



Alachua County  
 Department of Growth Management  
 10 SW 2nd Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Application to:  
 Development Services Division  
[Development Review Email](mailto:development@alachua.org)

Date: March 4, 2024

## DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Newberry Park Block 1B - O2B Newberry Office Addition

APPROXIMATE PROJECT ADDRESS: 11995 Block of West Newberry Rd

TAX PARCEL NUMBER(S): 04322-001-001 TOTAL ACREAGE: 0.39

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

FUTURE LAND USE: Low Density Residential

### BRIEF DESCRIPTION OF PROPOSED PROJECT:

Proposed 2-story office building with associated utility improvements for  
daycare center on adjacent parcel

### DEVELOPMENT DATA:

LEVEL OF REVIEW: Revised Final Development Plan

Check all that apply and fill out:

- TND/TOD                      Number of Lots: \_\_\_\_\_ Square Footage: 11,600
- 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, S Tower, Ste 300, Gainesville, FL

Email: cvega@edaf.com / permitting@edaf.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.



February 27, 2024

Alachua County Growth Management  
10 SW 2<sup>nd</sup> Avenue  
Gainesville, FL 32601  
(352) 384-3165

**Re: Newberry Park Block 1B - O2B Newberry Office Addition  
Revised Final Development Plan Application**

The proposed project is an 11,600 SF office building across two floors with associated utility improvements. The building contains offices to serve the O2B Kids daycare center on the adjacent parcel. The project is located at the 11995 Block of West Newberry Rd in Newberry Park TND on Tax Parcel No. 04322-001-001. The project site is located on approximately 0.39 (+/-) acres.

Included with this letter is all supporting information required for a revised final 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 blue ink that reads 'Claudia Vega'.

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

**PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: Newberry Park Block 1B - O2B Newberry Office Addition

OWNER: HITCHCOCK & SONS, INC.

(if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04322-001-001

APPROXIMATE PROJECT ADDRESS: 12100 Block of West 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.

[Signature] Owner Signature Robert Hitchcock Owner Printed Name

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

1st Day of March, 2024, by JAKE HITCHCOCK + ROBERT HITCHCOCK who is

personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF ALACHUA

Clara Jean Bembry Signature of Notary Public



Printed Name of Notary Public

Commission Number

(Notarial Stamp above)



This instrument prepared by,  
record and return to:  
Brian Louis Lipshy, Esq.  
SARAGA/LIPSHY, PL  
201 NE 1ST AVE.  
DELRAY BEACH, FL 33444  
561-330-0660

Tax Parcel ID: 04322-001-001

[space above this line for recording]

# Warranty Deed

(Statutory Form - FS 689.02)

**This Indenture**, is made effective as of January 4, 2024, between **PARKWOOD ALACHUA LAND INVESTMENTS, INC., a Florida corporation**, of the County Palm Beach in the State of Florida, party of the first part, whose post address is 5050 N Ocean Dr Apt 1401, Singer Island FL 33404 and **HITCHCOCK & SONS, INC., a Florida corporation**, party of the second part, and whose post office address is 29220 NW 122nd Street, Alachua FL 32615.

## Witnesseth:

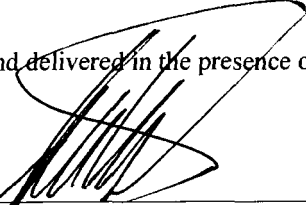
That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:


In North 1/2 of Block 1, Newberry Park  
A portion of the Northwest 1/4 of Section 1, Township 10 South, Range 18 East, Alachua County, Florida;  
being more particularly described as follows:  
Commence at the northwest corner of Section 1, Township 10 South, Range 18 East, Alachua County, Florida and run thence South 00°28'21" East, along the west line of said Section 1, a distance of 161.33 feet; thence North 89°31'39" East, 246.52 feet to the Point of Beginning, said point lying on the arc of a curve, concave southerly, having a radius of 2707.36 feet; thence easterly, along the arc of said curve, through a central angle of 03°35'06", an arc distance of 169.40 feet, said arc being subtended by a chord, having a bearing and distance of North 84°13'03" East, 169.37 feet; thence South 00°46'11" East, 107.47 feet; thence South 89°13'49" West, 168.72 feet; thence North 00°46'11" West, 92.67 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

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

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Brian Louis Lipsky  
Address: 201 NE 1<sup>st</sup> Ave  
Delray Beach, FL 33444

  
\_\_\_\_\_  
Amber L. Sloan  
Address: 201 NE 1<sup>st</sup> Ave  
Delray Beach, FL 33444

**PARKWOOD ALACHUA LAND  
INVESTMENTS, INC.,**  
a Florida corporation

  
\_\_\_\_\_  
Peter Trematerra, as President

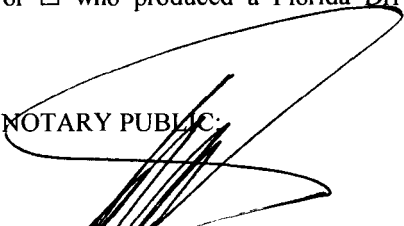
STATE OF FLORIDA                    )

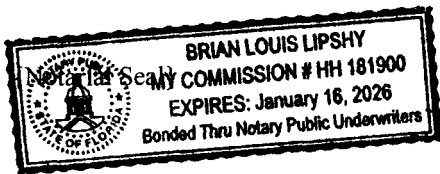
ACKNOWLEDGMENT

COUNTY OF PALM BEACH            )

The foregoing instrument was acknowledged before Me by means of  physical presence or  online notarization on January 4, 2024, by Peter Trematerra, as President of PARKWOOD ALACHUA LAND INVESTMENTS, INC., a Florida corporation,  who is personally known to me or  who produced a Florida Driver's License as identification.

NOTARY PUBLIC:

  
\_\_\_\_\_  
Brian Louis Lipsky  
State of Florida at Large  
My commission expires:  
My commission number is:





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

## Detail by Entity Name

Florida Profit Corporation  
HITCHCOCK & SONS, INC.

### Filing Information

<b>Document Number</b>	299266
<b>FEI/EIN Number</b>	59-1108770
<b>Date Filed</b>	12/01/1965
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	12/29/1997
<b>Event Effective Date</b>	01/01/1998

### Principal Address

29220 NW 122ND STREET  
ALACHUA, FL 32615

Changed: 03/27/2012

### Mailing Address

29220 NW 122ND STREET  
ALACHUA, FL 32615

Changed: 03/27/2012

### Registered Agent Name & Address

HITCHCOCK, ROBERT ALAN PRES  
29220 NW 122ND STREET  
ALACHUA, FL 32615

Name Changed: 04/28/2008

Address Changed: 03/27/2012

### Officer/Director Detail

#### **Name & Address**

Title PRES

HITCHCOCK, ROBERT ALAN PRES  
17006 NW 171 PL  
ALACHUA, FL, FL 32615

Title VP

HITCHCOCK, ROBERT JVP  
17006 NW 171 PL  
ALACHUA, FL 32615

Title ST

BEMBRY, CLARA JST  
21922 NW CR 236  
HIGH SPRINGS, FL 32643

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	04/21/2021
2022	03/22/2022
2023	04/12/2023

### Document Images

<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">04/19/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/13/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/29/1997 -- Merger</a>	<a href="#">View image in PDF format</a>
<a href="#">12/29/1997 -- Merger</a>	<a href="#">View image in PDF format</a>
<a href="#">05/19/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>





Alachua County  
 Department of Growth Management  
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 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: Newberry Park Block 1

OWNER(s): Hitchcock & Sons Inc.

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04322-001-001

APPROXIMATE PROJECT ADDRESS: West Newberry Rd & NW 122nd St

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  
 Signature

Agent or Owner Melissa Watson Agent or Owner  
 Printed Name

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

05 Day of March, 2024, by Melissa Watson who is

personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Alachua



Heather A. Hartman  
 Comm.: # HH 320137  
 Expires: October 10, 2026  
 Notary Public - State of Florida

[Signature] Signature of Notary Public

Heather A. Hartman Printed Name of Notary Public

HH 320137 Notary Commission Number

(Notarial Stamp above)

[Search](#) > Account Summary

## Real Estate Account #04322 001 001

**Owner:**

PARKWOOD ALACHUA LAND INVESTMENTS INC

**Situs:**

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)





[Get bills by email](#)

### Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your last payment was made on **11/30/2023** for **\$11,187.96**.

[Apply for the 2024 installment payment plan](#)

### Account History

BILL	AMOUNT DUE
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>

### 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.



# Countywide Stormwater Code Affidavit of Compliance.

**Instructions:** Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

## Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E.

Phone Number: 352-373-3541

Company Name: eda consultants inc.

Email Address: cvega@edafl.com

Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Registered Professional Name: Claudia Vega, P.E.

Phone Number: 352-373-3541

Company Name: eda consultants inc.

Email Address: cvega@edafl.com

Company Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

## Part 2. Project Location Information

Project Name: Newberry Park Block 1B - O2B Newberry Offi Tax Parcel: 04322-001-001

Project Location (Unincorporated Alachua County or Municipality): Alachua County

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

## Part 3. Stormwater Discharge Information

Watershed Name:

Waterbody ID Number (WBID#):

<b>Stormwater Discharge Locations Please Check all That Apply</b>
<input type="checkbox"/> Project Discharges Offsite as Surface Flow
<input type="checkbox"/> Project Discharges Directly to Outstanding Florida Water
<input type="checkbox"/> Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
<input checked="" type="checkbox"/> Project Infiltrates to Groundwater
<input type="checkbox"/> Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

Discharged to existing storm water previously approved

**Part 4. Exemption and Waiver Information**

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required: Project received approval as part of the Newberry Park Master Plan on April 19, 2018 and therefore qualifies for the exemption listed in Sec. 77.25 (i)(2): Projects receiving entitlements on or before April 23, 2019 & remaining valid on said same date. Preliminary Development Plan or Final Development Plan Approval, or equivalent in the municipalities. +

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

**Part 5. Signatures**

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature: *Claudia S. Vega* Date: *3/1/24*

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional Signature: *Claudia S. Vega* Date: *3/1/24*

Florida Registration Number:



# DRAINAGE MEMORANDUM for NEWBERRY PARK - BLOCK 1 - Phase 2



**Engineer of Record:**  
Claudia Vega, PE  
Cert. No. 51532

**Project Designer:**  
John Drake, EI

**Submitted to:**  
Suwannee River Water  
Management District

**Submitted:**  
March 4, 2024



# **DRAINAGE MEMORANDUM**

**Prepared for**

**NEWBERRY PARK - BLOCK 1 - Phase 2**

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**Professional Engineer of Record:**

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**Claudia Vega, PE**  
**Cert. No. 51532**

# Memorandum

**To:** Suwannee River WMD      **DATE:** March 4, 2024  
**FROM:** Claudia Vega, PE  
**PROJECT:** Newberry Park TND – Block 1 – Phase 2

## **Introduction**

The Newberry Park – Block 1 – Phase 2 project consists of the construction of a 11,600 SF office building located at 11995 Block of West Newberry Road, Gainesville, FL on a portion of parcel number 04322-001-001. The project was originally permitted under SRWMD Permit number 001-230720-2 which allows 80% of the block area to be impervious. The Newberry Park – Block 1 – Phase 2 project is located within Block 1 which is a total area of 36,988 sf which allows a maximum impervious area of 29,590 sf. The project proposes a total impervious area of 21,560 sf which comes out to 58.29% of block 1, which is less than the permitted 80%.

## **Conclusion**

The proposed office building falls within the permitted amount of impervious area for Block 1 and will not cause any adverse effects to the current drainage conditions.