



# ALACHUA COUNTY Growth Management STAFF REPORT

**Project Number: DR25-000042**  
**Preliminary Development Plan for**  
**Eastwood Preserve**

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**SUBJECT:** PDP for Eastwood Preserve 149-lot subdivision

**APPLICANT/AGENT:** eda, inc.

**PROPERTY OWNER:** Gator Country, LLC and Bentley Properties, Inc

**PROPERTY INFORMATION:** Address:  
Parcel Numbers: 16184-000-000, 16185-000-000,  
16194-000-000, 16201-004-000, 16194-001-000,  
16194-002-000  
Future Land Use: Low Density Residential (1-4  
du/acre) and Conservation (C-1)  
Zoning: Residential Estate (RE-1), Residential Single  
Family (R-1A) and Conservation (C-1)  
Acreage:  $\pm$  81.3

**CHRONOLOGY:** Application submittal: 09/02/2025  
Insufficiency Reports: 09/24/2025  
Sufficiency Determination: 10/29/2025  
Board of County Commissioners Hearing:  
12/09/2025

**STAFF RECOMMENDATION:** Approval

**BACKGROUND AND SUMMARY OF PROPOSED PLAN:**

This Preliminary Development Plan proposes a 149-lot, single family detached subdivision on approximately 81.3 acres with associated infrastructure improvements, tree retention, and conservation space. The parcels are in the Urban Cluster/Urban Services Area on SE Hawthorne Road. The Board of County Commissioners approved a Comprehensive Plan Amendment (Z25-000003) and Rezoning (Z25-000004) for the parcels on August 12, 2025.

The purpose of the Preliminary Development Plan is for the Board of County Commissioners and the applicant to determine the specific characteristics of a site that will influence its design. The Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that will serve the site. Minimum open space areas, and tree protection defined with the Preliminary Development Plan shall be utilized with the Final Development Plan per Unified Land Development Code (ULDC) Section 402.43.

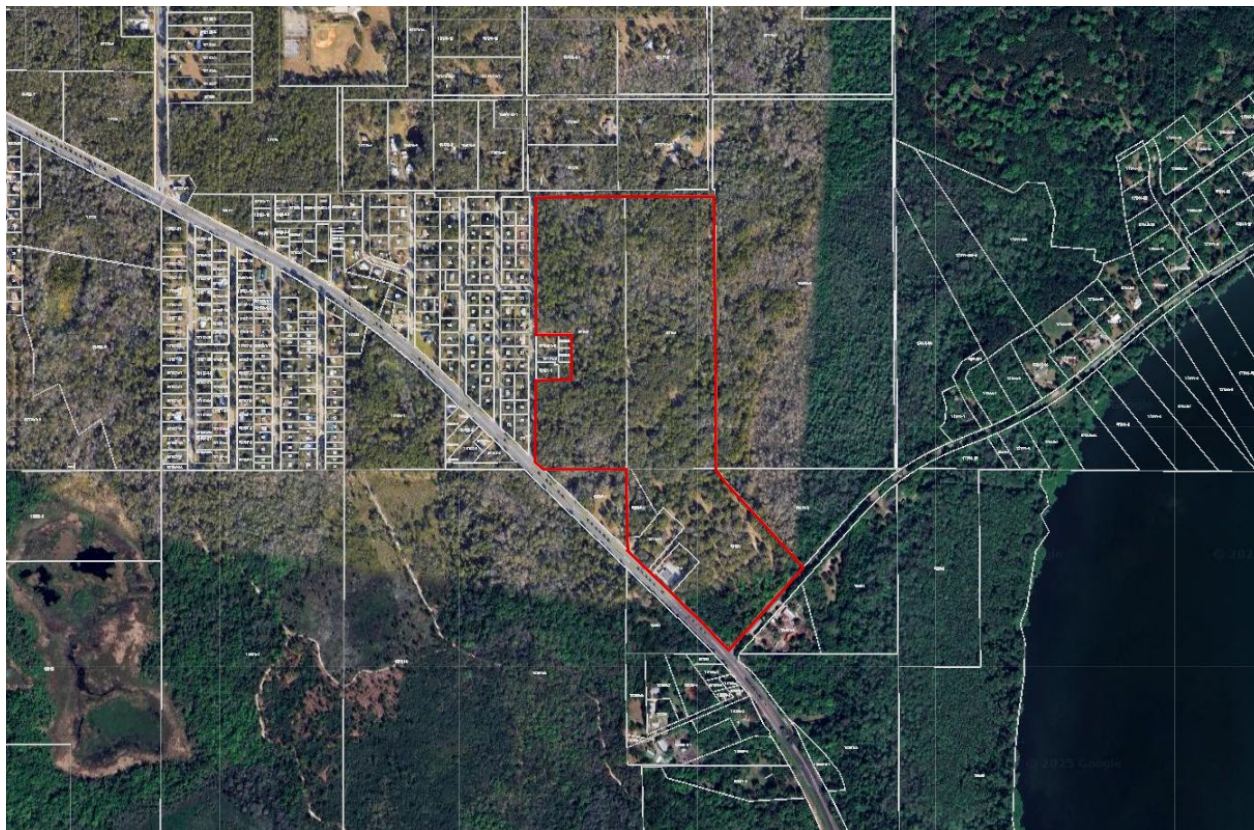


Figure 1: Aerial View of Project Parcels, outlined in red

**CONSISTENCY ANALYSIS:**

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

## **COMPREHENSIVE PLAN ANALYSIS:**

### **Future Land Use Element**

Application Z25-000003 was a Comprehensive Plan Amendment that was approved by the Board of County Commissioners on August 12, 2025. Policy 7.1.37 of the Comprehensive Plan states that the subject parcels are “designated Conservation and Low Density Residential on the Future Land Use Map with primary uses limited to single family detached residential at a maximum of 149 units.

The policy also states that “no roadways or residential lots shall be located within 200 feet of the eastern boundaries of parcels 16185-000-000 and 16194-000-000. This area will be limited to a combination of green spaces, stormwater management areas, tree preservation areas and necessary utility infrastructure.”

The Preliminary Development Plan proposes a subdivision for 149 single family units and identifies a 200-foot setback from the eastern boundaries of parcels 16185-000-000 and 16194-000-000 that encompasses green spaces, stormwater management areas, and tree preservation areas, and has a large portion of the project area dedicated to conservation. The PDP is consistent with Policy 7.1.37.

## **UNIFIED LAND DEVELOPMENT CODE:**

### **Zoning District and Use Regulations**

Application Z25-000004 was a Rezoning application that was approved by the Board of County Commissioners on August 12, 2025. The parcels have a mix of Conservation (C-1), Residential Estate (RE-1), and Residential Single Family (R-1A) zoning districts.

The developable area is identified on the plans within the RE-1 and R-1A zoning districts, both of which allow single-family dwellings.

### **Natural and Historic Resources Protection**

#### **Conservation Areas and Management Plan**

The natural resources of the 82-acre “subject site” were evaluated by an environmental consulting firm (ECS Florida, LLC) during dates between December 17<sup>th</sup> - 23<sup>rd</sup>, 2024. As stated in the submitted environmental report, the “*purpose of the site visits were to evaluate for the occurrence and/or potential for occurrence and associated locations of jurisdictional wetlands and/or protected wildlife species (and their habitats).*”

### **Upland & Wetland Habitats**

The subject site’s upland habitats (Figure 2, green highlight) have canopy vegetation dominated by live oak (*Quercus virginiana*) and loblolly pine (*Pinus taeda*); as well as hickory (*Carya glabra*) and southern magnolia (*Magnolia grandiflora*). The upland herbaceous ground cover vegetation

includes species such as saw palmetto (*Serenoa repens*), beauty berry (*Callicarpa americana*), coral ardisia (*Ardisia crenata*), and air-potato (*Dioscorea bulbifera*).

The site’s wetland habitat vegetation is dominated by water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*) and sweetgum (*Liquidambar styraciflua*) with a sub-canopy dominated by laurel oak. The wetland herbaceous vegetation includes woodoats (*Chasmanthium spp*), cinnamon fern (*Osmundastrum cinnamomeum*), Virginia chain fern (*Woodwardia virginica*), arrowhead vine (*Syngonium podophyllum*), coral ardisia, and sphagnum (*Sphagnum spp*).

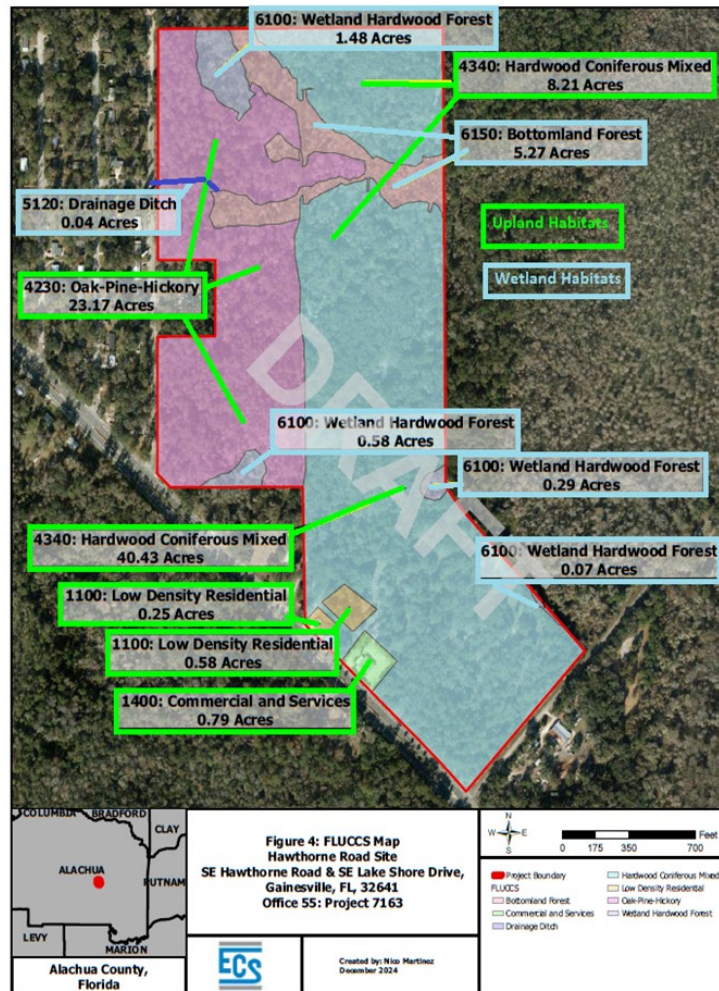


Figure 2: Upland and Wetland Habitats

**Wetlands, Surface Waters, 100-Year Flood Zone (ULDC - Sec. 406.42)**

Alachua County’s ULDC wetland evaluation and delineation requirements follow the same uniform statewide methodology adopted by the FDEP and the WMD’s to delineate wetlands (FAC Rule 62-340.300) and surface waters (FAC Rule 62-340.600). ECS staff applied these methods for the subject site, resulting in the delineation of five wetlands and one surface water (ditch, OSW-A) within the subject site. EPD & ECS staff conducted a joint field review of the site on January 2,

2025, where EPD staff concurred with the boundary delineations (Figure 4). The dominant wetland area (Wetland C – 6.5 acres) is associated with creek tributary with adjacent bottomland habitat that connects to other wetlands east to Newnans Lake. Preliminary discussions with the applicant and their engineering consultant (EDA, Inc.) indicated the objective of preparing a proposed development layout to achieve the average 75 ft., min. 50 ft. wetland buffer requirements (ULDC, Section 406.43).

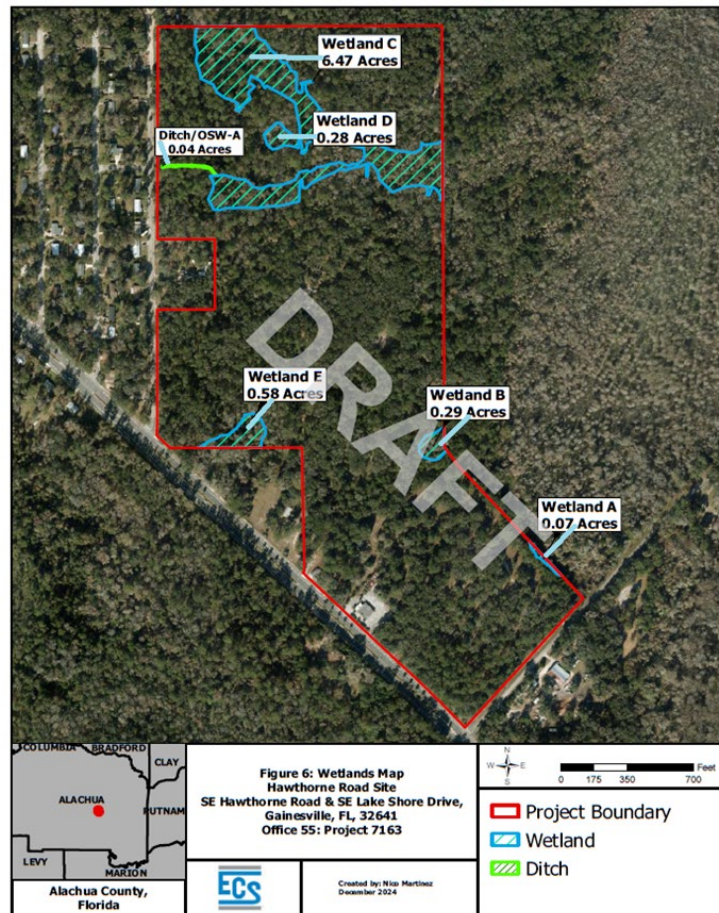


Figure 4: Wetlands

As depicted in Figure 4, the 100-Year Flood Zone “A” represents a small percentage of the subject site.



Figure 4: Flood Zone “A”

**Strategic Ecosystem (SE) (ULDC - Sec. 406.33)**

ECS staff utilized a combination of desktop analysis and field-based verification to evaluate the area designated within the East Side Greenway Strategic Ecosystem (SE) map overlay (Figure 5, 2024 aerial). The overlay map for this designated SE was generated based on information compiled for the 1996 edition of the Alachua County Ecological Inventory Project (KBN/Golder). By reviewing various historical aerials dating back to the first available overflight in 1937 (Figure 6), the periodic rotational pattern of primarily non-forested open fields followed by allowing natural regeneration of predominantly upland hardwood canopy within the southern half of the subject site were factors in excluding the southern extent of the SE map overlay across the subject site. Ground truth verification is required within delineated SE map overlays to verify the potential presence and extent of various natural habitats and ecosystem features that would appropriately qualify as strategic ecosystem resources. When cross-referencing with the tributary creek and associated forested wetland comprise 6.8-acres of the approximately 33 acres delineated in the SE map overlay. The remaining upland areas of the SE are comprised of

“Hardwood Conifer Mix” in the northeast and “Oak-Pine-Hickory” in the northwest area of the subject site.

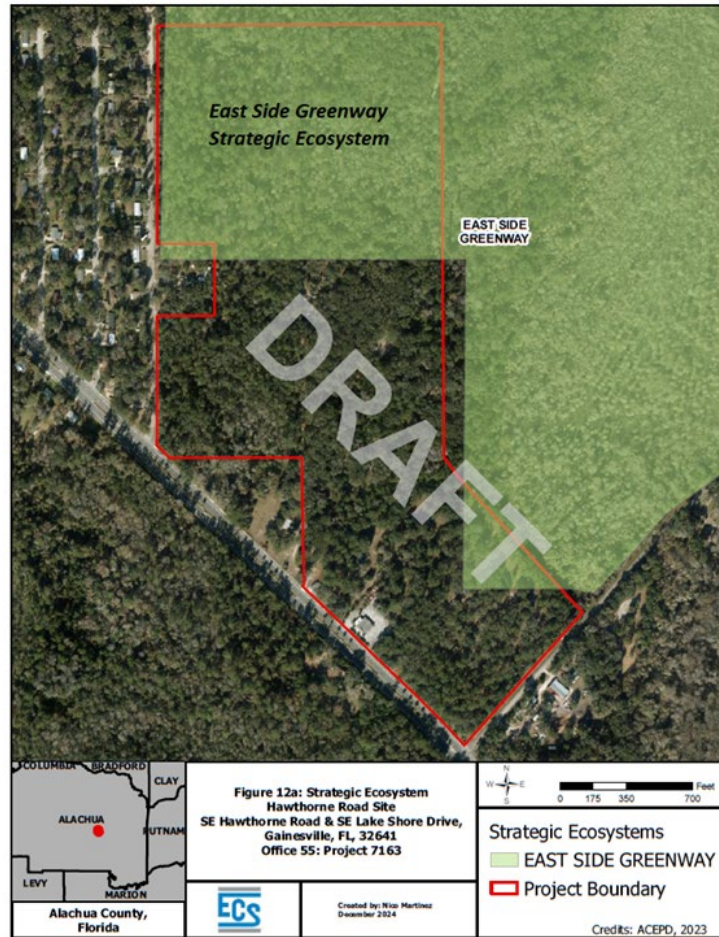


Figure 5: 2024 Aerial

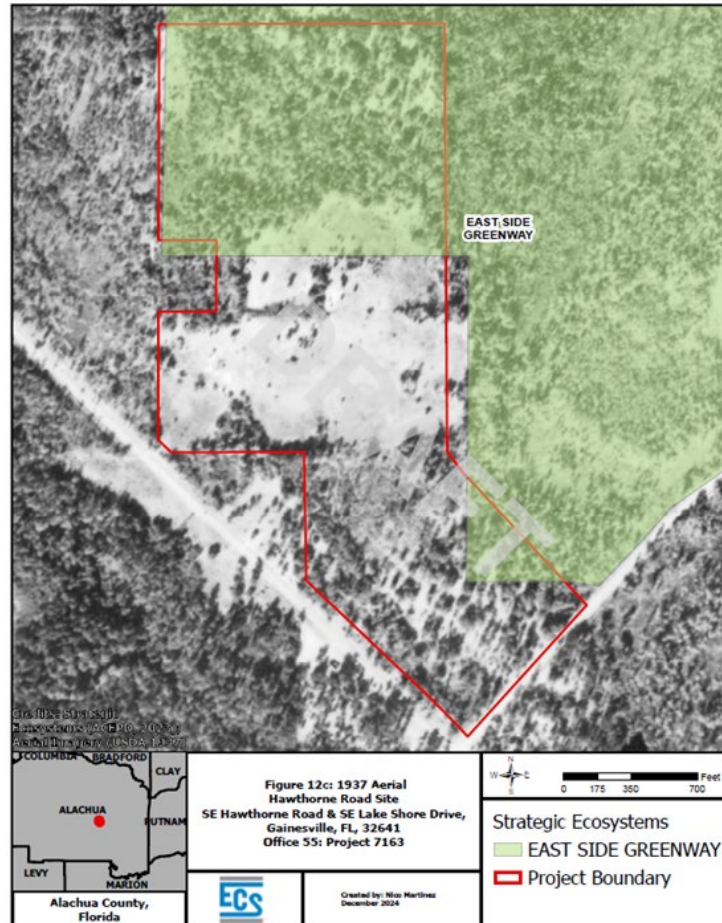


Figure 6: 1937 Aerial Image

As referenced in the ULDC, the purpose of the designation and protection areas that have Strategic Ecosystem resources is “to protect, conserve, enhance, and manage the ecological integrity of natural systems in Alachua County that have aesthetic, ecological, economic, educational, historical, recreational, or scientific value due to the interrelationship of one or more landscape, natural community, or species scale characteristics. It is also the purpose of this Article to promote connectivity and minimize fragmentation of natural systems, and to protect wetlands, floodplains, and associated uplands in a broad systems context through resource-based planning, including inter-jurisdictional and inter-agency coordination, across multiple parcels rather than individual parcel planning.” In addition to the various regulated natural resources referenced in Chapter 406 of the ULDC, there are other various features and factors that are evaluated in determining the presence and extent of SE resources including but not limited to:

- *Vegetation value and species diversity, including exotic species presence.*
- *Habitat potential for endangered species and other wildlife.*
- *Hydrological characteristics, including connectivity to the Floridan Aquifer.*

- *Surface water and flood protection functions.*
- *Community diversity, rarity, and ecological quality.*
- *Landscape connectivity and overall management potential.*

Figure 7 below depicts the southern boundary of the delineated SE resources within the SE overlay. The actual boundary was preliminary during the Zoning phase and further evaluated and verified by EPD staff on August 8, 2025.

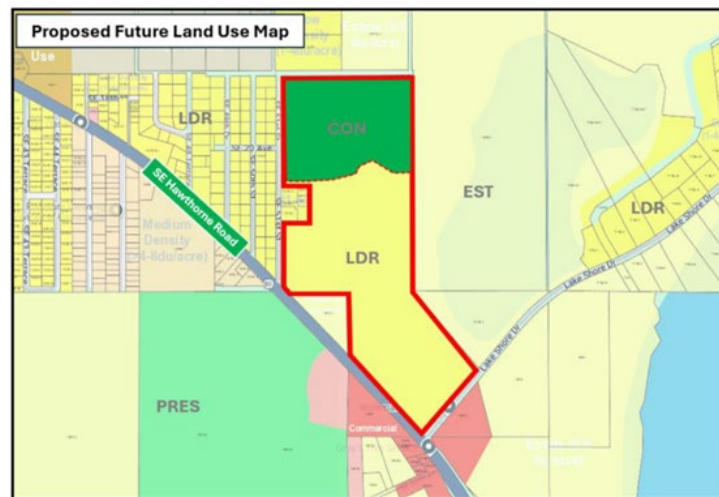


Figure 7: Future Land Use Map (Z25-000003)

**Significant Habitat (SH) (ULDC - Sec. 406.17, 406.20)**

As referenced in the ULDC, the purpose of the “Significant Habitat” classification is *“to protect the **natural upland plant communities** which have the potential to maintain healthy and diverse populations of plants or wildlife, to preserve the ecological values and functions of significant plant and wildlife habitats, to provide for habitat corridors and minimize habitat fragmentation, in order to maintain and enhance the diversity and distribution of plant and animal species which are of aesthetic, ecological, economic, educational, historical, recreational, or scientific value to the County and its citizens.”* Significant Habitat areas are designated based on consideration and assessment of factors referenced in the ULDC:

- *Quality of native ecosystem.*
- *Overall quality of biological diversity.*
- *Wildlife habitat value.*
- *Presence of listed or uncommon species.*
- *Grouping, contiguity, compactness of native vegetation.*
- *Proximity to other natural preserve areas and corridors.*
- *Impact by prohibited and invasive non-native vegetation.*

Based on EPD staff review of the site, the upland habitat within the designated SE overlay map qualify for classification as Significant Habitat. Even though there are upland areas further south of the SE overlay map boundary have some quality tree canopy specimens, there is limited diversity of desired tree species, insufficient native herb coverage, and reduced inter-relationship with wetland habitats to classify the southern half of the subject site as Significant Habitat. As referenced on the Figure 8 below, there are primarily two invasive exotic plants located within the northwestern portion of the SE; Arrowhead vine (*Syngonium podophyllum*) and Coral ardisia (*Ardisia crenata*). The coverage of these exotic species decreases the function and benefits of the associated habitat to reduce the overall classification as Significant Habitat. However, the other referenced factors above still qualify to classify these areas as SH. A “Conservation Management Area (CMA) Management Plan” will require eradication and management of these and other exotic and nuisance vegetative species.



Figure 8: Invasive Exotic Plants

**Listed Species Habitat (LSH) (ULDC – Sec. 406.24)**

As referenced in the ECS report and depicted on the right aerial, there are gopher tortoise burrows (*Gopherus polyphemus*, FL Status -Threatened) reported in the southern half of the

subject site. Designation of “Listed Species Habitat” is delineated based on consideration and assessment similar to those factors utilized to designate “Significant Habitat.” However, evaluation also include if/where the habitat is typically associated with the documented listed species and if/where the anticipated listed species population on the subject site represents a high quantity with minimal risk to retain on-site. In general, individual gopher tortoises (GT’s) are anticipated to construct and regularly utilize two or more burrows. One burrow is the primary living quarters and the second is typically close to the primary burrow and utilized as an escape option and protection from potential predators and resting when foraging is a further distance from the primary burrow. Recognizing the burrow survey doesn’t represent total coverage of the subject site, in general the dozen located burrows can anticipate to have 50% occupancy which would result in approximately 5-6 individual GT’s. The habitat associated with the GT burrows (“Hardwood Conifer Mix”) are comprised of opportunistic hardwoods (e.g. laurel oak) and pines with minor grass/sedge ground coverage that regenerated between periods of rotational tree management. Even though this habitat supports the presence of some individual GT’s, it is not typically associated with this species. Between PDP and FDP phases, prospects for on-site GT relocation will be evaluated by ECS, FWC, and EPD. This assessment will include the approximately 20-acres associated with the northeastern corner of CMA-4 on the subject site and the adjacent habitat owned by Santa Fe Land Trust (Figure 10). ECS has authorized GT agents who will be responsible for obtaining an FWC permit to relocate GT’s to an approved Conservation Bank recipient area and/or retained on-site in a different location than currently present. All GT and any other listed species shall comply with applicable State and County regulations, performance standards, and management guidelines.

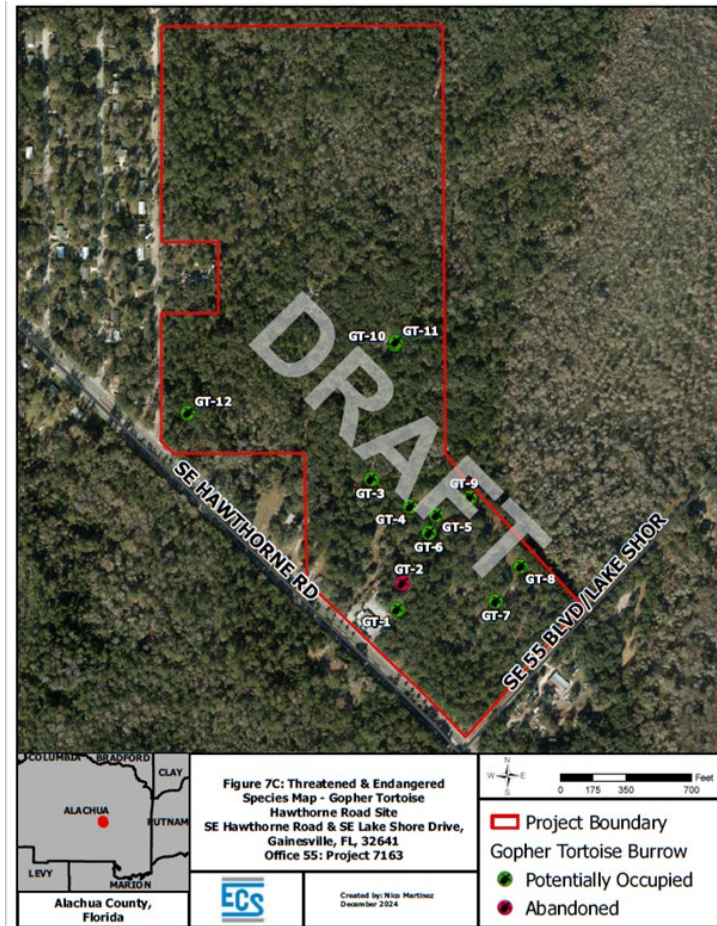


Figure 9: Gopher Tortoise Locations

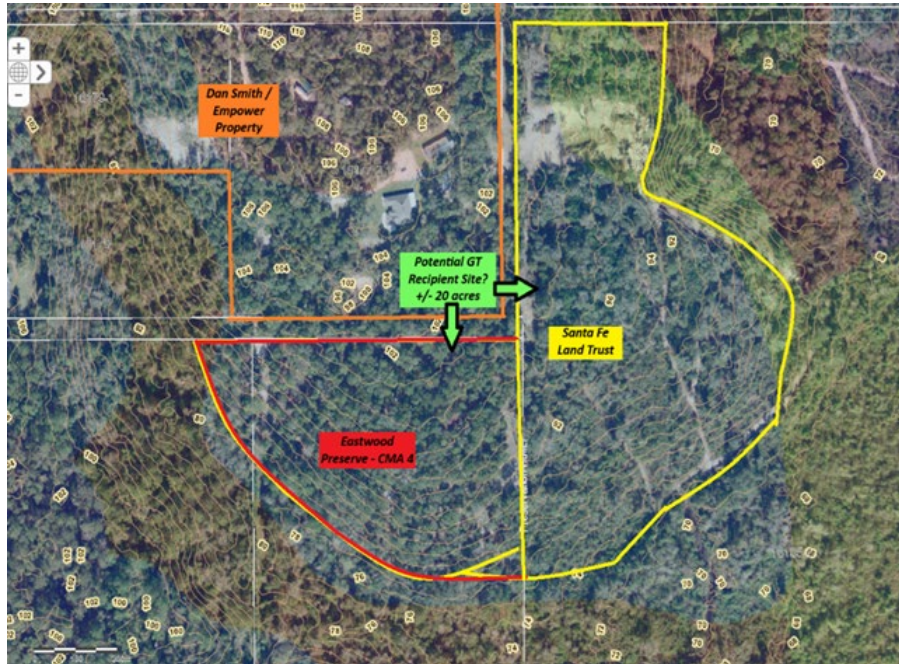


Figure 11: Potential Relocation Sites

**Conservation Management Areas (CMAs) (ULDC - Sec. 406.95)**

During Zoning and PDP phases, the locations and boundaries of designated CMA’s were evaluated for the presence of appropriate intact vegetation, including canopy, understory, and groundcover where applicable, in functional, clustered arrangement, with logical contiguous boundaries to eliminate or minimize fragmentation to the greatest extent practicable. The sites selected for onsite protection are the best suited to preserve ecological integrity, maximize use by wildlife and maintain the long-term viability of natural plant or animal communities. The determination was based upon the following conditions:

- *Function and value of natural resources;*
- *Quality and condition of natural resources;*
- *Protectability and manageability;*
- *Size and shape (emphasis should be on avoiding enclaves of development or areas; fragmented by development; and, on providing, where appropriate, adequate buffers from the secondary impacts of development and adequate wildlife corridors);*
- *Contiguity with adjacent existing habitat, functional wetland system, floodplain, or habitat corridor;*
- *Existing species population sizes and life history requirements; Grouping, contiguity, compactness of native vegetation.*
- *Proximity and accessibility to other populations of the same species; Grouping, contiguity, compactness of native vegetation.*
- *Compatibility of conservation with adjacent land uses; and*

- *Recommendations from the Florida Fish and Wildlife Conservation Commission and other appropriate agencies.*

The PDP includes four designated CMA's 1-4 totaling approximately 32 acres. Upon approval of the PDP, FDP phase will require the preparation and submittal of a CMA Management Plan to address enhancement and perpetual management of habitat conditions. The proposed perpetual protection mechanism will also include the preparation and submittal of a draft Conservation Easement. EPD staff will review and provide comments and suggestions within both documents.

### **Open Space**

Developments must designate at least ten (10) percent of the total area as open space (Section 407.52). Section 407.54(a) states that "when land development involves a parcel that contains regulated historic and natural resources, the open space requirement shall first be fulfilled with these areas."

The northern portion of parcels 16184-000-000 and 16185-000-000 are designated as conservation. There are three wetlands separate from the northern conservation area. One wetland is on the southern boundary of parcel 16184-000-000. The second is on the eastern boundary of parcel 16194-000-000. The third covers a small portion of the southeast corner of parcel 16185-000-000 and northeast corner of parcel 16194-000-000.

In total, the preliminary development plan sets aside 39 percent (31.8 acres) of open space and is consistent with Section 407.52.

### **Tree Preservation**

Chapter 406, Article II - Trees and Native Vegetation outlines requirements for tree preservation in developments. The minimum preservation requirement is ten (10) percent for residential developments that achieve ninety (90) percent of the maximum allowable residential density. Policy 7.1.37 explicitly limits the parcel to 149 units. The plan proposes 149 units, meeting 100% of the allowable residential density, and therefore must preserve 10 percent of the existing tree canopy. In total, the plan preserves 47.7 percent, or 37.7 acres, of the existing tree canopy.

Section 406.14(c) outlines the hierarchy that development plans must follow in establishing tree preservation areas. This section elevates Landmark Live Oaks, those Live Oaks that measure 45 inches or more in diameter at breast height (dbh) and that are rated four and above per criteria in Table 406.16.1, as priority for the minimum preservation requirement.

The County Forester conducted site visits on June 30, and July 7, 2025, and observed seven

Landmark Live Oaks:

Tree Tag Number	DBH (inches)	Rating
215	53	5
379	57	4
571	50	4
583	48	4
605	70	4
739	83	4
2002	47	4

Next in the hierarchy for retention are heritage and specimen trees rated four and above [Section 406.14(c)(3)], followed by trees in conservation management areas Section 406.14(c)(4)].

The minimum preservation requirement is made up of the seven Landmark Live Oaks, CMA 1 and 2, a natural grouping of trees between CMA 2 and CMA 4 along the eastern boundary, and a portion of CMA 4. The Landmark Live Oaks are identified by red circles, and the minimum preservation is identified by a cross hatch. The remaining areas for tree preservation are identified by a linear hatch.

Trees preserved within the minimum preservation area have specific protection requirements different from trees that are retained beyond the minimum percent. These requirements are outlined in Section 406.16(d)(1 – 3). The purple circles identify non-Landmark Live Oak trees with proposed impacts. The percentage of impacts will be evaluated with the Final Development Plan and a note is included on Sheet C130 referencing impacts allowed per Section 406.16(d) *Tree Protection Standards*.

## GENERAL DEVELOPMENT STANDARDS

### Urban Cluster

Chapter 405, Article XI – *Urban Cluster* applies to all properties within the Urban Cluster as designated on the Future Land Use Map and Section 405.44 *Design Standards* states that all new development within the Urban Cluster must develop consistent with design standards in Chapter 407, Article VII – *Traditional Neighborhood and Transit Oriented Developments*. Specifically, Section 405.44(4)(1) requires all single-family residential development to meet standards for outside the transit supportive area in Section 407.69.

The subject parcels are in the Urban Cluster and single-family residential development is

proposed. Therefore, the plan must meet standards in Section 407.69, which states that “development outside the transit supportive area shall have a maximum block perimeter of two thousand (2,000) linear feet.”

There is a table on Sheet C110 – General Development Plan that lists the block lengths of each block and all are less than 2,000 linear feet.

### **Setback and Height Restrictions**

Setbacks for the Residential Estate and Residential Single Family zoning districts are listed in Table 403.07.2 and depend on lot sizes. The maximum height is restricted to 35 feet in Section 403.07(b).

Setbacks and height restrictions will be evaluated with the final development plan and plat.

### **Landscaping and Buffering**

Section 407.43.1(d)(2) requires developments with frontage along an arterial or collector street to provide a 10-foot arterial/collector street buffer. Lakeshore Drive is a collector street and Hawthorne Road/SR 20 is an arterial road. The plan identifies a 10-foot buffer along the frontage of both roadways.

Specific planting requirements of the buffers, basins, and pedestrian walkways will be evaluated with the final development plan.

### **Street Network Standards**

The layout and design of streets within the development have been designed to meet the requirements of Article XIII Chapter 407 of the ULDC *Access Management and Street Network Standards*. Per Sec 407.140 (a)(5) Street Network Standards – External Connectivity, for developments containing 25 or more residential units, there shall be a minimum of two functional access points located on different sides of the subdivision except where infeasible due to original tract dimensions, topography, or existing development patterns.

The PDP provides access to SE 51st Street to the West which connects to SE Hawthorne Road further South, and a stub out to the North. The proposed internal street network is in a connected block pattern, and roadway cross sections are to be determined at time of final, consistent with Sec. 407.141, and pedestrian network will be required to be consistent with Sec. 407.142.

### **Stormwater Management**

There are several stormwater management areas identified on the preliminary development

plan. Design specifications and review will be conducted with the final development plan.

### **Water and Wastewater Services**

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan.

### **Public School Facilities**

The Alachua County School Board staff has reviewed the proposed development for student impacts for compliance with the school concurrency management program in accordance with the Inter Local Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). This capacity determination dated October 14, 2025 is based on findings that this project will require 18 elementary school student stations in the Gainesville East Alachua SCSA, 9 middle school student stations in the Lincoln SCSA, and 13 high school student stations in the Eastside SCSA.

The School Board in accordance with their Policy 5120-Assignment Within District will determine specific school assignment for students living in the development area. Student Assignment Rules states “The Superintendent may assign or reassign students on a case by case basis to schools or programs located in or out of their assigned zone, for the health, safety, or welfare of the students, other students or staff.” No assurances are given that the assignments will be made to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the District, the use of temporary facilities, and/or the relocation of specific educational programs.

### **DEVELOPMENT PLAN EXPIRATION:**

Pursuant to ULDC 402.74 (a) *Time limitation for expiration of development plans*, an approved preliminary development plan or phase of a development plan shall expire unless a complete application for final development plan approval has been accepted by the department within 12 months of the date of preliminary approval.

### **STAFF RECOMMENDATION:**

Staff has found the proposed Preliminary Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Preliminary Development Plan for Eastwood Preserve

## **COMMENTS FOR FINAL**

### Growth Management

1. Identify the location of any proposed construction trailers and/or temporary stockpiles on the final plan.
2. Provide documentation that GRU and/or Clay Electric has reviewed and approved the utility layout of all utilities with the Final application.
3. For residential subdivisions; any proposed entry feature, wall or signage must be shown on the Final Development Plan.

### Growth Management: Forester/Landscape Inspector

4. All Landmark Live Oaks must be protected with chain link fence during construction per ULDC Section 406.12.5(f).

### Growth Management: Transportation Planning

5. Please note that per the ULDC section 407.142, a sidewalk or a multi-use path, as required by Table 407.141.1, shall be provided along the entire property frontage with all external streets within the Urban Cluster. The specific facility type provided shall correspond to the adopted capital improvements element. If no specific facility type is specified in the capital improvements element, the default facility shall be consistent with Table 407.141.1

### Environmental Protection Department

6. The Phase I - Cultural Resource Assessment (CRA) references four recorded archaeological sites within the project boundary. Sites 8AL00345 and 8AL00344 are located within designated conservation areas that will be protected from proposed development activities. The Newnans Lake Prehistoric Scatter site (8AL07617) and The Newnan's Lake 2 site (8AL00088) are located where development activities are proposed within the southern area of the project site. It is stated in the report that "it is the opinion and recommendation of Heritage Cultural Services, LLC, that these two sites are ineligible for listing in the National Register of Historic Places, and that no further archaeological work is recommended." Please provide verification from the State Division of Historical Resources (DHR) that they concur with Heritage Cultural Services, LLD that these sites are ineligible for listing in the National Registry of Historic Places.
7. With submittal of the FDP, applicant must provide appropriate Conservation Management Area (CMA) Management Plan and associated draft Conservation Easement

(CE) document [Sec. 406.103, ULDC]. Please contact Mark Brown if any questions pertaining to these documents ([mbrown@alachuacounty.us](mailto:mbrown@alachuacounty.us)).

8. Gopher Tortoise burrow(s) were located on the property. The property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission guidelines and obtain any required state permits regarding Gopher Tortoise protection, prior to clearing vegetation, grading or filling the site [Sec. 406.05, ULDC; Sec. 406.28, ULDC].
9. A demolition permit cannot be issued until the well has been plugged and abandoned and ACEPD has received documentation of that action in the form of a completed well registration form or well completion report [Article XI, Chapter 406, ULDC].

#### Environmental Protection Department: Stormwater Treatment

##### 10. Required Documents per Sec 77.28:

- (a) Project site plans clearly indicating the proposed BMPs used to meet stormwater treatment performance standards;
- (b) Calculated nitrogen and phosphorous load reductions for each of the BMPs used and for the overall stormwater management system, including supporting documentation and data;
- (c) Operation & maintenance requirements for each BMP used and the entity responsible for the implementation of the requirements;
- (d) An affidavit from a registered professional engineer, architect or landscape architect in the State of Florida certifying that the stormwater system meets all of the requirements of the Alachua County Stormwater Treatment Code.

11. Project is located within watershed of water body with Adopted Nutrient TMDL (Newnans Lake- 2705B). Stormwater Management system will need to meet it will need to meet 77.27(c)- Projects within watersheds of Water Bodies with Adopted Nutrient Total Maximum Daily Loads (TMDLs) - Either Reduce both the post-development annual average stormwater total nitrogen load by at least 70% and the annual average stormwater total phosphorus load by at least 80%, or reduce the post-development average annual nitrogen and phosphorus load to at least 10 percent less than the pre-development average annual nitrogen and phosphorus load, whichever provides the highest amount of average annual nutrient load reduction.

#### Environmental Protection Department: Water Conservation

12. Please submit HOA documents and ensure compliance with Section 406.59.1(a)1, ULDC and Chapter 77, Article VIII.

13. Please include the following language in the HOA documents: Permanent irrigation systems shall not be required and the use of temporary irrigation systems for establishment shall be encouraged. When provided, the use of permanent irrigation shall be minimized, and systems must comply with Chapter 77, Article VI, Landscape Irrigation Design and Maintenance Standards. All other provisions of the Water Quality Standards and Management Practices as set forth in Chapter 77 of the Alachua County Code of Ordinances shall also be followed, including limits on the use of fertilizer, operation and maintenance of the automatic irrigation system, and Florida-Friendly Landscaping provisions .
14. On the final landscape plans, please include updated "Establishment irrigation notes." A template document can be provided by contacting Eliana Bardi, ebardi@alachuacounty.us.

#### Fire Rescue

15. Insure that Fire Hydrants distances installed comply with NFPA 1 18.5.2 "Fire Hydrants shall be provided for detached one and two family dwellings (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 feet"