



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/growthmanagement)

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

Date: December 1, 2025

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Chesnut Townhomes

APPROXIMATE PROJECT ADDRESS: 5872 SW 79th Way, Gainesville, FL 32608

TAX PARCEL NUMBER(S): 07053-001-000 and 07053-000-000 TOTAL ACREAGE: 10.04

EXISTING ZONING: R-1b Single Family, Medium Density

FUTURE LAND USE: Medium Density Residential

BRIEF DESCRIPTION OF PROPOSED PROJECT:

single-family residential subdivision with up to 72 attached townhouse units and associated infrastructure

Includes conversion of existing house on property into a clubhouse/common building

DEVELOPMENT DATA:

LEVEL OF REVIEW: Preliminary Plan

Check all that apply and fill out:

- | | | |
|---|---------------------------|-----------------------|
| <input type="checkbox"/> TND/TOD | Number of Lots: _____ | Square Footage: _____ |
| <input checked="" type="checkbox"/> Single Family Residential | Number of Lots: <u>72</u> | |
| <input type="checkbox"/> Multi-Family Residential | Number of Lots: _____ | |
| <input type="checkbox"/> Non-Residential | Square Footage: _____ | |
| <input type="checkbox"/> Boat Dock | Square Footage: _____ | |
| <input type="checkbox"/> Other: _____ | | |

CONTACT INFORMATION:

AUTHORIZED AGENT:

Name: eda consultants inc.

Mailing Address: 720 SW 2nd Ave, Suite 300, Gainesville, FL 32601

Email: cvega@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.



December 1, 2025

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

**Re: Chesnut Townhomes
Preliminary Development Plan Application**

The proposed project is a single-family residential subdivision with up to 72 attached townhouse units and associated infrastructure. Includes conversion of existing house on property into a clubhouse/common. The project is located at 5872 SW 79th Way on Tax Parcel Nos. 07053-001-000 and 07053-000-000. The project site is located on approximately 10.04 (+/-) acres and contains an existing house.

Included with this letter is all supporting information required for a preliminary 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, appearing to read 'Claudia Vega', is written over the word 'Sincerely,'.

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: Parker Subdivision

OWNER: J & W Parker Properties
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 07053-001-000 and 07053-000-000

APPROXIMATE PROJECT ADDRESS: 5872 SW 79th Way, Gainesville, FL 32608

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

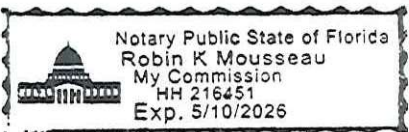
1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, 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.

William A Parker Owner Signature William A Parker Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 9th Day of October, 2025, by William Parker who is personally known or has provided satisfactory identification _____.

STATE OF FLORIDA
 COUNTY OF MARION

Robin Mousseau Signature of Notary Public
Robin Mousseau Printed Name of Notary Public
HH 216451 Commission Number



(Notarial Stamp above)



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

Detail by Entity Name

Florida Limited Liability Company
J & W PARKER PROPERTIES, LLC

Filing Information

Document Number L16000019337
FEI/EIN Number 81-1617308
Date Filed 02/01/2016
State FL
Status ACTIVE

Principal Address

21675 NW 75TH AVE RD
MICANOPY, FL 32667

Mailing Address

21675 NW 75TH AVE RD
MICANOPY, FL 32667

Registered Agent Name & Address

ANTHONEY PARKER, WILLIAM
21675 NW 75TH AVE RD
MICANOPY, FL 32667

Name Changed: 02/10/2023

Authorized Person(s) Detail

Name & Address

Title MGR

ANTHONEY PARKER, WILLIAM
21675 NW 75TH AVE RD
MICANOPY, FL 32667

Title MGR

MICHELLE PARKER, JENNIFER
21675 NW 75TH AVE RD
MICANOPY, FL 32667

Annual Reports

Report Year	Filed Date
2023	02/10/2023
2024	02/06/2024
2025	01/27/2025

Document Images

01/27/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/10/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
02/18/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
02/01/2016 -- Florida Limited Liability	View image in PDF format

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3487487 4 PG(S)
4/28/2023 4:19 PM
BOOK 5087 PAGE 963
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1143425
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$14,840.00
Intang. Tax: \$0.00

Prepared by and return to:
Sherra Gurman
U.S. Title
2622-B2 Northwest 43rd Street
Gainesville, FL 32606
(352) 372-7000
File No UG-18150

Parcel Identification No 07053-000-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of April, 2023 between James Chesnut and Patricia Ann Chesnut, a/k/a Patricia A. Chesnut, husband and wife, Individually and As Co-Trustees of The Chesnut Family Trust dated August 28, 2012, whose post office address is 4 Coconut Row, Port Orange, FL 32127, of the County of Volusia, State of Florida, Grantor, to J&W Parker Properties, LLC, a Florida Limited Liability Company, whose post office address is 21675 Northwest 75th Avenue Road, Micanopy, FL 32667, of the County of Marion, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

Exhibit "A" attached hereto and by reference made a part hereof.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

WITNESS

Sherra Gorman
PRINT NAME

Carlene Cross

WITNESS

Carlene Cross
PRINT NAME

The Chesnut Family Trust dated August 28, 2012

By: [Signature]
James Chesnut, Trustee

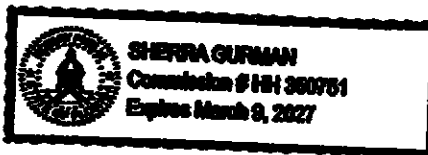
By: [Signature]
Patricia Ann Chesnut, Trustee

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of April, 2023, by James Chesnut and Patricia Ann Chesnut, Trustees of The Chesnut Family Trust dated August 28, 2012.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FLDL

Exhibit "A"
Property Description

PARCEL 1:

A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR (NO I.D.) AT THE NORTHEAST CORNER OF CHESNUT VILLAGE — PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 58 & 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTH BOUNDARY LINE OF VALWOOD UNIT NO. 3, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 93, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR A POINT OF BEGINNING AND RUN THENCE NORTH 89°07'26" EAST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 659.23 FEET TO 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID VALWOOD UNIT NO. 3; THENCE RUN SOUTH 00°40'54" EAST, A DISTANCE OF 266.93 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 168.15 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 230.55 FEET TO A SET 1/2" REBAR & CAP (PLS#4789) ON THE NORTH BOUNDARY LINE OF CHESNUT VILLAGE — PHASE II, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 74-76; THENCE RUN SOUTH 89°36'31" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID CHESNUT VILLAGE — PHASE II, A DISTANCE OF 233.51 FEET TO A FOUND 1/2" IRON PIPE AT A BEND POINT IN THE NORTH BOUNDARY LINE OF SAID CHESNUT VILLAGE — PHASE II; THENCE RUN SOUTH 89°36'50" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID CHESNUT VILLAGE — PHASE II, A DISTANCE OF 426.76 FEET TO A FOUND 5/8" REBAR (NO I.D.) ON THE EAST BOUNDARY LINE OF A 30 FOOT DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF CHESNUT VILLAGE — PHASE II; THENCE RUN NORTH 00°35'35" WEST, ALONG THE BOUNDARY LINES OF SAID CHESNUT VILLAGE — PHASE II & CHESNUT VILLAGE — PHASE I, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND IN PARCEL "B"

PARCEL "B"

A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR (NO I.D.) AT THE NORTHEAST CORNER OF CHESNUT VILLAGE — PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 58 & 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTH BOUNDARY LINE OF VALWOOD UNIT NO. 3, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 93, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 89°07'26" EAST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 659.23 FEET TO 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID VALWOOD UNIT NO. 3; THENCE RUN SOUTH 00°40'54" EAST, A DISTANCE OF 266.93 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 168.15 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 87°33'31" WEST, A DISTANCE OF 181.76 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 00°30'08" WEST, A DISTANCE OF 160.28 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 89°57'38" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR (NO I.D.) AT THE NORTHEAST CORNER OF CHESNUT VILLAGE — PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 58 & 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTH BOUNDARY LINE OF VALWOOD UNIT NO. 3, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 93, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 89°07'26" EAST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 659.23 FEET TO 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID VALWOOD UNIT NO. 3; THENCE RUN SOUTH 00°40'54" EAST, A DISTANCE OF 266.93 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'54" EAST, A DISTANCE OF 168.15 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 87°33'31" WEST, A DISTANCE OF 181.76 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 00°30'08" WEST, A DISTANCE OF 160.28 FEET TO A FOUND 5/8" REBAR & CAP (LB#4169); THENCE NORTH 89°57'38" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.



[Search](#) > Account Summary

Real Estate Account #07053 001 000

Owner:
J&W PARKER PROPERTIES

Situs:
5872 SW 79TH WAY
GAINESVILLE 32608

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/12/2024** for **\$11,020.16**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$11,020.16 11/12/2024 Receipt #24-0015478	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$9,008.86 11/21/2023 Receipt #23-0030639	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$126.74 11/30/2022 Receipt #22-0052908	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$592.73 11/30/2021 Receipt #21-0051796	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$4,647.83 11/30/2020 Receipt #20-0048120	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$4,910.39 11/29/2019 Receipt #19-0052464	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$5,016.13 11/19/2018 Receipt #18-0022081	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$5,060.13 11/30/2017 Receipt #17-0054537	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$4,867.58 11/29/2016 Receipt #16-0038446	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$5,000.24 11/30/2015 Receipt #15-0035710	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$3,937.96 11/14/2014 Receipt #14-0016776	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$4,035.10 12/31/2013 Receipt #13-0068421	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$4,009.31 12/18/2012 Receipt #12-0058134	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$3,991.35 12/31/2011 Receipt #2011-3025133	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$299.29 03/31/2011 Receipt #2010-1066903	Print (PDF)
Total Amount Due	\$0.00		

Convenience Fees

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

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Search](#) > Account Summary

Real Estate Account #07053 000 000

Owner:
J&W PARKER PROPERTIES

Situs:
5864 SW 79TH WAY
GAINESVILLE 32608

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/12/2024** for **\$3,984.36**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid	\$3,984.36	11/12/2024	Receipt #24-0015478 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid	\$2,754.21	11/21/2023	Receipt #23-0030639 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid	\$2,515.49	11/30/2022	Receipt #22-0052908 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid	\$2,018.47	11/30/2021	Receipt #21-0051796 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid	\$2,038.16	11/30/2020	Receipt #20-0048120 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid	\$2,133.56	11/29/2019	Receipt #19-0052464 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid	\$2,156.99	11/19/2018	Receipt #18-0022081 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid	\$2,191.79	11/30/2017	Receipt #17-0054537 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid	\$2,014.81	11/29/2016	Receipt #16-0038446 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid	\$2,054.91	11/30/2015	Receipt #15-0035710 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid	\$2,046.54	11/14/2014	Receipt #14-0016776 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid	\$2,084.83	12/31/2013	Receipt #13-0068421 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid	\$2,050.66	12/18/2012	Receipt #12-0058134 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid	\$2,330.29	05/08/2012	Receipt #2011-1075409 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid	\$1,390.23	03/31/2011	Receipt #2010-1066903 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid	\$1,387.34	12/31/2009	Receipt #2009-1024307 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid	\$1,231.97	12/30/2008	Receipt #2008-8033998 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid	\$1,518.52	02/29/2008	Receipt #2007-7014738 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid	\$1,563.92	11/30/2006	Receipt #2006-9091447 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid	\$1,540.96	11/30/2005	Receipt #2005-9052452 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid	\$1,510.91	12/31/2004	Receipt #2004-4018929 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid	\$1,489.81	11/26/2003	Receipt #2003-3027145 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid	\$1,567.30	04/30/2003	Receipt #2002-0273756 Print (PDF)
Total Amount Due	\$0.00				

Convenience Fees

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

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



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: Chesnut Townhomes
 OWNER(s): J & W Parker Properties
 APPOINTED AGENT: eda consultants, inc.
 PARCEL NUMBER(s): 07053-001-000 & 07053-000-000
 APPROXIMATE PROJECT ADDRESS: 5872 SW 79th Way

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
2 Day of December, 2025, 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

Heather A. Hartman Signature of Notary Public
Heather A. Hartman Printed Name of Notary Public
HH 320137 Notary Commission Number

(Notarial Stamp above)

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" value="72"/>	units X 0.12 Elementary School Multiplier	<input type="text" value="9"/>	Student Stations
MIDDLE	<input type="text" value="72"/>	units X 0.06 Middle School Multiplier	<input type="text" value="5"/>	Student Stations
HIGH	<input type="text" value="72"/>	units X 0.09 High School Multiplier	<input type="text" value="7"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

CERTIFICATION

PROJECT NAME : Chestnut Townhomes

PROJECT #: []

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Southwest Alachua Capacity Required 9

- Capacity Available Available Capacity 209
- Capacity Available in 5 yrs* Available Capacity []
- Capacity Available in Adjacent SCSA Available Capacity []

Middle SCSA Kanapaha Capacity Required 5

- Capacity Available Available Capacity 157
- Capacity Available in 5 yrs* Available Capacity []
- Capacity Available in Adjacent SCSA Available Capacity []

High SCSA Buchholz Capacity Required 7

- Capacity Available Available Capacity []
- Capacity Available in 5 yrs* Available Capacity []
- Capacity Available in Adjacent SCSA Available Capacity 348

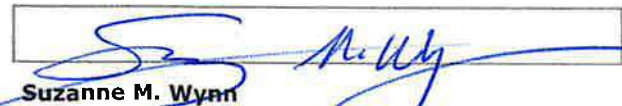
Denial for reasons stated []

Approved by

Alachua County Staff

School Board Staff Certification

A complete application for the development project was accepted on


Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445
Date: 01/22/2026

Date: []
Signed: []
Printed Name: []

*163.3180(6)(g), F.S. (2023)

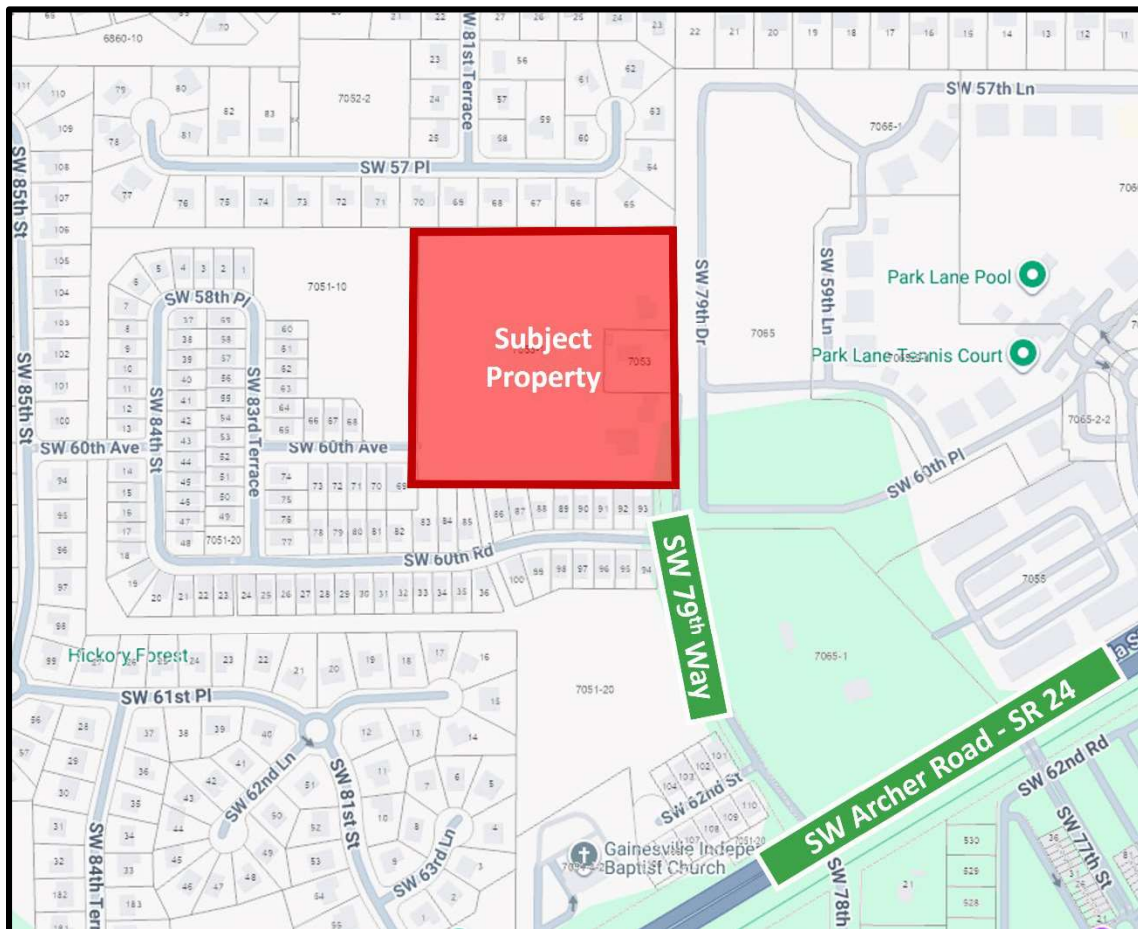
NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed preliminary development plan for a single-family residential subdivision with up to 72 lots and associated infrastructure on tax parcel numbers 07053-001-000 & 07053-000-000 located at 5864 and 5872 SW 79th Way. The 10.04 acre subject property has a Medium Density Future Land Use designation and Residential Single Family (R-1B) zoning. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed with the following information:

Date: Tuesday, November 25, 2025
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. A link to the meeting can be requested by e-mailing the contact below. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

Contact: eda consultants, inc. **Email:** permitting@edafl.com **Phone:** (352) 373-3541



Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Ethan Long, who on oath says that he is the OMB Data Analyst Coordinator of Alachua County, Florida; that the attached copy of advertisement: **Neighborhood Workshop - Chesnut Townhomes Neighborhood Workshop** for November 25th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **11/14/25**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature Ethan Long

Date November 24th, 2025

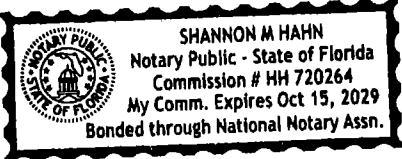
Business Impact Estimate published with the advertisement and attached.

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 24th day of November 2025, by Ethan Long who is personally known to me or who has produced ___ as identification.

Shannon M Hahn

Signature of Notary Public



Notary Public Seal

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SIGN UP NOW

Neighborhood Workshop - Chesnut Townhomes Neighborhood Workshop

Tue Nov 25th 6:00pm

[Neighborhood-Workshop](#) [Growth-Management](#)

Online Event Location: Zoom Meeting

Published November 14th, 2025

NEIGHBORHOOD WORKSHOP NOTICE

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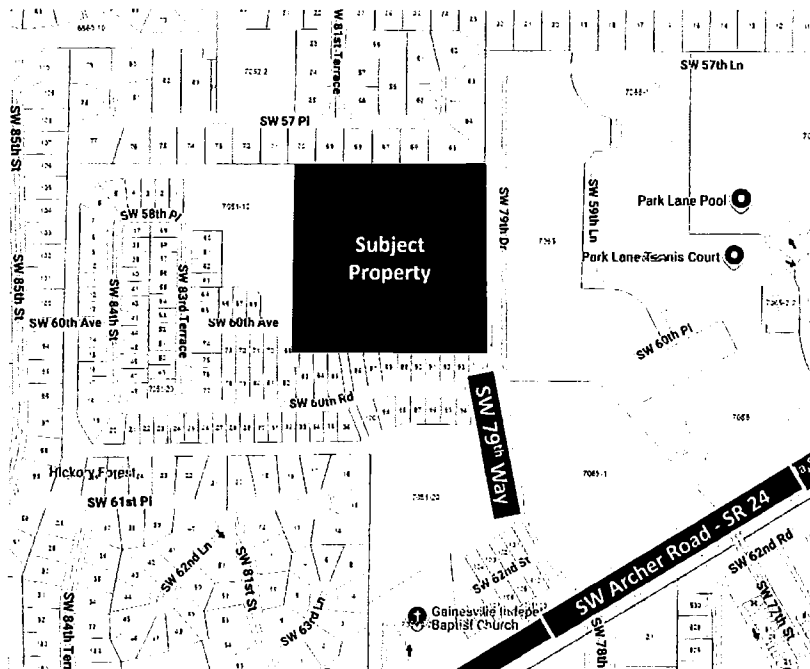
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Contact: eda consultants, inc.

Email: permitting@edafl.com

Phone: (352) 373-3541



Neighborhood Workshop Notice Mailer Attached

If Required Business Impact Attached



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As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence Platform™ to help identify and prioritize accessibility issues on our website.

📷 Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

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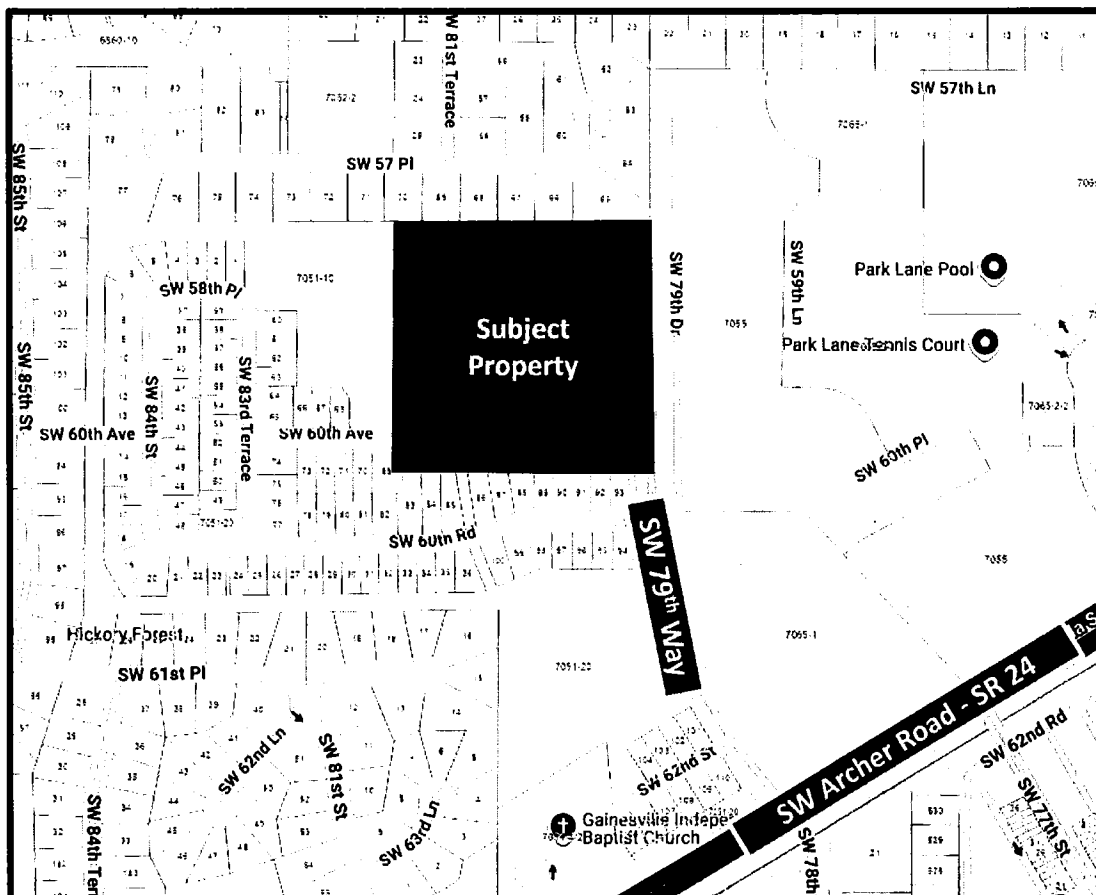
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Contact: eda consultants, inc.

Email: permitting@edafl.com

Phone: (352) 373-3541



5703 SW 81ST TERRACE LLC
346 CRESCENT DR
PALM BEACH, FL 33480

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8312 SW 61ST PL
GAINESVILLE, FL 32608

ADAMS & SCHEUERMANN
8008 SW 63RD LN
GAINESVILLE, FL 32608

AGUILAR & BALZA H/W
6015 SW 83RD TER
GAINESVILLE, FL 32608

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ALAS & LABORDE H/W
8019 SW 60TH RD
GAINESVILLE, FL 32608

AL-AZZAWI OMAR A KADHIM
90 WASHINGTON ST APT 158
NEW YORK, NY 10006

ALBAYRAM MEHMET SAIT
3411 SCARLET ASH CV
OVIDO, FL 32765

ALEMAN & LOPEZ
8405 SW 57TH PL
GAINESVILLE, FL 32608

ALFORD CHRISTOPHER & PEGGY
5713 SW 81ST TER
GAINESVILLE, FL 32608

ALLEMAN ARTHUR RICK JR
8005 SW 57TH PL
GAINESVILLE, FL 32608

ALONZO-BENITEZ & MONTOYA-
GARCIA H/W
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GAINESVILLE, FL 32608

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c/o Bosshardt Property Management
5522 NW 43RD STREET
GAINESVILLE, FL 33487

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2521 E MOUNTAIN VILLAGE DR STE B
PMB 361
WASILLA, AK 99654

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9 COVENTRY CLOSE
AVONDALE EST, GA 30002

ARNOLD & RENCH
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GAINESVILLE, FL 32608

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GAINESVILLE, FL 32608

BAIRAN & ESPANO W/H
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ST AUGUSTINE, FL 32080

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GAINESVILLE, FL 32608

BAO & NAKANDAKARE H/W &
VERGARA
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GAINESVILLE, FL 32608

BARBIER & THROOP
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GAINESVILLE, FL 32608

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OZRAZGAT
5876 SW 84TH ST
GAINESVILLE, FL 32608

BIAN & ZHI H/W
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68 JACKSON ST
BELCHERTOWN, MA 01007

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CHEN & WEN H/W
8194 SW 60TH RD
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CHEN & YAN H/W
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GAINESVILLE, FL 32608

CHEN & ZHU H/W
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WINDERMERE, FL 34786

CHEN YU
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GAINESVILLE, FL 32608

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MIAMI BEACH, FL 33140

CHIEN & HUNG H/W
11112 SWANEE MILL TRCE
GLEN ALLEN, VA 23059

CHRISTIAN LOURDES
5712 SW 81ST TER
GAINESVILLE, FL 32608

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W/H
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GAINESVILLE, FL 32608

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LAND RIGHTS COORDINATOR
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GAINESVILLE, FL 32602

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MADISON, FL 39110

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DE SOTO & DIAZ H/W
7321 SW 18TH PL
GAINESVILLE, FL 32607

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TAYLOR
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JR
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GAINESVILLE, FL 32608

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H/W
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GAINESVILLE, FL 32608

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BOSTON, MA 02114

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GAINESVILLE, FL 32608

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8380 SW 58TH PL
GAINESVILLE, FL 32608

DINH & NGUYEN W/H
397 GRANT LOGAN
ST JOHNS, FL 32259

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7801 SW 56TH AVE
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5940 SW 83RD TER
GAINESVILLE, FL 32608

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8204 SW 61ST PL
GAINESVILLE, FL 32608

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409 SW 2ND AVE
TRENTON, FL 32693

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ERVIN & HARRIS
8119 SW 57TH PL
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EWING & VAN VLIET
8124 SW 57TH PL
GAINESVILLE, FL 32608

FARAON & FARAON
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GAINESVILLE, FL 32608

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MIRNA
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LAS VEGAS, NV 89128

FIORE MICHAEL L
8011 SW 56TH AVE
GAINESVILLE, FL 32608

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GAINESVILLE, FL 32608

FLOWERS SANDON A
8008 SW 57TH PL
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FRITZ TODD ALAN
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GAINESVILLE, FL 32608

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HOLDIING CORP
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COURTNEY E
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HAILE PLANTATION ASSOCIATION
INC
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HAUGH SHERAME KAY
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HAWTHORNE, FL 32640

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HE & TANG W/H
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GAINESVILLE, FL 32608

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HINTERMISTER TRUSTEE
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HINTON DAVID & SUSAN
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MICANOPY, FL 32667

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LYNN
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SUWANNEE, GA 30024

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PLANO, TX 75075

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MELVILLE, NY 11747

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WAXHAW, NC 28173

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HUANG & YANG
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GAINESVILLE, FL 32608

IRWIN COURTNEY BINZ
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GAINESVILLE, FL 32608

JI & ZHAO H/W
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SEATTLE, WA 98119

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GAINESVILLE, FL 32608

KIMBERLIN CAROLE L LIFE
ESTATE
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GAINESVILLE, FL 32608

KOLLURI AKHIL
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GAINESVILLE, FL 32608

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LI & YANG W/H
6826 SW 86TH TER
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LI YANCHENG
4251 SW 21ST PL APT B
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MANNEH ALAGIE
8223 SW 56TH AVE
GAINESVILLE, FL 32608

MARCILLA ALINA
7903 SW 56TH AVE
GAINESVILLE, FL 32608

MARTIN CARI A LIFE ESTATE
8385 SW 90TH CT
OCALA, FL 34481

MCMASTERS & RIVAS
8390 SW 58TH PL
GAINESVILLE, FL 32608

MCNAMARA LAURA R
8118 SW 56TH AVE
GAINESVILLE, FL 32608

MEDINA & VAZQUEZ W/H
6004 SW 83RD TER
GAINESVILLE, FL 32608

MEHL III & STILLWELL H/W
5601 SW 83RD DR
GAINESVILLE, FL 32608

MENDOZA & TAYLOR M/C
8311 SW 57TH PL
GAINESVILLE, FL 32608

MINNICK REBECCA L
5604 SW 83RD DR
GAINESVILLE, FL 32608

MJBS HOLDINGS LLC TRUSTEE
8809 TWIN LAKE DR
BOCA RATON, FL 33496

MORALES-PEREZ & RAMIREZ W/H
RR 67 BOX 120
BAYAMON, PR 00956

MUELLER WILLIAM A & MARIA V
5974 SW 83RD TER
GAINESVILLE, FL 32608

MUNEEPEERAKUL RACHATA &
CHITSOMANUS P
6231 SW 37TH WAY
GAINESVILLE, FL 32608

MURDOCK ERIN E & VERNON R
8331 SW 57TH PL
GAINESVILLE, FL 32608

PAREJO PEDRO LUIS
7923 SW 56TH AVE
GAINESVILLE, FL 32608

PARUL & NEWAZ
6020 SW 83RD TER
GAINESVILLE, FL 32608

PATEL KAJAL
8301 SW 60TH RD
GAINESVILLE, FL 32608

PATEL RONAK
3407 LEE PL
COLLEGE PARK, GA 30349

PHAN & TSAI W/H
8104 SW 60TH RD
GAINESVILLE, FL 32608

PHIPPS GERALD A & JANET T
8000 SW 56TH AVE
GAINESVILLE, FL 32608

POGLITSCH & SAX
8318 SW 57TH PL
GAINESVILLE, FL 32608

POWELL MICHAEL ERIC & NINA
BARRESI
6049 SW 84TH ST
GAINESVILLE, FL 32608

PRESLEY CHANDRA
8030 SW 56TH AVE
GAINESVILLE, FL 32608

PRIETO NORMA
8031 SW 62ND LN
GAINESVILLE, FL 32608

RYCZEK ROBERT L & ANGELA S
10322 SW 23RD AVE
GAINESVILLE, FL 32607

SALISBURY MITCHELL CREST
5722 SW 81ST TER
GAINESVILLE, FL 32608

SEE EDWARD CAMALIGAN &
LORELIE CASO
5914 SW 84TH ST
GAINESVILLE, FL 32608

SHANNON JAMES P & WENDY
8021 SW 56TH AVE
GAINESVILLE, FL 32608

SKIPPER EVERETT LAWTON &
SARAH KATHLEEN
8018 SW 57TH PL
GAINESVILLE, FL 32608

SUN YU
5893 SW 84TH ST
GAINESVILLE, FL 32608

TANNEN STEVEN O LIFE ESTATE
8301 SW 57TH PL
GAINESVILLE, FL 32608

TRELOAR RICHARD W & TERESA J
8001 SW 62ND LN
GAINESVILLE, FL 32608

WADLOW & WADLOW
8026 SW 62ND LN
GAINESVILLE, FL 32608

RAMOS & WANG W/H
7980 SW 62ND CT
GAINESVILLE, DC 32608

S & S JACOBS GROUP LLC
3718 SW 80TH DR
GAINESVILLE, FL 32608

SANTEVECCHI BARBARA ANN
8350 SW 58TH PL
GAINESVILLE, FL 32608

SENFTE MILTON L
5967 SW 83RD TER
GAINESVILLE, FL 32608

SHEFFIELD KARI L
8041 SW 62ND LN
GAINESVILLE, FL 32608

SNIPES BRITTANY
8015 SW 57TH PL
GAINESVILLE, FL 32608

SWORDS GABRIEL MICHAEL &
NICOLE MARIE
7107 NIGHTSHADE DR
RIVERVIEW, FL 33578

THOMAS SANETHIA V
8266 SW 60TH AVE
GAINESVILLE, FL 32608

TURKDOGAN CHARMAINE G
CARPIZ
5892 SW 83RD TER
GAINESVILLE, FL 32608

WANG & ZHENG
10059 FILAMENT BLVD
JACKSONVILLE, FL 32256

RAS MAYFAIR OWNER LLC & 2465
MAYFAIR OWNER LLC
6001 BROKEN SOUND PARKWAY STE
360
BOCA RATON, FL 33487

SALDIVIA & VALDERAMA W/H
8381 SW 60TH RD
GAINESVILLE, FL 32608

SCARBOROUGH &
SCARBOROUGH CO-TRUSTEES
8005 SW 63RD LN
GAINESVILLE, FL 32608

SHAH SAMIR KAUSHIK &
KHANJAN BAXI
2281 NW 150TH BLVD
NEWBERRY, FL 32669

SIMSEK EMRAH & ARZU
6018 SW 84TH ST
GAINESVILLE, FL 32608

STILL MICHAEL A & MEGAN E
8225 SW 57TH PL
GAINESVILLE, FL 32608

T PARKLANE LAND FL LLC
16600 DALLAS PARKWAY STE 300
DALLAS, TX 75248

THOMPSON MATTHEW S &
ELIZABETH M
8940 SW 95TH PL
GAINESVILLE, FL 32608

VANDUYNE SHONDA L
5521 SW 82ND TER
GAINESVILLE, FL 32608

WANG ZHAOCHUAN & XI
904 LONGWOOD CT
CHALFONT, PA 18914

WENNIER RAYMOND J & SONIA M
5745 SW 75TH ST #265
GAINESVILLE, FL 32608

WHITE NICHOLAS JOHN &
MIKAYLA ALLEN
8302 SW 61ST PL
GAINESVILLE, FL 32608

WILLIAMS BRIAN R & JOANNAH C
8203 SW 56TH AVE
GAINESVILLE, FL 32608

WILLIAMS DEREKA SKYLER
8317 SW 60TH RD
GAINESVILLE, FL 32608

WOMBLE & CLINES LIFE ESTATE
8211 SW 61ST PL
GAINESVILLE, FL 32608

YAN & YUE H/W
8273 SW 60TH RD
GAINESVILLE, FL 32608

YAN YING
8535 SW 80TH PL
GAINESVILLE, FL 32608

ZAITSEVA YAROSLAVA
5164 SW 82ND TER
GAINESVILLE, FL 32608

Chesnut Village Community
Association, Inc.
c/o Bosshardt Property Management
5522 NW 43RD STREET
GAINESVILLE, FL 33487

POMPA JOSEPH RICHARD
7822 SW 56TH AVE
GAINESVILLE, FL 32608

LAMAS & GONZALEZ SOTO
5978 SW 84TH ST
GAINESVILLE, FL 32608



Chesnut Townhomes Preliminary Development Plan

Neighborhood Workshop
November 25, 2025

Meeting Guidelines

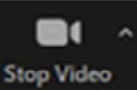
- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

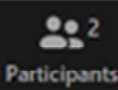
↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



Reactions

Existing Conditions



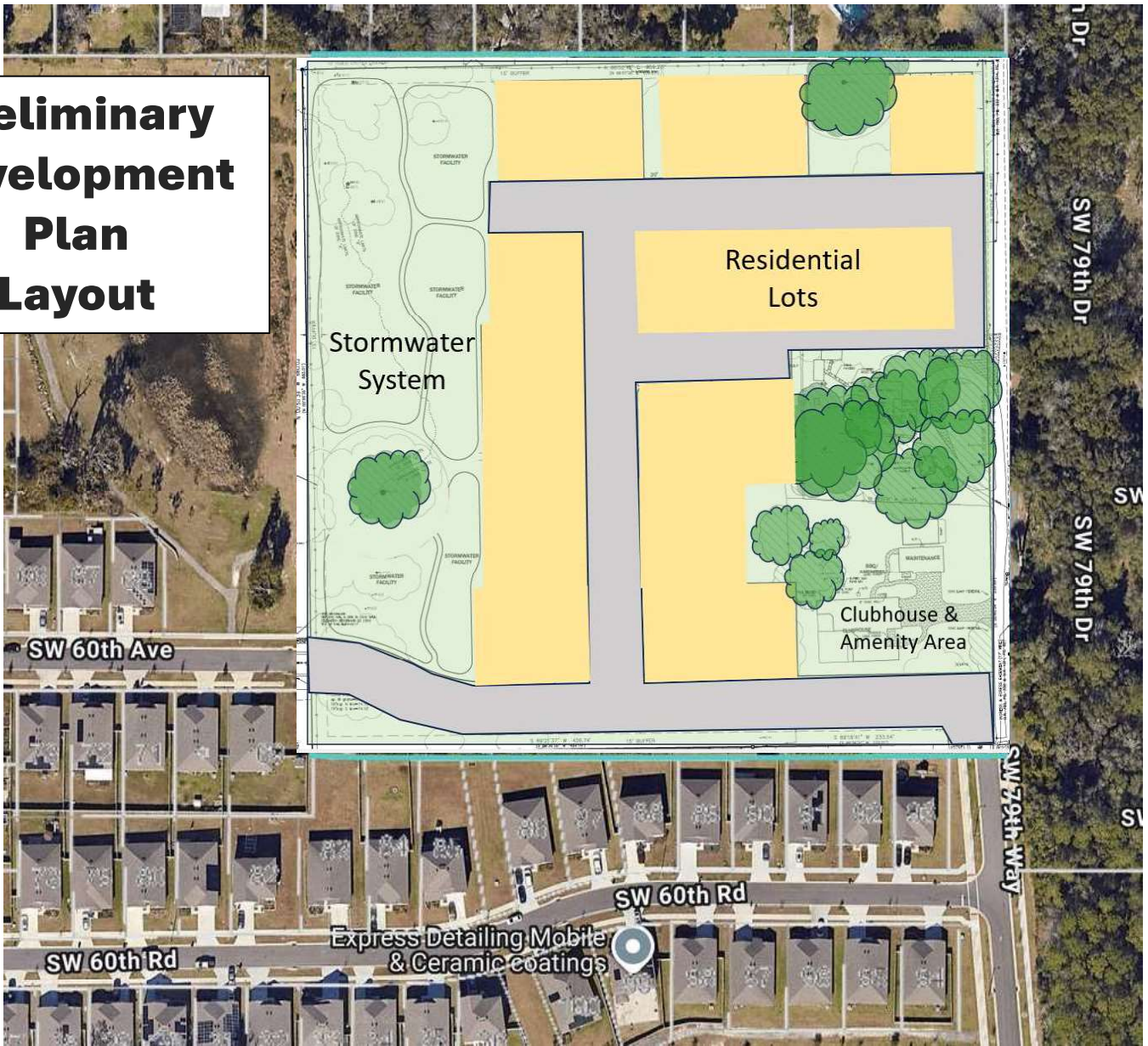
Property Summary

- Tax Parcel Numbers 07053-000-000 and 07053-001-000
- Location: 5864 - 5872 SW 79th Way
- Project Area: 10.04 acres
- Future Land Use Map Designation: Medium Density
- Zoning District: Residential Single-Family, R-1B

- Proposed preliminary development plan for up to 72 single-family attached residential units.



Preliminary Development Plan Layout



Next Steps

- Neighborhood Workshop – November 25, 2025
- Preliminary Development Plan
 - County Submittal – December 2025
 - County Commission – Spring 2026
- Final Development Plan
 - County Submittal – Spring 2026
 - DRC Hearing – Fall 2026



Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Questions

Neighborhood Meeting Minutes

Project: SW 79th Way Subdivision - Preliminary Development Plan

Meeting Date & Time: November 25, 2025 at 6:00 p.m.

Community Participants: 54 participants in total

Project Representatives: Sergio Reyes, Ashley Scannella, Claudia Vega - eda

Sergio Reyes gave a Power Point presentation to inform the participants of the project and then opened up the floor for questions afterwards. The full recording and presentation is available on our website:

<http://edafl.com/neighborhoodworkshops>

Traffic, Access, and Transportation

Q Has a Traffic Impact Analysis (TIA) been completed?

A: No. The County will review the submitted trip generation calculations and then determine whether a full traffic study is needed.

Q: What intersection do you foresee experiencing increased congestion or failing grades as a result of this development? What traffic improvements will the developer be responsible for vs the taxpayers?

A: We were also the designers of the Chesnut Village subdivision to the south, and this area was a part of that master plan. SW 79th Way was designed and built to provide access to this future development, and the road cross-sections were designed to carry additional future anticipated traffic. The county required us to do that at the time. The trip generation for this project is not anticipated to trigger any new traffic improvements.

Q: The only way out for this proposed community is SW 79th Way?

A: When Chesnut Village was designed, SW 79th Way and SW 60th Avenue were designed as the two access points, which are also going to be used for this project.

Comment: SW 79th Way right now is consistently backed up from our development, Hickory Forest, and the adjacent apartment complex traffic. This represents an unfair burden to property owners in Chesnut Village.

Q: Are there plans to widen SW 79th Way or put a traffic light at SW 79th Way & Archer Rd?

A: As mentioned before, SW 79th Way was specifically designed to handle additional traffic from this development. It is a 60' ROW while the other roads in your development are 50' wide. From the beginning this road was planned to handle additional traffic. Also at that time, substantial improvements

were completed at the intersection of SW 79th Way & Archer Road, with this development also in mind. The county is in the process of widening Archer Road to 4 lanes from here to SW 91st Street. That project is in the design stage right now. They normally hold neighborhood workshops like this during the process, and you can present your input at that time.

All of the roads in Chesnut Village are County roads, so the county is the entity that maintains the roads. We have not decided for this development whether the internal roads will be county or privately maintained- the county actually makes that final decision during the review process.

Q: Who are you coordinating with at the County? Do you have a specific person?

A: We work with the whole county staff- many different departments. The submittal goes to Growth Management and they distribute it to the different departments- Public Works, Traffic, Environmental, etc.

Comment: I'm concerned, and oppose this development. We're concerned about increased cut-through traffic in our neighborhood.

Q: Can you propose to connect to any other roads instead?

A: We do not see any other roads available to connect to.

Q: We are already having to deal with the new construction that is happening in Park Lane- Why can't you use Park Lane to access your community?

A: Park Lane does not connect to your development—there is a parcel in between, so it cannot serve as a through-route. If construction vehicles are doing that- that is not allowed. Also, the roads in Chesnut Village are county-dedicated public roads, we have the right to use those.

Q: Is there any plan to connect this new neighborhood to Tower Road via Park Lane apartments, which would reduce traffic on SW 79th Way?

A: We are not working on that project, and I have not seen the plans, so I don't know. One of the county policies in the Comprehensive Plan is interconnectivity. The county does like to connect all the neighborhoods, helping to relieve congested areas.

Q: Park Lane construction has opened up a cut-through, and are using SW 79th Way for construction trucks.

A: I didn't know they were using SW 79th Way, and I don't know why. I know there is an easement on the Park Lane property- perhaps that is how they are justifying it.

Comment: We must take into account the growth that Alachua County & Gainesville has experienced since this project was master planned, including increased commuter traffic on Archer Road. It is imperative that a new traffic study be done. It should be a basic right for a homeowner to get out onto a main road to go to a grocery store.

Q: What will be proactively done vs what is required by the county? Can we request a traffic study even if it is not required? Do you have any advice for us as a community? This will also benefit the new community.

A: Your concerns are very clear, and we will pass it along to the county. You can make your case before the County Commission.

Boundaries, Fences, and Trails

Q: Will there be a fence delineating the boundary? There's a chain-link fence along the property line now.

A: The existing fence needs to be removed, both to accommodate the design, and because chain-link fences are not allowed per current county code. A replacement would depend on final design, but your concern and desire for a fence will be passed on to the developer.

Q: If it's on the property line, isn't there a shared interest to consider? We will have to spend thousands of dollars to put up new fences.

A: If the county or developer puts up a fence, it will be on this side of the boundary, not on our property. I will pass on your concern to the developer.

Q: There's a 2–3 foot drop-off along the boundary—how will grading be handled?

A: The new road will match the elevation of the existing roads it is connecting to. Some fill will likely be added to blend transitions.

Q: There is a trail around the Chesnut Village stormwater system that we pay to maintain- how do we ensure that is only used by our residents?

A: Our stormwater system will also include a trail. A connection to the neighboring trail is not proposed at this time, and may depend on County comments. As a HOA, you have a right to say no, we don't want you to connect, and you can indicate that to the county.

Q: Even if the county doesn't force a connection, those community members may still use our trail.

A: I don't recall if your trail has an easement for the use of the public- that is determined by the county.

Utilities, Stormwater, & Environmental

Q: What is the current water, sewer, and stormwater capacity in this area- will you be increasing that?

A: The water and sewer connections are located on both roads- at the end of SW 79th Way, and the end of SW 60th Avenue. This was pre-planned at the time the Chesnut Village subdivision was designed.

Q: I see that the stormwater area for this development is adjacent to ours (Chesnut Village)- is the intent that overflow during a storm will flow to our drainage area?

A: The short answer is that the overall drainage direction stays the same as it is today, but this project will have its own stormwater ponds. When Chesnut Village's basin was designed, it was built to handle runoff from this parcel under *pre-development* conditions—that's why water naturally flows that way now. For this new project, we must build new stormwater ponds on our site to meet County and Water

Management District rules. Those ponds will manage and retain the water from this development. In a major storm or emergency, any overflow would follow the same natural drainage path that already exists today, and your basin was originally designed to accommodate that level of flow.

The development will contain stormwater onsite. No additional runoff will be directed to Chesnut basins.

Also between these two lots on SW 60th Road, there is a piping system & inlet that collects some of the runoff from this parcel to bring it to the large stormwater basin to the south.

Q: That area is not level today- are you going to level it?

A: No, we are not making any improvements to your properties- all improvements will be on the subject parcel.

Q: The Chesnut HOA currently spends money maintaining our own stormwater system- spraying for algae, containing overgrowth, etc. How will responsibilities be divided with this new development?

A: The new project must manage its own stormwater- it will have its own association. It will not rely on Chesnut's system. The new WMD rules and regulations require financial assurances from new developers that they will maintain their facilities as designed.

Q: 72 houses is not a lot of households to be able to financially maintain this stormwater system- the association fees will be so large.

A: They legally have to maintain it- it's not a choice.

Q: What about sinkholes? Will additional runoff worsen our existing sinkhole problem?

A: No additional stormwater will be routed to your basins other than what is already existing today. All additional stormwater will be contained onsite. The main driving factor of sinkholes is the weather pattern (lack of rain, and then heavy rain). Upstream systems and increased financial assurance rules from the Water Management District and County will apply.

Design

Q: What kind of buildings will they be?

A: Single-family attached buildings. They will probably look like townhomes. We are not designing the buildings themselves. That is a different consultant.

Q: Who is the builder? Will it be DR Horton?

A: I don't expect that it will be one of the nationwide builders. Our client is a local builder, I expect he may build it himself.

Q: Are these affordable housing?

A: We are not requesting any affordable housing credits/incentives for this project.

Q: Square footage? 2 BR 3 BR?

A: We do not know.

Q: Sale price?

A: We do not know.

Q: How can you build 72 lots and a club house on 1/3 of the area compared to Chesnut Village?

A: They will be smaller lots than Chesnut Village. They are single-family attached, so they will not have side yards or anything like that.

Q: What is the lot size?

A: We do not know yet- in our application we say “up to 72” units, because once the county approves our design, we can then start working on the lot sizes, which will determine how many lots we can accommodate. This is the “Preliminary Development Plan” which locates the different facilities on the property. When we submit the “Final Development Plan,” we will prepare a plat with more information, including lot sizes.

A: How will parking be handled? Will the homes have garages?

A: I would imagine they do, but I have not seen that design.

Q: Is it common to have meetings like this without the builder?

A: It’s fairly common. Even when we designed Chesnut Village, we didn’t know what types of houses, or what size houses they would be. As you know, your neighborhood has a variety of lot sizes and house types.

Project Legality, Entitlements & Process

Q: If the Chesnut family planned this development initially yet the property was only purchased by J&W Parker Properties in 2023- who is J&W Parker Properties?

A: That is a local company that owns the parcel. When we worked on the original Chesnut Village, Ms. Chesnut was very involved in the design. She used to live on a house on this 10-acre property for many years- that was the reason this parcel remained undeveloped. From the beginning, it was her intent to eventually develop the entire property, so we planned for that.

Q: What is your relationship with J&W Parker Properties?

A: They are our client, and we are representing them as the engineers & surveyors designing and permitting the project.

Q: How is the project consistent with the Comprehensive Plan and Land Development Code?

A: The land use and zoning allow for 4–8 units per acre, which means up to 80 units are allowed by right. The project stays within these entitlements and does not require rezoning. We are only proposing up to 72 units.

Q: Will you commit to providing final studies (traffic, stormwater, environmental) to us before submittal?

A: No. These must be requested from the County. We cannot provide information until the submission is officially made. Once the submission is made, I will be glad to provide County contact information.

Q: Can you share what you plan to submit?

A: Once we submit, it becomes public record, and you can receive those files from the county.

Q: When will we hear back about the traffic study? / What is the timeline?

A: We plan to submit in December. The county staff completes their first review after about a month. We go back and forth with comments a couple times. Then they schedule the project to go before the County Commission- We expect that to happen around Spring 2026. When that is scheduled, the adjacent neighbors will be notified by mail and signage.

Safety & Community Impacts

Q: There was a concern about accidents blocking the entrance and fire trucks not having room. How will fire safety be addressed?

A: Part of the county review process is review of the design by the Fire Department staff. They will comment on access for emergency vehicles.

Q: Will we get that report?

A: That is part of the county's staff report- when the County provides us with the report, that is a public report that anyone can read.

Q: The roads in Chesnut Village are narrow- if cars are parked on both sides of the street, a truck cannot get through, let alone an emergency vehicle.

A: I understand and agree with your concerns, but we have to design according to county rules and regulations. The county actually has recently required that the pavement is narrower, which we are trying to push back against.

Comment: Turning left is impossible at the intersection of SW 79th Way and Archer at certain times of day. It is very unsafe.

Q: This project appears to negatively impact density, traffic, noise, and safety. What are the benefits to existing neighbors, and why should we support this development?

A: The project is being developed according to the property owner's rights under the existing rules and entitlements. This application does not request rezoning, land use change, or additional units beyond what is allowed by right. Our design plans to save some beautiful trees on the property. I understand your concerns, but the property owners have the right to develop according to the rules and regulations. This project was master planned by the Chesnut family before anyone moved into Chesnut Village.

Q: Will this negatively impact property values or safety?

A: I am an engineer, and don't deal in the financials, but from our years of experience with similar

projects, I can tell you that new developments typically increase property values in adjacent communities.

Comment: Safety concerns including traffic, general safety, community, emergency services - we did not see them addressed in the proposal.



Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
 Website: <https://growth-management.alachuacounty.us>

Submit application to: **Development Review**
 Tel. 352.374.5249
 Email: developmentreview@alachuacounty.us

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"/> | Non-native Invasive Species |
| 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 type="checkbox"/> | N/A | <input checked="" 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 type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resources Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" 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: *[Signature]* **Project #:** _____ **Date:** 12/1/2025

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.



321-277-0826
kaley@floraviedesign.com

December 1, 2025

Alachua County, Growth Management
10 SW 2nd Avenue
Gainesville, FL 32604

RE: Preliminary Development Checklist
Trees & Native Vegetation Health Evaluation
Chesnut Subdivision

The approximate 10.04 acre property is located Alachua County Tax Parcels 07053 and 07053-001. It is bordered by Southwest 60th Avenue to the South.

The site was surveyed by EDA Consultants on October 22, 2025. The tree survey has been included on pages 2 - 4.

A comprehensive table of the individually surveyed regulated and heritage sized trees are provided on page 5. Table definitions are provided below.

Table Definitions

Tree No: Numeric Survey Tag Number

Tree Species: Botanical Name and Common Name of Identified Tree Species

Size: Surveyed Diameter of Identified Tree at Breast Height

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

Potential Mitigation per Alachua County Unified Land Development Code

Sincerely,

Kaley Rice
RLA #6667256
Floravie Design, LLC

