F
924 NW 119TH ST
GAINESVILLE, FL 32606

04321-103-059
BUTLER LINDSAY T
928 NW 120TH ST
GAINESVILLE, FL 32606-0438

04314-302-081
CHIARELL BARBARA J
933 NW 122ND TER
NEWBERRY, FL 32669-2727

04314-302-082
SEISAN & SHAHGALDI H/W
943 NW 122ND TER
NEWBERRY, FL 32669

04314-302-083
HARRIS LIFE ESTATE & HARRIS LIFE
ESTATE
953 NW 122ND TER
NEWBERRY, FL 32669

04314-302-084
PERSAD RANDY TARAN & REBECCA
SUZANNE
963 NW 122ND TER
NEWBERRY, FL 32669

04314-302-028
BARBER BETTY S LIFE ESTATE
966 NW 122ND TER
NEWBERRY, FL 32669

04336-000-000
NORTH FLORIDA REGIONAL
MEDICAL CENTER INC
ONE PARK PLAZA
NASHVILLE, TN 37203

04322-001-000
NEWBERRY PARK PROPERTIES LLC
ONE TOWN CENTER RD STE 300
BOCA RATON, FL 33486

04322-002-000
NEWBERRY PARK PROPERTIES LLC
ONE TOWN CENTER RD STE 300
BOCA RATON, FL 33486

04322-003-000
NEWBERRY PARK PROPERTIES LLC
ONE TOWN CENTER RD STE 300
BOCA RATON, FL 33486

04321-102-024
PRUITT JACOB ROSS & JENNIFER
MANN
PO BOX 13205
GAINESVILLE, FL 32604-1205

04321-200-000
CITY OF GAINESVILLE
PO BOX 147117 STA A130
GAINESVILLE, FL 32614-7117

04314-001-000
CITY OF GAINESVILLE
PO BOX 147117 STA A-130
GAINESVILLE, FL 32614-7117

04321-201-060
JOYNER HUSTON N TRUSTEE
PO BOX 20029
TALLAHASSEE, FL 32316

04314-302-039
ERICKSON GEORGE & CYNTHIA
PO BOX 285
W BOOTHBAY HARBOR, ME 04575

Patio Homes of West End Community
Association, Inc.
5208 SW 91ST DRIVE
SUITE D
GAINESVILLE, FL 32608



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320

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720 SW 2ND AVE SOUTH TOWER
300
GAINESVILLE FL 32601

STATE OF FLORIDA, COUNTY OF ALACHUA

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02/18/2022

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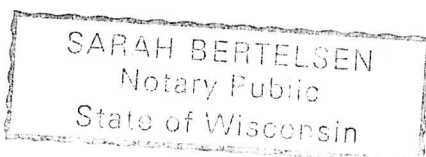
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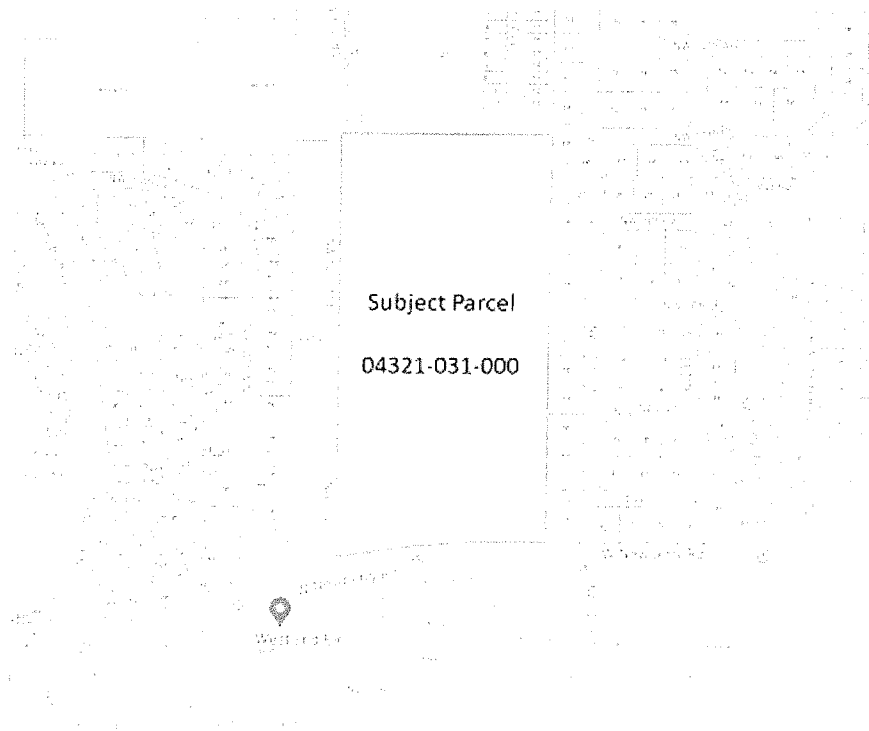


PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Preliminary Development Plan for a proposed mixed use Traditional Neighborhood Development (TND) containing residential and non-residential uses on approx. 19.5 (+/-) acres located at 12098-12130 W. Newberry Road on Alachua County Tax Parcel Number 04321-031-000. The zoning is R-1a and the Future Land Use designation is Low Density Residential. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Monday, February 28, 2022
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing ascannella@edafl.com and paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to sreyes@edafl.com or by phone at 352-373-3541.



Contact: Sergio Reyes, P.E. of eda consultants inc.
Phone: (352) 373-3541 **E-mail:** sreyes@edafl.com

Neighborhood Meeting Minutes

Project: Proposed TND Preliminary Development Plan

Meeting Date & Time: February 28, 2022

Community Participants: 15 (Charles, Hinote, Jeanne, Kathy Prevatt, Krista Collins, Mary Jo Banken, Anthony Lyons, Paul Moore, Scott Buchanan, 352-870-0345, Shelley Russell, Kesler, Michael Warren, Hj0JjA, Tom, Vandy Thorpe, 352-316-6163)

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda
Ashley Scannella, eda

Meeting Minutes:

Clay Sweger gave a Power Point presentation to inform the participants of the project:

- The property we are discussing is 19.4 acres, parcel number 04321-031-000 at the northeast corner of Newberry Rd and Parker Rd (NW 122nd St). The property is outlined here. The West End development is to the west, South Pointe to the north/NE/East, and Newberry Park to the South.
- The Land Use designation from the County's comprehensive plan is low density residential, and zoning is R-1 A. Showed the future land use map and zoning map. In R1a and LDR, the county promotes mixed-use development, which can be in the form of a traditional neighborhood development. That type of development is allowed by right. We are proposing a TND that the county zoning does allow.
- This is just the beginning of the process. We are here to introduce the process to you and get your feedback. The application has not yet been submitted to the county. There is a master plan associated with this. There will be a lot of review and discussion associated with it. We believe the plan we have prepared takes the neighbors and area into consideration.
- This is a generic image from the county code of what a TND can look like. They like to have buildings facing a street. In this example there are buildings along the street, and then if you have parking areas, they want that screened from the street. It makes it more walkable.
- Our project is proposing a mixed-use development of to 233 residential units and up to 70,000 SF of non-residential uses. Non-residential uses can include offices, restaurants, retail, service establishments, and so forth, but they must be designed in a way that meets the design standards of the county. For example, if you have a drive-through it cannot be seen from the street, it must be internal. There are pretty rigorous design standards for commercial uses.
- Showed the bubble plan/concept plan- a precursor to the county preliminary development plan submittal. The area in the front along Newberry and 122nd is identified as a commercial and mixed-use area. The areas in red are the approximate location of buildings that would front the streets. Parking would be interior to the site. The areas in yellow are residential. Access to the site is along Newberry Road- it would be right-in and right-out access.

- There is a county project coming forward to improve/pave NW 122nd Street. This project must be completed at or before this project can take place. The areas in green represent landscaped/green space areas. To the north and to the east is a minimum 50 foot wide landscape buffer. It is the largest buffer that the county code calls for. There are a lot of nice trees here we would like to keep. It would hopefully be a nice green space for nearby neighbors.
- There was a question about building height- our proposal is 4-story buildings as a maximum. The county code does allow up to 8 stories- that's not what we propose to do here.
- This is the first step of the project. We get your input, answer your questions, and provide notes and recording to the county. Very soon we will submit a preliminary development plan to the county. Ultimately the Board of County Commissioners will review PDP. You will receive a notice for that meeting if you received one for this meeting. So you would have an opportunity to speak at that meeting and can talk to the county in the meantime. As I mentioned, we will provide all of tonight's comments to the county. After this meeting, we will post the presentation and recording to our website.

Q: What about the traffic flow? It's already congested with new developments. We have difficulty getting out onto Newberry and going both east and west. This will add another 6-800 cars. What will be done about the traffic flow?

A: The improvement of 122nd Street, which is happening in some part due to this project, will hopefully help with providing interconnectivity and access out to a signalized intersection. If you are in South Pointe, this access will allow you to get out and get to a stoplight.

Q: Is that definite, that the extension of Parker Rd will go to NW 13th Avenue?

A: Yes. The project that the county is in the process of getting approved will extend 122nd north to 13th Avenue. We are designing that project for the county. The road will be constructed in GRU right-of-way. GRU and the county finally have come to an agreement to construct that road. It will be secondary access to South Pointe.

Q: The green spaces look like they are different sizes on the map on the north and east. Which one is going to be 50 feet wide?

A: The east side is 50 feet, and the north side is larger than 50 feet in most areas- the minimum width is 50 feet, but most of it is wider than 50 feet.

Q: My house backs onto the green space buffer area near where the commercial buildings will be. Some trees have been marked with ribbons- what do they mean?

A: Different colors are not for trees to be removed or not removed. Different colors indicate for our surveyors to mark the tree and ensure they are all accounted for. They have to be marked according to the county rules- regulated trees (8 inches or wider) must be tagged. Unfortunately, we found out that some of the trees we flagged were removed, so we have to go back and do it again. There is no marking on the trees for removal or to remain yet. Just for us to determine if they were all counted.

Q: Will you be building a wall or a fence between South Pointe and the new development.

A: A fence is not proposed- one of the reasons is in order to not damage the trees and leave the buffer as natural as possible.

Q: Is max 4 stories for residential or commercial? What kind of commercial buildings are we looking at?

A: The county requires at least 1 of the buildings to be multi-story. That means more likely 2-stories. Residential might be up to 4-stories, but it might be only 3-stories. The rules and regulations of TND allow up to 8 stories, but that's not what we are proposing here.

Q: Are the residences going to be apartments or condos?

A: It would be multi-family apartments.

Q: When I looked up R-1a in the past, it was for single, detached homes no more than 2-stories tall. I don't know when that changed. You're saying this is rental. Have you considered single family detached homes instead of rental apartments?

A: No, I don't think so.

Q: There appears to be a sinkhole in the middle of there somewhere.

A: The environmental consultant and the county both already visited the site, and they consider that just a natural depression, not a sinkhole. It's around near where the stormwater system will be.

Q: There are protected animals that live in that area. There may be a tortoise that you're not aware of yet that you have to consider.

A: The environmental consultant did not find any protected species to be relocated.

Q: I just don't see how 233 units and 600+ cars is low-density. It will be too much traffic in a small area.

A: About a decade ago, the county made major changes to their code and comp plan to promote mixed use in the urban cluster area. These TND mixed-use projects are allowed in the single family zoning district. In fact, they are required if you are in excess of 15 acres or exceed over 150 residential units. I must concede that it is confusing. Single family zoning and single family land use do allow mixed-use type of projects.

Q: The northeast corner is important to us- what is that in the northeast corner?

A: The northeast corner is a turnaround for the cars, and some utilities. We don't propose to connect to any of the adjacent properties, despite the county's rules about interconnectivity.

Q: Where will the dumpsters be located? If it is too close to the neighbors, it will be disruptive.

A: These kind of facilities normally have compactors instead of dumpsters. Those are normally internal to the blocks in a place that will not disturb the surrounding neighbors. This bubble diagram does not have that level of detail, but we will take that into consideration going forward.

Q: Is fast food an allowed use?

A: It is. There are very specific design criteria. For example, a stand-alone restaurant with a drive through is not allowed. The idea is to have retail and restaurants, like in a downtown area with a storefront, as part of a larger buildings. Drive-throughs are allowed in strict circumstances. They must be screened from the street. This scenario it would be very difficult to put a drive-through here.

Q: Would a Costco be allowed?

A: This project proposes a maximum of 70,000 square feet of non-residential, and it must be distributed out between several buildings. Costco would be more than 70,000 alone, which wouldn't be allowed here.

Q: What about a TJ Maxx or a store like that?

A: I don't know how big TJ Maxx is, but yes that would be considered retail.

Q: Do the 50-foot buffers include the green space that belongs to South Pointe?

A: Our surveyors typically survey past the property line to pick up the topographic contours and trees that are nearby. But that 50-foot buffer would not include any of South Pointe's property. Our 50 feet would be from the property line south. We're not taking credit for any of the trees in South Pointe.

Q: Would the development be more skewed towards the west and Parker Road?

A: Just by nature of the natural buffers remaining, things are going to be oriented more towards the streets.

Q: What do you anticipate the price range for rental apartments? Will any of these be Section 8?

A: No, these would be market rate residential units for rent, not any kind of Section 8 housing or anything like that.

Q: Will there be a deceleration lane added to make a right-hand turn into the development.

A: No- DOT controls Newberry Road, and in our discussions with them, they don't allow deceleration lanes along Newberry Road, due to its classification. It would just be right-in, right-out, and we don't expect that there would be any further improvements. The median would also not be modified.

Q: I would like to see single family homes, not apartments.

Q: Please tell us again- will the trees in the green space on the north ends be allowed to stand as-is.

A: As much as possible, yes.

Q: How far will 122nd extend to the north.

A: To NW 13th Avenue- the connection to South Pointe.

Q: Will it run to 39th?

A: I believe that the county plans to extend it that far north eventually, but I don't know what the timing for that is- not with this project.

Q: I'm very concerned about the noise that South Pointe families will have to endure from mixed-use. Are there any plans for a barrier wall for noise?

A: Not at this time.

Q: I'm also concerned about increased traffic using NW 13th Avenue.

A: That will not be the case- all the traffic will head south on 122nd to the signalized intersection and then go east or west.

Q: My property backs into the beautiful space now; a fence will keep people from accessing my property.

Q: Do you know what percentage of the Noble properties are currently rented out?

A: No.

Q: Could you describe a bit more about what is planned for the 122nd improvements?

A: This plan on the screen is actually what the county is planning for this. There will be a hard median along 122nd, it will be paved. It will have a southbound and eastbound left turn lane. There will be a 10-foot pedestrian path along the west side of 122nd. The power poles are a bit further west. There will be two connections to the new project on 122nd, so most of the traffic coming out will leave along 122nd. The county is in the process of obtaining the final permits from other agencies.

Q: Is there an estimated timeframe for the road construction?

A: The county would like to start construction on the road this year.

Q: Then you would start your construction once that's done?

A: It could be concurrent. We have a long way to go permitting-wise. This PDP is just the first step- the permitting process can take 6-8 months.

Q: My main concern are the buffer areas. I also am concerned about having apartment buildings so close, resulting in increased traffic problems. Will there be a buffer space between 122nd and the new buildings? Will all that wooded area be removed?

A: There will be a buffer between 122nd and the new buildings, but most likely the existing trees will need to be removed in order to build the road.

Q: Will 122nd be widened to the west?

A: That's a good question. Those large GRU transmission lines almost run right down the middle of the GRU property, and their separation requirements are pushing this road further east onto a part of this property. The landowner will be providing some land for the construction of this road. The road will be pretty much at the location of the dirt road.

Q: I live on 120th Way, which ends at the very north end of this parcel. There is a retention pond behind my house on 120th Way. How will that retention area be affected?

A: Not at all. The retention pond for this project will be located in the middle of the parcel. The county road will also drain into that area. Your pond will not be affected at all.

Q: So it will basically look as it does now, with the trees surrounding it.

A: Well, I do want to clarify something for the residents of South Pointe. South Pointe gave tax parcel 04321-301-021 to the county, which is where NW 122nd will be built. This was an agreement between the South Pointe developer and the county.

Q: But the southern end of 120th Way will still end where it currently does?

A: Yes.

Q: If we have concerns in South Pointe, what is our recourse? A petition with signatures for things we would like to request? And if so, who do we sent those concerns to?

A: We're taking notes of this meeting, but you are welcome at any time to provide those to Alachua County Growth Management. They coordinate the review of the project.

Q: Is there an opportunity for a buffer larger than 50 feet.

A: The minimum is 50 feet on the east and north side- it's already larger than 50 feet at most places on the north side. These bubble plans are very conceptual. There's a chance we could do more, but right now the minimum is 50. That doesn't mean when we get into the site plan that portions couldn't potentially be larger.

Q: Do mixed-use developments like this typically help or hurt home values in the immediate area.

A: I don't have any data and am not qualified to say either way. But I do honestly believe that if you live in South Pointe, this 122nd will be of value to you.

Q: Is there an opportunity to make 13th Street one way out of South Pointe, and what is the point of connecting 122nd to 13th Street.

A: South Pointe has a condition that they have to connect to Newberry Road. This is part of meeting the developer's condition. And the county has plans for 122nd to be a transportation corridor connecting Newberry to 23rd and 39th. It has been difficult to do given the coordination between GRU and Alachua County.

Q: Regarding the one-way suggestion, if there's a blockage at the current exit, emergency vehicles couldn't get in and out of South Pointe, so that's why I think it needs to be two-ways, not just one-way.

A: As I mentioned, the county has plans to make this a transportation corridor, so one-way wouldn't be feasible.

Q: What accommodations will be made for the increase in school enrollment?

A: The school board reviews these applications and makes recommendations on school capacity. All residential developments must demonstrate that there is sufficient school capacity.

Q: Will there be any sort of restriction on the hours of operation for the commercial properties? Would a 24-hour convenience store be allowed?

A: We definitely have not gotten that far yet- we don't know who the end users will be. I would imagine that the hours of operation would just be what is allowed in county ordinances generically. I just don't have any more information about that at the moment.

Q: What will these apartments look like, and can you provide an example?

A: The architect has not yet designed the apartments- that will be farther along in the process. When we get to that point we will present it to the county. The county does have some very specific requirements for building design as far as the amount of glazing/windows you have to have, articulation, different materials, etc. They don't actually say the building has to look this way, but it has to include all of the architectural features. They review that when the final plans come forward.

Q: If the Noble property lots have not been developed, why do you think we need more commercial lots.

A: There is one of the commercial lots that have been developed already at Newberry Park, and I know there are many people looking at the other ones. With this intersection being improved, and the amount of people in that area, it seems very viable to do non-residential uses out there. It's also a requirement of the county when you do a mixed-use project. There actually could be quite a bit more non-residential square footage proposed, per the code, but we're not trying to maximize that amount.

Q: Would the new apartments be considered Newberry or Gainesville?

A: We're technically the unincorporated part of the county, so neither. But I'm not sure what the mailing address there would be.

Q: Have the school bus stops been taken into consideration? The stops along Newberry hold up traffic now.

A: That may be part of the review process from the school board. When they look at site plans, they give indications of where safe bus stops can occur.

Q: I did not receive a notice for this meeting, and would like to in the future.

A: You can send your address to us via e-mail and we would be more than happy to add you to the list.

Ashley Scannella

From: Paul Moore <pmoore7586@aol.com>
Sent: Sunday, February 20, 2022 12:17 PM
To: Sergio Reyes
Subject: Re: Feb 28 Neighborhood Workshop

Sergio,

Thanks for the quick reply. I appreciate it.

Regarding the 122nd Street extension to NW 13th Avenue--what isn't said is whether this will be a requirement to obtain the development permit. The county & New Generation Homes have danced around this many times over several years, with the county agreeing to a permit delay each time. So, the county has been in the permitting process for a long time without a specific deadline imposed. That's what we'd like to see. Your answer with "probably" in it means nothing has been finalized & no requirements set for any party.

Regarding the types of businesses--are convenience/gas stores, fast food restaurants, etc. allowed in a TND within the current zoning?

Thanks.

Paul

-----Original Message-----

From: Sergio Reyes <sreyes@edafl.com>
To: Paul Moore <pmoore7586@aol.com>
Sent: Sun, Feb 20, 2022 11:52 am
Subject: RE: Feb 28 Neighborhood Workshop

Mr. Moore:

Below are some answers to your questions:

Sergio Reyes, P.E.
President
SReyes@edafl.com
edafl.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Paul Moore <pmoore7586@aol.com>
Sent: Friday, February 18, 2022 11:45 AM
To: Sergio Reyes <sreyes@edafl.com>
Subject: Feb 28 Neighborhood Workshop

Questions for the Workshop:

1) The preliminary development plan seems to show 122nd Street extending beyond the northern edge of the property. Is the developer willing to extend 122nd Street far enough north to NW 13th Avenue and work with New Generation Home Builders, Inc. (Scot Ross, President), the builder-developer of the South Pointe subdivision, to open access to/from NW

13th Avenue onto 122nd Street? The county is in the process of permitting the extension of NW 122nd Street from Newberry Road to NW 13th Ave (entrance to South Pointe Subdivision). That project will be probably completed at the same time that the proposed development or before this development.

2) What types of commercial businesses are/will be permitted in the proposed TND? TNDs require mixed use development (residential and not residential combined) They are many non-residential uses allowed within TNDs. Offices and retail are some of the principal uses. The project must develop as mixed use development so residential and non-residential uses will be part of the project.

3) Will there be the required set-back of 122nd Street from the electrical power line towers? The GRU transmission lines are located within the GRU right of way. That is not part of this project. The proposed road extension of NW 122nd street is within the GRU right of way and provide required clearances to the road. The proposed project is further east of those line, therefore, plenty of clearance is provided.

4) Will the Newberry Road access point to the property be one-way or two-way? Newberry road is a FDOT facility and any connection to that road will require a FDOT permit. Access to that road will be right in and right out only.

5) What's the anticipated development schedule? We do not yet.

Comment: traffic flow on Newberry Road is continuing to increase so it is difficult, and sometimes impossible, to turn left from 118th Terrace--South Pointe's only entrance and exit--onto Newberry Road from early morning into the early evening. Traffic is frequently backed up from 98th Street almost to 122nd Street between 7:00 and 8:00 am and in the evening westbound traffic is so heavy, coupled with heavy eastbound traffic, no left turn is possible. Adding traffic to and from as many as 233 new apartments and commercial businesses on top of the traffic from Noble on Newberry and all the new development south along 122nd Street and west along Newberry Road, will make exiting South Pointe eastbound from its only entrance virtually impossible and westbound difficult. It is already a real safety hazard.

Request: Emergency vehicles and South Pointe residents must have a second ingress and egress point at NW 13th Avenue and 122nd Street and this should be included as part of the development process and final approval. See respond No 1

Thanks.

Paul Moore
11720 NW 10th Ave
Gainesville, FL 32606

Ashley Scannella

From: Sergio Reyes
Sent: Sunday, February 27, 2022 4:35 PM
To: Banken, Mary Jo
Subject: RE: Subject 04321-031-000

See below the definition of regulated trees per Alachua County Unified Land Development Code.

Regulated trees include champion trees, heritage trees, woody native tree species eight (8) inches or more in diameter at breast height (dbh), specimen trees identified on Table 406.16.1 that are of significant value to the natural system.

Sergio Reyes, P.E.
President
SReyes@edaf.com
edaf.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3641

From: Banken, Mary Jo <BankenM@missouri.edu>
Sent: Sunday, February 27, 2022 3:32 PM
To: Sergio Reyes <sreyes@edaf.com>
Subject: Re: Subject 04321-031-000

Thanks for responding. One more question: What is the difference between “regulated and “non-regulated” trees”?

Sent from my iPhone

On Feb 21, 2022, at 7:55 AM, Sergio Reyes <sreyes@edaf.com> wrote:

WARNING: This message has originated from an External Source. This may be a phishing expedition that can result in unauthorized access to our IT System. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Mrs Banken:
See below some answers to your questions:

Sergio Reyes, P.E.
President
SReyes@edaf.com
edaf.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

-----Original Message-----

From: Banken, Mary Jo <BankenM@missouri.edu>
Sent: Sunday, February 20, 2022 6:40 PM
To: Sergio Reyes <sreyes@edafl.com>
Subject: Subject 04321-031-000

Thank you for the “neighborhood workshop notice” concerning Subject Parcel located at 12098-12130 W. Newberry Road. As the owner of property on the southern end of 120th Way in SouthPointe, this is to request a link to the Zoom meeting on February 28 at 6 pm. **See link and information to the meeting.:**

Date: Monday, February 28
Time: 6:00 pm
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

I also would like to receive paper copies of all materials discussed at this meeting be mailed to: Mary Jo Banken; 1128 NW 120th Way: Gainesville, FL 32606. **We do not provide hard copies of the material. Information will be provided it at the meeting. The meeting will be recorded and you access that information after the meeting.** Following are my comments and questions that I hope you will address during the meeting:

- 1: How many feet of green space will there be in the northern buffer area which will be between this area and South Pointe? **50 ft**
- 2: Why do some trees in that area have red ribbons and some blue? **For the surveyors to be sure that they located all the trees regulated and no-regulated trees.**
- 3: I request that existing trees in that wooded area (in the buffer zone) be left as is to provide a barrier to noise that we will be exposed to from Newberry Road as well as during the construction noise phase. This would also protect some of the wildlife that currently lives in that area.

I look forward to obtaining additional information during the meeting.

Thank you,
Mary Jo Banken
1128 NW 120th Way
South Pointe Subdivision

I can be reached by phone at 573-228-0885.

Sent from my iPhone

Ashley Scannella

From: Shelley Russell <shelleydrussell@gmail.com>
Sent: Sunday, February 20, 2022 10:26 AM
To: Sergio Reyes
Subject: 2/28 meeting on 04321-031-000

Mr. Reyes,

I was hoping these questions could be addressed during the meeting on this property.

- 1) How wide will the landscaped buffer area be that is connected to the adjacent property?
- 2) How many stories high will the apt buildings be?
- 3) What will be the access in/out of the property? Will there be access to NW 122 St?
- 4) When is the development expected to begin?

Thanks,

Shelley Russell
Sent from my iPad

Ashley Scannella

From: Sergio Reyes
Sent: Tuesday, March 1, 2022 8:34 AM
To: Ashley Scannella
Subject: FW: 13th avenue in Southpointe

Sergio Reyes, P.E.

President

SReyes@edaf.com

edaf.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Charles Vitale <fsumusicman@aol.com>
Sent: Monday, February 28, 2022 8:09 PM
To: Sergio Reyes <sreyes@edaf.com>
Subject: 13th avenue in Southpointe

Is it possible to create a one way out of Southpointe on 13th ave. so that apartment traffic is not entering our community? Charles Vitale

[Sent from the all new AOL app for iOS](#)

Ashley Scannella

From: Sergio Reyes
Sent: Tuesday, March 1, 2022 8:22 AM
To: Ashley Scannella
Subject: FW: Newberry Road at Parker Road plan

One more for the file

Sergio Reyes, P.E.
President
SReyes@edaf.com
edaf.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Jeanne Rice <jeannerice1@gmail.com>
Sent: Monday, February 28, 2022 7:07 PM
To: Sergio Reyes <sreyes@edaf.com>
Subject: Newberry Road at Parker Road plan

Please keep me updated via email at: jeannerice1@gmail.com

Thank you.
Jeanne Rice



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

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

December 15, 2021

AMJ Inc. of Gainesville
Attn: Michael Warren
502 NW 16th Ave.
Gainesville, FL 32601

Re: Listed Species Habitat Assessment
W Newberry Rd., Gainesville, FL 32608
Alachua County, Parcel No: 04321-031-000
Verde Environmental – Proj. No. 21-053

Dear Michael,

Verde Environmental Co. (Verde) performed a listed species habitat assessment on the above referenced property on December 2, 2021. This was completed by systematically traversing meandering transects through the property to record the presence of listed species or their preferred habitats. Each transect was located approximately 25 feet apart. Extra time was spent in areas of dense vegetation to ensure that evidence of wildlife utilization was not overlooked. As a result of this assessment, no listed species or their preferred habitats were observed on the property. Additionally, our scientists did not encounter any significant habitat, wetlands, surface waters, or significant geologic features while onsite.

The property is mostly forested with a moderately closed canopy (approximately 85 percent closure) of small to medium sized trees (4-20 inches diameter). A small area in the center of the property was previously used as a homesite with a small cleared yard. The onsite habitat was dominated by laurel oak (*Quercus laurifolia*), sweetgum (*Liquidambar styraciflua*), live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), loblolly pine (*Pinus taeda*), longleaf pine (*Pinus palustris*), southern magnolia (*Magnolia grandiflora*), black cherry (*Prunus serotina*), mockernut hickory (*Carya tomentosa*), southern red oak (*Quercus falcata*), Carolina laurel cherry (*Prunus caroliniana*), red cedar (*Juniperus virginiana*), Carolina buckthorn (*Frangula caroliniana*), American beautyberry (*Callicarpa americana*), grapevine (*Vitis* sp.), green brier (*Smilax* sp.), yellow jessamine (*Gelsemium sempervirens*), beggarticks (*Bidens alba*), scratch throat (*Ardisia crenata*), basket grass (*Oplismenus setarius*), and ebony spleenwort (*Asplenium platyneuron*). An increasing number of horticultural varieties of azaleas (*Rhododendron* spp.) and camellias (*Camellia* spp.) we encountered within and around the area used for the former home site.

The onsite habitat generally provided moderate to low value for local wildlife. While the species composition of canopy trees was moderately rich, the vast majority of trees present were laurel oaks. The relatively closed canopy resulted in an open understory and groundcover strata, which provides limited value for local wildlife. These lower strata were largely dominated by various vines, invasives (e.g., scratch throat), and ruderal (e.g., Carolina laurel cherry and laurel oak) species.

As part of this effort, Verde scientists also reviewed a current Florida Natural Areas Inventory (FNAI) Biodiversity Matrix Query (Enclosed) to identify any documented, likely, or potentially occurring listed or rare plant or wildlife species within the 1-square mile Matrix Units that include the subject property. The FNAI Biodiversity Matrix is a database of documented occurrences and the known and predicted range of listed or rare species. A “documented” element is a species that has been found within the select Matrix Unit, while a species would be shown as “likely” if there is a known occurrence near the selected Matrix Unit and there is suitable habitat within the area. “Likely” species also include those instances where a documented occurrence lacks precise location data, but the broader occurrence partially overlaps with the selected Matrix Unit. FNAI reports species as “potentially” occurring if the queried area is located within the known range of the species but no individuals have been documented within the local landscape.

The FNAI Biodiversity Matrix Query identified one listed species, eastern indigo snake (*Drymarchon couperi*), as a likely element within the queried matrix units. Other listed animal elements identified as potential in the FNAI Biodiversity Matrix Query included: Florida burrowing owl (*Athene cunicularia floridana*), gopher tortoise (*Gopherus polyphemus*), Florida sandhill crane (*Grus canadensis pratensis*), short-tailed snake (*Lampropeltis extenuate*), gopher frog (*Lithobates capito*), red-cockaded woodpecker (*Picoides borealis*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida mouse (*Podomys floridanus*), and Sherman’s fox squirrel (*Sciurus niger shermani*). None of these species were observed to utilize the property and their preferred habitats were not found on site.

No gopher tortoises or tortoise burrows were observed onsite. The burrows encountered during the site visit were notable made and used by nine-banded armadillo (*Dasypus novemcinctus*), which is a frequently encountered species within the surrounding suburban and residential landscape. Overall, the existing community structure (mostly closed canopy with limited groundcover) does not provide much suitable habitat for gopher tortoises. Additionally, adjacent residential land uses have likely decreased tortoise presence within the surrounding landscape by either removing potential habitat altogether for neighborhood development or promoting closed canopy habitats through fire suppression and limited to no timber harvesting. Because of the adjacent land management, it is unlikely that tortoises would colonize the property if the onsite habitats became more favorable.

Due to the absence of gopher tortoises, there is little potential for certain commensurate listed species. The eastern indigo snake often forages around wetland habitats, but the species takes refuge in gopher tortoise burrows during colder months. While eastern indigo snakes may occasionally utilize other burrows (e.g. armadillo burrows) for shelter, the lack of deeper tortoise burrows onsite and the absence of wetland habitats within the local landscape makes it unlikely that indigo snakes would be present on the property.

Similarly, the gopher frog and Florida mouse are also considered to be commensurate with gopher tortoises, using the burrows as shelter during the day. The absence of tortoise burrows and the lack of preferred habitats onsite makes the presence of these other commensurate species unlikely. The gopher frog prefers dry sandhill or scrub habitats; while, the Florida mouse has primarily or exclusively been documented in fire-maintained xeric habitats. Likewise, the short-tailed snake and Florida pine snake also prefer dry sandhill, xeric hammock, and sand pine scrub. These species would also not be expected to be found onsite.

The Florida burrowing owl similarly similar xeric habitats or other areas of deep sandy soils with a relatively open or absent canopy. Although burrowing owls have been known to inhabit ruderal,

manmade communities (primarily pastures, airports, old fields, and vacant lots), the forested communities found onsite provide little to no habitat for this species.

The onsite uplands also provide poor habitat for the red cockaded woodpecker, which prefers routinely burned mature pine flatwoods with a dense ground cover stratum dominated by various grasses and forbs. This habitat was not present onsite.

The Florida sandhill crane typically forages within the moist soil around the margins of marshes, prairies or other wetland habitats within relatively open upland habitats, including pastures or agricultural fields. These habitats were not found onsite and it is unlikely that Florida sandhill cranes would be found on the subject property.

The Sherman's fox squirrel (recently reclassified as the southern fox squirrel (*Sciurus niger niger*)) would not likely utilize the upland forests documented onsite. This species prefers mature, fire maintained longleaf pine-turkey oak communities, sandhills and flatwoods, or open live oak hammocks. The Sherman's fox squirrel is also found in pastures with or adjacent to mature oaks or pines. Although the upland canopy trees found on the property could potentially provide sufficient mast for this species, these forests do not represent preferred fox squirrel habitat due to the relative age of the forest and species composition.

In general, the property provided poor habitat for potential listed wildlife species in the area. No tortoises or tortoise burrows were found onsite, and while some tortoise commensurate species could potentially take refuge in the armadillo burrows encountered on the property, the habitat preference of these and other potential listed species were not present. Additionally, existing residential development, accompanying infrastructure, and associated land management (i.e. fire exclusion/prevention) likely precludes the presence of listed species within the surrounding landscape. Thus, it is unlikely that any listed species would potentially colonize the property in the future.

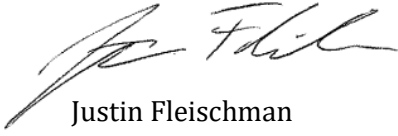
Additionally, we have completed and enclosed an Alachua County, Environmental Resource Assessment Checklist to this letter. Two items requiring consideration related to the potential development of this site: Floodplains (100-year) and High Aquifer Recharge Areas were identified as part of this effort. While the adjacent property to the north had been mapped within the Pine Hill Forest Strategic Ecosystem as per the KBN Study, that property has since been developed as part of the South Pointe Subdivision. The area should no longer be considered a part of the Pine Hill Forest Strategic Ecosystem.

Three FEMA Flood Zone "A" areas have been mapped on the property. These flood zones are associated with large depressions found onsite. These and other onsite depressions are likely old, historic sinkholes. No recently active sinkholes, openings, caves, or other significant geologic features were found onsite. As a result of the FEMA Flood Zones mapped onsite, development of the property will need to comply with Chapter 406, Article 7 of the Alachua County Unified Land Development Code (ULDC).

Lastly, the project site is located within a High Aquifer Recharge Area as defined in Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the ULDC. As such, development may be required to comply with the Stormwater Element of the Comprehensive Plan and Chapters 407 (General Development Standards) and 353 (Hazardous Materials) of the ULDC.

Thank you for this opportunity to provide professional consulting services. Please email me at justin@verdeenv.com if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Fleischman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Justin Fleischman
CEO, Verde Environmental

Enclosures: Site Inspection Tracklog Map
 FEMA Flood Zones & Offsite Wetlands Map
 FNAI Biodiversity Matrix Query Report
 Environmental Resources Assessment Checklist

**PARCEL BOUNDARY AND SITE
INSPECTION TRACK LOG
AMJ PROPERTY; W. NEWBERRY RD.
GAINESVILLE, FL 32608
ALACHUA COUNTY PARCEL:
04321-031-000
2020 TRUE COLOR AERIAL**


0 100 200 FT



1:2400



LEGEND

 PARCEL_BOUNDARY

 GPS TRACKLOG (12-02-2021)



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

FEMA FLOOD ZONES AND
STORM WATER
AMJ PROPERTY; W. NEWBERRY RD.
GAINESVILLE, FL 32608
ALACHUA COUNTY PARCEL:
04321-031-000
2020 TRUE COLOR AERIAL




0 100 200 FT



1:2400



LEGEND

-  PARCEL_BOUNDARY
-  FEMA FLOOD ZONE "A"
100-YR FLOODPLAIN
(HIGH RISK AREA)
-  OFFSITE STORMWATER
WETLANDS AND OTHER
SURFACE WATERS
(SJRWMD FLUCCS 2014)



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





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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

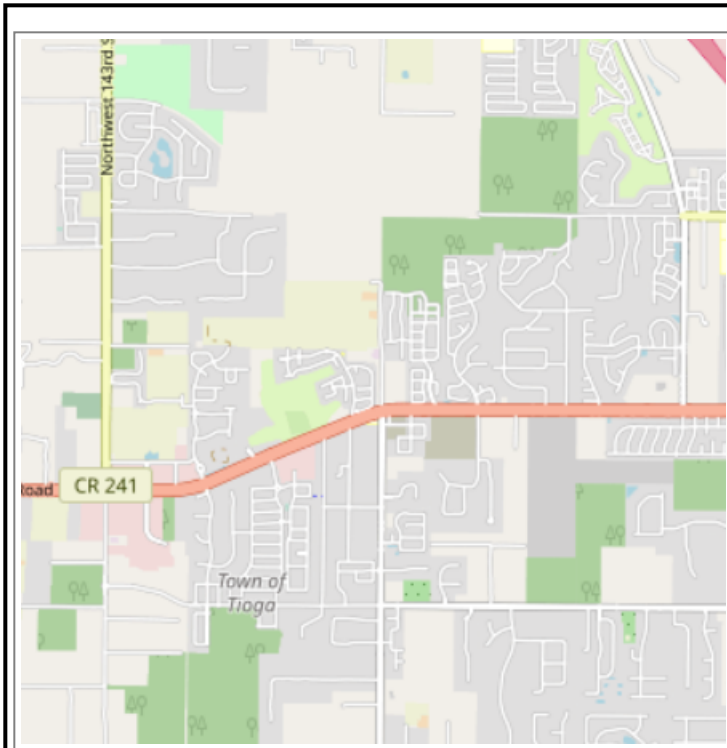
UNOFFICIAL REPORT

Created 12/14/2021

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

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

Report for 2 Matrix Units: 25097 , 25098



Descriptions

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

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

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

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

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

Matrix Unit ID: 25097

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mesic flatwoods	G4	S4	N	N
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 25098

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit IDs: 25097, 25098

29 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
<i>Asplenium x curtissii</i> Curtiss' Spleenwort	GNA	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Brickellia cordifolia</i> Flyn's Brickell-bush	G2G3	S2	N	E
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Forestiera godfreyi</i> Godfrey's Swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Hartwrightia floridana</i> Hartwrightia	G2	S2	N	T
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Phyllanthus liebmannianus ssp. platylepis</i> Pinewoods Dainties	G4T2	S2	N	E
<i>Picoides borealis</i> Red-cockaded Woodpecker	G3	S2	LE	FE
<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	T
<i>Pycnanthemum floridanum</i>	G3	S3	N	T

Florida Mountain-mint				
Salix floridana	G2	S2	N	E
Florida Willow				
Sciurus niger shermani	G5T3	S3	N	SSC
Sherman's Fox Squirrel				
Sideroxylon alachuense	G1	S1	N	E
Silver Buckthorn				
Ursus americanus floridanus	G5T2	S2	N	N
Florida Black Bear				

Disclaimer

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

Unofficial Report

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



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | | | |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Floodplains (100-year) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | High Aquifer Recharge Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wellfield Protection Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wells |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resource Areas |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Topography/Steep Slopes |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

SIGNED: Justin Fleischman PROJECT #21-053 DATE: 12-15-2021

AMJ Gainesville; W Newberry Rd.

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)



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

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

April 29, 2022

AMJ Inc. of Gainesville
Attn: Michael Warren
502 NW 16th Ave.
Gainesville, FL 32601

Re: Depressions and Potential Significant Geologic Features
W. Newberry Rd., Gainesville, FL 32608
Alachua County, Parcel No: 04321-031-000
Verde Environmental – Proj. No. 21-053

Dear Michael,

Verde Environmental Co. (Verde) visited the above referenced property on April 27, 2022 to investigate several depressions found onsite. The property was traversed on foot and the condition of each depression was evaluated in consideration of Chapter 406, Article 16 of the Alachua County Unified Land Development Code (ULDC). A total of nine such features were evaluated as part of this effort. Each depression was assigned an identifying letter (DEP-A through I) and its central location as recorded using a handheld GPS (see enclosed Geologic Features map). In general, the depressions did not provide unique habitat and the vegetative communities were similar to that of the surrounding landscape. Additionally, the majority of these features were small with stable, gradually sloped, circular basins. However, two of the depressions (DEP-E and DEP-F) were delineated as potential Significant Geologic Features due to underground voids or chimneys discovered while evaluating the soils inside and around the depressions. The location of each flag was recorded using a handheld GPS and their extent is shown on the enclosed Geologic Features Detail map. The results of this investigation are described in more detail below.

DEP-E was round, approximately 50 feet in diameter and 4-5 feet deep. The side slopes were moderately sloped, but stable. Shallow buried and exposed limestone was found within and around a large portion of the depression's edge, including an approximately 4-foot-high limestone boulder or wall offset from the feature's center. Soil within the center of the depression is dark gray, fine sand to a depth of at least 12 inches. However, another soil pit located closer to the base of the large boulder exposed a small cavity/void that extended into the limestone. It was unclear how far the sinuous cavity continued, but it was at least 3 feet deep.

DEP-F was a younger feature with steeper side slopes. It was irregularly shaped, being approximately 15 to 20 feet long, 5 to 7 feet wide, and 4 feet deep. The majority of the side slopes were sand, but a portion was an exposed face of calcareous soil. No voids or cavities were found within the feature; however, a small (less than 2-foot diameter) chimney was encountered just outside of the depression (near flag F-5). The chimney was at least 5 feet, but its total depth was not evaluated in the field.

In comparison, DEP-H was not considered to be a potential significant geologic feature. This feature was also relatively deep (3-4 feet deep) and slightly irregularly shaped (20 by 40 feet). The sides of the depression were moderately sloped, fine sand with scattered cobble sized stones. No limestone faces, voids, or chimneys were found in or around DEP-H. While several horizontal cavities were found extending into the surrounding soil, these soil gaps did not appear to have been the direct result of any geologic activity. Rather, the gaps formed when the sandy subsoil slid into the lower portions of the depression, either by gravity or animal digging. Meanwhile, the surface soil layers remained held in place by numerous tree roots.

The remainder of the depressions located onsite were also not considered to be significant. Most of these (DEPs B, C, D, G, and I) were shallow round depressions with diameters ranging from 15 to 80 feet. Interior soils typically consisted of gray to tan fine sand to depths of at least 18 inches, and the side slopes were gradual and stable. The vegetative community within these depressions was indistinguishable from the surrounding landscape, and many moderately large (8-24 inches diameter) mature trees were found growing within the depressions.

Unlike the other depressions found onsite, DEP-A was significantly larger and more or less teardrop shaped, but it too was not determined to be a significant geologic feature. The side slopes were stable and fully vegetated. The deepest portion of DEP-A was approximately 8-10 feet deep. Soil within the lowest parts was a gray clay or clayey sand, the remaining portions of the depression were fine sand. No voids, cavities, chimneys or limestone faces were found within DEP-A. Additionally, no active erosion was found in or around this feature. A small channel or ditch was found located outside of DEP-A to the northeast. The source of the ditch was unclear and it may have been man-made. A significant amount of refuse or debris (e.g. masonry bricks, sawed logs, concrete chunks, garden hose, coffee cans, and 4-inch steel pipe) was found within the channel, and no evidence of active erosion was observed in the field.

Based on the results of this investigation, we have revised the enclosed Alachua County, Environmental Resource Assessment Checklist to include Significant Geologic Features. As such, development may need to comply with provisions of Chapter 406, Article 16 of the ULDC.

As reported earlier, the checklist still includes two other items requiring consideration related to the potential development of this site: Floodplains (100-year) and High Aquifer Recharge Areas. While the adjacent property to the north had been mapped within the Pine Hill Forest Strategic Ecosystem as per the KBN Study, that property has since been developed as part of the South Pointe Subdivision. The area should no longer be considered a part of the Pine Hill Forest Strategic Ecosystem.

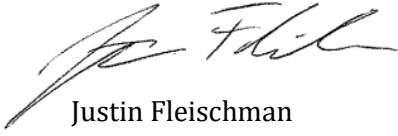
Three FEMA Flood Zone "A" areas had previously been mapped on the property. Two of the flood zones are associated with some of the larger depressions found onsite (DEP-A and DEP-G). Additionally, DEP-E, DEP-F, and DEP-H are located in close proximity or just within the perimeter of the southernmost flood zone. As a result of the FEMA Flood Zones mapped onsite, development of the property will need to comply with Chapter 406, Article 7 of the ULDC.

Lastly, the project site is located within a High Aquifer Recharge Area as defined in Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the ULDC. As such, development may be required to comply with the Stormwater Element of the Comprehensive Plan and Chapters 407 (General Development Standards) and 353 (Hazardous Materials) of the ULDC.

AMJ Inc. of Gainesville
April 29, 2022
Page 3 of 3

Thank you for this opportunity to provide professional consulting services. Please email me at justin@verdeenv.com if you have any questions or wish to discuss this project further.

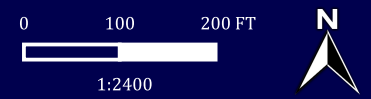
Sincerely,

A handwritten signature in black ink, appearing to read "Justin Fleischman". The signature is fluid and cursive, with the first name "Justin" written in a larger, more prominent script than the last name "Fleischman".

Justin Fleischman
CEO, Verde Environmental

Enclosures: Geologic Features Map
 Geologic Features Map – Detail (South)
 Environmental Resources Assessment Checklist

**GEOLOGIC FEATURES
AMJ PROPERTY
W NEWBERRY ROAD
GAINESVILLE, FL 32608
ALACHUA COUNTY PARCEL:
04321-031-000
2020 TRUE COLOR AERIAL**



LEGEND

- NOTABLE DEPRESSIONS
- PARCEL BOUNDARY

ELEVATION (FT-NAVD88)
ALACHUA CO. LIDAR, 2001

- INDEX (10-FOOT CONTOUR)
- MINOR (2-FOOT CONTOUR)



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

**GEOLOGIC FEATURES (DETAIL-S)
AMJ PROPERTY
W NEWBERRY ROAD
GAINESVILLE, FL 32608
ALACHUA COUNTY PARCEL:
04321-031-000
2020 TRUE COLOR AERIAL**

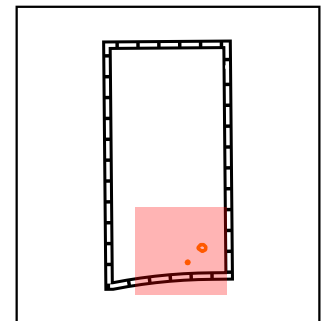


LEGEND

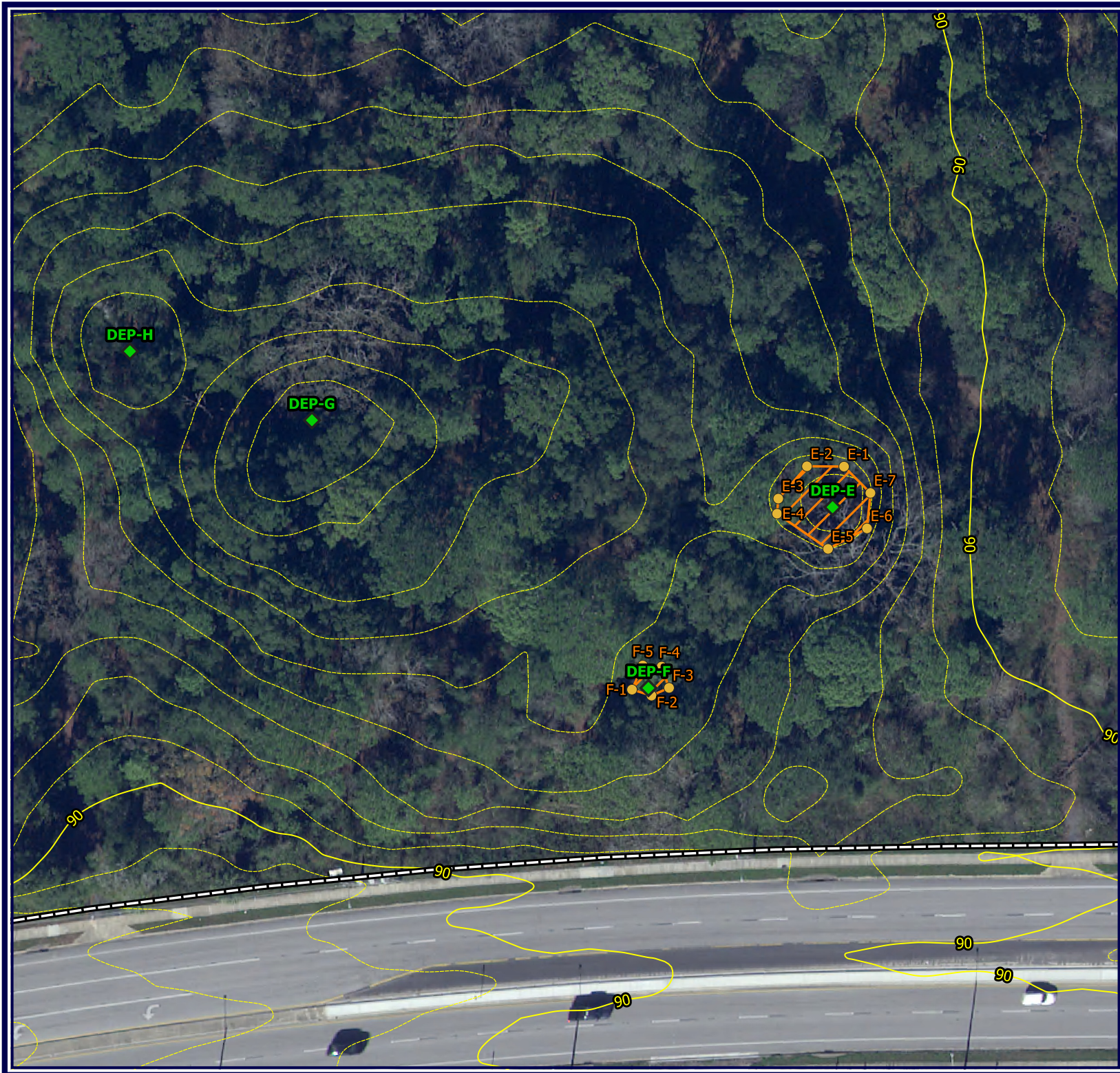
- ◆ NOTABLE DEPRESSIONS
- SIGNIFICANT GEOLOGIC FEATURES FLAGS
- ▭ SIGNIFICANT GEOLOGIC FEATURES
- ▭ PARCEL BOUNDARY

ELEVATION (FT-NAVD88)
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Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | | | |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wetlands |
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| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

SIGNED: Justin Fleischman (Verde Env.) **PROJECT #**21-053 **DATE:**04-29-2022

AMJ Gainesville; W Newberry Rd.

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**CULTURAL RESOURCE ASSESSMENT SURVEY,
NW 122ND STREET AND NEWBERRY ROAD,
ALACHUA COUNTY, FLORIDA**

ALACHUA COUNTY, FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

FL-0230

COMMONWEALTH HERITAGE GROUP

MARCH 2022



*Image Credits: Driveway in NW 122nd Street and Newberry Road Tract
by Sierra DeVanie, Commonwealth Heritage Group, Inc.*



COMMONWEALTH
H E R I T A G E G R O U P

**CULTURAL RESOURCE ASSESSMENT SURVEY,
NW 122nd STREET AND NEWBERRY ROAD,
ALACHUA COUNTY, FLORIDA**

Prepared for:

**122ND AND NEWBERRY, LLC
502 NW 16th Avenue
Gainesville, FL 32601
(352)375-4600**

Prepared by:

**COMMONWEALTH HERITAGE GROUP, INC.
3700 NW 91st Street, Suite D300
Gainesville, FL 32606
(352)372-2633**

**Lucy, B. Wayne, Ph.D., RPA
Principal Investigator**

**FL-0230
March 2022**

Acknowledgements

Commonwealth Heritage Group Inc. (Commonwealth) would like to acknowledge the following. Lucy B. Wayne, Ph.D., RPA served as Principal Investigator and primary author. John H. Davidson, B.A. and Amy Alleman, B.A. created the graphics. Sierra DeVanie, M.P.S., RPA and Ms. Alleman completed the onsite fieldwork. Ms. Alleman completed the artifact analysis. The authors would also like to thank Stephanie Sutton of eda consultants, inc. for overall project management. As always Commonwealth would like to thank the Florida Division of Historic Resources staff for their efforts in consultation and review of the work submitted within this report.

Freedom of Information Act (FOIA) Notice

The location of any archaeological site is considered sensitive information and is protected from release under the Freedom of Information Act (FOIA). Site location data should not be released to the public because the information may create a risk, harm, theft, or destruction of a non-renewable resource. Information on archaeological sites should only be shared with those individuals directly involved with the subject project. Archaeological site information should not be used for future unrelated projects.

Disclaimers

The opinions, findings, and conclusions expressed in this report are those of Commonwealth Heritage Group, Inc. and the authors and are not necessarily those of eda consultants, inc. or the Florida Division of Historical Resources.

ABSTRACT

122nd and Newberry, LLC plans to develop a tract of land at the intersection of NW 122nd Street and Newberry Road in Alachua Johns County, Florida. A cultural resources assessment survey was required as part of the Alachua County Department of Environmental Protection permitting for the project. The project engineers, eda consulting, inc., requested that Commonwealth Heritage Group, Inc. complete the survey to determine whether or not significant cultural resources were present.

Commonwealth completed a surface inspection and subsurface survey of the property, which identified a prehistoric lithic scatter in the northwestern part of the tract, 8AL7445. This type of site is very common in the project area and does not appear to meet the qualifications for eligibility to the *National Register of Historic Places* since it lacks diagnostic artifacts or cultural features.

In the opinion of Commonwealth's archaeologists and architectural historian, the proposed development of the NW 122nd Street and Newberry Road tract will not impact any cultural resources listed on or eligible for the *National Register of Historic Places*. We recommend that no further research be required.

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INTRODUCTION

122nd and Newberry, LLC proposes development of a tract of land at the northeast corner of the intersection of NW 122nd Street and Newberry Road west of Gainesville and Interstate 75 (I-75) in Alachua County, Florida (Figure 1). A cultural resources survey was requested to comply with Alachua County Department of Environmental Protection permitting requirements. The survey also complies with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and with regulations in *36 CFR Part 800: Protection of Historic Properties*. The project may also be subject to Florida Water Management District permitting. The survey complies with Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations for possible impacts to historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The project engineers, eda consulting, inc., contacted Commonwealth Heritage Group, Inc. (Commonwealth) to provide the necessary cultural resource services. The fieldwork, analysis, and documentation were completed in March 2022. Sierra DeVanie, MPS, RPA and Amy Alleman, BA completed the fieldwork, while Ms. Alleman completed the artifact analysis. Graphics were completed by John Davidson, BA and Ms. Alleman. Lucy B. Wayne, Ph.D., RPA served as Principal Investigator and report author.

The Area of Potential Effect (APE) for the project is defined as the property boundaries (Figure 2). Direct effects may include clearing, grading, and construction. Indirect effects may include noise and dust during construction, as well as traffic changes. Indirect effects are anticipated to be minimal and temporary in this suburban area of Alachua County.

A review of the Florida Master Site File (FMSF) GIS *Shapefiles* database showed that multiple surveys have been previously conducted within one mile of the APE, including surveys completed by Commonwealth's archaeologists on NW 122nd Street and on the parcel at the southeast corner of the intersection (FMSF 2021). In addition, a number of cultural resources have been identified nearby, including archaeological sites, historic structures, and one resource group (Figure 3). Most of the sites can best be characterized as prehistoric lithic scatters or quarries. The closest of these resources are three archaeological sites to the northwest (8AL4770) and south (8AL6912 and 8AL6913), houses to the northeast (8AL3872 and 8AL3873) and east (8AL2900), and Newberry Road itself (8AL5107). Based on the presence of these known sites, the APE was considered to have a high probability for cultural resources.

Commonwealth developed a systematic surface and subsurface survey based on the background information and the environmental features of the property. The cultural resources survey followed the guidelines of the Florida Division of Historic Resources (FDHR) and Chapter 1A-46, *Florida Administrative Code*. Testing was planned at 25 and 50-meter intervals, with 25-meter interval tests around all positive units. Subsurface testing was supplemented with surface inspection in areas of good ground exposure.

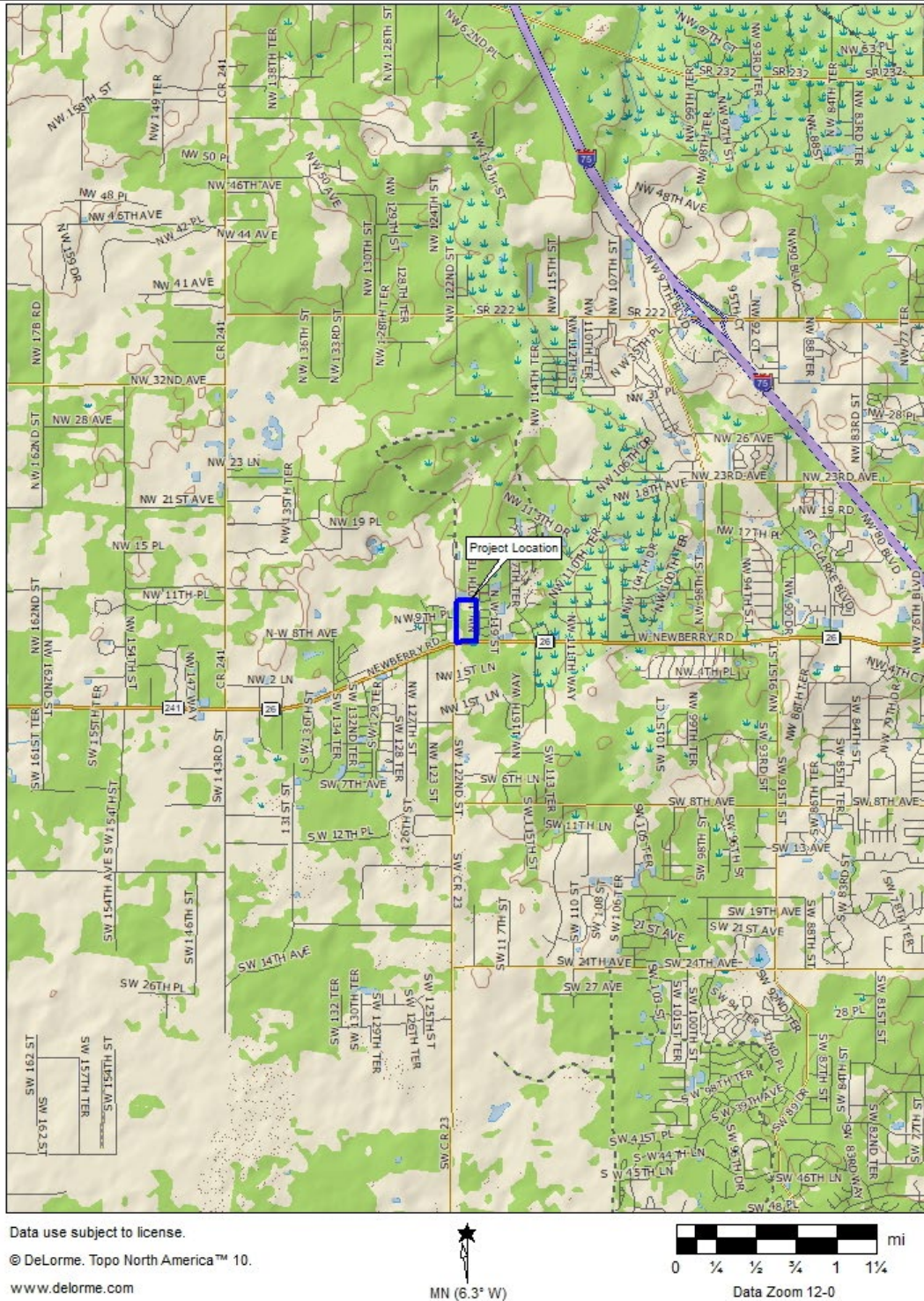


Figure 1. Project Location, NW 122nd Street and Newberry Road, Alachua County, Florida (DeLorme 2013)



Figure 2. Aerial Photograph, NW 122nd Street and Newberry Road, Alachua County, Florida (Google 2022)

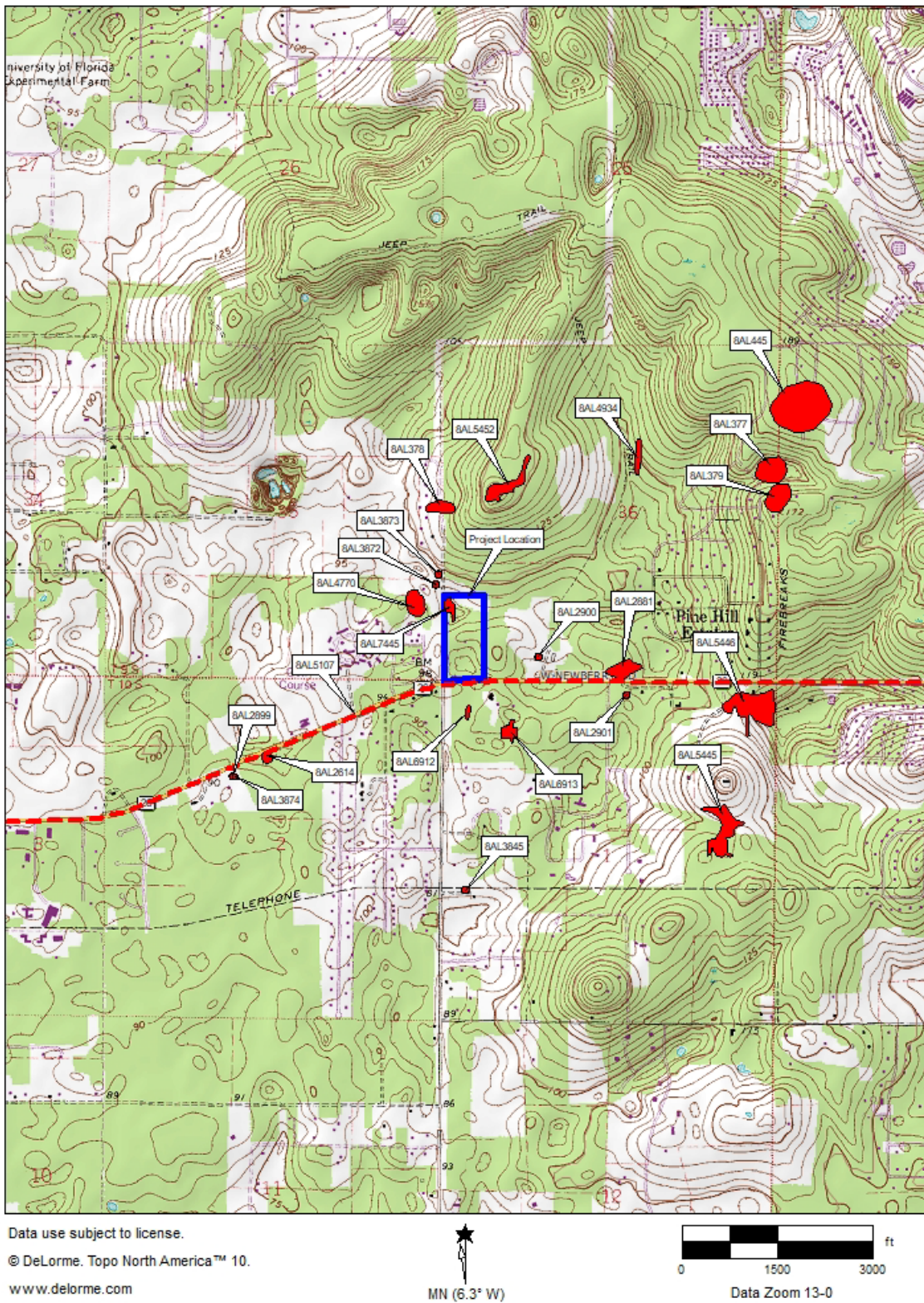


Figure 3. Topographic Map with Known Cultural Resources, NW 122nd Street and Newberry Road, Alachua County, Florida (USGS 1994; FMSF 2021; DeLorme 2013)

The survey resulted in identification of one prehistoric archaeological site in the northwest corner of the property, 8AL7445. This site, like most of the other prehistoric sites in the area, consisted of a low-density lithic scatter. No diagnostic artifacts or archaeological features were identified. Based on the nature of the site, it is unlikely to yield data which could address research questions. As a result, it does not meet the criteria for eligibility to the *National Register*.

In the opinion of Commonwealth's archaeologists and architectural historian, development of the NW 122nd Street and Newberry Road tract will not impact any cultural resources listed on or eligible for the *National Register of Historic Places*. We recommend that no further research be required prior to development.

ENVIRONMENTAL SETTING

The project tract consists of approximately 20 acres in the southwest corner of Section 36 of Township 9 South, Range 18 East in Alachua County (Figure 3). Newberry Road (SR 26) and NW 122nd Street bound the property to the south and west, respectively. The north and east boundaries are arbitrary property limits. The APE is generally heavily wooded with an older circular driveway providing access to the locations of a 1968 house and outbuildings that have been removed from the property.

The property lies within the Haile Limestone Plain subarea of the Northern Peninsular Plains in the Ocala Uplift physiographic district. The Haile Plain is characterized as "A plain with low subdued hills" that originally supported hardwood hammocks (Brooks 1981:9). Indeed, the project tract contains gently rolling hills, with elevations ranging from 95 feet above mean sea level (amsl) in the center to 80 feet amsl in the northwest and south (USGS 1994). There are no obvious freshwater sources within or near the property tract, although karst depressions in this region may serve as intermittent water sources. Drainage would run toward lower elevations to the south of the APE.

The APE falls within the Millhopper-Bonneau-Arredondo soil association consisting of well drained to moderately well drained upland soils (USDA 1983). Four soil types are present within the APE (Figure 4). Kendrick sand, 2 to 5% slopes and Kendrick sand, 5 to 8% slopes are the dominant soils in the APE. These well drained upland soils generally contain slash, loblolly, and longleaf pine, oak, hickory, magnolia, and sweetgum. Moderately well drained Millhopper sand, 0 to 5% slopes, occurs in the northern part of the APE, and supports a variety of oak, sweetgum, hickory, and slash and longleaf pine, with an understory of lopsided indiagrass, hawthorn, and greenbrier. A small area of somewhat poorly drained Lochloosa fine sand, 2 to 5% slopes is located in the northeast edge of the APE. Usually found in rolling uplands, this soil supports slash and loblolly pine, oak, dogwood, hickory, magnolia, and sweetgum. None of the soils are ideal for the cultivation of most crops but can be well suited to improved pasture (USDA 1985).

These soil types lend themselves to the Upland Hardwood Hammock ecological community. The diverse hammock vegetation plus limestone and chert outcroppings within the project tract would have offered an abundant resource base to prehistoric Native Americans. This would include turkey, white-tailed deer, and a variety of small mammals (SWCS 1989). However, the lack of readily accessible water sources nearby would have inhibited more permanent occupation. The original 19th-century land survey noted the presence of pine and "well timbered" hardwood hammocks of good quality oak and hickory but did not otherwise indicate any cultural activity (Washington and Burr 1845).



Figure 4. Soils Map, NW 122nd Street and Newberry Road, Alachua County, Florida (USDA 2022)

CULTURAL HISTORY

The project tract is located in the North Central cultural region of Florida (Milanich 1994). The Native American cultural periods in this area are:

10,000-7,500 B.C.	Paleoindian
7,500-1,000 B.C.	Archaic
1,000-500 B.C.	Transitional
500 B.C.-A.D. 200	Deptford
A.D. 200-600	Cades Pond
A.D. 600-1250	Hickory Pond
A.D. 1250-1500	Alachua
A.D. 1500-1715	Potano
A.D. 1715-1842	Seminole

Between 500 B.C. and A.D. 1500, this area also has limited evidence of contact or occupation by Indians of the St. Johns Tradition characteristic of northeastern Florida and the St. Johns River Basin. The periods following A.D. 1500 are known as the historic period dating from European contact and settlement of the New World.

Prehistoric Periods

This area was first inhabited as early as 10,000 B.C. during the Paleoindian period. Paleoindians led a nomadic existence based on exploitation of the now-extinct megafauna and herd animals. Sites are characterized by the presence of finely crafted lithic tools, particularly fluted projectile points such as the Suwannee type. The majority of the known Paleoindian sites in this region are located along the major rivers and springs of the region. The low density and small artifact concentrations of sites dating to this period is probably a reflection of lower populations, a nomadic existence, and environmental changes related to sea level rise (Honerkamp 1977).

At the end of the Pleistocene period, around 7,500 B.C., Florida's climate became much warmer and wetter. The environment and fauna became much more like that of the present. This climatic change is marked by a corresponding cultural change identified as the beginning of the Archaic period (7,500 to 1,000 B.C.). The Archaic Indians relied on hunting and gathering of a wide variety of resources. Wild nuts assumed an increased importance in the diet, as did freshwater snails. These Indians probably migrated on a seasonal basis to intensively exploit specific resources. Sites include villages, camps, kill sites, and quarries. The artifact assemblage is characterized by a wide variety of lithic tools as well as bone, wood, and shell artifacts (Milanich and Fairbanks 1980). The diagnostic lithics for this period are large stemmed projectile points such as the Newnans type.

During the Late Archaic period, beginning about 2,000 B.C., the Indians began to make crude fiber-tempered pottery. These Orange wares are characterized by slab construction techniques and incised, simple stamped, and punctated surface treatments. The subsistence patterns continued to be based on hunting-gathering, but the presence of pottery may indicate the beginning of a more sedentary, village-oriented existence (Milanich and Fairbanks 1980).

The period from 1,000 to 500 B.C. is referred to as the Transitional period. At this time, there was a shift in pottery making to the use of sand or untempered wares and coil construction techniques. Occupation shifted to the coastal region with only short-term usage of the interior portions of Florida (Milanich and Fairbanks 1980).

Two cultural traditions have been identified in this region following the Transitional period. The Deptford tradition, which dates from 500 B.C. to A.D. 200, is poorly represented in North Central Florida. This predominantly coastal tradition was heavily dependent on exploitation of marine resources with secondary use of wild game and plants. Major occupation centers were located in the coastal areas with only seasonally occupied camps in the interior. The artifact assemblage is characterized by the presence of distinctive paddle stamped ceramics with a sand or grit tempered paste. Simple and check stamped designs dominate, but cord marking is also present (Willey 1949; Honerkamp 1977). Sites include villages, camps, and low burial mounds. Deptford ceramics have been found on sites in North Central Florida.

The St. Johns tradition dates from 500 B.C. until A.D. 1565. This tradition is well documented in East and Central Florida. Like the Deptford tradition, the St. Johns tradition is primarily a coastal occupation, particularly along the St. Johns River and its tributaries. Subsistence relied heavily on exploitation of oysters and marine fish. St. Johns ceramics are characterized by a chalky paste which contains microscopic sponge spicules. Decoration includes incising and check stamping, as well as occasional red filming (Milanich and Fairbanks 1980). Sites include large villages, seasonally occupied camps, and sand burial mounds which frequently contain ceramics indicative of trade with northern and western cultural groups. St. Johns ceramics are common in North Central Florida sites; they may represent trade goods from the coastal region.

Beginning about A.D. 200, North Central Florida was dominated by the presence of two cultural traditions, the Cades Pond and Weeden Island traditions. Weeden Island sites are found along the Gulf coast, bay shores, and inland on rivers and streams. Many village sites have associated burial and ceremonial mound complexes. Subsistence was based on a combination of hunting-gathering and horticulture. Weeden Island ceramics are very well-made wares characterized by a sand temper with burnished, incised, punctated, red tinted, and stamped surface treatments. Effigy forms are common and vessel forms are varied (Willey 1949). While the project area is unlikely to contain Weeden Island sites, it could have ceramics used as trade goods with inland populations.

The dominant cultural group for this time period in North Central Florida was the Cades Pond group. These people practiced an "intensive harvest economy" based on exploitation of marsh and aquatic environments (Cumbaa 1972). Their ceramics are largely sand-tempered plain wares used for boiling and storage. The presence of both Weeden Island and St. Johns ceramics in Cades Pond sites indicates contact between these groups. Storage and roasting pits are common features, but evidence of horticulture is lacking. The settlement pattern included ceremonial centers with mounds, earthworks, ponds, and village areas, villages with mounds, and smaller sites without mounds (Hemmings 1978). All of the known Cades Pond sites are in proximity to aquatic or swamp habitats associated with a major lake (Honerkamp 1977).

After A.D. 600, a new cultural group appears to have migrated into Florida from southeastern Georgia. This group, known first as Hickory Pond and later as Alachua, based their subsistence on extensive horticulture, supplanting the Cades Pond people on the rich soils of the

region. Sites are located on high, well-drained ground next to freshwater sources. Hickory Pond ceramics are characterized by sand tempering, cord marking, net impressions, and punctuation. Representative types are Alachua Net Impressed, Prairie Cord Marked and Lochloosa Punctated. The later Alachua ceramics are distinguished by cob marking (Willey 1949).

Historic Period

When the Spaniards arrived in North Florida in the early 1600s, they identified the Alachua people as the Potano Indians. The Spaniards established several missions among the Indians, as well as a large cattle ranch in the vicinity of Paynes Prairie. One mission was believed to be located at Fox Pond (8AL272), approximately five miles to the northwest of the project area (Symes and Stephens 1965). Unfortunately, European diseases led to almost total decimation of the native population by 1650 (Milanich 1978).

During the 1715 Yamassee Indian War in the Carolinas and Georgia, the Spaniards encouraged the Creek Indians to migrate to Florida. Once there, these Indians became known as the Seminole. Settlement in North Central Florida was concentrated near Paynes Prairie, particularly at Micanopy. Once in Florida, the Seminoles became heavily dependent on the herds of feral cattle abandoned after the collapse of the Spanish ranch and mission system. Settlement became diffuse, consisting of loosely related farmsteads with some small towns such as Cuscowilla, located near present-day Micanopy. In addition to the cattle, the Seminole raised corn, beans, pumpkins, potatoes, and watermelons. Both the Spaniards and the succeeding British left the Seminole largely alone with the exception of the establishment of trading posts (Milanich and Fairbanks 1980).

The influx of settlers from Georgia and the Carolinas during the early 19th century led to friction with the Seminoles. These settlers sought to establish plantations to cultivate cotton. Conflict with the Indians led to the First Seminole War and the cession of Florida to the United States in 1819. Continued friction resulted in the Second Seminole War of 1835-42. Several forts and roads were constructed during this war, including Fort Clarke to the east of the project area, and the military road to that fort (Stage Road-8AL4994). As a result of this war, the Seminole were either transported to the Oklahoma Indian territory or forced south into the Everglades (Milanich and Fairbanks 1980).

After the removal of the Indians from North Central Florida, there was increased settlement of this region by planters. Alachua County was established in 1824 with Newnansville, northeast of Alachua, as the county seat. In 1853, the county seat was shifted to the newly established site of Gainesville to take advantage of the construction of a railroad through the region (Hildreth and Cox 1981). Until the relatively recent past, the area west of Gainesville along Newberry Road remained rural and dominated by agriculture. In the past 20 to 30 years, it has experienced extensive growth as a residential suburb of the city.

Project Tract

In 1817, the Spanish government granted 20 square miles of Florida land, including what is now southern Alachua County, to Don Fernando de Maza Arredondo. Arredondo was a Spanish merchant based in Cuba who had provided financial aid to St. Augustine during the Patriot War

(Pickard 1994). The grant was divided and sold over the course of the 1820s. Advertisements were placed in New York newspapers for sale of the parcels. An early map of the Arredondo Grant indicates that Charles Jarvis owned Section 36 and the east half of adjacent Section 35 (Washington and Burr 1845). Although little is known of this man, it seems highly likely that he was a direct descendent of Noah Jarvis of New York City, who, along with his business partners Alexander M. Muir and William Thorne, purchased 30,720 acres directly from Arredondo in 1822 (ACCC 1822). The same map places Fort Clarke to the east and several large agricultural fields in the vicinity of the APE (Washington and Burr 1845). In fact, some sort of field appears to have been present in the southeast corner of Section 36. The original 19th-century land survey records similarly noted cultural activity near the APE, including an “old field,” “Hall’s cornfield,” the road to Fort Tarver, the road from Newnansville to Fort Crain, and an unnamed road (Washington and Burr 1845).

In 1874, Ella Palmer purchased several tracts in the area, including Section 36, from Jonathan and Francis Childs of Washington D.C. In total, she received 3,840 acres for the sum of \$11,000 (ACCC 1874). A late 19th-century map shows that Palmer’s large landholdings rivaled those of anyone in the area (Matheson and McMillan 1879). In 1887, Palmer and her husband Frank sold nearly all of Section 36 to J. Webb Rogers (ACCC 1887). The remaining portion of the section (the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$) was deeded by Palmer (then a widow) to W.S. Broome in 1904 (ACCC 1904). What either Rogers or Broome did with their properties thereafter is not known.

A 1937 aerial photograph shows the northern part of the APE as a cleared field, probably pasture, and the southern two-thirds as wooded. Newberry Road is clearly present, and a dirt road corresponding to NW 122nd Street borders the APE on the west (Figure 5). A county road map dating to the same period shows considerable development to the west of the APE along SR 26 and three structures on the north side of Newberry Road in the south end of Section 36 east of the APE (FDOT 1936). Little had changed by 1953 (FDOT 1953).

In 1968, the APE was privately owned and included a large three-story house, large outbuilding and a three-car carport/garage. The property appraiser also listed a pool on the property. The most recent private landowners, the McNeeley family, sold the property to a development company in 2012 (ACPA 2022). Sometime after that sale, the buildings and pool were demolished and only the extensive circular driveway remains.



Figure 5. Mid-20th Century Aerial Photograph, NW 122nd Street and Newberry Road, Alachua County, Florida (USDA 1937)

METHODS

Methods for this project consisted of three main tasks: (1) review of existing information on the area, (2) field survey, and (3) analysis and documentation.

Background Research

Background research was designed to develop a cultural history of the project area and to determine whether there are any previously known archaeological or historic sites in proximity to the project tract. This information helped define the potential for site location within the property, which in turn was utilized to design the field survey.

Background research included examination of old and current aerial photographs, soils maps, topographic quadrangle maps, historic maps, and previous surveys conducted in the area. The FMSF GIS *SHAPEFILES* database was searched for previously identified sites or surveys (FMSF 2021). Local and regional historic information was also reviewed. The Florida Department of Environmental Protection (FDEP), LABINS website was consulted to obtain copies of the original 19th-century land surveyors' notes and maps as well as land ownership records for the area (FDEP 2022). Additional research entailed the examination of property records available on the websites of the Alachua County Property Appraiser and Clerk of the Court (ACPA 2022; ACCC 1822, 1874, 1887, 1904). No local informants were identified during the course of the survey.

Fieldwork

In general, while there are some known sites in the area, the relatively high elevations of the project tract combined with the absence of a nearby water source indicated a low to medium potential for archaeological sites. As a result, subsurface testing was conducted at 50-meter intervals throughout the property, with any positive test units further delineated at 25-meter intervals where possible (Figure 6). Subsurface testing was supplemented by surface inspection of areas with good ground exposure.

All test units were 50 centimeters (cm) square, excavated by natural soil strata to a depth of one meter wherever possible. All soil was screened through ¼-inch hardware cloth, and test units were carefully backfilled upon completion. Field notes recorded unit location on Samsung tablets by GPS coordinates, soil stratigraphy, presence or absence of artifacts, dominant vegetation, and proximity to cultural or natural features. A field map was maintained showing all test unit locations. Any recovered artifacts were identified by provenience and retained for analysis. Appendix A provides a summary of the test unit results.

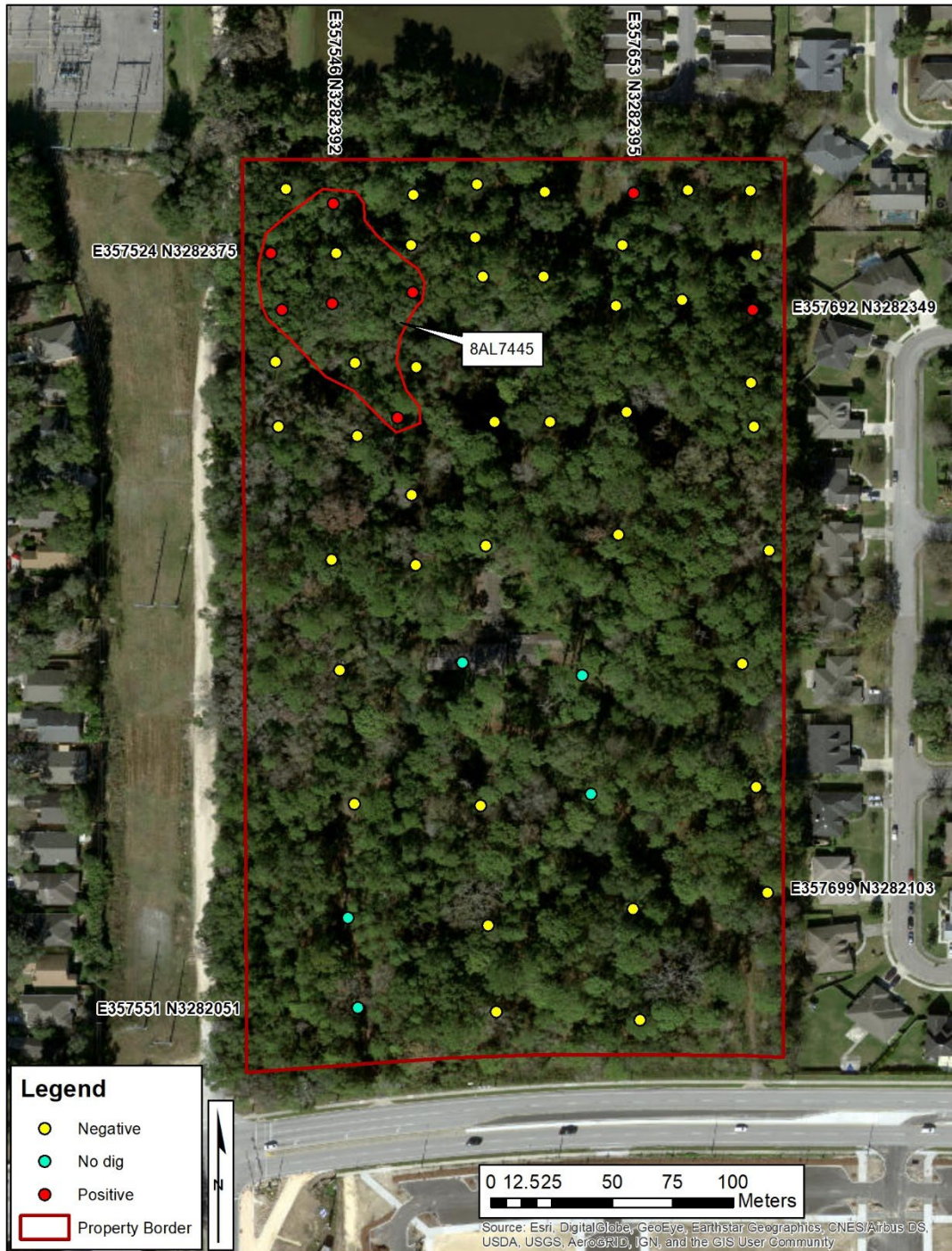


Figure 6. Test Unit Map, NW 122nd Street and Newberry Road, Alachua County, Florida (Base Map: ESRI 2022)

Analysis and Documentation

Field samples were collected and identified by provenience, assigned a field specimen number, and returned to Commonwealth's laboratory for processing. The samples were gently washed over ¼-inch or smaller hardware cloth and air-dried. Samples were then sorted by material, identified, and catalogued based on accepted regional and historical typologies. All artifacts were lithics, which were examined for type of stone, evidence of thermal alteration, and evidence of usage or modification. All materials were both counted and weighed. The catalog was then entered into a spreadsheet for further analysis and creation of tables for this report (Appendix A).

Project documentation consists of this report, the field records, analysis records and Florida Master Site File forms (Appendix B). Project documentation and artifacts are curated at Commonwealth, pending identification of a permanent facility.

RESULTS AND RECOMMENDATIONS

An in-house search of the FMSF GIS *SHAPE* files database showed that there have been 11 cultural resource surveys previously undertaken within one mile of the project APE (Table 1). In addition to the three surveys of the Newberry Road (SR 26) corridor that intersect the project APE to the south, Commonwealth's staff conducted a survey in 2018 of the Newberry Park tract just to the south of the APE (Saionz and Wayne 2018) and a survey for a proposed extension of NW 122nd Street (Saionz and Wayne 2019). The Newberry Park survey resulted in the identification of two lithic scatters/quarries typical of the sort of known sites in these uplands (FMSF 2021). Of the remaining 10 archaeological sites within one mile of the APE, two (8AL2881 and 8AL4770) are listed as potentially eligible for the *National Register*, but neither will be impacted (Figure 3, Table 1). In addition, one resource group (SR 26) and seven historic structures have been identified near the project APE, including two homes (8AL3872 and 8AL3873) just to the northwest of the APE. None of these cultural resources will be impacted by the proposed development, but they do indicate the prevalence of small prehistoric lithic sites in this area.

Table 1. Previous Surveys and Recorded Cultural Resources Within One Mile of the NW 122nd Street and Newberry Road, Alachua County, Florida

<u>Survey #</u>	<u>Date</u>	<u>Name</u>		
2792	1991	Survey of SR 26 from CR 241 North to Newberry		
3334	1992	Case Report: SR 26 from Newberry to CR 241 North		
3350	1992	Survey for Proposed SR 26 Preferred Alignment		
5986	2000	Survey of Unincorporated Alachua County		
8211	2002	Survey of Two Areas for the Jonesville Prop		
9792	2004	Survey of Ridgemont		
15938	2008	Survey of South Point		
16439	2008	Survey of the Rock		
25420	2018	Survey of the Newberry Park Tract		
25798	2019	Survey of Arbor Greens		
26765	2019	Survey of NW 122 nd Street Extension		

<u>Site #</u>	<u>Site Name</u>	<u>Site Type</u>	<u>NRHP Status*</u>
<u>Archaeological Sites</u>			
8AL377	No Name	Prehistoric lithic scatter	Not evaluated
8AL378	No Name	Prehistoric lithic scatter, quarry	Not evaluated
8AL379	No Name	Prehistoric lithic scatter, quarry	Not evaluated
8AL2614	West End Golf Course	Prehistoric campsite	Ineligible
8AL2881	Pine Hills Estate	Prehistoric quarry	Potentially eligible
8AL4770	Stone Farmers Site	Dense prehistoric quarry, lithic scatter	Potentially eligible
8AL4934	Ridgemont	Prehistoric lithic scatter, quarry	Ineligible
8AL5445	The Rock	Prehistoric campsite, lithic scatter	Ineligible
8AL5446	Hog Pen	Prehistoric lithic scatter	Ineligible
8AL5452	Dunn/Ross Site	Prehistoric campsite, quarry	Ineligible

8AL6912	Newberry Park 1	Prehistoric lithic scatter	Ineligible
8AL6913	Newberry Park 2	Prehistoric lithic scatter, quarry	Insufficient information

Historic Structures

8AL2899	Johnson Residence	1919 frame vernacular	Ineligible
8AL2900	Fletcher Farm	c. 1945 frame vernacular	Ineligible
8AL2901	11411 SR 26	c. 1935 frame vernacular	Ineligible
8AL3845	207 SW 122 nd St	1930 frame vernacular	Not evaluated
8AL3872	1404 NW 122 nd St	1940 frame vernacular	Not evaluated
8AL3873	1406 NW 122 nd St	1940 frame vernacular	Not evaluated
8AL3874	13209 Newberry Rd	1915 Georgian revival	Not evaluated

Resource Groups

8AL5107	State Road 26	Linear resource	Ineligible
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Source: FMSF 2021

*National Register of Historic Places eligibility

The project APE is fairly heavily wooded (Figure 7). The only remains of the 1968 residential development is a large circular driveway. Outcrops of limerock/chert were observed within the property, particularly along the west and northwestern portions. Soils in the test units were primarily sand, sandy loam or sand over clay (Appendix A). Five units could not be completed due to disturbance from the previous structures on the property. Several other units encountered fill related to those structures. One archaeological site and two artifact occurrences were identified in the northern part of the property (Figure 6). All recovered artifacts consisted of lithic debitage.

The Weird Site, 8AL7445

The 8AL7445 site is located in the northwest corner of the APE surrounding a karst depression (Figures 3, 6 and 8). It consisted of six positive test units which yielded 52 lithic flakes (Table 2). Although there are limestone/chert outcrops in the area, the flakes were generally small, and no large fragments, cores or preforms were found. Nor were any diagnostic lithic tools identified. Almost 83% of the flakes were thermally altered, possibly suggesting a Middle Archaic site.

Table 2. Artifact Summary, The Weird Site, 8AL7445, NW 122nd Street and Newberry Road, Alachua County, Florida

<u>Artifact</u>	<u>Count</u>	<u>Weight (g)</u>
Thermally Altered Lithic Debitage		
Chert flake, secondary, complete	2	1.7
Chert flake, secondary, medial	1	0.4
Chert flake, tertiary, complete	30	19.3
Chert flake, tertiary, distal	6	1.6
Chert flake, tertiary, medial	1	0.3
Chert flake, tertiary, medial-distal	2	1.0
Chert flake, tertiary, proximal-medial	<u>1</u>	<u>0.4</u>
TOTAL THERMALLY ALTERED FLAKES	43	24.7



Artifact occurrence at E357650 N3282400, looking south



Artifact occurrence at E357700 N3282350, looking west



Driveway at E357550 N3282145, looking east



South end of property at E347650 N3282050, looking north



8AL7445 at 357546 N3282392, looking south



8AL7445 at E357575 N3282300, looking north



8AL7445 at E357550 N3282350, looking east



8AL7445 at E357550 N3282350, looking west

Figure 8. The Weird Site, 8AL7445, NW 122nd Street and Newberry Road, Alachua County, Florida

Artifact	Count	Weight (g)
Non-thermally Altered Lithic Debitage		
Chert flake, primary, complete	1	13.4
Chert flake, secondary, complete	2	3.8
Chert flake, tertiary, complete	4	5.3
Chert flake, tertiary, distal	1	0.9
Chert flake, tertiary, proximal	1	1.1
TOTAL NON-THERMALLY ALTERED FLAKES	9	24.5
TOTAL ARTIFACTS, 8AL7445	52	49.2

Due to the limited nature of 8AL7445 in terms of the number of artifacts and the lack of culturally diagnostic artifacts or archaeological features, it does not appear to have any research potential.

Artifact Occurrences

Two artifact occurrences were recorded in the northeastern corner of the APE (Figures 6 and 7). Both finds consisted of complete tertiary flakes, one of which was thermally altered. Since no additional positive test units were found in the vicinity of these two units, no site numbers were assigned.

Conclusions and Recommendations

Portions of the NW 122nd Street and Newberry Road APE have been disturbed by the structures which were previously in the property and have subsequently been demolished. The circular driveway has also resulted in disturbance. One small lithic scatter was located surrounding a karst depression in an area with visible limestone/chert outcrops. Although the outcrops would suggest a possible quarry, all of the recovered lithics were small flakes, most of which were thermally altered. This suggests the final stages of tool manufacture or maintenance, while the dominance of thermal alteration might suggest a Middle Archaic site. However, the limited nature of the artifact assemblage and the lack of cultural features indicates that the site has no research potential. As a result, it does not meet the criteria for eligibility to the *National Register*. It is typical of the numerous small lithic sites identified in this area.

In the opinion of Commonwealth's archaeologists and architectural historian, the proposed NW 122nd Street and Newberry Road development will not impact any cultural resources listed on or eligible for the *National Register of Historic Places*. We recommend that no further research be required prior to development.

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UNANTICIPATED DISCOVERIES AND FLORIDA LAW

Due to the local nature of land use decisions, historic preservation laws are predominately enforced by state and local governments. The Florida legislature has enacted laws pertaining to unmarked human burials, intending that “all human burials and human skeletal remains be accorded equal treatment and respect based upon common human dignity without reference to ethnic origin, cultural background, or religious affiliation.”¹ This section discusses some of the laws which may apply in the event that certain unanticipated discoveries are encountered.

Applicable Florida Law

The mandates of Florida Statutes (Chapter 872, *Offenses Concerning Dead Bodies and Graves*) apply when human skeletal remains, human burial, or associated burial artifacts have been or are discovered “upon or within any public or private land in the state, including submerged lands.”² An “unmarked human burial”³ is statutorily defined as:

- “any human skeletal remains or associated burial artifacts”, or
- “any location, including any burial mound or earthen or shell monument, where human skeletal remains or associated burial artifacts are discovered or believed to exist on the basis of archaeological or historical evidence, excluding any burial marked or previously marked by a tomb, monument, gravestone, or other structure or thing placed or designed as a memorial of the dead.”

Duty to Immediately Cease Activity

Upon discovery of an unmarked human burial, other than during an archaeological excavation authorized by the state or an educational institution, “all activity that may disturb the unmarked human burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or the State Archaeologist.”⁴ Thus, when an unmarked human burial is encountered, the contractor must notify the district medical examiner and cease all work in the vicinity and should protect the area from further spoliation. Commonwealth recommends covering the find with plastic sheeting or

¹FLA STAT. § 872.05 (1) (Unmarked Human Burials; Legislative Intent) 2002.

²*Id.* (stating “This section applies to all human burials, human skeletal remains, and associated burial artifacts not otherwise protected under chapter 497 or other state law”).

³*Id.* § 2(f).

⁴*Id.* § 2(b) (providing the “District medical examiner is a person appointed under F.S. § 406.06, §406.15, or §406.17”; and § 2(e), stating “State Archaeologist” means the person employed by the Division of Historical Resources of the Florida Department of State pursuant to §267.031(6)).

tarps, marking the location, and preventing further disturbances to the immediate area. Such discoveries should be immediately reported to Commonwealth at (352) 372-2633). Commonwealth will respond to such calls and initiate the necessary actions to comply with Chapter 872.

Duty to Notify Authorities

Florida law imposes a mandatory duty to notify local law enforcement authorities of site disturbance. “Any person who knows or has reason to know that an unmarked human burial is being unlawfully disturbed, destroyed, defaced, mutilated, removed, excavated, or exposed shall immediately notify the local law enforcement agency with jurisdiction in the area where the unmarked human burial is located.”⁵ Upon inspection, “any law enforcement agency that finds evidence that an unmarked human burial has been unlawfully disturbed shall notify the district medical examiner.”⁶

Procedures Following the Discovery of an Unmarked Human Burial

Jurisdiction and duties of the district medical examiner (DME) are described at §872.05 (4)(a). Note: this section does not apply to an archaeological excavation authorized by the state or an educational institution.⁷ Initially, the DME shall assume jurisdiction over, and responsibility for, such unmarked human burial if he or she”

- determines that the unmarked human burial may be involved in a legal investigation, or
- represents the burial of an individual who has been dead less than 75 years

After receiving notification of the unmarked human burial, the DME has 30 days to determine if he or she shall maintain jurisdiction or refer the matter to the State Archaeologist. If the unmarked human burial is determined not to be involved in a legal investigation and represents the burial of an individual who has been dead 75 years or more, the DME will notify the State Archaeologist.

Duties of the State Archaeologist

Upon receiving notice from the DME, the Division of Historical Resources of the Department of State (“Division”) may assume jurisdiction over and responsibility for the unmarked human burial pursuant to §872.05(6).⁸ This process is typically to initiate efforts to properly protect the burial,

⁵*Id.* (3)(a).

⁶*Id.* (3)(b).

⁷See §872.05 (5) (Discovery of an Unmarked Human Burial During an Archaeological Excavation).

⁸*Id.* (6).

human skeletal remains, and associated burial artifacts. If the Division assumes jurisdiction, “the State Archaeologist shall consult a human skeletal analyst who shall report within 15 days as to the cultural and biological characteristics of the human skeletal remains and where such burial or remains should be held prior to a final disposition.”⁹

The State Archaeologist must make “reasonable efforts to identify and locate persons who can establish direct kinship, tribal, community, or ethnic relationships with the individual or individuals whose remains constitute the unmarked human burial.”¹⁰ If possible, he or she “shall consult with the closest related family member or recognized community leaders, if a community or ethnic relationship is established, in determining the proper disposition of the remains found in the unmarked human burial.”¹¹

Ownership of A Historical, Archaeological, or Significant Unmarked Human Burial

The State Archaeologist is required to determine whether the unmarked human burial is historically, archaeologically, or scientifically significant. If the burial is deemed significant, re-interment may not occur until the remains have been examined by a human skeletal analyst designated thereby. Frequently, no links to family or the community can be identified. Under Florida law, this occurs when the State Archaeologist “is unable to establish a kinship, tribal, community, or ethnic relationship with the unmarked human burial, determine the proper disposition of the burial and consult with persons with relevant experience, including:

- (1) a human skeletal analyst,
- (2) two Native American members of current state tribes recommended by the Governor's Council on Indian Affairs, Inc., if the remains are those of a Native American,
- (3) two representatives of related community or ethnic groups if the remains are not those of a Native American, or
- (4) an individual who has special knowledge or experience regarding the particular type of the unmarked human burial.”¹²

If the State Archaeologist finds that an unmarked human burial is historically, archaeologically, or scientifically significant and if the parties (listed above) with whom he or she is required under

⁹*Id.* (4)©.

¹⁰*Id.* (6)(b).

¹¹*Id.*

¹²*Id.* (6)©.

§872.05(6)© to consult agree, the human skeletal remains, and the associated burial artifacts, shall belong to the State of Florida. The title thereto will be vested in the Division.

Commonwealth's Scope of Work

Commonwealth will provide coordination with state and local agencies, including the Division. We will work with property owners and contractors to alleviate construction delays or alterations resulting from such discoveries. Typically, construction is temporarily shifted to areas away from the find while an assessment is conducted. Depending upon results of the assessment however, project redesign, and/or provisions for reburial, may be required.

Should the remains be classified as archaeologically or scientifically significant, Commonwealth will negotiate a Scope of Work or a Management Plan with the State Archaeologist. A Management Plan may include disinterment, or preservation in place. If disinterment is selected, Commonwealth will work with a physical anthropologist to carefully remove the remains for forensic examination. Following completion of the forensic investigation, a Management Report will be provided to facilitate decisions regarding whether site development activities may proceed in the vicinity of the discovery. The Management Report will also include all relevant correspondence between Commonwealth, the District Medical Examiner, the State Archaeologist, and other agencies involved in the project.

When forensic and management analyses are completed, Commonwealth will prepare a draft report to the client for review and approval. Florida Master Site File forms will be completed and updated as needed. In compliance with Florida law, Commonwealth will submit a Final Report to the State Archaeologist¹³

¹³*Id.* (7) (providing “The archaeologist and human skeletal analyst involved in the archaeological excavation and scientific analysis of an unmarked human burial shall submit a written report of archaeological and scientific findings as well as a summary of such findings, in terms that may be understood by laypersons, to the State Archaeologist within 2 years after completion of an excavation. The division shall publish the summary within 1 year after its receipt and shall make such report available upon request.”).

APPENDIX A

**TEST UNIT SUMMARIES
AND ARTIFACT CATALOG,
NW 122nd STREET AND NEWBERRY ROAD,
ALACHUA COUNTY**

Test Unit Summaries, NW 122nd Street and Newberry Road, Alachua County, Florida

<u>Eastings</u>	<u>Northing</u>	<u>Vegetation</u>	<u>Natural Features</u>	<u>Cultural Features</u>	<u>Artifacts?</u>	<u>No Dig?</u>	<u>Why No Dig?</u>	<u>Munsell Color Description</u>	<u>Soil Type</u>	<u>Depth Start</u>	<u>Depth End</u>	<u>Final Strat Reason</u>
357524	3282375	Pine, oak, greenbrier, grapevine, palmetto	Well drained		yes	no		grey	sand	0	25	
357525	3282301	Vines, oak, pine, ferns	Sloped to north		no	no		pale brown greyish brown	sand sand	25 0	100 40	one meter
357525	3282326	Palmetto, greenbrier, oak		Pushpile	no	no		very pale brown dark greyish brown	sand sand, clay, concretion	40 0	100 20	one meter disturbed/ fill
357527	3282349	Smilax, palmetto, oak, pine	Sloped south to sink hole	Fence to west	yes	no		grey	sand	0	20	
357529	3282398	Smilax, oak, pine	On top of slope		no	no		very light grey greyish brown	sand sand, loam	20 0	100 5	one meter
357545	3282351	Greenbrier, oak, palmetto	Sinkhole to south		yes	no		pale brown dark greyish brown grey	loam clay	5 25	25 30	clay
357546	3282392	Oak, palmetto, greenbrier			yes	no		grey	sand sand, clay	0 20	20 90	root impasse

								greyish brown	sand	20	30	
357547	3282200	Pine, fern , greenbrier, grapevine	Rocks on surface		no	no		pale brown grey	sand sand	30 0	100 20	one meter
357547	3282246	Pine, smilax, Virginia creeper	Sloped north towards sinkhole, chert outcropping		no	no		grey greyish brown	clay loam, sand	20 0	25 25	clay
357547	3282374	Smilax, Virginia creeper, oak, pine	Mostly flat		no	no		pale brown dark greyish brown	clay sand, loam	25 0	20	clay
357548	3282098	Pine, magnolia, smilax	Sloped to east	Asphalt driveway	no	yes	construction	pale brown	sand	20	100	one meter
357551	3282051	Azalea, pine, oak	Sloped slightly to north	Asphalt driveway	no	yes	construction					
357551	3282145	Vines, azaleas, pine		Asphalt driveway, soil pushpiles	no	no		brown	loam, clay	0	20	clay
357553	3282326	Vines, oak	On slope of sink hole		no	no		dark greyish brown	loam, clay	0	20	
								greyish brown	loam, sand	20	80	
357554	3282298	Oak, smilax	On slope of sink	Trash	no	no		light grey grey	sand sand	80 0	100 5	one meter

							pale brown	sand, loam	5	40	root impasse
357570	3282304	Oak, pine, greenbrier	Well drained	yes	no		grey	sand	0	20	
357574	3282243	Magnolia, azalea, oak				Garden	no	no			
							pale brown	sand	20	100	one meter
							grey	sand	0	5	
							brown	sand, loam	5	49	
							reddish-yellow	clay	49	50	clay
357574	3282355	Vines, oak	On slope towards sinkhole	yes	no		grey	sand	0	3	
							light yellowish brown	sand	3	100	one meter
357574	3282375	Pine, oak, greenbrier, grapevine	Well drained	no	no		grey	sand	0	25	
357575	3282275	Magnolia, oak, pine		no	no		pale brown	sand	25	100	one meter
							grey	sand	0	15	
357575	3282396	Virginia creeper, oak, pine	Sloped SW to sinkhole	no	no		pale brown	sand	15	35	clay
							grey	sand	0	20	
357576	3282325	Oak, palmetto, greenbrier, blackberry	Sinkhole	no	no		very pale brown	sand	20	100	one meter
							grey	sand, clay	0	25	
							light greyish brown	sand	25	45	clay

357591	3282097	Oak, grapevine, Virginia creeper	Well drained, on slope		no	no	grey	sand	0	20	
357591	3282203	Grass, pine		Spot where house used to be, gravel Sprinkler	no	yes	highly disturbed	pale brown sand	20	100	one meter
357596	3282144	Sago palm, azaleas, garden flowers, oak	Well drained		no	no	grey	sand	0	5	
							brown	loam, sand, concretion	5	40	clay
357597	3282251	Segoe palm, azaleas, pine, oak	Heavy roots	House plot to south	no	no	grey	sand, concretion	0	25	root impasse
357597	3282378	Vines, oak, pine	Sloped to south		no	no	grey	sand	0	10	
							very pale brown	sand	10	100	one meter
357598	3282400	Oaks, Virginia creeper	Heavy root mat		no	no	grey	sand	0	30	root impasse
357600	3282362	Oak, greenbrier	Well drained, sinkhole to south		no	no	light grey	sand	0	25	
							pale brown	sand	25	100	one meter

357603	3282302	Vines, oak, Virginia creeper	On side of slope		no	no		grey	sand	0	20	
								very pale brown	sand	20	98	
								reddish-yellow	loam, sand, concretion	98		concretion impasse
357605	3282051	Vines, oak, palmetto	Well drained	Road to south	no	no		grey	sand	0	20	
								very pale brown	loam, sand	20	50	root impasse
357621	3282351	Oak, pine, vines	Sloped to south		no	no		grey	sand	0	20	
								very light grey	sand, concretion	20	100	one meter
357622	3282396	Oak, vines, pine	Flat		no	no		grey	sand	0	30	
								very pale brown	sand	30	100	one meter
357623	3282302	Oak, pine, greenbrier, grapevine, Virginia creeper	Wooded, heavy roots		no	no		grey	sand	0	20	
								pale brown	sand	20	55	root impasse
357647	3282200	Azaleas, pine, oak		Asphalt driveway and extension	no	yes	construction					
357647	3282255	Blackberry, azalea, pine, vines	Slope to north		no	no		greyish brown	sand, loam	0	10	
								brown	loam, clay	10	20	clay

357647	3282348	Oak, pine, Virginia creeper	Well drained		no	no		grey	sand	0	25	
								very pale brown	sand	25	100	one meter
357648	3282374	Oak, pine, fern			no	no		grey	sand	0	20	
357650	3282101	Azalea, maple, oak	Well drained, slight slope to west		no	no		pale brown grey	sand sand	20 0	100 15	one meter
								yellowish-brown	loam	15	60	clay
357650	3282148	Azalea, pine		Asphalt road	no	yes	construction					
357653	3282395	Pine, oak, greenbrier	Well drained	House to north	yes	no		grey	sand	0	20	
357651	3282304	Vines, oak	Sloped to NW		no	no		pale brown grey	sand sand	20 0	100 5	one meter root impasse
357652	3282050	Oak, pines, vines, palmetto, azaleas	Heavy roots, wooded	Road	no	no		grey	sand	0	25	root impasse
357671	3282351	Pine, Virginia creeper	Well drained		no	no		grey	sand	0	30	
								very pale brown	sand	30	100	one meter
357674	3282396	Vines, oak, pine	Flat, well drained	Houses to north	no	no		greyish brown	sand	0	40	
								very pale brown	sand	40	100	one meter
357691	3282201	Oaks, pine, greenbrier, azaleas	Heavy roots	Fence	no	no		grey	sand	0	25	root impasse

357695	3282150	Azalea, pine, vines	Well drained	Houses to east	no	no	grey	sand	0	20	
							yellowish- brown	sand, loam	20	60	root impasse
357696	3282298	Pine, vines	Well drained	Fence and house to east	no	no	grey	sand, concretion	0	10	concretion impasse
357696	3282317	Oak, pine, vines	Heavy roots, wooded	Fence	no	no	grey	sand	0	25	root impasse
357692	3282349	Ferns, pine, oak		Fence and house to east	yes	no	grey	sand	0	15	
							pale brown	sand	15	40	root impasse
357697	3282396	Oak, pine, greenbrier, Virginia creeper, palmetto	Heavy roots	House and yard	no	no	grey	sand	0	20	
							pale brown	sand	20	50	root impasse
357698	3282369	Grass, pine, oak, grapevine	Heavy roots, wooded	Fence	no	no	grey	sand	0	20	root impasse
357699	3282103	Grass, oak, azaleas		Fence and house	no	no	dark-grey	sand	0	20	disturbed/ fill
357701	3282247	Oak, pine, Virginia creeper		Fence	no	no	grey	sand	0	25	
							yellowish- brown	sand	25	50	clay

Artifact Catalog, NW 122nd Street and Newberry Road, Alachua County, Florida

<u>FS</u>	<u>Location</u>	<u>Level</u> <u>(cmb)</u>	<u>Description</u>	<u>Count</u>	<u>Total</u> <u>Count</u>	<u>Wt.</u> <u>(g)</u>	<u>Total Wt.</u> <u>(g)</u>
1	E0357524 N3282375	L-1 (0-25)	Lithic, chert, tertiary, complete, not thermally altered	1		0.3	
1	E0357524 N3282375	L-1 (0-25)	Lithic, chert, tertiary, complete, thermally altered	2		0.8	
1	E0357524 N3282375	L-1 (0-25)	Lithic, chert, tertiary, medial-distal, thermally altered	1	4	0.9	2.0
2	E0357524 N3282375	L-3 (50-75)	Lithic, chert, tertiary, complete, thermally altered	3		0.8	
2	E0357524 N3282375	L-3 (50-75)	Lithic, chert, tertiary, distal, thermally altered	1	4	0.6	1.4
3	E0357524 N3282375	L-4 (75-100)	Lithic, chert, primary, complete, not thermally altered	1		13.4	
3	E0357524 N3282375	L-4 (75-100)	Lithic, chert, tertiary, complete, not thermally altered	1		0.3	
3	E0357524 N3282375	L-4 (75-100)	Lithic, chert, tertiary, complete, thermally altered	5		1.0	
3	E0357524 N3282375	L-4 (75-100)	Lithic, chert, tertiary, distal, thermally altered	1	8	0.2	14.9
4	E0357527 N3282349	L-1 (0-25)	Lithic, chert, tertiary, complete, thermally altered	3	3	2.8	2.8
5	E0357527 N3282349	L-2 (25-50)	Lithic, chert, tertiary, complete, thermally altered	1		1.1	
5	E0357527 N3282349	L-2 (25-50)	Lithic, chert, tertiary, proximal-medial, thermally altered	1	2	0.4	1.5
6	E0357527 N3282349	L-3 (50-75)	Lithic, chert, secondary, complete, thermally altered	1		1.2	
6	E0357527 N3282349	L-3 (50-75)	Lithic, chert, tertiary, complete, thermally altered	2	3	1.7	2.9
7	E0357527 N3282349	L-4 (75-100)	Lithic, chert, secondary, complete, not thermally altered	1		0.6	
7	E0357527 N3282349	L-4 (75-100)	Lithic, chert, tertiary, complete, not thermally altered	1		0.3	
7	E0357527 N3282349	L-4 (75-100)	Lithic, chert, secondary, complete, thermally altered	1		0.5	
7	E0357527 N3282349	L-4 (75-100)	Lithic, chert, tertiary, complete, thermally altered	3	6	0.9	2.3
8	E0357545 N3282351	L-1 (0-25)	Lithic, chert, tertiary, complete, thermally altered	2	2	3.4	3.4
9	E0357545 N3282351	L-2 (25-50)	Lithic, chert, tertiary, proximal, not thermally altered	1		1.1	
9	E0357545 N3282351	L-2 (25-50)	Lithic, chert, tertiary, distal, not thermally altered	1		0.9	
9	E0357545 N3282351	L-2 (25-50)	Lithic, chert, tertiary, complete, thermally altered	2		1.1	
9	E0357545 N3282351	L-2 (25-50)	Lithic, chert, tertiary, distal, thermally altered	1	5	0.1	3.2
10	E0357545 N3282351	L-3 (50-75)	Lithic, chert, secondary, medial, thermally altered	1		0.4	
10	E0357545 N3282351	L-3 (50-75)	Lithic, chert, tertiary, complete, thermally altered	3		2.1	
10	E0357545 N3282351	L-3 (50-75)	Lithic, chert, tertiary, medial, thermally altered	1		0.3	
10	E0357545 N3282351	L-3 (50-75)	Lithic, chert, tertiary, distal, thermally altered	2	7	0.6	3.4

11	E0357545	N3282351	L-4 (75-100)	Lithic, chert, tertiary, complete, thermally altered	3		2.4	
11	E0357545	N3282351	L-4 (75-100)	Lithic, chert, tertiary, medial-distal, thermally altered	1		0.1	
11	E0357545	N3282351	L-4 (75-100)	Lithic, chert, tertiary, distal, thermally altered	1	5	0.1	2.6
12	E0357546	N3282392	L-2 (25-50)	Lithic, chert, tertiary, complete, thermally altered	1	1	1.2	1.2
13	E0357570	N3282304	L-3 (50-75)	Lithic, chert, secondary, complete, not thermally altered	1	1	3.2	3.2
14	E0357574	N3282355	L-4 (75-100)	Lithic, chert, tertiary, complete, not thermally altered	1	1	4.4	4.4
15	E0357653	N3282395	L-4 (75-100)	Lithic, chert, tertiary, complete, not thermally altered	1	1	0.8	0.8
16	E0357692	N3282349	L-2 (25-50)	Lithic, chert, tertiary, complete, thermally altered	1	<u>1</u>	5.0	<u>5.0</u>
TOTALS						54		55.0

APPENDIX B

**FLORIDA MASTER SITE FILE FORMS
NW 122nd STREET AND NEWBERRY ROAD,
ALACHUA COUNTY**

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

[Clear Form Values](#)

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

NW 12md Street and Newberry Road--Phase I survey

Report Title (exactly as on title page)

Cultural Resource Assessment Survey, NW 122nd Street and Newberry Road, Alachua County, Florida

Report Authors (as on title page)

1. Wayne, Lucy B. 3. _____
2. _____ 4. _____

Publication Year 2022

Number of Pages in Report (do not include site forms) 38

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Wayne, Lucy B. 2022. Cultural Resource Assessment Survey, NW 122nd Street and Newberry Road, Alachua County, Florida. Commonwealth Heritage Group, Inc., Gainesville, FL.

Supervisors of Fieldwork (even if same as author) Names Wayne, Lucy B.

Affiliation of Fieldworkers: Organization Commonwealth Heritage Group City Gainesville

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. hammock 3. _____ 5. _____ 7. _____
2. lithics 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

[Clear Sponsor Values](#)

Name 122nd and Newberry, LLC Organization _____
Address/Phone/E-mail 502 NW 16th Ave., Gainesville, FL 32601, 352-375-4600

Recorder of Log Sheet Wayne, Lucy B. Date Log Sheet Completed 3-15-2022

Is this survey or project a continuation of a previous project? No Yes: Previous survey #s (FMSF only) _____

Project Area Mapping

[Clear Mapping Values](#)

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Alachua 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name GAINESVILLE WEST Year 1994 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 3-3-2022 End 3-4-2022 Total Area Surveyed (fill in one) _____ hectares 20.00 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (select all that apply): archaeological architectural historical/archival underwater
 damage assessment monitoring report other (describe): _____

Scope/Intensity/Procedures

25, 50-meter intervals, 50x50x100 cm units, 1/4-inch hardware cloth

Preliminary Methods (select as many as apply to the project as a whole)

Florida Archives (Gray Building) library research- local public local property or tax records other historic maps LIDAR
 Florida Photo Archives (Gray Building) library-special collection newspaper files soils maps or data other remote sensing
 Site File property search Public Lands Survey (maps at DEP) literature search windshield survey
 Site File survey search local informant(s) Sanborn Insurance maps aerial photography
 other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

Check here if **NO** archaeological methods were used.
 surface collection, controlled shovel test-other screen size block excavation (at least 2x2 m) metal detector
 surface collection, uncontrolled water screen soil resistivity other remote sensing
 shovel test-1/4" screen posthole tests magnetometer pedestrian survey
 shovel test-1/8" screen auger tests side scan sonar unknown
 shovel test 1/16" screen coring ground penetrating radar (GPR)
 shovel test-unscreened test excavation (at least 1x2 m) LIDAR
 other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

Check here if **NO** historical/architectural methods were used.
 building permits demolition permits neighbor interview subdivision maps
 commercial permits windshield survey occupant interview tax records
 interior documentation local property records occupation permits unknown
 other (describe): aerial photographs

Survey Results

Resource Significance Evaluated? Yes No

Count of Previously Recorded Resources 0 Count of Newly Recorded Resources 1

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

List Newly Recorded Site ID#s (attach additional pages if necessary)
 AL7445

Site Forms Used: Site File Paper Forms Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY
Origin of Report: <input type="checkbox"/> 872 <input type="checkbox"/> Public Lands <input type="checkbox"/> UW <input type="checkbox"/> 1A32 # _____ <input type="checkbox"/> Academic <input type="checkbox"/> Contract <input type="checkbox"/> Avocational	<input type="checkbox"/> Grant Project # _____	<input type="checkbox"/> Compliance Review: CRAT # _____
Type of Document: <input type="checkbox"/> Archaeological Survey <input type="checkbox"/> Historical/Architectural Survey <input type="checkbox"/> Marine Survey <input type="checkbox"/> Cell Tower CRAS <input type="checkbox"/> Monitoring Report	<input type="checkbox"/> Overview <input type="checkbox"/> Excavation Report <input type="checkbox"/> Multi-Site Excavation Report <input type="checkbox"/> Structure Detailed Report <input type="checkbox"/> Library, Hist. or Archival Doc	<input type="checkbox"/> Desktop Analysis <input type="checkbox"/> MPS <input type="checkbox"/> MRA <input type="checkbox"/> TG <input type="checkbox"/> Other: _____
Document Destination: <u>Plottable Projects</u>	Plotability: _____	

Original
 Update



ARCHAEOLOGICAL SITE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Consult Guide to Archaeological Site Form for detailed instructions

Clear Form Values

Site # AL07445
Field Date 3-3-2022
Form Date 3-15-2022
Recorder # _____

Site Name(s) The Weird Site Multiple Listing (DHR only) _____
Project Name NW 122nd Street and Newberry Road Survey # (DHR only) _____
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Clear Location Values

USGS 7.5 Map Name GAINESVILLE WEST USGS Date 1994 Plat or Other Map _____
City/Town (within 3 miles) Gainesville In City Limits? yes no unknown County Alachua
Township 9S Range 18E Section 36 1/4 section: NW SW SE NE Irregular-name: _____
Township _____ Range _____ Section _____ 1/4 section: NW SW SE NE
Landgrant _____ Tax Parcel # _____
UTM Coordinates: Zone 16 17 Easting 3157527 Northing 3282349
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____

Address / Vicinity / Route to:
northeast corner of intersection of NW 122nd Street and Newberry Road

Name of Public Tract (e.g., park) _____

TYPE OF SITE (select all that apply)

SETTING	STRUCTURES OR FEATURES	FUNCTION
<input checked="" type="checkbox"/> Land (terrestrial) <input type="checkbox"/> Lake/Pond (lacustrine) <input type="checkbox"/> River/Stream/Creek (riverine) <input type="checkbox"/> Tidal (estuarine) <input type="checkbox"/> Saltwater (marine)	<input type="checkbox"/> log boat <input type="checkbox"/> agric/farm building <input type="checkbox"/> burial mound <input type="checkbox"/> building remains <input type="checkbox"/> cemetery/grave <input type="checkbox"/> dump/refuse <input type="checkbox"/> earthworks (historic)	<input type="checkbox"/> road segment <input type="checkbox"/> shell midden <input type="checkbox"/> shell mound <input type="checkbox"/> shipwreck <input type="checkbox"/> subsurface features <input type="checkbox"/> surface scatter <input type="checkbox"/> well
<input type="checkbox"/> Wetland (palustrine) <input type="checkbox"/> usually flooded <input type="checkbox"/> usually dry <input type="checkbox"/> Cave/Sink (subterranean) <input type="checkbox"/> terrestrial <input type="checkbox"/> aquatic	<input type="checkbox"/> fort <input type="checkbox"/> midden <input type="checkbox"/> mill <input type="checkbox"/> mission <input type="checkbox"/> mound, nonspecific <input type="checkbox"/> plantation <input type="checkbox"/> platform mound	<input type="checkbox"/> campsite <input checked="" type="checkbox"/> extractive site <input type="checkbox"/> habitation (prehistoric) <input type="checkbox"/> homestead (historic) <input type="checkbox"/> farmstead <input type="checkbox"/> village (prehistoric) <input type="checkbox"/> town (historic) <input type="checkbox"/> quarry (prehistoric)

Other Features or Functions (Choose from the list or type a response.)
 1. _____ 2. _____

CULTURE PERIODS (select all that apply)

ABORIGINAL	NON-ABORIGINAL
<input type="checkbox"/> Alachua <input type="checkbox"/> Archaic (nonspecific) <input type="checkbox"/> Archaic, Early <input type="checkbox"/> Archaic, Middle <input type="checkbox"/> Archaic, Late <input type="checkbox"/> Belle Glade <input type="checkbox"/> Cades Pond <input type="checkbox"/> Caloosahatchee <input type="checkbox"/> Deptford <input type="checkbox"/> Englewood <input type="checkbox"/> Fort Walton <input type="checkbox"/> Glades (nonspecific) <input type="checkbox"/> Glades I <input type="checkbox"/> Glades II <input type="checkbox"/> Glades III <input type="checkbox"/> Hickory Pond <input type="checkbox"/> Leon-Jefferson <input type="checkbox"/> Malabar I <input type="checkbox"/> Malabar II <input type="checkbox"/> Manasota <input type="checkbox"/> Mississippian <input type="checkbox"/> Mount Taylor <input type="checkbox"/> Norwood <input type="checkbox"/> Orange <input type="checkbox"/> Paleoindian <input type="checkbox"/> Pensacola <input type="checkbox"/> Perico Island <input type="checkbox"/> Safety Harbor <input type="checkbox"/> St. Augustine	<input type="checkbox"/> St. Johns (nonspecific) <input type="checkbox"/> St. Johns I <input type="checkbox"/> St. Johns II <input type="checkbox"/> Santa Rosa <input type="checkbox"/> Santa Rosa-Swift Creek <input type="checkbox"/> Seminole (nonspecific) <input type="checkbox"/> Seminole: Colonization <input type="checkbox"/> Seminole: 1st War To 2nd <input type="checkbox"/> Seminole: 2nd War To 3rd <input type="checkbox"/> Seminole: 3rd War & After <input type="checkbox"/> Swift Creek (nonspecific) <input type="checkbox"/> Swift Creek, Early <input type="checkbox"/> Swift Creek, Late <input type="checkbox"/> Transitional <input type="checkbox"/> Weeden Island (nonspecific) <input type="checkbox"/> Weeden Island I <input type="checkbox"/> Weeden Island II <input type="checkbox"/> Prehistoric (nonspecific) <input checked="" type="checkbox"/> Prehistoric non-ceramic <input type="checkbox"/> Prehistoric ceramic

Other Cultures (Choose from the list or type a response. For historic sites, give specific dates.)
 1. _____ 2. _____ 3. _____ 4. _____

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Potentially eligible individually for National Register of Historic Places? yes no insufficient information
 Potentially eligible as contributor to a National Register district? yes no insufficient information
 Explanation of Evaluation (required if evaluated; use separate sheet if needed)
limited lithic scatter lacking diagnostic artifacts or features--no research potential

Recommendations for Owner or SHPO Action
no further research

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ <input type="checkbox"/> Owner Objection	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)	Date _____ Init. _____ Date _____

ARCHAEOLOGICAL SITE FORM

FIELD METHODS (select all that apply)

- SITE DETECTION: no field check, literature search, informant report, remote sensing, exposed ground, posthole tests, auger tests, unscreened shovel, screened shovel, screened shovel-1/4", screened shovel-1/8", screened shovel-1/16"
SITE BOUNDARY: remote sensing, exposed ground, auger tests, unscanned shovel, screened shovel, block excavations, estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan)
25-m grid, 50x50x100 cm units, 1/4" hardware cloth

SITE DESCRIPTION

Extent/Size (m^2) 7,500 Depth/stratigraphy of cultural deposit (describe below)
0-100 cm/no stratigraphy

Temporal Interpretation - Components (check one): single component, multiple component, uncertain
Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:
lithic debitage, perhaps Middle Archaic

Integrity - Overall disturbance: none seen, minor, substantial, major, redeposited, destroyed-document!, unknown
Disturbances / threats / protective measures
previous structures

Surface collection: area collected 7500 m^2 # collection units
Excavation: # noncontiguous blocks

ARTIFACTS

Total Artifacts # 52 count estimate Surface # Subsurface # 52

- COLLECTION SELECTIVITY: unknown, unselective (all artifacts), selective (some artifacts), mixed selectivity
SPATIAL CONTROL: uncollected, general (not by subarea), unknown, controlled (by subarea), variable spatial control, other
ARTIFACT CATEGORIES and DISPOSITIONS: A - Lithics
select a disposition from the list below for each artifact category selected at left
A - category always collected
S - some items in category collected
O - observed first hand, but not collected
R - collected and subsequently left at site
I - informant reported category present
U - unknown

Artifact Comments

DIAGNOSTICS (type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)
1. thermally altered flakes N= 43
2. non-thermally altered flakes N= 9
3. N=
4. N=
5. N=
6. N=
7. N=
8. N=
9. N=

ENVIRONMENT

Nearest fresh water: Type Sink Name Distance from site (m) 915
Natural community UPLAND HARDWOODS Topography Hill slope Elevation: Min 26 m Max 26 m
Local vegetation mixed forest
Present land use undeveloped
SCS soil series Millhopper sand Soil association Millhopper-Bonneau-Arredondo

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Commonwealth Heritage Group
Document description notes, maps, photos, artifacts File or accession #'s 2392201
2) Document type
Document description File or accession #'s

RECORDER & INFORMANT INFORMATION

Informant Information: Name
Address / Phone / E-mail
Recorder Information: Name Wayne, Lucy B. Affiliation Commonwealth Heritage Group
Address / Phone / E-mail 3700 NW 91st St., Ste. D300, Gainesville, FL 32606/352-372-2633/lwayne@chg-inc.com

Required Attachments PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED and SITE PLAN
Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



COMMONWEALTH

H E R I T A G E G R O U P

HEADQUARTERS

Dexter, MI

OTHER LOCATIONS

Tuscaloosa, AL, Tempe AZ, Tucson, AZ, Gainesville, FL, Lakeland, FL, Columbus, GA, Traverse City, MI, Littleton, MA, Minneapolis, MN, Tarboro, NC, Buffalo, NY, Columbus, OH, West Chester, PA, Memphis, TN, Ogden, UT, Chantilly, VA, Milwaukee, WI



916 Vassar Street
Orlando, FL 32804
321-277-0826
kaley@floraviedesign.com

March 6, 2022

Christine A. Berish
Development Review Manager
Alachua County, Growth Management
10 SW 2nd Avenue
Gainesville, FL 32604

RE: Preliminary Development Checklist
Trees & Native Vegetation Health Evaluation
AMJ TND - Parcel 04321-031-000

The approximate 19.50 acre property is located on the north-east corner of the intersection of West Newberry Road and NW 122nd Street.

The site was surveyed by EDA Consultants, Inc. on September 24, 2021. The tree survey has been included on pages 2-11.

A comprehensive table of the individually surveyed regulated and heritage sized trees are provided on pages 12-18. Table definitions are provided below.

Table Definitions

Tree No.: Numeric Survey Tag Number

Abbr.: Species Abbreviations

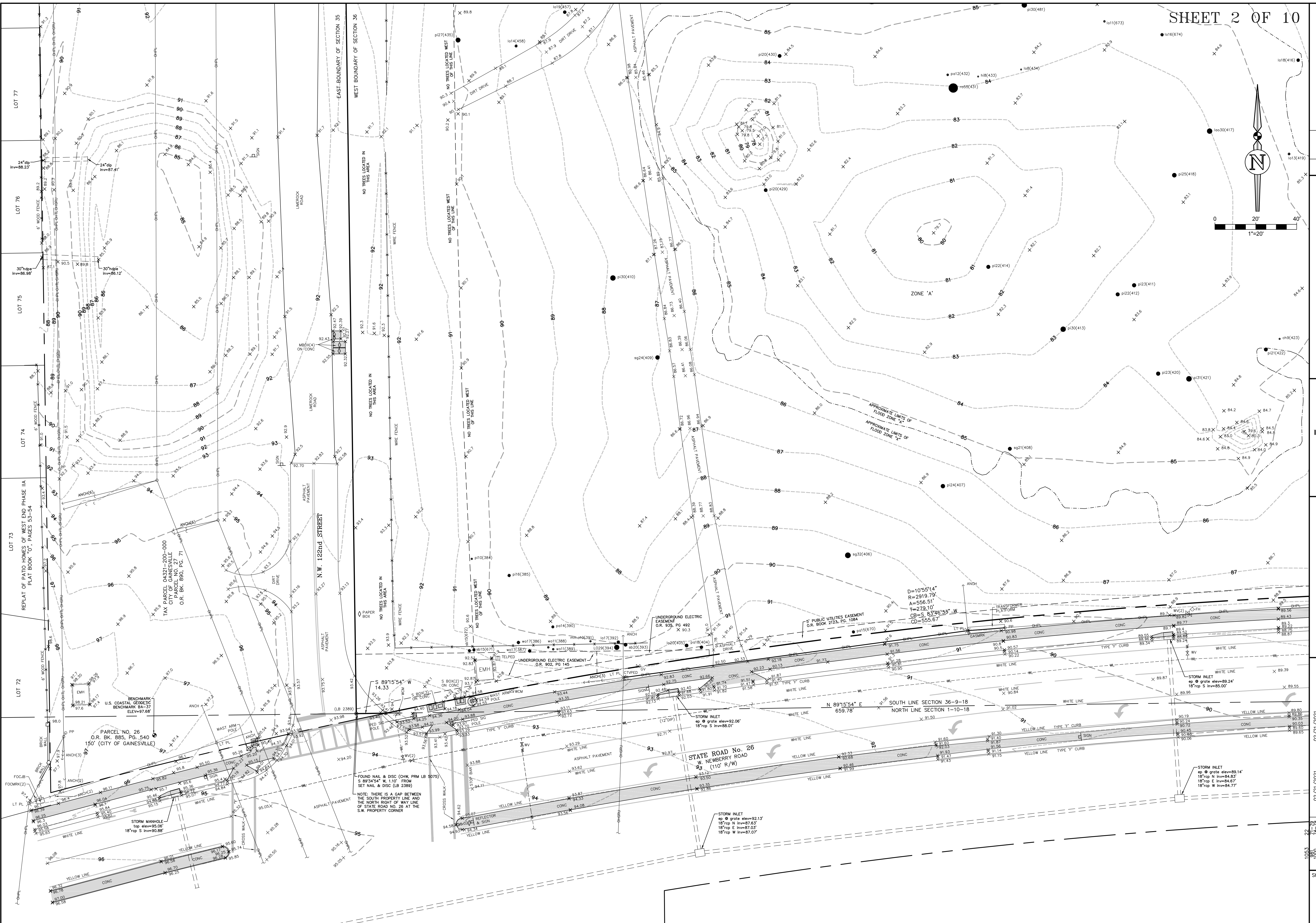
Common Name/Scientific Name: as stated

1st Trunk - 4th Trunk: Diameter at breast height for main or each major branch of the tree

Classification: Regulated (R) and Heritage Tree Status, per Alachua County Unified Land Development Code

Sincerely,

Kaley Dunlap
RLA #6667256



No.	Date	Comment

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) (UNSHADDED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 020802E DATED 08/24/21 SAID MAP DESCRIBES ZONE(S) 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE) AND ZONE 'X' (NO SCREEN) AS BEING "AREA OF ANNUAL FLOOD HAZARD."

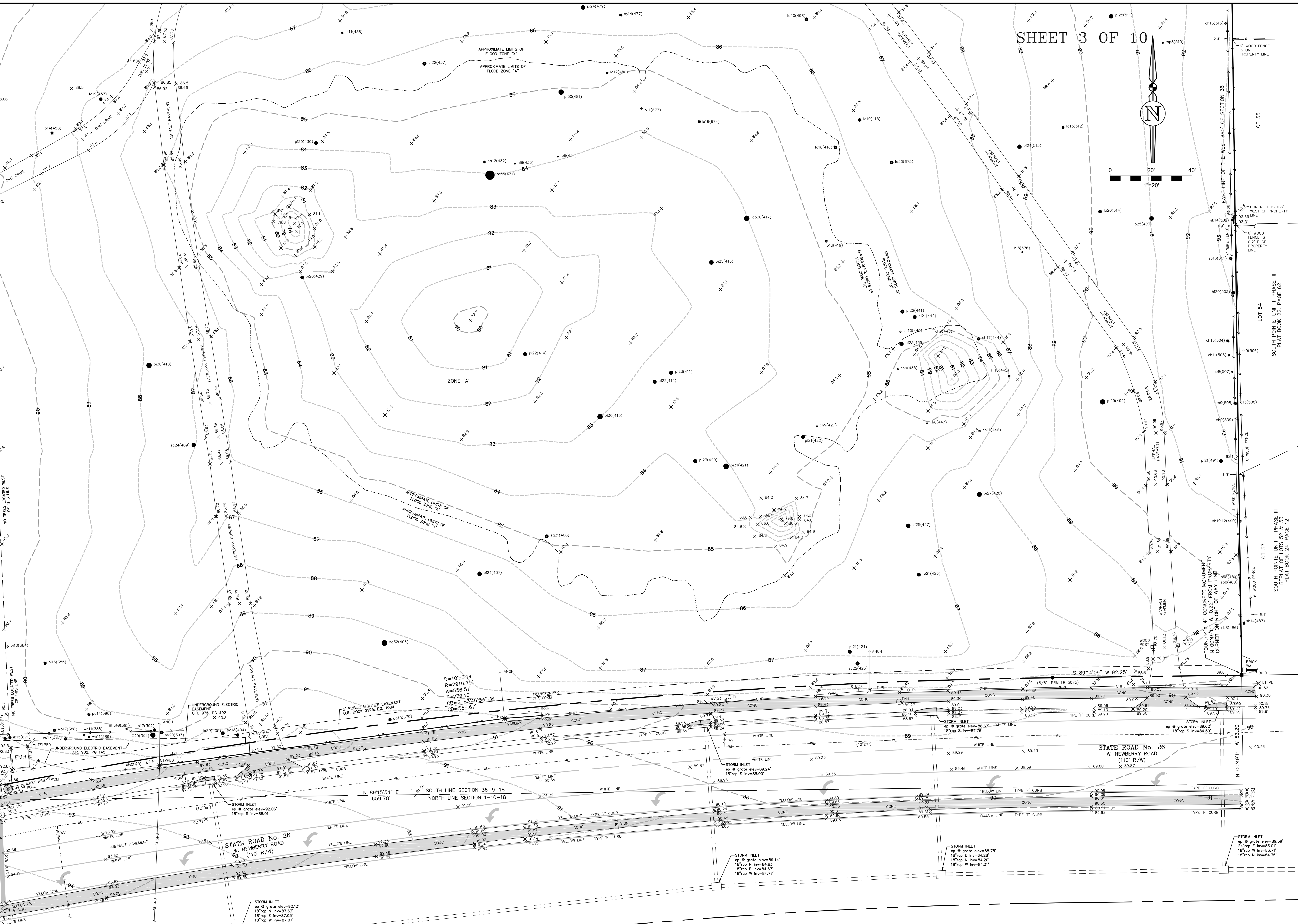
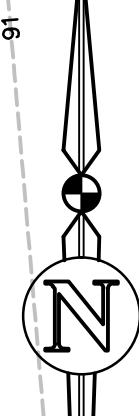


Project No.	2319-0023.S01
Contract No.	19-2389
Drawn	JF
Check	BG
Scale	AS SHOWN
Sheet	1 OF 2

Prepared For	AMJ INC. OF GAINESVILLE
Survey Date	02/21/2021
Drawing Computer	
Revised	

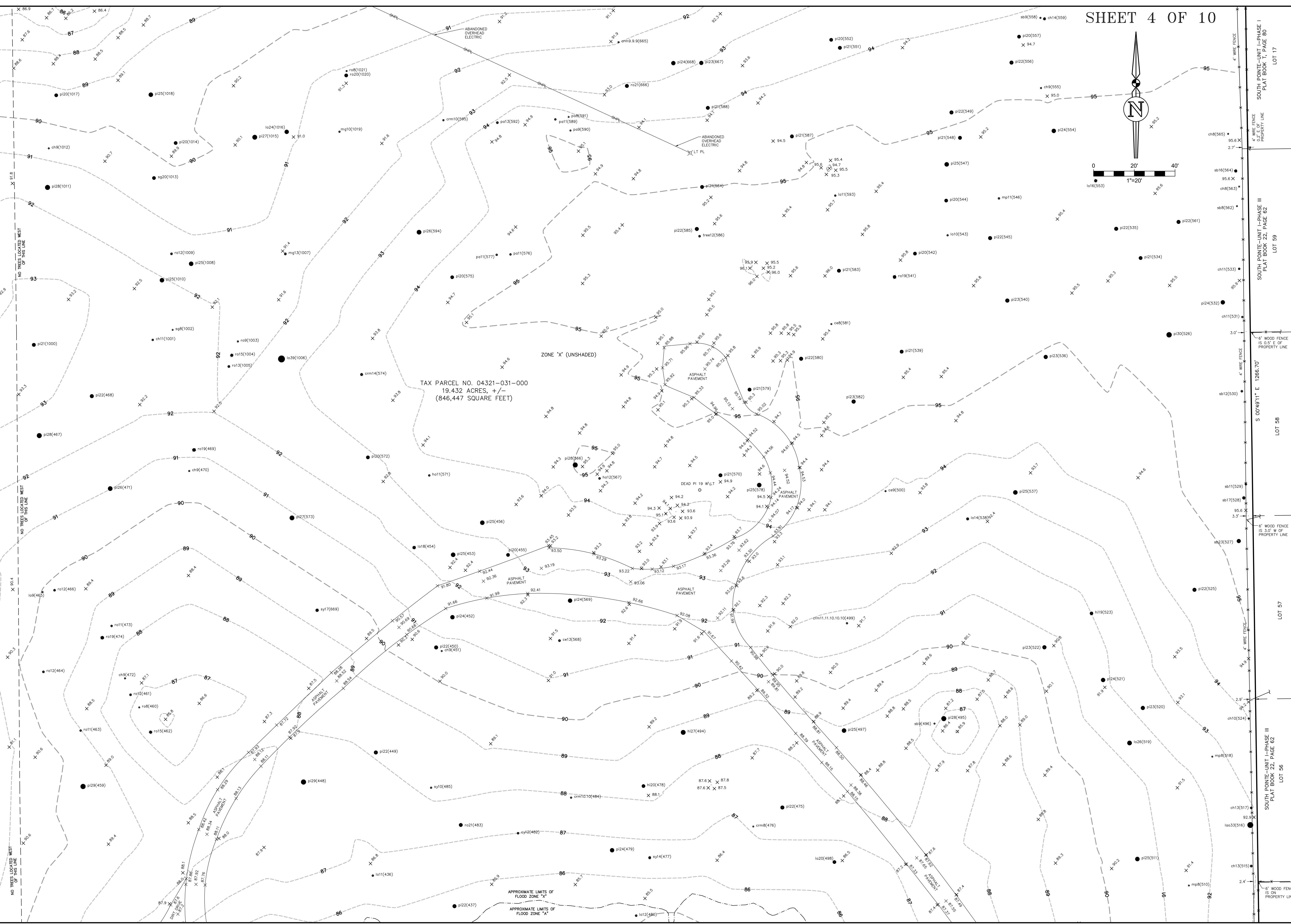
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/21/2021.

Sheet No.: V-002

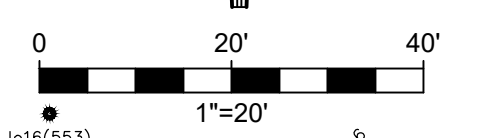
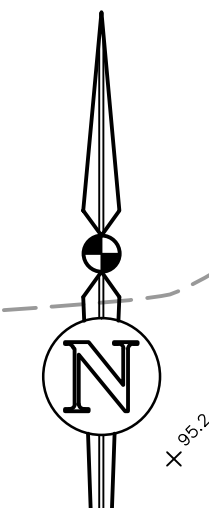


<p>FLOOD INSURANCE RATE MAP STATEMENT</p> <p>THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 12000I-A, PANEL 0230E, MAP REVISED DATE: 08/24/21 SAID MAP DESCRIBES ZONE(S) 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" AND ZONE 'X' (NO SCREEN) AS BEING "AREA OF ANNUAL FLOOD HAZARD."</p>	
<p>eda consultants inc. 720 S.W. 2nd Ave., 3rd Floor, Suite 300 Gainesville, Florida 32609 www.edafl.com</p>	
<p>Project No: 2019-0231.S01 Date: 02/21/2021 Drawn: JF Check: BG</p>	<p>Contract No: 19-2389 Rev: SEE SHEET 1 FOR Signature & Original Raised Seal P.S.W. P.A. FLORIDA LICENSED SURVEYOR AND MAPPER, CORP. REG. #2389</p>
<p>02/21/2021 02/21/2021</p>	<p>02/21/2021 02/21/2021</p>
<p>PREPARED FOR: 1) AMJ INC. OF GAINESVILLE</p>	
<p>THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/21/2021.</p>	

Plotted Feb. 21, 2022 — 15:28:02 — fanton



SHEET 4 OF 10



4\"/>

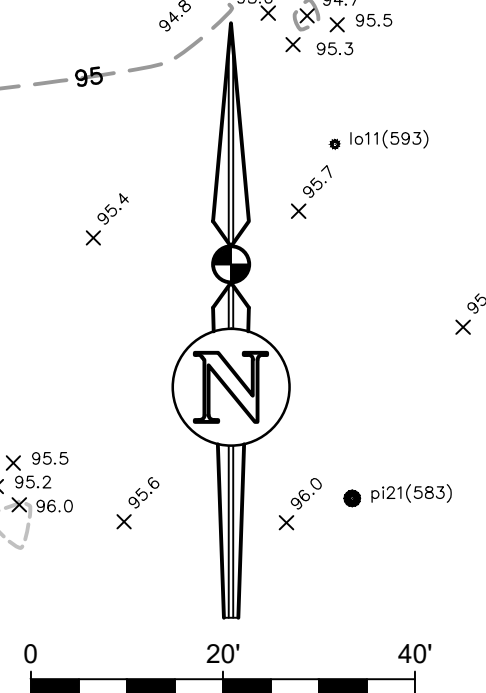
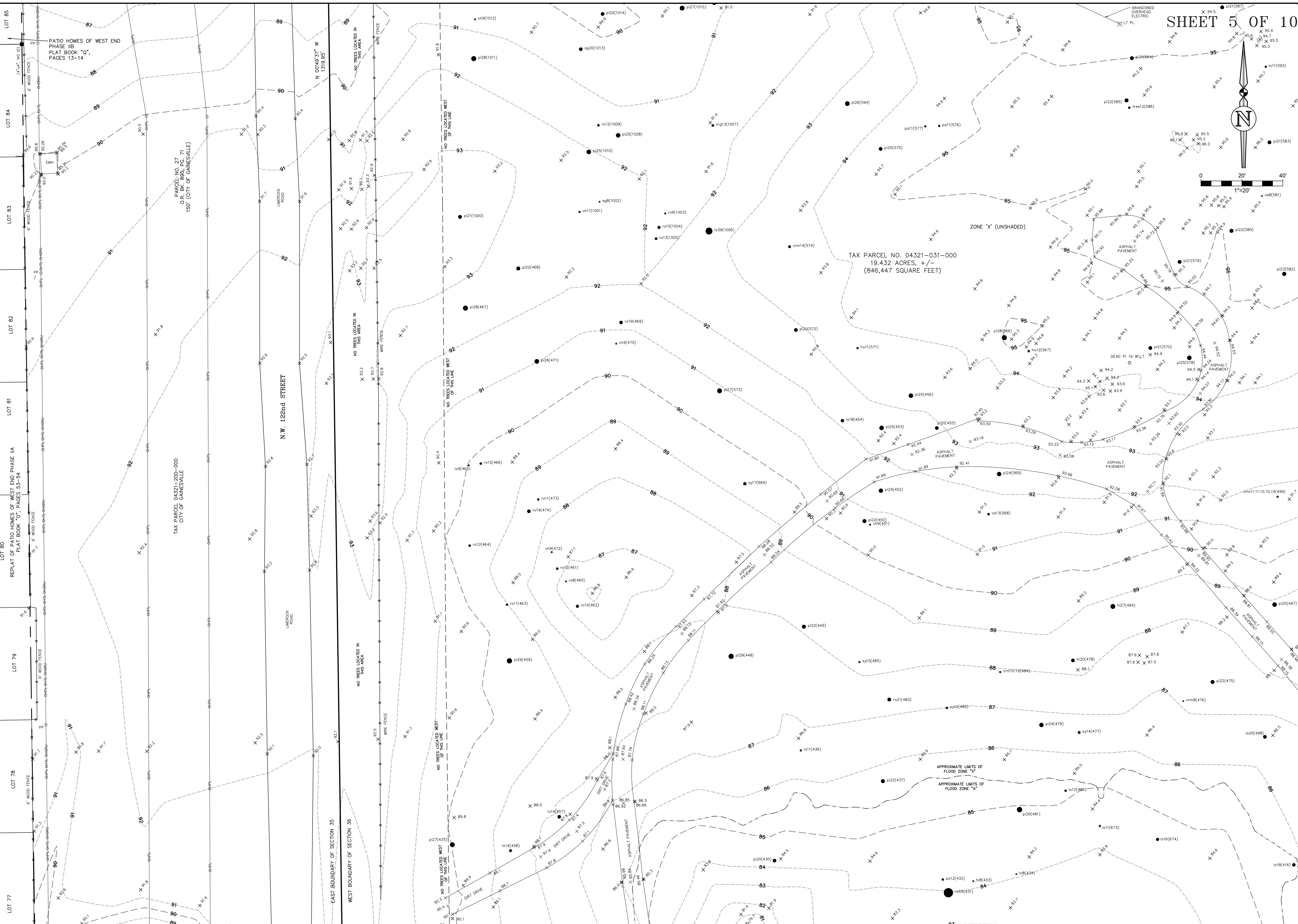
FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) AS UNSHADED. THIS DESIGNATION IS BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 02090E DATED 08/24/21. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BF) AND ZONE 'X' (NO SCREEN) AS BEING "AREA OF ANNUAL FLOOD HAZARD."



Project No: 2319-0033.S01
Contract No: 19-2389
Drawn: JF
Check: BG
Scale: P.S.M.
EDS CONSULTANTS INC.
SEE SHEET 1 FOR SIGNATURE & ORIGINAL RAISED SEAL
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, CERT. NO. 62582

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Sheet No.: V-004



TAX PARCEL NO. 04321-031-000
19.432 ACRES, +/-
(846,447 SQUARE FEET)

ZONE "X" (UNSHADED)

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 02080E DATED 08/24/21 SAID MAP DESCRIBES ZONE(S) "A" AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" AND ZONE "X" (NO SCREEN) AS BEING "AREA OF ANNUAL FLOOD HAZARD."



Project No. 2019-0023.S01
Contract No. 19-2389
Check JF
Drawn BG
Scale 1"=20'
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, CERT. NO. 62581

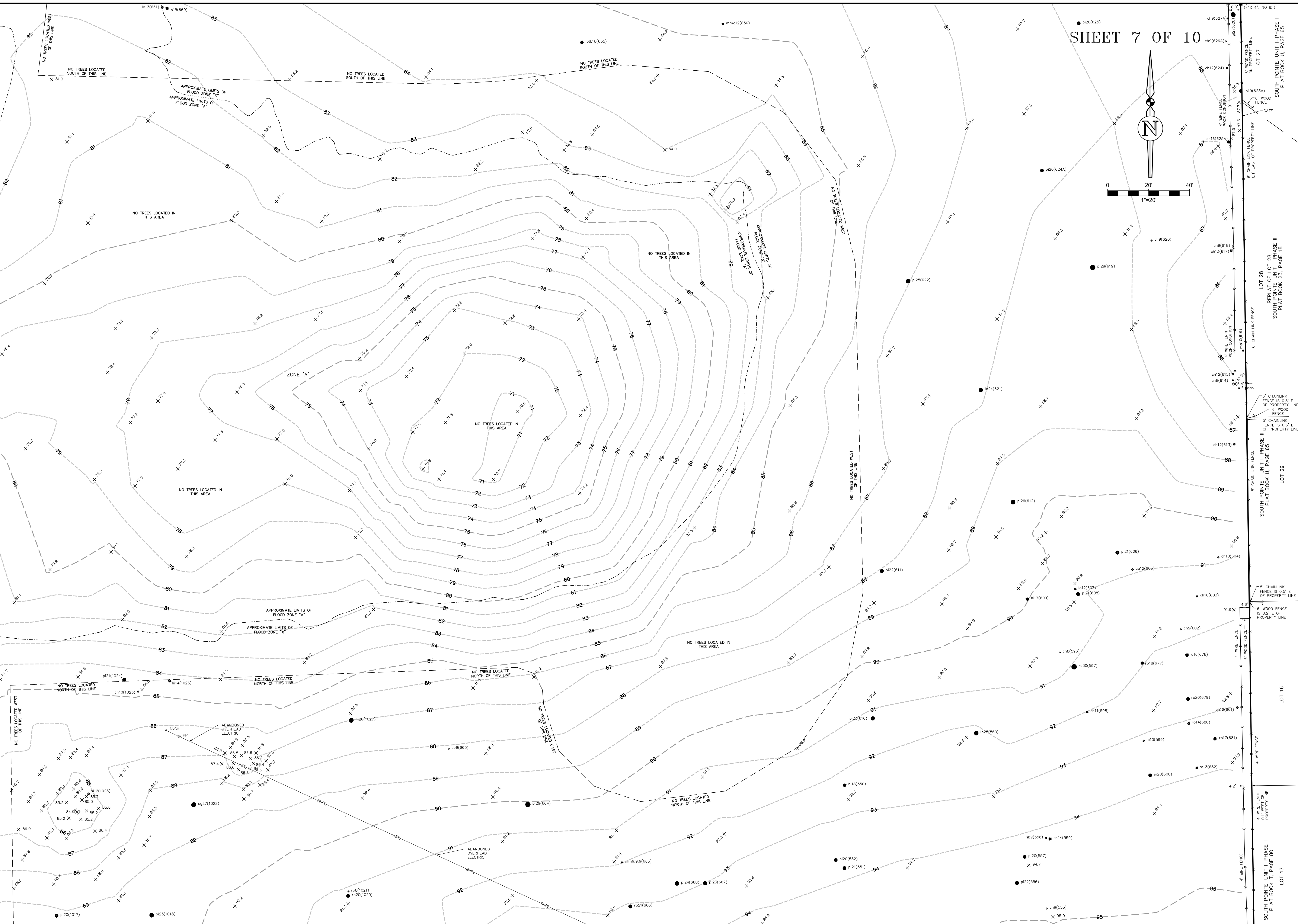
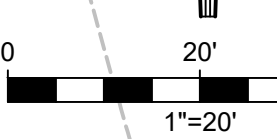
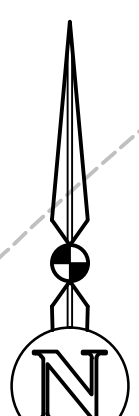
Prepared For: 1) AMJ INC. OF GAINESVILLE
Survey Date: 02/21/2021
Drawing Date: 02/21/2021
Drawing Computer: [blank]
Reviewed: [blank]

Sheet No.: V-005

No. Date

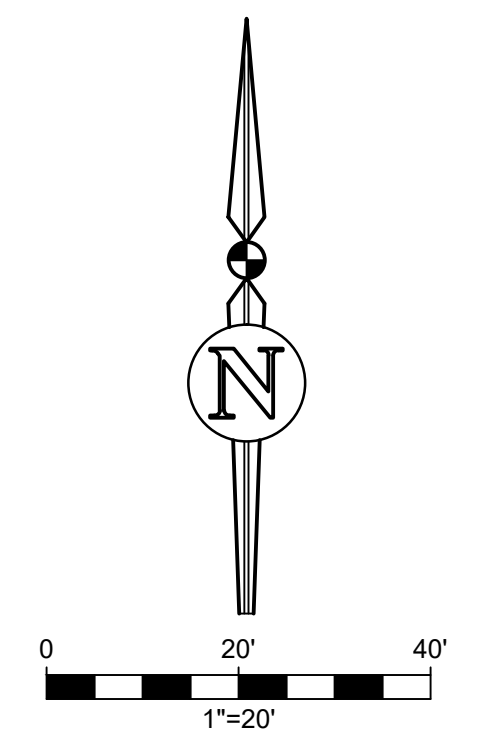
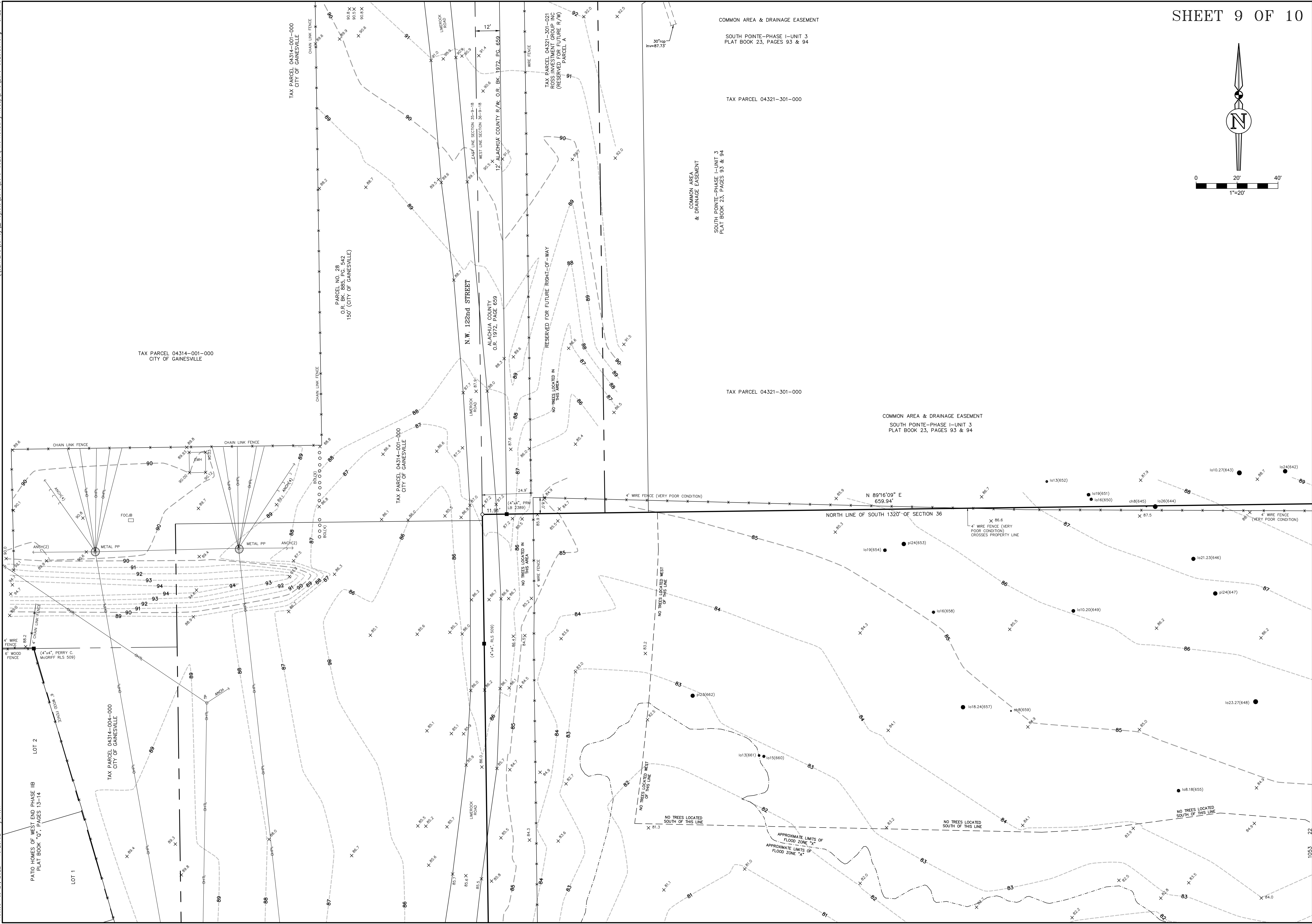
Comment

SHEET 7 OF 10



<p>FLOOD INSURANCE RATE MAP STATEMENT</p> <p>THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONES (S) (UNSHADDED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 020802E: MAP (REVISED DATE: 09/24/21) SAID MAP DESCRIBES ZONE(S) 'A', AND ZONE 'Y' (NO SCREEN) AS BEING "AREA OF ANNUAL FLOOD HAZARD."</p>	
<p>eda consultants inc. 720 S.W. 2nd Ave., 5th Floor, Suite 300 GAINESVILLE, FLORIDA 32609 www.edafl.com mail@edafl.com</p>	
<p>Project No: 2019-0023.S01 Contract No: 19-2389 Sheet: SHEET 7 OF 10 Check: JF Drawn: BG</p>	<p>Prepared For: 1) AMJ INC. OF GAINESVILLE 2) 3) 4) Survey Date: 02/21/2021 Drawing Date: 02/21/2021 Drawing Computer: [blank]</p>
<p>THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/21/2021. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. CONTRACT # 2389</p>	
<p>1653-22 1000 1000</p>	<p>No. Date</p>

Sheet No.: V-007



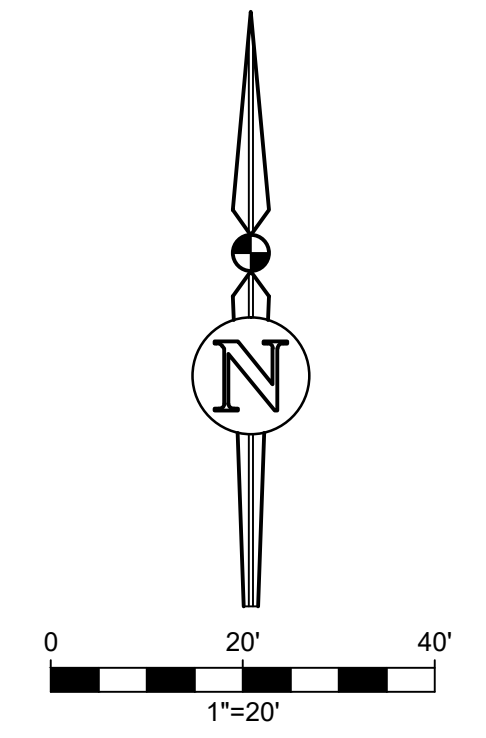
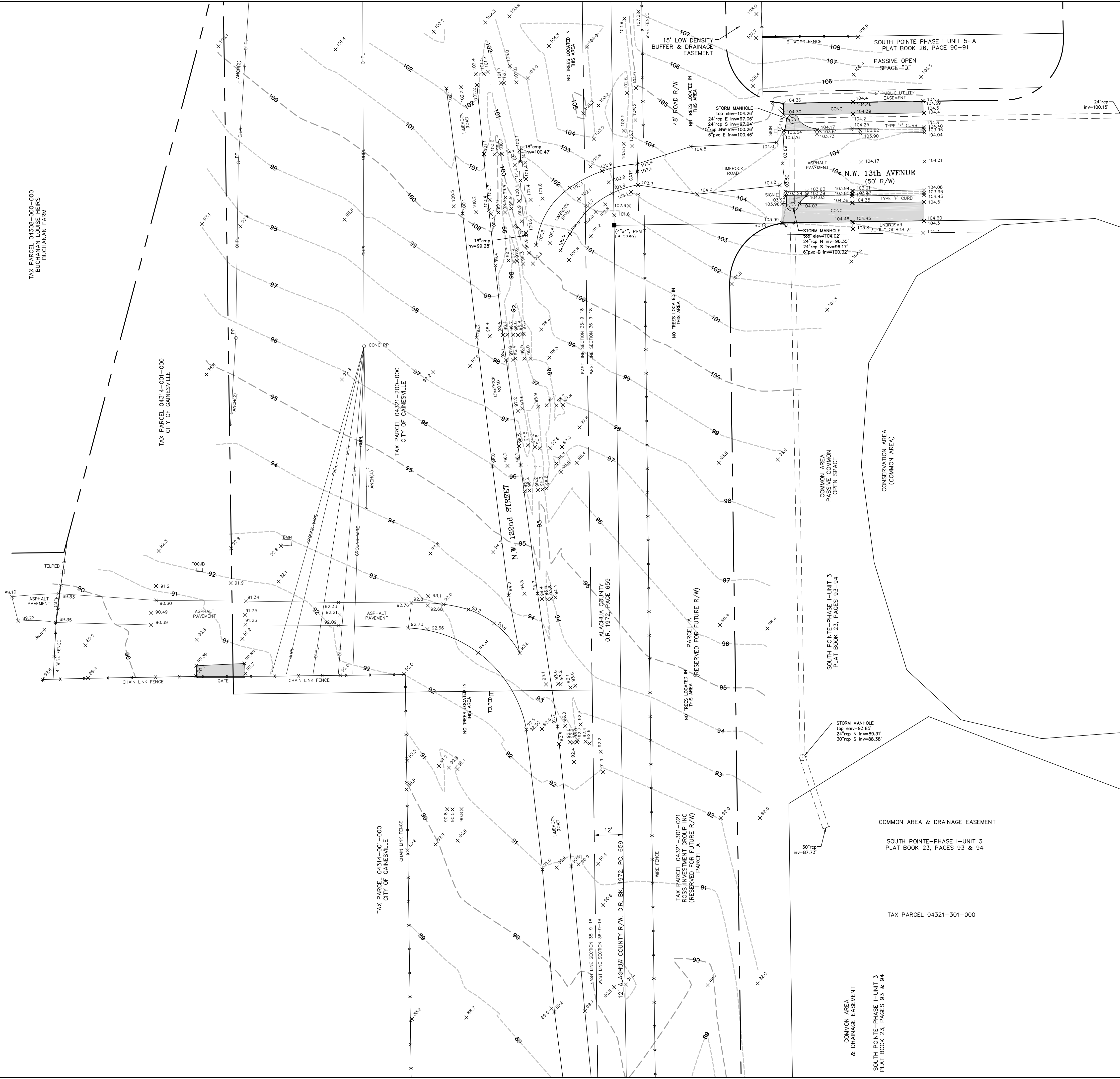
FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) AS DESIGNATED ON THE COUNTY FLOOD INSURANCE RATE MAP NUMBER 2200200200E DATED 08/24/21. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BF) AND ZONE 'X' (NO SCREEN) AS BEING "AREA OF ANNUAL FLOOD HAZARD."



Project No: 2019-0023.S01
 eda consultants inc.
 Survey Date: 02/21/2021
 Drawing: Completed
 Scale: 1"=20'
 Date: 02/21/2021
 Survey Date: 02/21/2021
 Drawing: Completed

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.
 THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/21/2021.

Sheet No.: V-009



No.	Date	Comment

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 22020200200E DATED 08/24/21. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BF) AND ZONE 'X' (NO SCREEN) AS BEING "AREA OF ANNUAL FLOOD HAZARD."

Project No.	2019-0023.S01
Drawn	JF
Checked	BG
Scale	AS SHOWN
Revision	NO SIGNATURE & ORIGINAL RAISED SEAL
By	EDWARD L. BARNETT, REGISTERED PROFESSIONAL ENGINEER, NO. 18,289
Date	02/21/2021

1053	22	02/21/2021	02/21/2021
1000	71	02/21/2021	02/21/2021
1000	71	02/21/2021	02/21/2021
1000	71	02/21/2021	02/21/2021

PREPARED FOR: 1) AMJ INC. OF GAINESVILLE

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/21/2021.

Sheet No.: **V-010**

Tree No.	Abbr.	Common Name/Scientific name	1st trunk	2nd trunk	3rd trunk	4th trunk	Classification
384	pi	PINE/Pinus sp.	10				R
385	pi	PINE/Pinus sp.	16				R
386	wo	WATER OAK/Quercus nigra	17				R
387	wo	WATER OAK/Quercus nigra	17				R
388	wo	WATER OAK/Quercus nigra	11				R
389	wo	WATER OAK/Quercus nigra	11				R
390	pa	PALM/Sabal palmetto	14				R
391	mma	MIMOSA/Albizia julibrissin	10				<i>Invasive</i>
392	lo	LIVE OAK/Quercus virginiana	17				R
393	sb	SUGARBERRY/Celtis laevigata	20				Heritage
394	LO	LIVE OAK/Quercus virginiana	29				Heritage
404	pa	PALM/Sabal palmetto	18				R
405	lo	LIVE OAK/Quercus virginiana	20				Heritage
406	sg	SWEETGUM/Liquidambar styraciflua	32				Heritage
407	pi	PINE/Pinus sp.	24				Heritage
408	sg	SWEETGUM/Liquidambar styraciflua	21				R
409	sg	SWEETGUM/Liquidambar styraciflua	24				R
410	pi	PINE/Pinus sp.	30				Heritage
411	pi	PINE/Pinus sp.	23				Heritage
412	pi	PINE/Pinus sp.	22				Heritage
413	pi	PINE/Pinus sp.	30				Heritage
414	pi	PINE/Pinus sp.	22				Heritage
415	lo	LIVE OAK/Quercus virginiana	19				R
416	lo	LIVE OAK/Quercus virginiana	18				R
417	lao	LAUREL OAK/Quercus hemisphaerica	30				Heritage
418	pi	PINE/Pinus sp.	25				Heritage
419	lo	LIVE OAK/Quercus virginiana	13				R
420	pi	PINE/Pinus sp.	23				Heritage
421	pi	PINE/Pinus sp.	31				Heritage
422	pi	PINE/Pinus sp.	21				Heritage
423	ch	BLACK CHERRY/Prunus serotina	9				R
424	pi	PINE/Pinus sp.	21				Heritage
425	sb	SUGARBERRY/Celtis laevigata	22				Heritage
426	lo	LIVE OAK/Quercus virginiana	21				Heritage
427	pi	PINE/Pinus sp.	25				Heritage
428	pi	PINE/Pinus sp.	27				Heritage
429	pi	PINE/Pinus sp.	20				Heritage
430	pi	PINE/Pinus sp.	20				Heritage
431	sg	SWEETGUM/Liquidambar styraciflua	53				Heritage
432	pa	PALM/Sabal palmetto	12				R
433	hi	HICKORY/Carya sp.	8				R
434	lo	LIVE OAK/Quercus virginiana	8				R
435	pi	PINE/Pinus sp.	27				Heritage
436	lo	LIVE OAK/Quercus virginiana	11				R
437	pi	PINE/Pinus sp.	22				Heritage
438	ch	BLACK CHERRY/Prunus serotina	9				R
439	pi	PINE/Pinus sp.	23				Heritage
440	ch	BLACK CHERRY/Prunus serotina	10				R
441	pi	PINE/Pinus sp.	22				Heritage

442	pi	PINE/Pinus sp.	21			Heritage
443	ch	BLACK CHERRY/Prunus serotina	9			R
444	ch	BLACK CHERRY/Prunus serotina	17			R
445	hi	HICKORY/Carya sp.	13			R
446	ch	BLACK CHERRY/Prunus serotina	11			R
447	ch	BLACK CHERRY/Prunus serotina	8			R
448	pi	PINE/Pinus sp.	29			Heritage
449	pi	PINE/Pinus sp.	22			Heritage
450	pi	PINE/Pinus sp.	22			Heritage
451	ch	BLACK CHERRY/Prunus serotina	9			R
452	pi	PINE/Pinus sp.	24			Heritage
453	pi	PINE/Pinus sp.	25			Heritage
454	lo	LIVE OAK/Quercus virginiana	18			R
455	pi	PINE/Pinus sp.	20			Heritage
456	pi	PINE/Pinus sp.	25			Heritage
457	lo	LIVE OAK/Quercus virginiana	19			R
458	lo	LIVE OAK/Quercus virginiana	14			R
459	pi	PINE/Pinus sp.	29			Heritage
460	tko	TURKEY OAK/Quercus laevis	8			R
461	tko	TURKEY OAK/Quercus laevis	12			R
462	tko	TURKEY OAK/Quercus laevis	15			R
463	tko	TURKEY OAK/Quercus laevis	11			R
464	tko	TURKEY OAK/Quercus laevis	12			R
465	tree	UNIDENTIFIED TREE/	9			R
466	tko	TURKEY OAK/Quercus laevis	12			R
467	pi	PINE/Pinus sp.	28			Heritage
468	pi	PINE/Pinus sp.	22			Heritage
469	tko	TURKEY OAK/Quercus laevis	19			R
470	ch	BLACK CHERRY/Prunus serotina	9			R
471	pi	PINE/Pinus sp.	26			Heritage
472	ch	BLACK CHERRY/Prunus serotina	9			R
473	tko	TURKEY OAK/Quercus laevis	11			R
474	tko	TURKEY OAK/Quercus laevis	19			R
475	pi	PINE/Pinus sp.	22			Heritage
476	crm	CRAPE MYRTLE/Lagerstroemia sp.	8	10		R
477	sy	SYCAMORE/Platanus occidentalis	14			R
478	hi	HICKORY/Carya sp.	20			Heritage
479	pi	PINE/Pinus sp.	24			Heritage
480	lo	LIVE OAK/Quercus virginiana	12			R
481	pi	PINE/Pinus sp.	30			Heritage
482	ce	SOUTHERN REDCEDAR/Juniperus silicicola	12			R
483	tko	TURKEY OAK/Quercus laevis	21			Heritage
484	crm	CRAPE MYRTLE/Lagerstroemia sp.	10	10		R
485	sy	SYCAMORE/Platanus occidentalis	10			R
486	sb	SUGARBERRY/Celtis laevigata	8			R
487	sb	SUGARBERRY/Celtis laevigata	14			R
488	sb	SUGARBERRY/Celtis laevigata	8			R
489	sb	SUGARBERRY/Celtis laevigata	8			R
490	sb	SUGARBERRY/Celtis laevigata	10	12		R
491	pi	PINE/Pinus sp.	21			Heritage

492	pi	PINE/Pinus sp.	29					Heritage
493	lo	LIVE OAK/Quercus virginiana	25					Heritage
494	hi	HICKORY/Carya sp.	27					Heritage
495	pi	PINE/Pinus sp.	28					Heritage
496	sb	SUGARBERRY/Celtis laevigata	9					R
497	pi	PINE/Pinus sp.	25					Heritage
498	lo	LIVE OAK/Quercus virginiana	20					Heritage
499	crm	CRAPE MYRTLE/Lagerstroemia sp.	11	11	10	10		R
500	ce	SOUTHERN REDCEDAR/Juniperus silicicola	9					R
501	sb	SUGARBERRY/Celtis laevigata	16					R
502	sb	SUGARBERRY/Celtis laevigata	14					R
503	hi	HICKORY/Carya sp.	20					Heritage
504	ch	BLACK CHERRY/Prunus serotina	15					R
505	ch	BLACK CHERRY/Prunus serotina	11					R
506	sb	SUGARBERRY/Celtis laevigata	9					R
507	sb	SUGARBERRY/Celtis laevigata	8					R
508	tko	TURKEY OAK/Quercus laevis	9					R
509	sb	SUGARBERRY/Celtis laevigata	9					R
510	mp	RED MAPLE/Acer rubrum	8					R
511	pi	PINE/Pinus sp.	25					Heritage
512	lo	LIVE OAK/Quercus virginiana	15					R
513	pi	PINE/Pinus sp.	24					Heritage
514	lo	LIVE OAK/Quercus virginiana	20					Heritage
515	ch	BLACK CHERRY/Prunus serotina	13					R
516	lao	LAUREL OAK/Quercus hemisphaerica	33					Heritage
517	ch	BLACK CHERRY/Prunus serotina	13					R
518	mp	RED MAPLE/Acer rubrum	8					R
519	lo	LIVE OAK/Quercus virginiana	26					Heritage
520	pi	PINE/Pinus sp.	23					Heritage
521	pi	PINE/Pinus sp.	24					Heritage
522	pi	PINE/Pinus sp.	23					Heritage
523	hi	HICKORY/Carya sp.	19					R
524	ch	BLACK CHERRY/Prunus serotina	10					R
525	pi	PINE/Pinus sp.	22					Heritage
526	pi	PINE/Pinus sp.	30					Heritage
527	sb	SUGARBERRY/Celtis laevigata	23					Heritage
528	sb	SUGARBERRY/Celtis laevigata	17					R
529	sb	SUGARBERRY/Celtis laevigata	11					R
530	sb	SUGARBERRY/Celtis laevigata	12					R
531	ch	BLACK CHERRY/Prunus serotina	11					R
532	pi	PINE/Pinus sp.	24					Heritage
533	ch	BLACK CHERRY/Prunus serotina	11					R
534	pi	PINE/Pinus sp.	21					Heritage
535	pi	PINE/Pinus sp.	22					Heritage
536	pi	PINE/Pinus sp.	23					Heritage
537	pi	PINE/Pinus sp.	25					Heritage
538	lo	LIVE OAK/Quercus virginiana	14					R
539	pi	PINE/Pinus sp.	21					Heritage
540	pi	PINE/Pinus sp.	23					Heritage
541	tko	TURKEY OAK/Quercus laevis	19					R

542	pi	PINE/Pinus sp.	20				Heritage
543	lo	LIVE OAK/Quercus virginiana	10				R
544	pi	PINE/Pinus sp.	20				Heritage
545	pi	PINE/Pinus sp.	22				Heritage
546	mp	RED MAPLE/Acer rubrum	11				R
547	pi	PINE/Pinus sp.	25				Heritage
548	pi	PINE/Pinus sp.	21				Heritage
549	pi	PINE/Pinus sp.	22				Heritage
550	hi	HICKORY/Carya sp.	18				R
551	pi	PINE/Pinus sp.	21				Heritage
552	pi	PINE/Pinus sp.	20				Heritage
553	lo	LIVE OAK/Quercus virginiana	16				R
554	pi	PINE/Pinus sp.	24				Heritage
555	ch	BLACK CHERRY/Prunus serotina	9				R
556	pi	PINE/Pinus sp.	22				Heritage
557	pi	PINE/Pinus sp.	20				Heritage
558	sb	SUGARBERRY/Celtis laevigata	9				R
559	ch	BLACK CHERRY/Prunus serotina	14				R
560	lo	LIVE OAK/Quercus virginiana	25				Heritage
561	pi	PINE/Pinus sp.	22				Heritage
562	sb	SUGARBERRY/Celtis laevigata	8				R
563	ch	BLACK CHERRY/Prunus serotina	8				R
564	sb	SUGARBERRY/Celtis laevigata	16				R
565	ch	BLACK CHERRY/Prunus serotina	8				R
566	pi	PINE/Pinus sp.	28				Heritage
567	sb	SUGARBERRY/Celtis laevigata	12				R
568	ce	SOUTHERN REDCEDAR/Juniperus silicicola	13				R
569	pi	PINE/Pinus sp.	24				Heritage
570	pi	PINE/Pinus sp.	21				Heritage
571	bsw	BASSWOOD/Tilia americana	11				R
572	pi	PINE/Pinus sp.	20				Heritage
573	pi	PINE/Pinus sp.	27				Heritage
574	crm	CRAPE MYRTLE/Lagerstroemia sp.	14				R
575	pi	PINE/Pinus sp.	20				Heritage
576	pa	PALM/Sabal palmetto	11				R
577	pa	PALM/Sabal palmetto	11				R
578	pi	PINE/Pinus sp.	25				Heritage
579	pi	PINE/Pinus sp.	21				Heritage
580	pi	PINE/Pinus sp.	22				Heritage
581	ce	SOUTHERN REDCEDAR/Juniperus silicicola	8				R
582	pi	PINE/Pinus sp.	23				Heritage
583	pi	PINE/Pinus sp.	21				Heritage
584	pi	PINE/Pinus sp.	21				Heritage
585	pi	PINE/Pinus sp.	22				Heritage
586	tree	UNIDENTIFIED TREE/	12				R
587	pi	PINE/Pinus sp.	21				Heritage
588	pi	PINE/Pinus sp.	21				Heritage
589	pa	PALM/Sabal palmetto	11				R
590	pa	PALM/Sabal palmetto	9				R
591	pa	PALM/Sabal palmetto	8				R

592	pa	PALM/Sabal palmetto	13			R
593	lo	LIVE OAK/Quercus virginiana	11			R
594	pi	PINE/Pinus sp.	26			Heritage
595	crm	CRAPE MYRTLE/Lagerstroemia sp.	10			R
596	ch	BLACK CHERRY/Prunus serotina	8			R
597	lao	LAUREL OAK/Quercus hemisphaerica	30			Heritage
598	ch	BLACK CHERRY/Prunus serotina	11			R
599	lo	LIVE OAK/Quercus virginiana	10			R
600	pi	PINE/Pinus sp.	20			Heritage
601	ch	BLACK CHERRY/Prunus serotina	12			R
602	ch	BLACK CHERRY/Prunus serotina	9			R
603	ch	BLACK CHERRY/Prunus serotina	10			R
604	ch	BLACK CHERRY/Prunus serotina	10			R
605	tree	UNIDENTIFIED TREE/	12			R
606	pi	PINE/Pinus sp.	21			Heritage
607	lo	LIVE OAK/Quercus virginiana	12			R
608	pi	PINE/Pinus sp.	21			Heritage
609	hi	HICKORY/Carya sp.	17			R
610	pi	PINE/Pinus sp.	23			Heritage
611	pi	PINE/Pinus sp.	22			Heritage
612	pi	PINE/Pinus sp.	26			Heritage
613	ch	BLACK CHERRY/Prunus serotina	12			R
614	ch	BLACK CHERRY/Prunus serotina	8			R
615	ch	BLACK CHERRY/Prunus serotina	12			R
616	mp	RED MAPLE/Acer rubrum	10			R
617	ch	BLACK CHERRY/Prunus serotina	13			R
618	ch	BLACK CHERRY/Prunus serotina	9			R
619	pi	PINE/Pinus sp.	29			Heritage
620	ch	BLACK CHERRY/Prunus serotina	9			R
621	lo	LIVE OAK/Quercus virginiana	24			Heritage
622	pi	PINE/Pinus sp.	25			Heritage
623	lo	LIVE OAK/Quercus virginiana	19			R
623	ch	BLACK CHERRY/Prunus serotina	13			R
624	ch	BLACK CHERRY/Prunus serotina	12			R
624	pi	PINE/Pinus sp.	20			Heritage
625	ch	BLACK CHERRY/Prunus serotina	16			R
625	pi	PINE/Pinus sp.	20			Heritage
626	ch	BLACK CHERRY/Prunus serotina	9			R
626	ch	BLACK CHERRY/Prunus serotina	9			R
627	ch	BLACK CHERRY/Prunus serotina	9			R
627	lo	LIVE OAK/Quercus virginiana	16			R
628	pi	PINE/Pinus sp.	27			Heritage
628	pi	PINE/Pinus sp.	21			Heritage
629	lo	LIVE OAK/Quercus virginiana	17			R
630	pi	PINE/Pinus sp.	25			Heritage
631	ch	BLACK CHERRY/Prunus serotina	9			R
632	lo	LIVE OAK/Quercus virginiana	17	18		R
633	lo	LIVE OAK/Quercus virginiana	27			Heritage
634	pi	PINE/Pinus sp.	25	27		Heritage
635	ch	BLACK CHERRY/Prunus serotina	13			R

636	ch	BLACK CHERRY/ <i>Prunus serotina</i>	16				R
637	ch	BLACK CHERRY/ <i>Prunus serotina</i>	10				R
638	ch	BLACK CHERRY/ <i>Prunus serotina</i>	9				R
639	ch	BLACK CHERRY/ <i>Prunus serotina</i>	11				R
640	ch	BLACK CHERRY/ <i>Prunus serotina</i>	10				R
641	ch	BLACK CHERRY/ <i>Prunus serotina</i>	15				R
642	lo	LIVE OAK/ <i>Quercus virginiana</i>	24				Heritage
643	lo	LIVE OAK/ <i>Quercus virginiana</i>	10	27			R
644	lo	LIVE OAK/ <i>Quercus virginiana</i>	26				Heritage
645	ch	BLACK CHERRY/ <i>Prunus serotina</i>	8				R
646	lo	LIVE OAK/ <i>Quercus virginiana</i>	21	23			Heritage
647	pi	PINE/ <i>Pinus</i> sp.	24				Heritage
648	lo	LIVE OAK/ <i>Quercus virginiana</i>	23	27			Heritage
649	lo	LIVE OAK/ <i>Quercus virginiana</i>	10	20			Heritage
650	lo	LIVE OAK/ <i>Quercus virginiana</i>	16				R
651	lo	LIVE OAK/ <i>Quercus virginiana</i>	19				R
652	lo	LIVE OAK/ <i>Quercus virginiana</i>	13				R
653	pi	PINE/ <i>Pinus</i> sp.	24				Heritage
654	lo	LIVE OAK/ <i>Quercus virginiana</i>	19				R
655	lo	LIVE OAK/ <i>Quercus virginiana</i>	8	18			Heritage
656	mma	MIMOSA/ <i>Albizia julibrissin</i>	12				<i>Invasive</i>
657	lo	LIVE OAK/ <i>Quercus virginiana</i>	18	24			Heritage
658	lo	LIVE OAK/ <i>Quercus virginiana</i>	16				R
659	ch	BLACK CHERRY/ <i>Prunus serotina</i>	8				R
660	lo	LIVE OAK/ <i>Quercus virginiana</i>	15				R
661	lo	LIVE OAK/ <i>Quercus virginiana</i>	13				R
662	pi	PINE/ <i>Pinus</i> sp.	23				Heritage
663	sb	SUGARBERRY/ <i>Celtis laevigata</i>	9				R
664	pi	PINE/ <i>Pinus</i> sp.	29				Heritage
665	crm	CRAPE MYRTLE/ <i>Lagerstroemia</i> sp.	9	9	9		R
666	tko	TURKEY OAK/ <i>Quercus laevis</i>	21				Heritage
667	pi	PINE/ <i>Pinus</i> sp.	23				Heritage
668	pi	PINE/ <i>Pinus</i> sp.	24				Heritage
669	sy	SYCAMORE/ <i>Platanus occidentalis</i>	17				R
1000	pi	PINE/ <i>Pinus</i> sp.	21				Heritage
1001	ch	BLACK CHERRY/ <i>Prunus serotina</i>	11				R
1002	hi	HICKORY/ <i>Carya</i> sp.	8				R
1003	tko	TURKEY OAK/ <i>Quercus laevis</i>	9				R
1004	tko	TURKEY OAK/ <i>Quercus laevis</i>	15				R
1005	tko	TURKEY OAK/ <i>Quercus laevis</i>	13				R
1006	lo	LIVE OAK/ <i>Quercus virginiana</i>	39				Heritage
1007	mg	MAGNOLIA/ <i>Magnolia grandiflora</i>	13				R
1008	pi	PINE/ <i>Pinus</i> sp.	25				R
1009	tko	TURKEY OAK/ <i>Quercus laevis</i>	12				R
1010	pi	PINE/ <i>Pinus</i> sp.	25				Heritage
1011	pi	PINE/ <i>Pinus</i> sp.	28				Heritage
1012	ch	BLACK CHERRY/ <i>Prunus serotina</i>	9				R
1013	sg	SWEETGUM/ <i>Liquidambar styraciflua</i>	20				Heritage
1014	pi	PINE/ <i>Pinus</i> sp.	20				Heritage
1015	pi	PINE/ <i>Pinus</i> sp.	27				Heritage

1016	lo	LIVE OAK/ <i>Quercus virginiana</i>	24				Heritage
1017	pi	PINE/ <i>Pinus</i> sp.	20				Heritage
1018	pi	PINE/ <i>Pinus</i> sp.	25				Heritage
1019	mg	MAGNOLIA/ <i>Magnolia grandiflora</i>	10				R
1020	tko	TURKEY OAK/ <i>Quercus laevis</i>	20				Heritage
1021	tko	TURKEY OAK/ <i>Quercus laevis</i>	8				R
1022	sg	SWEETGUM/ <i>Liquidambar styraciflua</i>	27				Heritage
1023	hi	HICKORY/ <i>Carya</i> sp.	12				R
1024	pi	PINE/ <i>Pinus</i> sp.	21				Heritage
1025	ch	BLACK CHERRY/ <i>Prunus serotina</i>	10				R
1026	hi	HICKORY/ <i>Carya</i> sp.	14				R
1027	hi	HICKORY/ <i>Carya</i> sp.	26				Heritage

AMJ Newberry Road / 122nd Street TND
Open Space Management Plan

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1. Introduction

The AMJ Newberry Road / 122nd Street TND is a mixed-use development located on approximately 19.4 acres. As part of the Development Review approval from Alachua County, approximately 3 acres (+/-) has been set aside as open space to provide current and future owners within the development a usable and enjoyable asset. The open space areas consist of community green space that incorporates passive and active recreational opportunities for the residents and visitors of the AMJ Newberry Road / 122nd Street TND.

2. Open Space Management Activities

The goals and objectives of this document are to provide current and future owners of the AMJ Newberry Road / 122nd Street TND a set of guidelines for the maintenance of the open space areas to ensure they remain a usable and enjoyable asset to the community. This management plan shall be enforceable by the County.

The proposed types open space areas are:

- Community Green Spaces (usable space with pedestrian paths)
- Civic Space / Landscaped Areas

Within these open space areas, paved or mulched pedestrian paths will be provided as shown in the Open Space Plan. Any mulched pedestrian paths will be weeded and mulched as necessary to maintain their intended function.

2.1. Community Green Spaces & Civic Space / Landscaped Areas

All open space areas with proposed landscaping improvements will be weeded, mulched, and re-planted as needed to maintain an aesthetically pleasing appearance. Pedestrian paths will be maintained as necessary to maintain their intended function and provide recreational opportunities for residents.

Also, refer to the Landscape Plan (Separate Cover) for specific landscaping requirements. It is the responsibility of an owner's association to ensure that these maintenance requirements are met.

3. Additional Management Activities for all open space areas

The pedestrian paths will be maintained as necessary to maintain their intended function. These areas will be maintained through periodic, minimally invasive removal of invasive species and maintenance of plantings required to properly manage the site. The understory should be allowed to succeed naturally.

a. Prohibited Activities

The following activities are prohibited in all open space areas:

- Dumping or removing of any natural or foreign material detrimental to the intended function or habitat of the open space areas.
- Alterations to the watercourse, erosion control features, or the overall drainage functions of the open space areas.
- Surface uses detrimental to the natural habitat, wildlife or intended function of the open space areas.

- Introduction of exotic or nonnative species into the open space areas.
- Mowing of perimeter buffers.
- Use of motorized vehicles outside of areas designated for such activity (not including maintenance).
- Installation of private fencing in open space areas
- Removal of native vegetation, unless part of an approved management plan

b. Nonnative Vegetation Control

Neither exotic nor invasive species will be introduced to the open space areas. Alachua County Environmental Protection Department maintains a list of prohibited species.

Open space areas will be visually surveyed and documented for exotic and nonnative species at a minimum of every six months. Removal of these species will be accomplished by manual removal, hand-held power equipment or approved herbicides applied by a licensed applicator. All vegetative debris will be disposed of in a manner consistent with local and state regulations.

c. Restoration Activities

Replanting of native vegetation will be performed on a periodic basis if vegetation is not expected to germinate from seed banks or propagate from adjacent land seed sources.

d. Site Control and Protection Measures

Fencing of the open space areas is permitted provided it does not preclude the usability of the open space areas and connectivity with adjacent open space/common areas, and does not adversely impact the native habitat and species.

4. Outreach and Education

Outreach by the owner's association shall be provided to residents and users about the common areas, open space areas, and conservation areas, including their intent and permitted and prohibited uses.

5. Maintenance Schedule

Monitoring for control of nonnative and exotic species will be performed bi-annually. All other maintenance of the open space areas will be performed as needed to maintain their safe and intended use as a community asset. Vegetation must be trimmed to prevent overgrowth and trees must be pruned and shaped periodically to remove deadwood and maintain healthy tree growth. Leaves and forest litter as well as invasive and non-native plants and weeds must be removed twice a year.

6. Performance Standards

The following performance standards must be met to be in compliance with this Management Plan:

- Open space areas shall be maintained so they remain usable in a manner consistent with their intended use.
- Nonnative and exotic species shall not exceed 10% (or 5% for stormwater management facilities).

7. Monitoring and Reporting

An owner's association will be responsible for monitoring and reporting in accordance to the above schedule. Reports will be retained by the owner's association and will be available upon request to Alachua County.

8. Ownership Responsibility

An owner's association will be responsible for managing and maintaining the open space areas in accordance with this management plan.

9. Provisions for Review and Change

Modifications to this approved Management Plan that do not result in lesser protection of the resources present may be allowed, subject to administrative approval by the Alachua County Environmental Protection Department.

10. Contingency Plan

Should corrective action be necessary, the Alachua County Environmental Protection Department or equivalent entity shall be the evaluating and enforcing entity for all corrective measures. The Alachua County Environmental Protection Department or equivalent entity are empowered to maintain the open space areas should the designated managing entity fail to adequately manage the open space areas.

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

- Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units Number of Units
Level of Review Preliminary Final Revised Preliminary Revised Final

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 Middle High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.12 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.06 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.09 High School Multiplier	<input type="text"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="233"/>	units X 0.06 Elementary School Multiplier	<input type="text" value="14"/>	Student Stations
MIDDLE	<input type="text" value="233"/>	units X 0.03 Middle School Multiplier	<input type="text" value="7"/>	Student Stations
HIGH	<input type="text" value="233"/>	units X 0.03 High School Multiplier	<input type="text" value="7"/>	Student Stations

Source: School Board of Alachua County 2015 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:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

CERTIFICATION

PROJECT NAME : AMJ Newberry Road TND **PROJECT #:** 2022030706

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 2021-2022 Capacity Tables)

Elementary SCSA Southwest Alachua Capacity Required 14

- Capacity Available Available Capacity 758
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Fort Clarke Capacity Required 7

- Capacity Available Available Capacity -21
- Capacity Available in 3 yrs Available Capacity -53
- Capacity Available in Adjacent SCSA Available Capacity 1,370

High SCSA Buchholz Capacity Required 7

- Capacity Available Available Capacity -336
- Capacity Available in 3 yrs Available Capacity -397
- Capacity Available in Adjacent SCSA Available Capacity 1,256

Denial for reasons stated

Approved by

School Board Staff Certification



Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Date: 03.17.2022

Alachua County Staff

A complete application for the development project was accepted on

Date: 03/15/2022

Signed: Leslie McLendon

Printed Name: Leslie McLendon