

23718 W US HWY 27
High Springs, Florida 32643



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**HIGH SPRINGS PLAN BOARD
CITY COMMISSION CHAMBERS
AGENDA**

September 27, 2022

6:30 P.M.

CALL BOARD TO ORDER:	BOARD CHAIR- DONALD ALDERMAN
PLEDGE OF ALLEGIANCE:	BOARD CHAIR- DONALD ALDERMAN
ROLL CALL:	PLANNING TECHNICIAN – KRISTYN ADKINS
APPROVAL OF MINUTES:	September 13, 2022

NEW BUSINESS:

- 1. RESOLUTION NO. PB/LPA LDC 22-06 - MURAL ORDINANCE**
- 2. SIP22-000008 - SADDLE RIDGE ESTATES PRELIMINARY PLAT**

UNFINISHED BUSINESS:

- 1. RESOLUTION NO. PB/LPA Z 22-03 - BRIDLEWOOD PLANNED DEVELOPMENT**

AJOURN

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLAN BOARD WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN CITY MEETING SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27 HIGH SPRINGS, FLORIDA 32643. TELEPHONE (386) 454-1416 EXT 7237

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High Springs, Florida 32643



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**HIGH SPRINGS
PLAN BOARD
MEETING MINUTES
September 13, 2022**

Meeting called to order by Chair Alderman at 6:41PM directly after Historic Preservation Board.
Pledge of Allegiance: Chair Alderman

ROLL CALL PLAN BOARD:

Chair Donald Alderman – Present

Vice-Chair Bradley Riddle - Present

Member John Walsh – Present

Member Tim Bolliger - Present

Member Hector Tapanes - Present

STAFF PRESENT:

Ashley Stathatos, City Manager

Scott Walker, City Attorney

Kristyn Adkins, Planning Technician

Member Bolliger motion to approve the August 30, 2022 meeting minutes. Second Member Walsh. Motion passed 5-0.

The attorney swore in all those who wished to speak on agenda items.

NEW BUSINESS

1. RESOLUTION NO. PB/LPA Z 22-04 – HIDDEN SPRINGS VILLAS PLANNED DEVELOPMENT

Citizen Terry Phelan spoke regarding removal of trees on site and landscaping, the location being a good choice, the homes being affordable. She also stated she did not have enough time in advance to review the agenda. Ashley Stathatos, City Manager, spoke regarding the landscaping required within the PD document as well as the Developer's Agreement, such as native species being required, landscaping in the parking lot, along the front of the homes, etc. Scott Walker, City Attorney, spoke regarding the landscaping requirements within Section 5 of the document.

Citizen Gail Rosenboom spoke regarding infrastructure in the city, such as water, sewer, schools, transportation/roads, police, and fire, and the effect development was having. Ms. Stathatos spoke regarding the upcoming impact fee ordinance which would help address deficiencies, and regarding the school and how the City has no control over when/what they do. She spoke regarding the 3rd well being installed, the wastewater expansion, and how roads could not be fixed without growth. She spoke regarding traffic impact analysis. Ms. Rosenboom spoke of traffic tripling over the last few years, and the travel times. Chair Alderman stated that the City of High Springs hasn't grown that much, but the surrounding communities have, which affects us. He stated we need impact fees to address issues, and spoke regarding DOT and that often things get bad before better with them. Ms. Rosenboom stated she moved here for the downtown feel of High Springs.

Member Riddle asked regarding projects potentially being halted without infrastructure needed. Ms. Stathatos spoke regarding the planning phase of a project, the platting phase, and explained when the infrastructure needs come online. She stated that the PD/zoning phase is the use side, and the platting is the engineering/infrastructure. She spoke regarding the developer's agreement and the line in it stating the City could have a developer stop building if there is no wastewater capacity.

Member Tapanes spoke regarding school capacity, and how students were being bused in from other places causing us to be at capacity. Chair Alderman spoke of the school waiting to be given land. Ms. Stathatos stated that on projects the developer will often want to give land, since it enhances their project value to be located near amenities.

Ms. Phelan spoke regarding the school capacity, and regarding the agenda not being uploaded online with enough time in advance for review and asked that plan board table the item. Kristyn Adkins, Planning Technician, stated that the agenda being posted online is not a requirement, and that we met all noticing requirements for newspaper ad, sign on site, and letters being mailed out to neighbors. She stated that staff would not recommend tabling an item based on an agenda not being posted on the City Website with enough lead time, as that was an extra service the City provided to try and keep citizens informed. Mr. Walker spoke regarding how posting online is not a legal requirement and that some city's do not have websites, and that the items are available in City Hall. Ms. Adkins confirmed that if a citizen wanted any information, they could either drop by City Hall, call the planning department, or email her directly. She also stated she would do her best to make sure the agendas are posted online before the meetings with more lead time.

Member Walsh spoke regarding prior meetings, and how growth is important, but must be managed. He spoke regarding schools and recommended that citizens speak to the county and attend school board meetings. He spoke regarding the need for this type of housing.

Member Riddle spoke of the schools, referenced their website, and the documentation they have from September of last year stating we were not at capacity. Chair Alderman spoke regarding when he was younger and his school being at capacity, so they had a split class that started at 4AM. Member Bolliger spoke regarding the school board, DOT, and recommended people contact the state on those types of issues since they were out of the City's hands. Chair Alderman gave an example of a previous issue with the sidewalks in downtown being a trip hazard and that the state had to address it, and the City could not. Member Bolliger spoke regarding secondary roads that were not DOT roads.

Ms. Stathatos spoke of growth, and that not every project was an immediate approval. She gave examples of failed projects – Bailey Phase 2, Tara Meadows. She spoke of property rights, managing growth, and how you cannot stop growth. Member Bolliger agreed that growth is needed and must be managed.

Motion Walsh to approve Resolution No. PB/LPA Z 22-04 Hidden Springs Villas Planned Development. Second Member Bolliger. Motion passed 5-0.

2. RESOLUTION NO. PZ/LPA LDC 22-05 – IMPACT FEE ORDINANCE

Ashley Stathatos gave a presentation on the impact fee ordinance, which included: advertising requirements, the information/process of the impact fee study the City underwent, what the fees could be raised to, that the new fees applied to incoming development and not existing, trust funds, agreements, appeals, and gave examples of what fees could be used for.

Member Walsh asked for clarification on the impact fees for single-family dwellings. Ms. Stathatos responded that it was a flat fee per unit, not based on square footage.

Member Bolliger asked regarding the fees and who sets them, and can they be lowered later. Ms. Stathatos answered that yes, they could be lowered later, and that it would go before plan board and commission. Mr. Walker spoke regarding 2008 and how the fees were dropped during the recession. Ms. Stathatos stated our current impact fees are \$250 for water, and \$2,120 for sewer.

Member Tapanes spoke regarding residential and commercial fees. Ms. Stathatos stated that staff calculating these items could bring potential issues, which is why we chose an easy to read and administer table. She spoke regarding the option for projects not falling within those descriptions to be calculated by a 3rd party instead. Member Bolliger stated he liked that it was a simple table, and asked how dual uses, such as warehouse and office together, are calculated. Ms. Stathatos answered that it would be calculated in parts, so the square footage of the warehouse, square footage of the office, and the number of dwelling units, if any. Member Bolliger asked if adding an accessory building, like a shed, trips it. Ms. Stathatos stated no, it's only for new builds.

Member Tapanes asked what impact fees we had currently. Ms. Stathatos responded that we have none except for water and sewer, which are \$250.00 and \$2,120.00

Chair Alderman asked when it would be implemented. Ms. Stathatos responded that there was a 90 day wait period. She further stated that Bridlewood agreed to pay the higher rates, per the developer's agreement.

Chair Alderman spoke regarding the option of lowering the fee if it caused development completely. He asked if there were exemptions to fees, and Ms. Stathatos responded no, there were no exemptions.

City Attorney read item by title.

Motion Member Riddle to approve Resolution No. PZ/LPA LDC 22-05 – Impact Fee Ordinance. Second Member Walsh. Motion passed 5-0.

3. SIP22-000010 – BLUE GEM MINOR SITE PLAN (FENCE AND POLE BARN)

City staff presented the item. The applicant, Ron Sanderson, spoke regarding the item. He stated the motel has been having break ins by the homeless population. He spoke regarding the materials, and the colors.

Member Tapanes asked if the open end of the pole barn would face the Highway. Mr. Sanderson stated yes.

Chair Alderman asked regarding the slab, and what they intended to do on it. Mr. Sanderson stated the owner intended to have tables/area for customers to sit. Chair Alderman asked if there would be electric run to it. Mr. Sanderson stated not as far as he is aware.

Member Bolliger asked whether they could motion to separate the items, such as the fence from the pole barn, and approve one but not the other. Mr. Walker spoke regarding the code within the Highway Enhancement Zone, accessory structures, and meeting requirements.

Chair Alderman asked regarding the fascia, and whether they could add to it decoratively. Mr. Sanderson stated they could. Chair Alderman discussed the trusses. Member Bolliger stated it would be on the side facing the highway. Member Tapanes suggested a wrought-iron fence, and brick.

Ms. Stathatos stated the owner has done a fantastic job with bringing the building up to code, and all the remodeling he has done.

Member Bolliger spoke regarding the fence. Chair Alderman discussed the safety aspect. Mr. Sanderson spoke regarding the exposed blue trusses already on site.

Motion Member Bolliger to approve the Blue Gem Site Plan with the following changes:

- 1. Gable the pole barn, columns to have brick wrapping to match height of existing painted area on main building.**
- 2. Wrought-iron fence along road facing Highway.**
- 3. Rendering**
- 4. Updated site plan**

Second Member Tapanes. Motion passed 5-0.

Member Walsh motion to adjourn. Second Bolliger. Meeting adjourned at 8:01PM.

NEW BUSINESS ITEM #1:
RESOLUTION NO. PB/LPA LDC 22-06 MURAL
ORDINANCE

RESOLUTION NO. PB/LPA LDC 22-06

A RESOLUTION OF THE PLAN BOARD OF THE CITY OF HIGH SPRINGS, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF HIGH SPRINGS, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA, APPROVAL OF AN AMENDMENT, TO THE TEXT OF THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE, AS AMENDED, PURSUANT TO AN APPLICATION, LDC 22-06, BY THE CITY COMMISSION; PROVIDING FOR ADDING PART 7.12.00 ENTITLED MURALS; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of High Springs Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Plan Board of the City of High Springs, Florida, hereinafter referred to as the Plan Board, to recommend to the City Commission of the City of High Springs, Florida, hereinafter referred to as the City Commission, approval or denial of amendments to the Land Development Code, in accordance with said Code;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of High Springs, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Commission, approval or denial of amendments to the Land Development Code, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Plan Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Code and Section 163.3174, Florida Statutes, as amended, the Plan Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

WHEREAS, the Plan Board, serving also as the Local Planning Agency, has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Plan Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive plan program and the Comprehensive Plan;

WHEREAS, the Plan Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Code and other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

WHEREAS, the Plan Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW THEREFORE, BE IT RESOLVED BY THE PLAN BOARD OF THE CITY OF HIGH SPRINGS, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF HIGH SPRINGS, FLORIDA, THAT:

Section 1. All text shown in ~~bold and strike through~~ is recommended for deletion. All text shown in **bold and underline** is recommended for adoption.

Section 2. Pursuant to an application, LDC 22-06, by the City Commission, to amend the text of the Land Development Code, the Plan Board, serving also as the Local Planning Agency, recommends to the City Commission that Part 7.12.0, entitled Murals be added to read, as follows:

Part 7.12.00 Murals:

Sec. 7.12.01 Intent

It is the intent of these regulations to:

- (1) Create a process permitting the owners of commercial, industrial, public or private buildings within certain zoning districts to engage artists to display their mural art containing content neutral messages on their buildings.**
- (2) Permit and encourage murals on a content neutral basis that:**
 - a. (i) are sufficiently durable and will be properly maintained;**
 - b. (ii) are located on appropriate places on buildings and constitute a particular scale of the building façade;**
 - c. (iii) do not include any unsafe features or would not pose any unsafe conditions to vehicular or pedestrian traffic;**
 - d. (iv) provide avenues for artistic expression; and**
 - e. (v) are assets to the community.**
- (3) The regulations and permit requirements set forth in this part are also intended to promote public safety and welfare by establishing the following:**
 - a. That the design, construction, installation, repair, and maintenance of the displays will not unnecessarily interfere with traffic safety or otherwise endanger public safety;**
 - b. That the regulations will provide reasonable protection by controlling the size and locations of such displays;**
 - c. That the public will enjoy the aesthetic benefits of viewing such displays in numbers and sizes that are reasonably and objectively regulated; and**
 - d. That the City will not consider the content of the mural in the permitting process.**

Sec. 7.12.02 Definitions

For the purpose of this part, the following definitions apply:

Applicant is any person or entity who is applying for a mural permit pursuant to this part.

Maintenance with respect to artwork, means the required repairs or cleaning to keep a work of art in its intended condition, including preventative maintenance at scheduled intervals to curtail future deterioration, and ordinary repairs or maintenance, including but not limited to, painting, repair or replacement.

Mural means a painting or other work of art temporarily or permanently affixed to a privately owned building. A mural is not a sign under the City's sign code. Any part of a mural that contains a commercial message shall not be included within the definition of mural and shall therefore, comply with any applicable provisions of the City sign code.

Mural permit means the permit allowed by this part once all criteria described herein has been met.

Mural permit fee means the permit application fee paid for a mural permit. The City Commission shall establish a mural permit fee by resolution, as amended from time to time.

Sec. 7.12.03 Mural Permit Application

- (1) No person, firm, corporation, or other entity may authorize, erect, construct, maintain, move, alter, change, place, suspend, or attach any mural within the City prior to obtaining a permit as set forth herein. Such permit shall be known as a mural permit.
- (2) An application for a mural permit shall be filed by a building owner with the Planning Department by way of a form prepared by the Planning Department and shall include the following:
 - a. Name of the artist and the owner. Street address and location of the proposed mural.
 - b. Description of the materials to comprise the proposed mural and manner of application
 - c. Statement regarding durability of the materials considering the location and positioning of the proposed mural.
 - d. Plans and specifications for the proposed mural, including a concept picture, graphic and other description. The application should include clear and legible drawings with description showing the location of the mural. Drawings should show the dimensions and materials. Color photos of the building must accompany the mural sketch showing the wall to be painted in relation to adjacent streets and buildings.
 - e. Statement that no compensation will be given or received for the right to display the mural or the right to place the mural on the property. The artist may be compensated for the completion of the mural, however.
 - f. The applicant shall pay all costs associated with public hearing notifications.
 - g. Artist must acknowledge the mural is not subject to 17 U.S.C. §§ 106A and 113(d)(Visual Artist Rights Act).
 - h. Applicant's agreement to allow the City or the building owner to remove the mural with ninety (90) days notice to the applicant if the mural is not maintained, as described above, or if it becomes a safety hazard.
 - i. Signed acknowledgement by the applicant to abide by all mural requirements and execute all necessary documents.
 - j. Proof of payment of the mural permit fee.

Sec. 7.12.04 Mural Permit Application Review

- (1) The mural permit application shall be submitted to the Planning Department for review, and then to the City Commission for final decision. The Planning Department review shall be completed within sixty (60) days of receipt of a mural permit application; provided, however, that the Planning Department is authorized to utilize additional time for good cause, with notice to the applicant stating the basis for the delay. The City Commission must complete its review within thirty (30) days of determination of completeness of the mural permit application by the Planning Department.
- (2) Planning Department review criteria: The Planning Department shall review the mural application for the following criteria:
 - a. Completeness. The Planning Department shall first determine that the mural application provides all the requisite information outlined in Sec 7.12.03. The Planning Department shall reject any incomplete application. The sixty (60)-day review process shall not commence until a complete mural application has been submitted to the Planning Department.

- b. Zoning compliance. Murals are only permitted in non-residential zoning districts.
 - c. Historic districts. In addition to the criteria outlined in Sec. 7.12.04, any mural application for a mural in a historic district is also required to comply with the provisions set for in Sec. 7.12.05 below.
 - d. Minimum setback requirement. Murals shall not be placed on any building façade that is within fifty (50) feet of a residential structure measured from the closest exterior edge of the view of the surface of the mural to the closest parallel residential wall.
 - e. Mural location on building. A mural must be located on only one façade of a building. A mural may not be placed on the primary façade of the structure. Exceptions from this paragraph can be applied for, reviewed by the Planning Department, and approved by the City Commission, when the nature of the business is creative, artistic, or some other special circumstance is presented.
 - f. Mural materials.
 - i. The mural must be durable, permanent and protected from vandalism and weathering; consideration shall be given to the structural and surface integrity and stability of the building façade;
 - ii. The mural surface must be prepared with an outdoor primer to ensure good adhesion for the artwork; and
 - iii. Clear, anti-graffiti coating must be applied over the completed artwork.
 - g. Mural size. One hundred (100) percent of a blank wall can be painted if the mural is up to fifteen (15)-feet high or less. Fifty (50) percent of a blank wall can be painted if the mural is up to thirty (30)-feet high or less. The maximum height for any mural shall be limited to thirty (30) feet from ground level.
 - h. Mural text. Commercial text is not permitted and is subject to the City sign code.
 - i. Any licensed, copyrighted, or trademarked characters or likenesses used on murals must have permission from the holder or owner of the license, copyright, or trademark.
 - j. No approval shall be issued for mural installation if there are outstanding code enforcement violations charged by the City on the property where the mural is to be located. Outstanding debts to the City must be paid in full prior to issuance of the mural permit.
- (3) The City Commission will review the recommendation of the Planning Department and make the final decision based on the criteria in paragraph (2) of this section.
 - (4) Persons aggrieved by the decision of the City Commission may appeal that decision to a court of competent jurisdiction.

Sec. 7.12.05 Murals in Historic District

- (1) As a matter of public policy, the historical, cultural, archaeological, aesthetic, and architectural heritage of the City are among the most valued and important assets and the preservation of this heritage is essential to the promotion of the health, prosperity, education, understanding, and appreciation of historical properties as well as the general welfare of the people (See Article III, Part 3.02 of the Land Development Code). Accordingly, in order to preserve the historic nature of historic buildings and historic districts within the City, it is necessary to impose additional requirements for a mural that will be located on a local historic property or in a local historic district (as classified by Article III, Part 3.02 of the Land Development Code).

- (2) In the event that a mural application requests a permit for a mural on a local historic property or in a local historic district, the application shall proceed first to the Historic Preservation Board for a certificate of appropriateness. In addition to the review guidelines outlined in Sec 3.02.08 of the Land Development Code, the following criteria shall be considered when determining whether to grant, grant with conditions, or deny a certificate of appropriateness for a mural on a local historic property or in a local historic district:
- a. Materials. The placement of the mural shall be reviewed to ensure that it does not compromise or damage the historic fabric of a building. Murals shall not be painted on historically original or unpainted brick and stone surfaces, in order to preserve the historic fabric that brick and/or stone represents. Installation may not permanently damage the building and may need to be reversible in order to protect a historic resource.
 - b. Location. Review on the placement of the mural is required in order to ensure the location of the mural would not detract from the overall character and distinctive architectural features.
- (3) It shall not be necessary for an applicant to submit a mural application to the Plan Board when it is necessary for the applicant to submit the same application to the Historic Preservation Board.

Sec. 7.12.06 Mural Notification

- (1) The Planning Department or designee shall keep an updated map and permit records/photographs depicting the locations of all approved mural permits.
- (2) The City shall create a section on the City website that includes the permit records/photographs depicting the locations of all approved mural permits.

Sec. 7.12.07 Prohibited Murals

The following murals are prohibited in the City:

- a. A mural that covers more than one (1) single facade of a building, unless as provided for in Sec. 7.12.04(2)(e)
- b. A mural that violates federal, state, or local law.

Sec. 7.12.08 Permit expiration and extension

- (1) Except as provided in subsection (2) below, if installation of the permitted mural has not taken place within twelve (12) months of the date of issuance of the mural permit, the permit is void and no further work on the mural may be done at the site until a new permit has been approved and new fee paid.
- (2) An approved mural permit may be extended by the Planning Department for an additional period of no more than twelve (12) months upon the Planning Department finding that the applicant was unable to begin or continue the installation of the approved mural for reasons beyond his or her control. A request for permit extension must be in writing and must be received by the Planning Department before the original permit expiration date.

Sec. 7.12.09 Mural Maintenance

- (1) The applicant is responsible for ensuring that a permitted mural is maintained in good condition and fully repaired in the case of vandalism or accidental destruction.
- (2) Failure to maintain the mural is declared to be a public nuisance. The City may pursue remedies to obtain compliance with this section as appropriate, including removal of the mural.

- (3) In addition to other remedies provided by law, in the event the property owner fails to maintain the mural, the City may perform all necessary repairs or removal of the mural, and all costs incurred by the City shall become a lien against the property.

Sec. 7.12.10 Mural Alterations

In order to make alterations to a mural, the applicant must obtain a new mural permit.

Sec. 7.12.11 Removal or replacement of murals: violations: enforcement

- (1) Murals installed in accordance with this section shall remain on site in the approved location and cannot be altered, replaced, or removed except as provided in this section, or when deemed to be unsafe by the City Building Official, or when the City determines replacement is necessary due to damage from natural disasters.
- (2) Removal of murals; violations, enforcement. This section may be enforced in accordance with the code enforcement procedures in Chapter 2, Article V of the Code of Ordinances. Should an approved mural become deteriorated, or otherwise no longer satisfy the terms of the permit, enforcement shall include the City's right to enter upon the property and abate by such reasonable action as necessary to remove or restore the mural, in the City's discretion.
- a. Costs of abatement by the City. Upon the City's abatement of the mural, the costs, including the administrative costs incurred by the City, shall be assessed by the special magistrate against the real property from which the mural was removed, together with any fine imposed by the special magistrate, all of which shall become a lien against the real property in accordance with Sec. 2-162 of the Code of Ordinances.
- b. Alternative remedies. Nothing in this section shall in any way limit the City to the remedy listed above. This remedy shall be in addition to any other remedy which the City can legally pursue, including, but not limited to, code enforcement measures under Chapter 2, Article V of the Code of Ordinances.

Section 3. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 4. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Plan Board, also serving as the Local Planning Agency, this 27th day of September 2022.

PLAN BOARD OF THE
CITY OF HIGH SPRINGS, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF THE
CITY OF HIGH SPRINGS, FLORIDA

Attest:

Kristyn Adkins, Secretary to the Plan Board

Donald Alderman, Chair

NEW BUSINESS ITEM #2:
SIP22-000008 SADDLE RIDGE ESTATES
PRELIMINARY PLAT

GENERAL DEVELOPMENT INFORMATION

1. PROPOSED NAME OF SUBDIVISION:

SADDLE RIDGE ESTATES
2. OWNER:

SANDERS AND SONS FARM, LLC
1940 N PROSPECT AVE LECANTO, FL 34461
(941) 205-2918
3. CIVIL ENGINEER:

JBROWN PROFESSIONAL GROUP INC.
LOGAN B. PETERS, P.E.
3530 NW 43RD STREET GAINESVILLE, FL 32606
(352) 375-8999
4. SURVEYOR:

JBROWN PROFESSIONAL GROUP INC.
TROY WRIGHT, PSM
3530 NW 43RD STREET GAINESVILLE, FL 32606
(352) 375-8999
5. VICINITY MAP:

SEE MAP THIS SHEET
6. TAX PARCEL NO'S.:

01633-000-000, 01633-007-000
7. PARCEL SIZE:

154.06± ACRES
8. SECTION/TOWNSHIP/RANGE:

22/08N/17E, 22/08N/17W
9. FUTURE LAND USE:

RURAL RESIDENTIAL
10. ZONING:

SINGLE FAMILY RESIDENTIAL (R-1)
11. DENSITY:

MAXIMUM = 1 DU / 5 ACRES

ALLOWED = 1 DU / 5 ACRES x 154.06 ACRES = 30.8 UNITS
PROVIDED = 30 UNITS
12. ROADWAY TYPE:

RURAL ROADWAY WITH DRAINAGE SWALES AND RENTAL LIGHTS FROM CITY OF HIGH SPRINGS
13. UTILITY PROVIDERS:

WATER: WELL

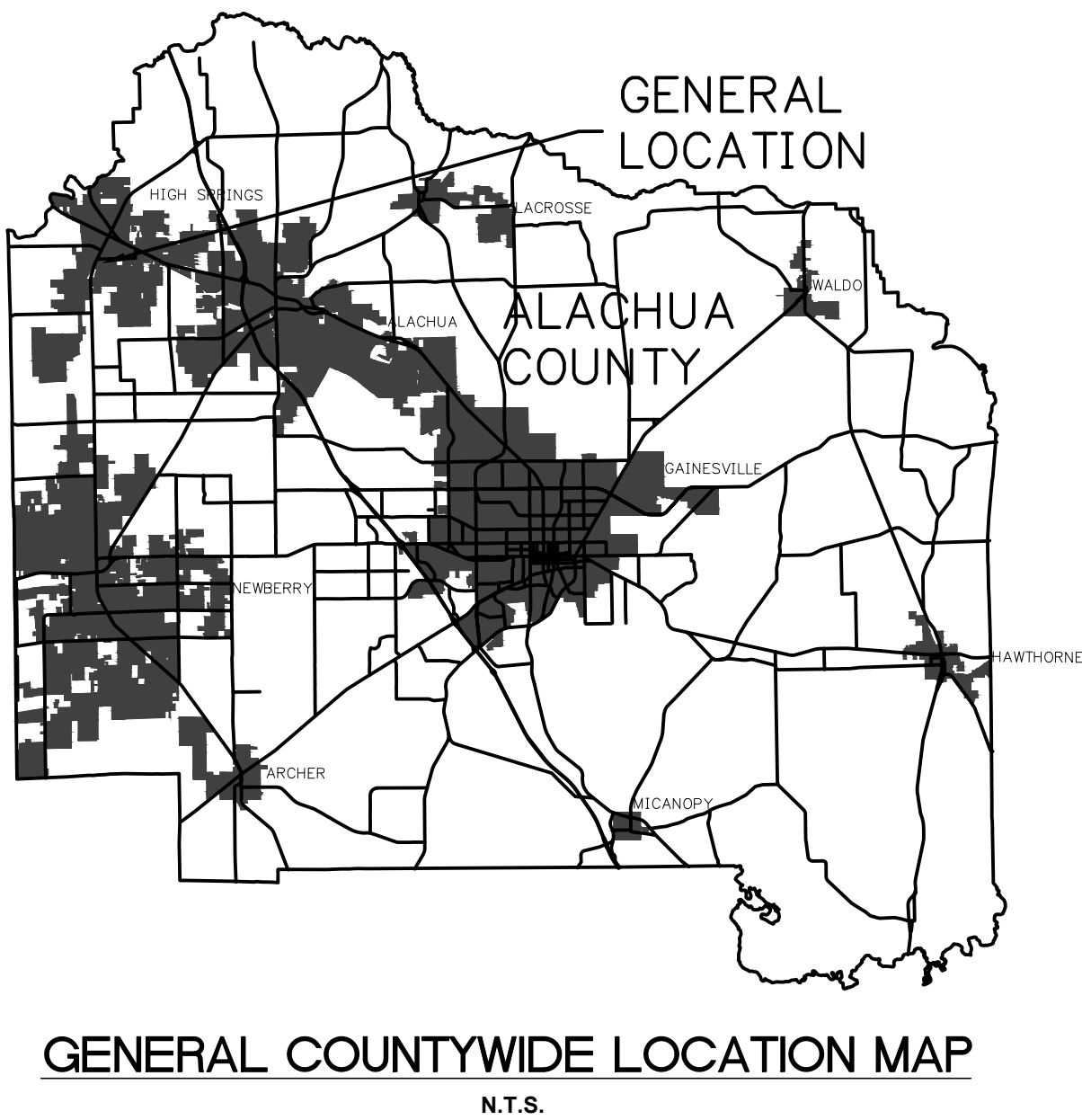
SEWER: SEPTIC

ELECTRIC: CLAY ELECTRIC, INC.

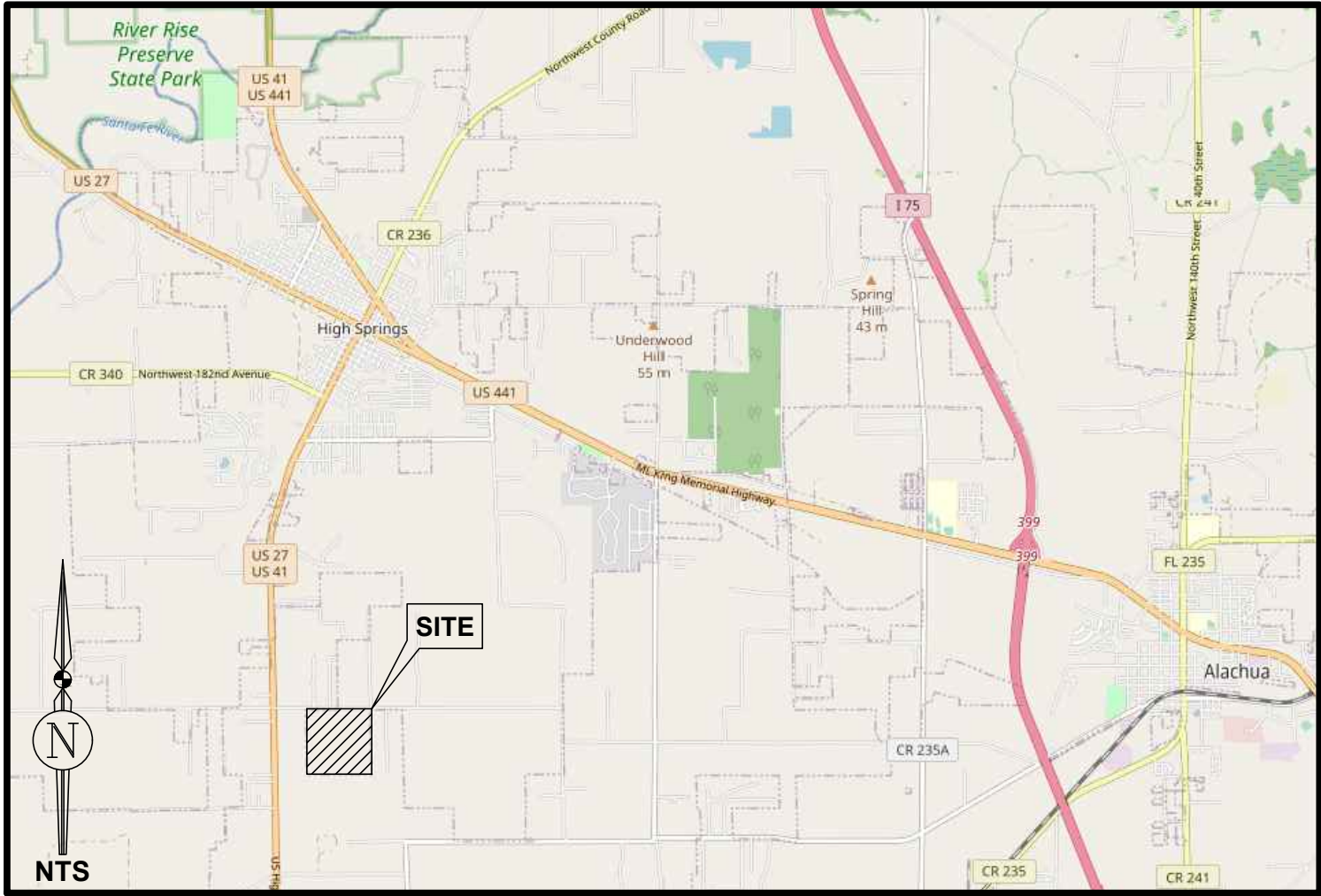
PHONE/CABLE: WINDSTREAM/COX
14. FEMA FLOOD PLAIN:

THIS PROJECT IS NOT LOCATED IN A FEMA FLOOD ZONE.

PRELIMINARY PLAT
OF
SADDLE RIDGE ESTATES
FOR
SANDERS AND SONS FARM, LLC




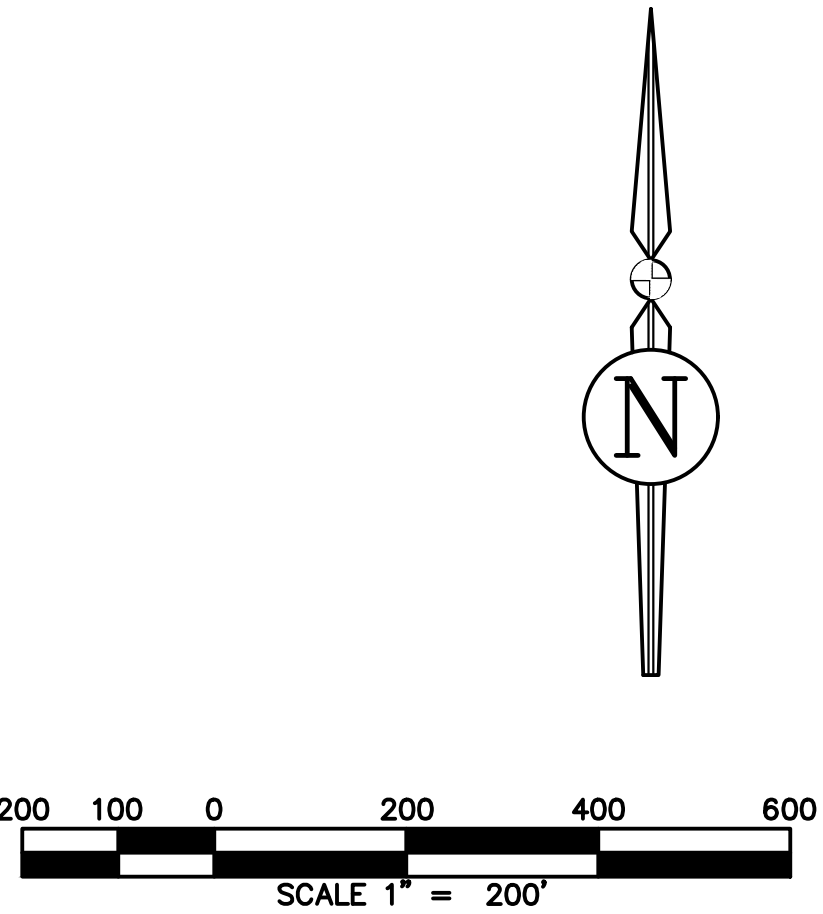
LOCATION MAP



SADDLE RIDGE ESTATES	
SHEET INDEX	
SHEET NO.	TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS MAP
C2.0	MASTER PLAN
C2.1	TYPICAL ROADWAY SECTIONS & UTILITY ALLOCATIONS
C3.0	MASTER DRAINAGE PLAN
C4.0	MASTER UTILITY PLAN
SUR-1	BOUNDARY SURVEY
RP-1 - RP-5	PRELIMINARY PLAT

z:\479-21-01 - High Springs Residential Project\Production\CL\A\Prelim Plus Sheets\C.D.D - Cover Sheet.dwg, 8/7/2022 10:25:46 AM, Ciba

REVISIONS							PRELIMINARY NOT FOR CONSTRUCTION		 CIVIL ENGINEERING LAND PLANNING SURVEYING CONSTRUCTION SERVICES		3530 NW 43rd Street Gainesville, Florida 32606 4420 US-1 S, Suite 1 St. Augustine, Florida 32086 Gainesville: (352) 375-8999 St. Augustine: (904) 789-8999 Toll Free: (844) Go-JBPro E-mail: contact@jbpro.com		SHEET TITLE: COVER SHEET		DATE: SEPTEMBER 2022	
NO.	DATE	DESCRIPTION	DRWN	APPR											PROJECT NO: 479-21-01	
					ENGINEER OF RECORD:	LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88816							CUSTOMER: SANDERS AND SONS FARMS, LLC LECANTO, FL	PROJECT: SADDLE RIDGE ESTATES	SHEET NO: C0.0	



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

EXISTING CONDITONS MAP

CLIENT:
**SANDERS AND SONS FARMS, LLC
LECANTO, FL**

PROJECT:
SADDLE RIDGE ESTATES

DATE:
SEPTEMBER 2022

PROJECT NO:
479-21-01

SHEET NO:
C1.0



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516
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SHEET TITLE:		MASTER PLAN		DATE:	SEPTEMBER 2022
CLIENT:		SANDERS AND SONS FARMS, LLC LECANTO, FL		PROJECT NO:	479-21-01
PROJECT:		SADDLE RIDGE ESTATES		SHEET NO:	C2.0



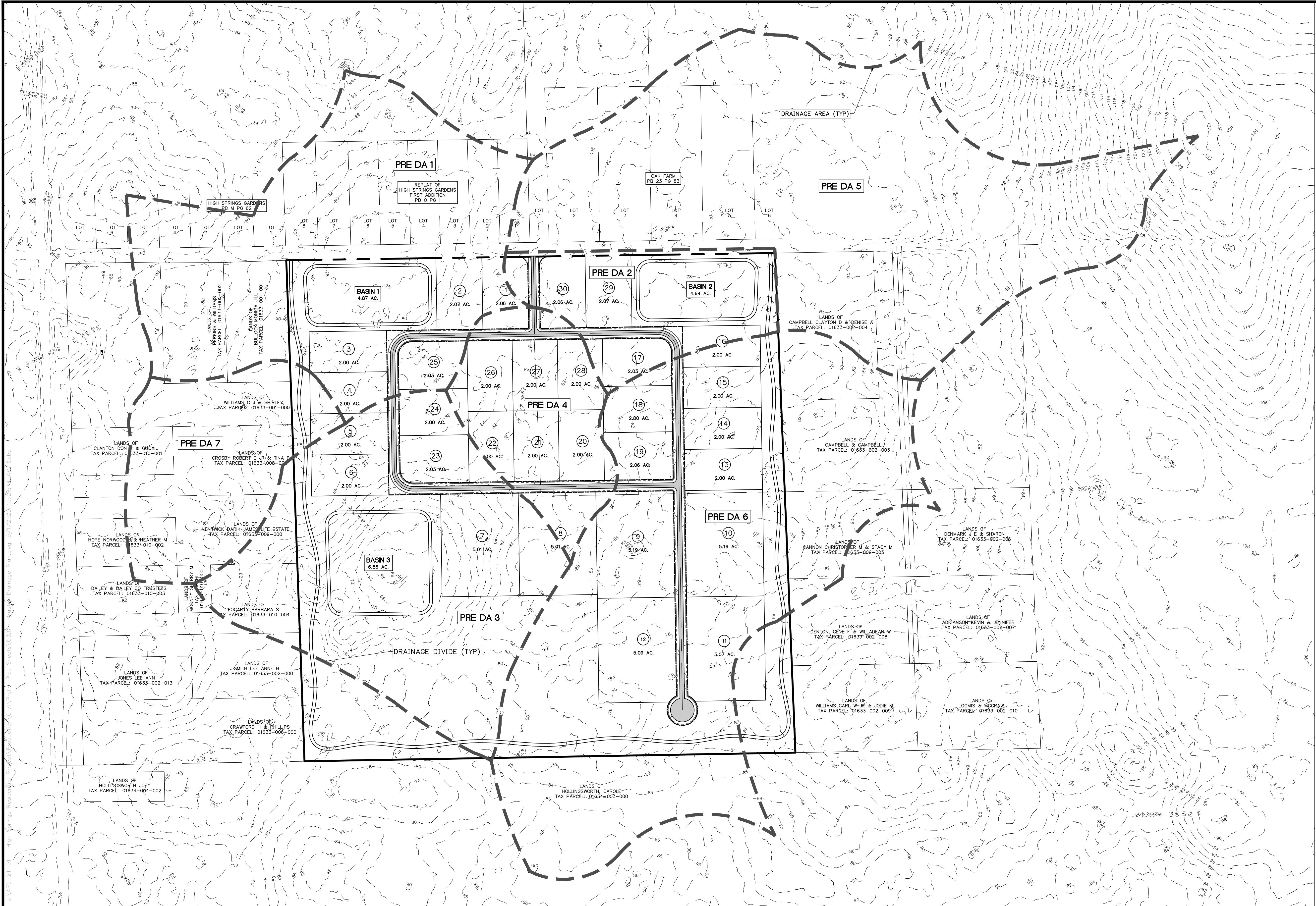
NOTES:

- ### TYPICAL UTILITY ALLOCATIONS - 60' R/W

20 10 0 20 40 60

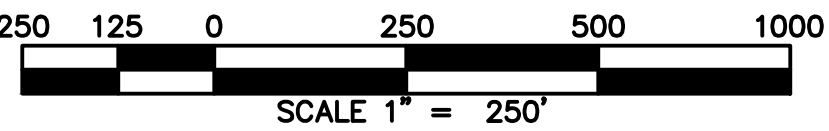
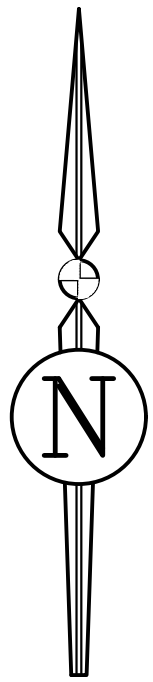
SCALE 1" = 20'

REVISIONS							PRELIMINARY NOT FOR CONSTRUCTION		<div>JBPro</div> <div>CIVIL ENGINEERING LAND PLANNING SURVEYING CONSTRUCTION SERVICES</div>		3530 NW 43rd Street Gainesville, Florida 32606 4420 US-1 S, Suite 1 St. Augustine, Florida 32086 Gainesville: (352) 375-8999 St. Augustine: (904) 789-8999 Toll Free: (844) Go-JBPro E-mail: contact@jbpro.com		SHEET TITLE:		TYPICAL ROADWAY SECTIONS AND UTILITY ALLOCATIONS		DATE: SEPTEMBER 2022	
NO.	DATE	DESCRIPTION	DRWN	APPR									ENGINEER OF RECORD:	LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516	THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.	CUSTOMER:	SANDERS AND SONS FARMS, LLC LECANTO, FL	PROJECT:
				</														



- GENERAL NOTES:**
1. THE STORMWATER LAYOUT SHOWN HEREON IS A GENERALIZED CONCEPT LAYOUT TO DOCUMENT HOW STORMWATER WILL BE DESIGNED TO SERVE THE HIGH SPRINGS RESIDENTIAL PROJECT.
 2. ALL STORMWATER MANAGEMENT (SMF) BASINS WILL BE DESIGNED TO MEET THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) DESIGN CRITERIA OF THE 100 YR. CRITICAL DURATION DESIGN STORM. ALL BASINS DESIGNED TO BE DETENTION BASINS SHALL DISCHARGE UNDER POST DEVELOPMENT CONDITIONS AT RATES LESS THAN PRE-DEVELOPMENT CONDITIONS. STORMWATER MANAGEMENT REPORTS SHALL BE PROVIDED WITH FINAL DESIGN OF EACH INDIVIDUAL CONSTRUCTION PHASE DOCUMENTING CONFORMANCE TO THE DESIGN CRITERIA.
 3. THE STORMWATER MANAGEMENT SYSTEM SHALL COMPLY WITH ALACHUA COUNTY KARST SENSITIVE REQUIREMENTS. THE WATER QUALITY TREATMENT WILL BE PROVIDED BY A COMBINATION TREATMENT SYSTEMS WITHIN EACH DRAINAGE BASIN.
 4. THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF HIGH SPRINGS WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY.
 5. THE PROPOSED STORMWATER SYSTEM WILL RECEIVE RUNOFF FROM THE PROPOSED DEVELOPMENT. THE SYSTEM IS PROPOSED WITH FULL RETENTION BASINS. BASIN 1 AND 2 HAVE THE OPTION TO DISCHARGE IF NEEDED.

LEGEND:
■■■■■■ DRAINAGE BOUNDARY



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516
DATE:		SEPTEMBER 2022

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SHEET TITLE:

MASTER DRAINAGE PLAN

CLIENT:

SANDERS AND SONS FARMS, LLC
LECANTO, FL

PROJECT:

SADDLE RIDGE ESTATES

DATE:

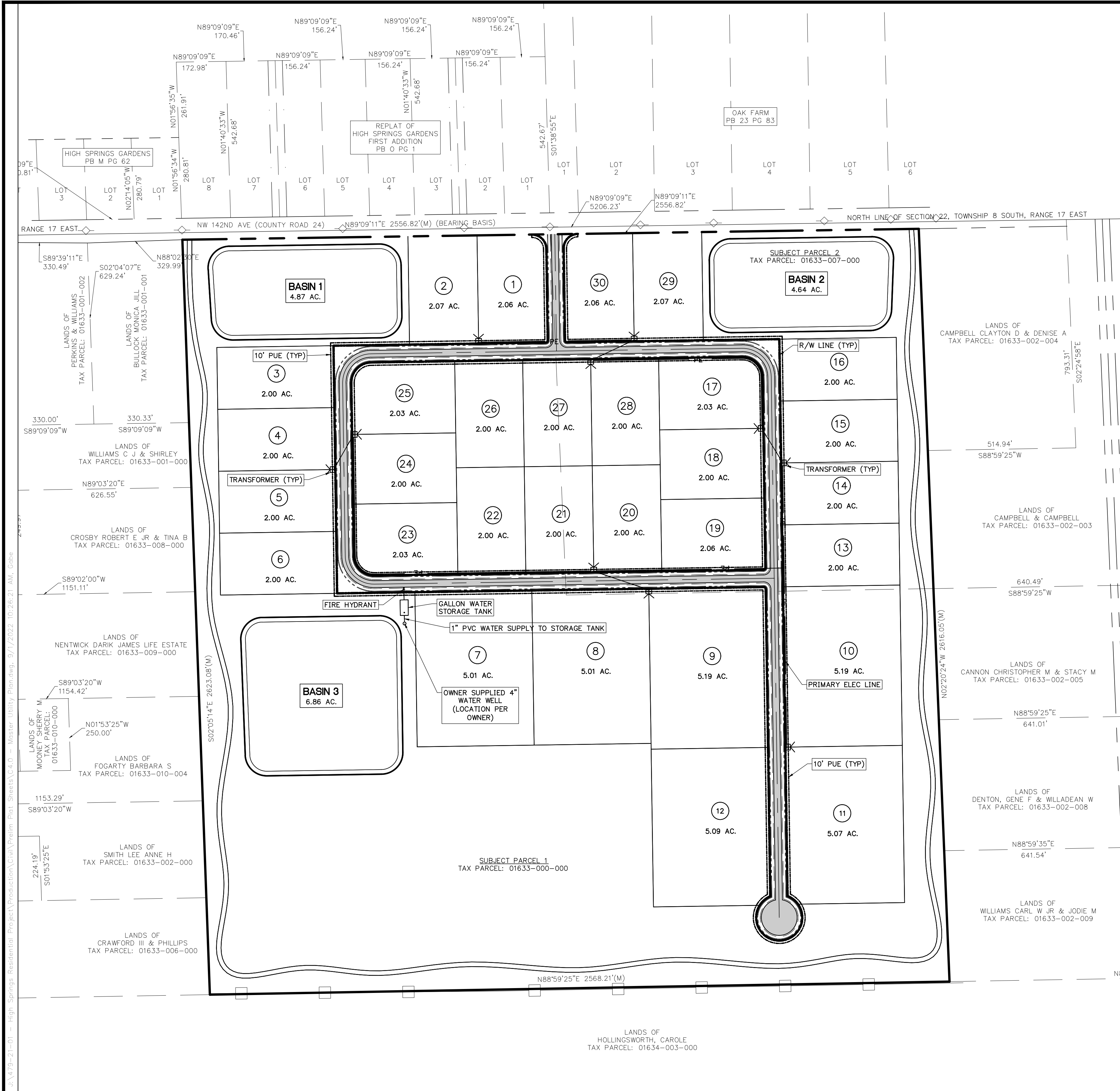
SEPTEMBER 2022

PROJECT NO:

479-21-01

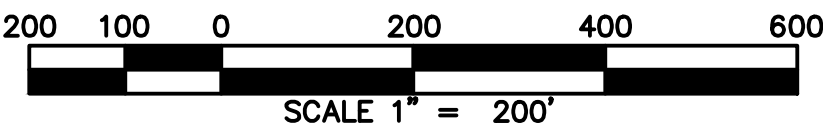
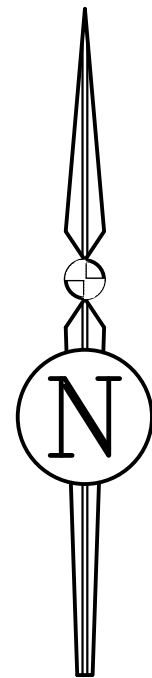
SHEET NO:

C3.0



GENERAL NOTES:

- POTABLE WATER SHALL BE SERVED BY WELLS.
- WASTEWATER SHALL BE SERVED BY SEPTIC TANKS AND DRAIN FIELDS.
- FIRE PROTECTION SHALL BE PROVIDED VIA WATER STORAGE TANKS WITH FDC.
- TELEPHONE LINES TO BE PROVIDED BY WINDSTORM
- CABLE TV TO BE PROVIDED BY COX
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITY CONFLICTS ENCOUNTERED AND ANY DESIGN DEVIATIONS OR UTILITY RELOCATIONS REQUIRED SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT/ENGINEER AND THE UNIVERSITY FOR CONSIDERATION AND APPROVAL.
- ALL TRENCHES SHOULD BE FILLED, COMPACTED, AND PERMANENTLY RESURFACED WITHIN ONE WEEK OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN SAFETY BARRICADES AND TO PROTECT THE PUBLIC DURING ALL TRENCH, EXCAVATING AND OTHER SITE CONSTRUCTION.



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516
PRELIMINARY NOT FOR CONSTRUCTION		THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

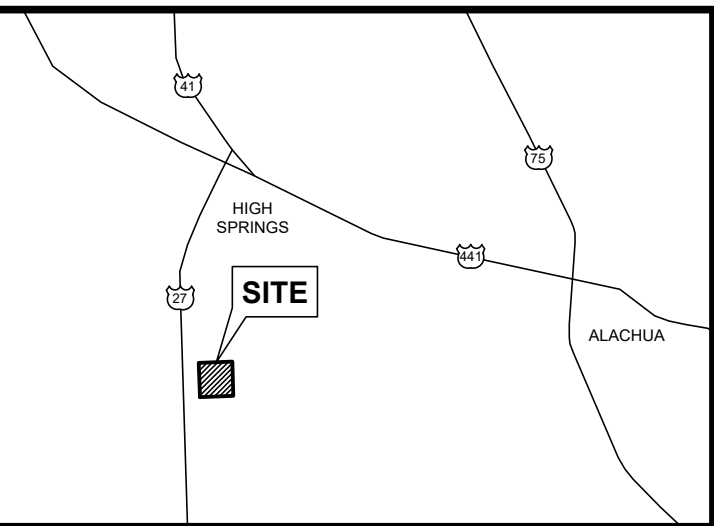
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SHEET TITLE: MASTER UTILITY PLAN		DATE: SEPTEMBER 2022
CLIENT: SANDERS AND SONS FARMS, LLC LECANTO, FL		PROJECT NO: 479-21-01
PROJECT: SADDLE RIDGE ESTATES		SHEET NO: C4.0

VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE RUN SOUTH 89°09'40" WEST ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1277.13 FEET; THENCE DEPARTING SAID SECTION LINE, RUN SOUTH 02°19'53" EAST, A DISTANCE OF 24.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°19'53" EAST, A DISTANCE OF 2616.05 FEET; THENCE RUN SOUTH 88°59'56" WEST, A DISTANCE OF 2569.21 FEET; THENCE RUN NORTH 02°04'43" WEST, A DISTANCE OF 2623.08 FEET; THENCE RUN NORTH 89°09'42" EAST, A DISTANCE OF 2556.82 FEET TO THE POINT OF BEGINNING. CONTAINING 154.06 ACRES, MORE OR LESS.

NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF SUBJECT PARCEL, BEING N89°09'42"E.
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0115D (DATED 06/16/2006).
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000.
4. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER CHAPTER 177 PART 1 "PLATTING" OF THE FLORIDA STATUTES.
5. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON NOVEMBER 22, 2021.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. THE BUILDING SETBACKS SHALL BE CONSISTENT WITH THE CURRENT LAND DEVELOPMENT CODE AND ZONING SETBACKS AT THE TIME OF CONSTRUCTION. CONTACT THE CITY OF HIGH SPRINGS FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
8. REPRODUCED COPIES THAT ARE NOT AT 24x36" MAY NOT BE TO SCALE.
9. THIS PLAT IS COMPRISED OF 5 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET ONE IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS TWO THRU FIVE ARE LOT DETAIL SHEETS.
10. THE SADDLE RIDGE ESTATES PROJECT IS A 154.06 ACRE DEVELOPMENT CONSISTING OF 30 LOTS AND AN OPEN SPACE, COMMON AREA AND DRAINAGE EASEMENT.

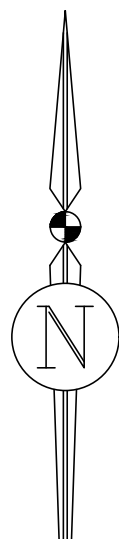
ABBREVIATIONS

ESMT = EASEMENT
ID = IDENTIFICATION
INC = INCORPORATED
ING/EGR = INGRESS/EGRESS
LB = LICENSED BUSINESS
LLC = LIMITED LIABILITY COMPANY
JBPRO = JBROWN PROFESSIONAL GROUP
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITY EASEMENT
RW = RIGHT-OF-WAY

SYMBOL LEGEND

— BOUNDARY LINE (PLAT)
— BOUNDARY LINE (LOT)
- - - - - RIGHT-OF-WAY LINE
- - - - - SECTION LINE
- - - - - RIGHT-OF-WAY CENTER LINE
- - - - - EASEMENT LINE
■ 4"x4" CONCRETE MONUMENT
▲ 5/8" IRON ROD & CAP
① LOT NUMBER

200 100 0 200 400 600
SCALE 1" = 200'



SADDLE RIDGE ESTATES

SITUATED IN

SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST,
CITY OF HIGH SPRINGS, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book — , Page —
Sheet One of Five

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT SANDERS AND SONS FARMS, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "SADDLE RIDGE ESTATES" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREET, ROADS, DRIVES, RIGHTS-OF-WAYS, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

SANDERS AND SONS FARMS, LLC

WITNESS
PRINT NAME _____

BY:

WITNESS
PRINT NAME _____

CHARLES N. SANDERS
AUTHORIZED MEMBER

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME CHARLES N. SANDERS, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF SANDERS AND SONS FARMS, LLC. SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SADDLE RIDGE ESTATES AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON 02/02/2022 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

TROY V. WRIGHT, P.S.M. J.BROWN PROFESSIONAL GROUP, INC.
PROFESSIONAL SURVEYOR & MAPPER 3530 N.W. 43rd STREET
FLORIDA CERTIFICATE NO. 7210 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, ANTHONY, J. BROWN, JR., PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 43879, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HIGH SPRINGS, FLORIDA.

ANTHONY J. BROWN, JR. P.E. J.BROWN PROFESSIONAL GROUP, INC.
PROFESSIONAL ENGINEER 3530 N.W. 43rd STREET
FLORIDA CERTIFICATE NO. 43879 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____
AND

APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____
AND

APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST:

CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

DEPUTY CLERK _____ DATE _____

SUBDIVIDER

SANDERS AND SONS FARMS, LLC
1940 N. PROSPECT AVENUE
LECANTO, FL 34461
(352) 527-9400

JBPro

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4420 US-1 S, Suite 11 St. Augustine, Florida 32086

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SADDLE RIDGE ESTATES
SITUATED IN
SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST,
CITY OF HIGH SPRINGS, ALACHUA COUNTY, FLORIDA
NOT FOR FINAL RECORDING

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Plat Book ____, Page ____
Sheet Two of Five

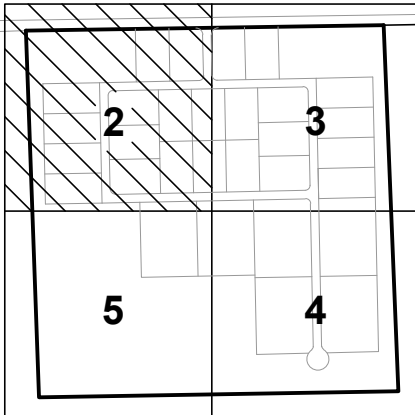
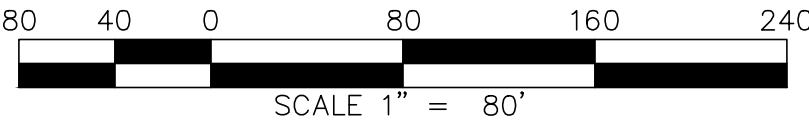
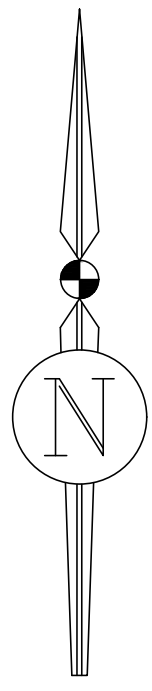
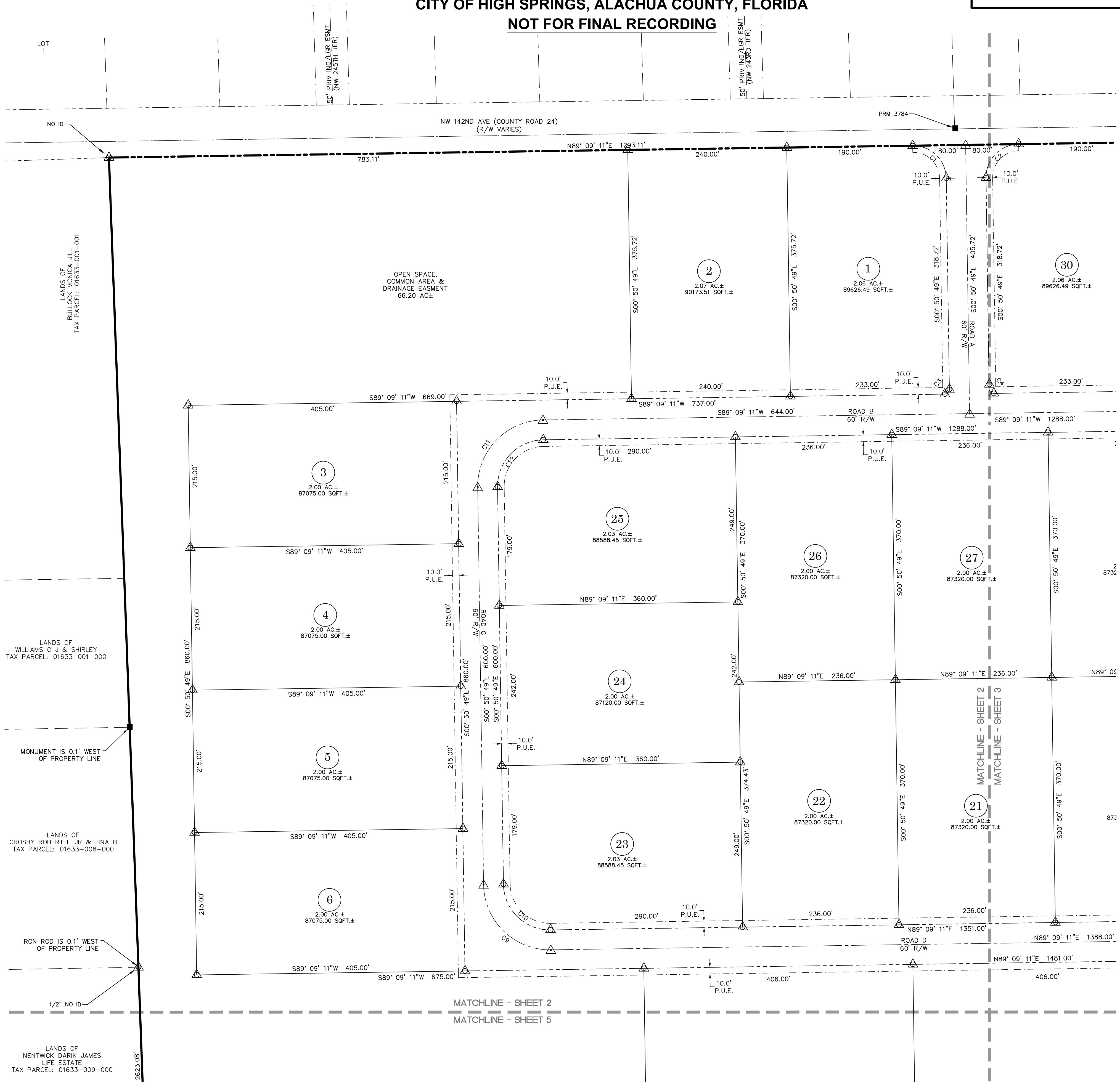
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R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET

SYMBOL LEGEND

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BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
SECTION LINE
RIGHT-OF-WAY CENTER LINE
EASEMENT LINE
4"x4" CONCRETE MONUMENT
NAIL AND DISK (SET), "PCP LB 8031",
UNLESS OTHERWISE NOTED
5/8" IRON ROD & CAP
LOT NUMBER

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	78.54'	50.00'	90°00'00"	50.00'	N45°50'49"W	70.71'
C2	78.54'	50.00'	90°00'00"	50.00'	S44°09'11"W	70.71'
C3	11.00'	7.00'	90°00'00"	7.00'	N44°09'11"E	9.90'
C4	11.00'	7.00'	90°00'00"	7.00'	S45°50'49"E	9.90'
C9	157.08'	100.00'	90°00'00"	100.00'	S45°50'49"E	141.42'
C10	109.96'	70.00'	90°00'00"	70.00'	S45°50'49"E	98.99'
C11	157.08'	100.00'	90°00'00"	100.00'	S44°09'11"W	141.42'
C12	109.96'	70.00'	90°00'00"	70.00'	S44°09'11"W	98.99'



SHEET KEY

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Plat Book ____, Page ____
Sheet Three of Five

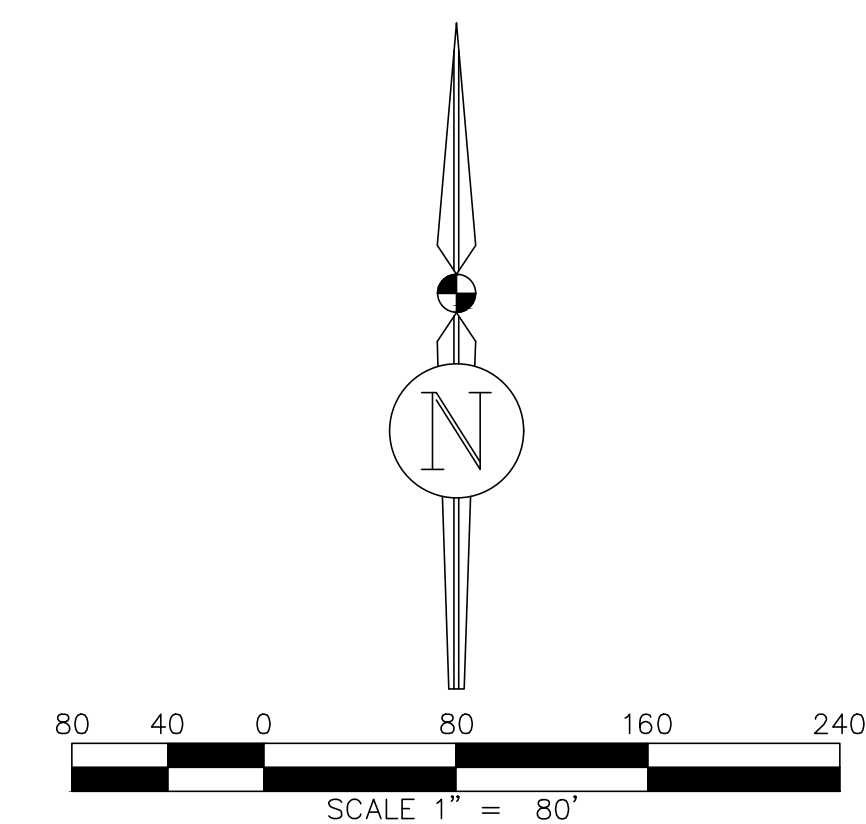
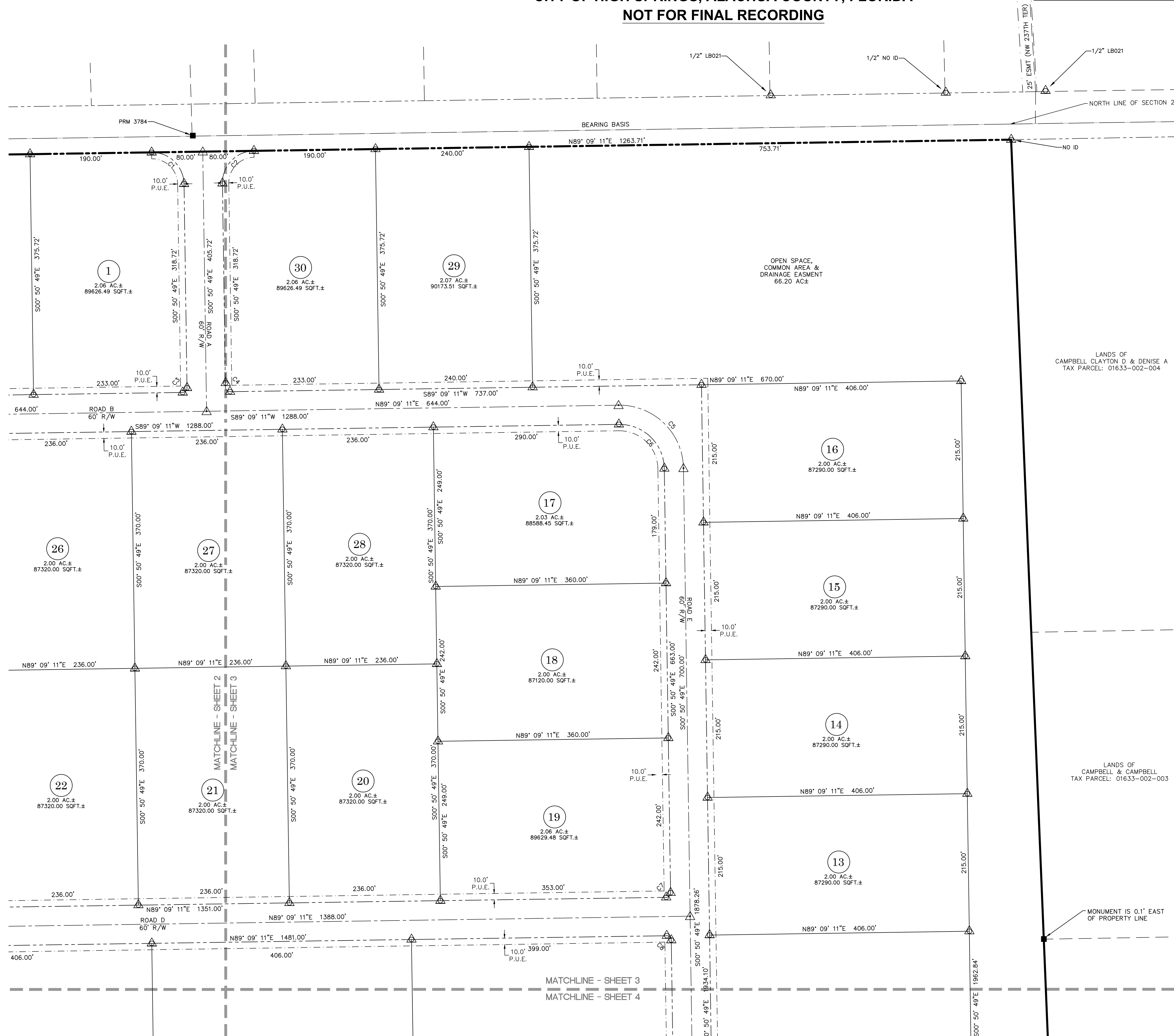
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SYMBOL LEGEND

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BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
SECTION LINE
RIGHT-OF-WAY CENTER LINE
EASEMENT LINE
4"x4" CONCRETE MONUMENT
NAIL AND DISK (SET), "PCP LB 8031",
UNLESS OTHERWISE NOTED
5/8" IRON ROD & CAP
LOT NUMBER

Curve Table						
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C3	11.00'	7.00'	90°00'00"	7.00'	N44°09'11"E	9.90'
C4	11.00'	7.00'	90°00'00"	7.00'	S45°50'49"E	9.90'
C5	157.08'	100.00'	90°00'00"	100.00'	N45°50'49"W	141.42'
C6	109.96'	70.00'	90°00'00"	70.00'	N45°50'49"W	98.99'
C7	11.00'	7.00'	90°00'00"	7.00'	N44°09'11"E	9.90'
C8	11.00'	7.00'	90°00'00"	7.00'	N45°50'49"W	9.90'



SHEET KEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) GoJBPro | E-mail: contact@jbpro.com

SADDLE RIDGE ESTATES
SITUATED IN
SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST,
CITY OF HIGH SPRINGS, ALACHUA COUNTY, FLORIDA
NOT FOR FINAL RECORDING

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ____, Page ____
Sheet Four of Five

ABBREVIATIONS

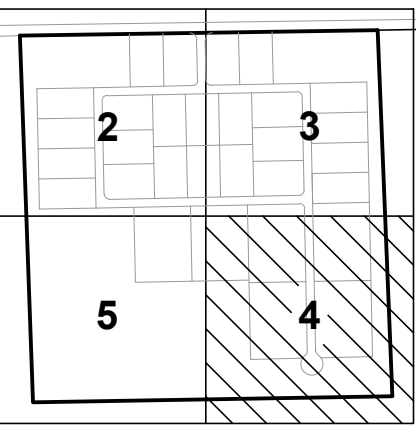
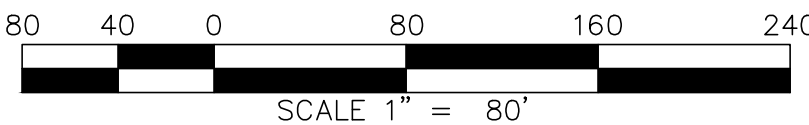
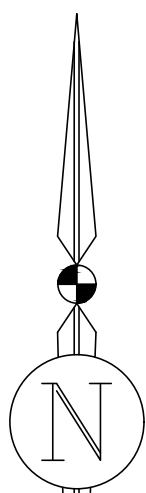
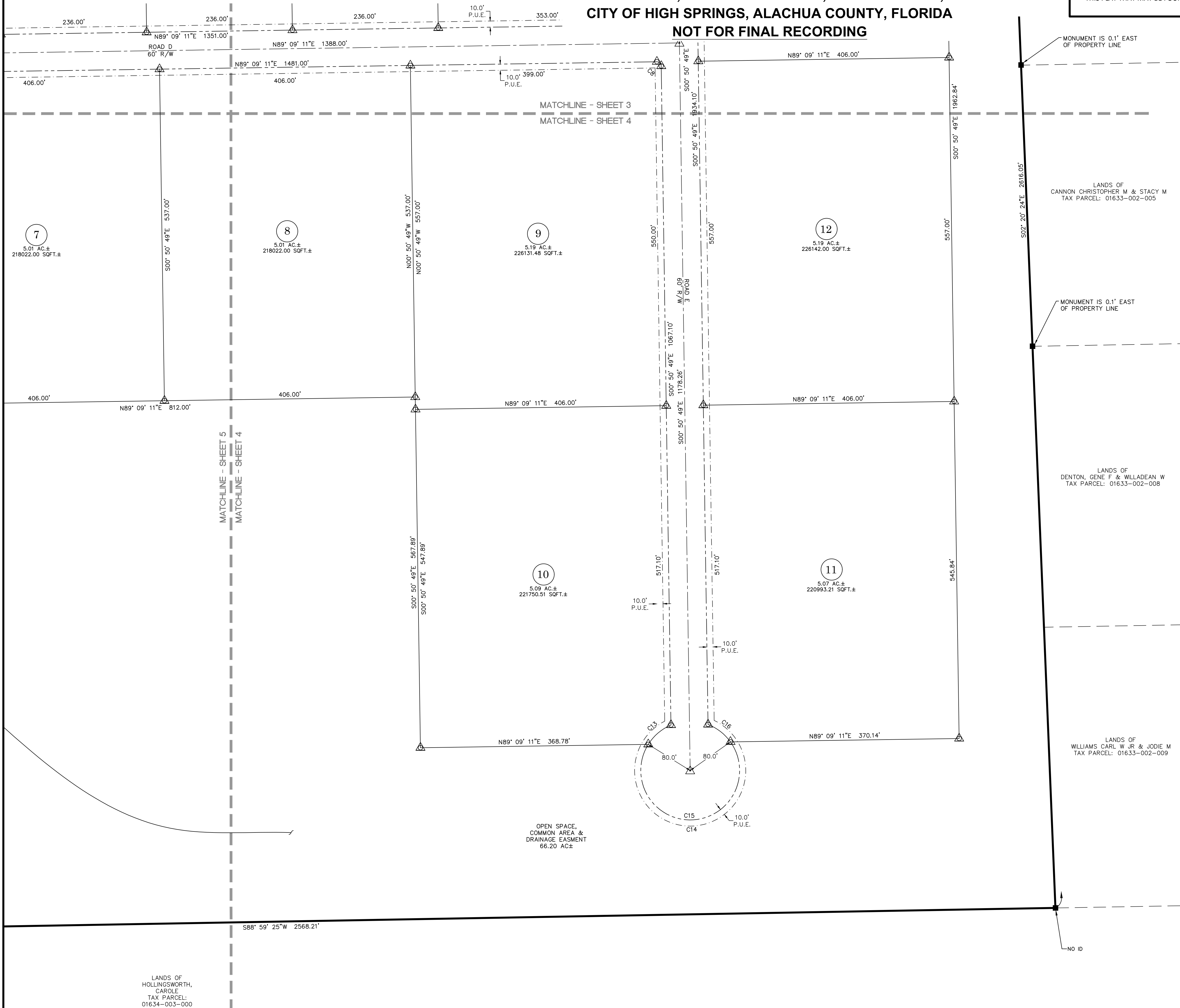
AC = ACRE
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
SQFT = SQUARE FEET

SYMBOL LEGEND

BOUNDARY LINE (PLAT)
BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
SECTION LINE
RIGHT-OF-WAY CENTER LINE
EASEMENT LINE
4"x4" CONCRETE MONUMENT
NAIL AND DISK (SET), "PCP LB 8031",
UNLESS OTHERWISE NOTED
5/8" IRON ROD & CAP
LOT NUMBER

Curve Table

Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C8	11.00'	7.00'	90°00'00"	7.00'	N45°50'49"W	9.90'
C13	49.07'	80.00'	35°08'49"	25.34'	S49°33'18"W	48.31'
C14	345.47'	80.00'	247°25'20"	119.90'	N88°16'14"E	133.10'
C15	441.15'	80.00'	315°57'05"	32.36'	N89°09'11"E	60.00'
C16	46.61'	80.00'	33°22'56"	23.99'	N52°07'54"W	45.95'



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Plat Book ____, Page ____
Sheet Five of Five

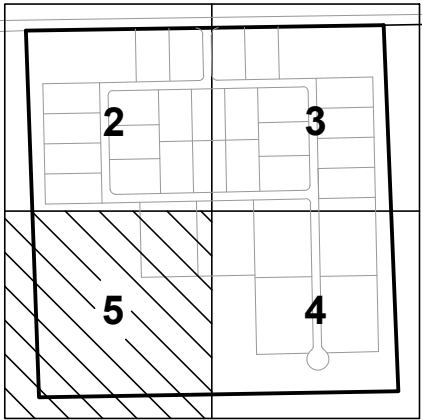
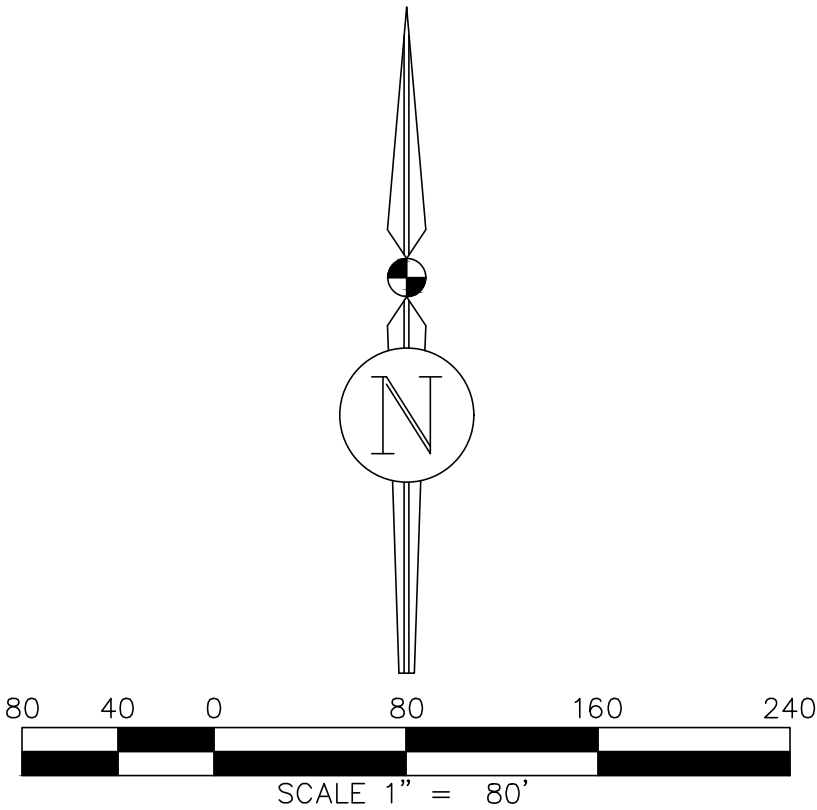
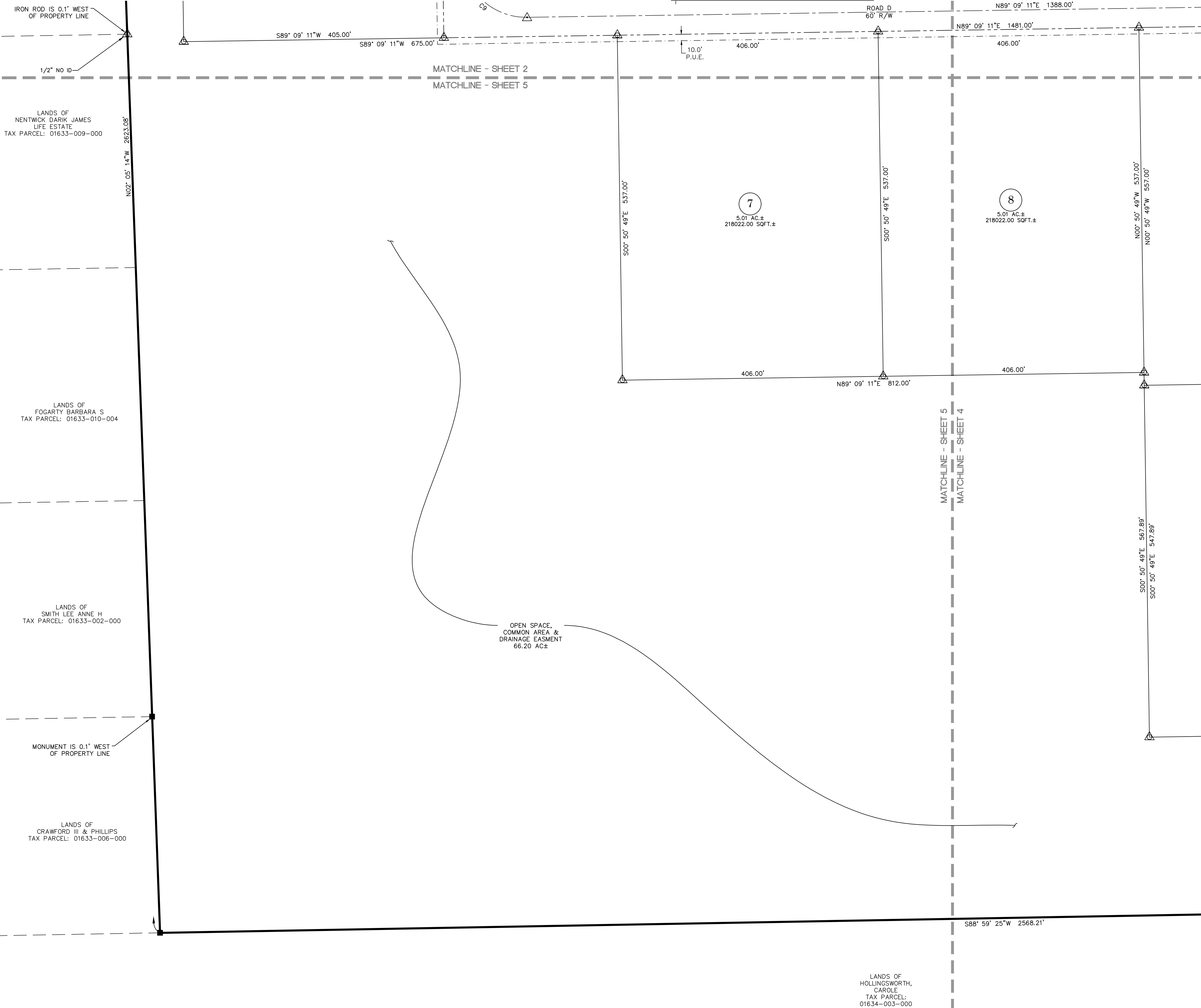
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5/8" IRON ROD & CAP
LOT NUMBER

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C9	157.08'	100.00'	90°00'00"	100.00'	S45°50'49"E	141.42'



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Trip Generation Data (September 2022)

Saddle Ridge Estates

I. General Information:

Proposed:

- | | |
|-------------------------|--------------------------------|
| A. Type of Development: | Single-Family Detached Housing |
| B. Units: | 30 Single-Family Units |
| C. ITE Code: | 210 |
| D. ITE Code Type: | Single-Family Detached Housing |

Existing Use:

Vacant

II. Proposed Trip Generation:

- | | | |
|-----------------|--------|--|
| A. Daily Trips | = 9.44 | Trips per unit x 30 = 283.2 Trips |
| B. AM Peak Hour | = 0.74 | Trips per unit x 30 = 22.2 Trips |
| C. PM Peak Hour | = 0.99 | Trips per unit x 30 = 29.7 Trips |

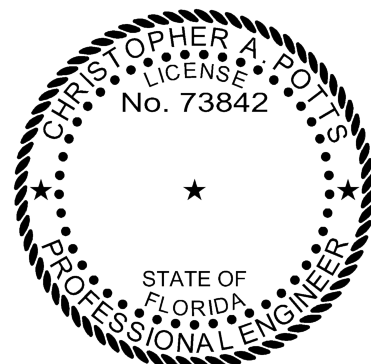
III. Source: ITE Trip Generation Manual, 10th Edition

IV. Off-site Roadway Impacts:

The development will connect to NW 142nd Ave for its main egress/ingress. Based on the proposed trips to the roadway, roadway improvements will not be required for NW 142nd Ave. The development will produce minimal PM Peak trips and ADT trips. These additional trips will not have an adverse impact to NW 142nd Ave.

THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY CHRISTOPHER A. POTTS, PE
ON SEPTEMBER 19, 2022 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



UNFINISHED BUSINESS ITEM #1:
BRIDLEWOOD PLANNED DEVELOPMENT

RESOLUTION NO. PB/LPA Z 22-03

A RESOLUTION OF THE PLAN BOARD OF THE CITY OF HIGH SPRINGS, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF HIGH SPRINGS, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA, APPROVAL OF AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING MAP OF THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE, PURSUANT TO AN APPLICATION, Z 22-03, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM PD PLANNED DEVELOPMENT AND R-1 RESIDENTIAL TO PD PLANNED DEVELOPMENT-12 IN ACCORDANCE WITH A CONCEPT PLAN DATED MAY 2022 SUBMITTED AS PART OF AN APPLICATION DATED APRIL 2, 2021, OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH SPRINGS, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of High Springs Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Plan Board of the City of High Springs, Florida, hereinafter referred to as the Plan Board, to recommend to the City Commission of the City of High Springs, Florida, hereinafter referred to as the City Commission, approval or denial of amendments to the City of High Springs Land Development Code, hereinafter referred to as the Land Development Code, in accordance with said code;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of High Springs, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Commission approval or denial of amendments to the Land Development Code, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Plan Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Code and Section 163.3174, Florida Statutes, as amended, the Plan Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Plan Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Plan Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 11.14.02.03.2 of the Land Development Code and based upon said study and consideration has determined and found that:

- a. The proposed change will not be contrary to the Land Use Plan and would not have an adverse effect on the Comprehensive Plan;
- b. The proposed change is compatible with the existing land use pattern in the area;
- c. The proposed change will not create an isolated district unrelated to adjacent and nearby districts;
- d. The proposed change will not result in a population density pattern and increase or overtaxing of the load on public facilities such as schools, utilities and streets;
- e. The proposed district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change;
- f. The proposed change or changing conditions make the passage of the proposed amendment necessary;

- g. The proposed change will not adversely influence living conditions in the neighborhood;
- h. The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety;
- i. The proposed change will not create a drainage problem;
- j. The proposed change will not seriously reduce light and air to adjacent areas;
- k. The proposed change will not adversely affect property values in the adjacent area;
- l. The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing codes;
- m. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare; and
- n. The proposed change is not out of scale with the needs of the neighborhood or the City.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN BOARD OF CITY OF HIGH SPRINGS, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF HIGH SPRINGS, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 22-03, by Bridlewood of High Springs LLC, to amend the Official Zoning Map of the Land Development Code by changing the zoning district on certain lands, the Plan Board, serving also as the Local Planning Agency, recommends to the City Commission that the zoning district be changed from PD PLANNED DEVELOPMENT and R-1 RESIDENTIAL to PD PLANNED DEVELOPMENT-12 in accordance with a concept plan dated May 2022 submitted as part of an application dated April 2, 2021 on property described, as follows:

A parcel of land lying in Sections 10, 11 and 14, Township 8 South, Range 17 East, Alachua County, Florida, being more particularly described, as follows: Commence at the Southwest corner of said Section 10; thence North 88°49'25" East, along the South line of said Section 10, a distance of 1,449.48 feet; thence North 88°49'13" East, along the South line of said Section 10, a distance of 1,130.68 feet; thence North 88°53'01" East, along the South line of said Section 10, a distance of 173.96 feet to the Southeast corner of Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, and the Point of Beginning; thence departing the South line of said Section 10, continue, along the East line of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, North 01°10'36" West 290.20 feet to the beginning of a curve concave Southwesterly, having a radius of 25.00 feet, with a chord bearing and distance of South 66°10'26" East, 21.02 feet; thence Southeasterly along the arc of said curve, an arc distance of 21.69 feet to a point of reverse curvature of a curve concave Westerly, having a radius of 60.00 feet, with a chord bearing and distance of North 01°10'43" West, 77.69 feet; thence Southeasterly then Northwesterly then Southwesterly along the arc of said curve, an arc distance of 292.42 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 25.00 feet, with a chord bearing and distance of South 63°51'44" West, 20.99 feet; thence Southwesterly, along the arc of said curve, an arc distance of 21.66 feet; thence South 88°49'09" West 33.58 feet; thence North 01°09'57" West 512.50 feet; thence North 88°49'45" East 646.20 feet; thence North 02°50'00" West 935.94 feet to the Northeast corner of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida; thence continue, along the North line of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, South 89°17'24" West 592.50 feet; thence North 00°43'57" West, 87.99 feet; thence South 89°17'20" West 564.59 feet; thence South 06°11'56" East 124.36 feet; thence South 28°44'19" West 1,048.61 feet; thence North 60°06'52" West 451.39 feet; thence South 14°44'28" West 150.82 feet to the beginning of a curve concave Northwesterly, having a radius of 330.00 feet, with a chord bearing and distance of South 22°31'08" West 86.87 feet; thence Southwesterly, along the arc of said curve, an arc distance of 87.13 feet; thence South 29°50'57" West 33.21 feet; thence North 60°08'02" West 59.98 feet; thence North 29°53'00" East 33.24 feet to the beginning of a curve concave Northwesterly, having a radius of 270.00 feet, with a chord bearing and distance of North 22°22'11" East 70.72 feet; thence Northeasterly, along the arc of said curve, an arc distance of 70.92 feet; thence North 14°50'01" East

167.45 feet; thence North 60°07'26" West 360.06 feet; thence South 88°50'36" West 168.96 feet; thence North 07°28'23" East 299.22 feet; thence North 13°13'00" East 300.59 feet; thence North 88°54'44" East 200.03 feet; thence North 01°13'13" West 40.52 feet; thence North 15°43'24" East 289.95 feet; thence South 88°50'07" West 299.92 feet; thence North 15°37'54" East 900.36 feet; thence North 88°24'18" East 109.06 feet; thence North 15°25'52" East 285.28 feet; thence North 15°54'31" East 234.09 feet; thence North 85°05'11" West 257.16 feet; thence North 75°37'58" West 447.25 feet to the East right-of-way line of U.S. Highway No. 41 (State Road 45); thence North 15°42'12" East, along the East right-of-way line of said U.S. Highway 41 (State Road 45), a distance of 217.37 feet to the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 10; thence North 88°35'04" East, along the South line of the North 1/4 said Section 10, a distance of 3,351.71 feet; thence continue North 88°35'04" East, along the South line of the North 1/4 of said Section 10, a distance of 1,023.98 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence North 88°41'11" East, along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 11, a distance of 1,289.87 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence North 02°12'50" West, along the West line of the East 1/2 of the Northwest 1/4 of said Section 11, a distance of 1,268.43 feet to the South right-of-way line of Northwest 174th Avenue; thence North 88°36'57" East, along the South right-of-way line of said Northwest 174th Avenue, 795.00 feet; thence South 02°01'17" East 899.79 feet; thence North 88°40'20" East 499.70 feet to the East line of the West 1/2 of said Section 11; thence South 02°00'38" East, along the East line of the West 1/2 of said Section 11, a distance of 3,309.12 feet; thence South 02°00'38" East, along the East line of the West 1/2 of said Section 11, a distance of 1,016.62 feet to the Southwest corner of the Southeast 1/4 of said Section 11; thence North 88°46'12" East, along the South line of the Southeast 1/4 of said Section 11, a distance of 1,091.74 feet; thence South 03°57'10" East 208.83 feet; thence North 88°46'12" East 238.86 feet to the centerline of Northwest 222nd Street; thence South 03°57'10" East 28.19 feet; thence South 01°47'30" East 266.05 feet; thence South 01°12'46" West 51.92 feet; thence South 03°19'35" East 46.57 feet; thence South 02°50'18" East 727.47 feet to the South line of the North 1/4 of said Section 14; thence South 88°47'32" West, along said South line of the North 1/4 of said Section 14, a distance of 2,642.34 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 14; thence South 88°43'19" West, along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, a distance of 1,273.80 feet to the West line of said Section 14; thence North 01°03'15" West, along the West line of said Section 14, a distance of 1,328.44 feet to the Southeast corner of Section 10; thence South 88°49'51" West, along the South line of said Section 10, a distance of 1,101.44 feet; thence South 88°49'51" West, along the South line of said Section 10, a distance of 1,364.64 feet to the Point of Beginning.

Containing 687.81 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session, with a quorum present and voting, by the Plan Board, serving also as the Local Planning Agency this 27th of September 2022.

Attest:

PLAN BOARD
OF THE CITY OF HIGH SPRINGS, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY
OF THE CITY OF HIGH SPRINGS, FLORIDA

Kristyn Adkins, Secretary to the Plan Board

Donald Alderman, Chair

RESOLUTION NO. PB/LPA Z 22-03

A RESOLUTION OF THE PLAN BOARD OF THE CITY OF HIGH SPRINGS, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF HIGH SPRINGS, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA, APPROVAL OF AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING MAP OF THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE, PURSUANT TO AN APPLICATION, Z 22-03, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM PD PLANNED DEVELOPMENT AND R-1 RESIDENTIAL TO PD PLANNED DEVELOPMENT-12 IN ACCORDANCE WITH A CONCEPT PLAN DATED MAY 2022 SUBMITTED AS PART OF AN APPLICATION DATED APRIL 2, 2021, OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH SPRINGS, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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WHEREAS, the Plan Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 11.14.02.03.2 of the Land Development Code and based upon said study and consideration has determined and found that:

- a. The proposed change will not be contrary to the Land Use Plan and would not have an adverse effect on the Comprehensive Plan;
- b. The proposed change is compatible with the existing land use pattern in the area;
- c. The proposed change will not create an isolated district unrelated to adjacent and nearby districts;
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- e. The proposed district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change;
- f. The proposed change or changing conditions make the passage of the proposed amendment necessary;

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Section 1. Pursuant to an application, Z 22-03, by Bridlewood of High Springs LLC, to amend the Official Zoning Map of the Land Development Code by changing the zoning district on certain lands, the Plan Board, serving also as the Local Planning Agency, recommends to the City Commission that the zoning district be changed from PD PLANNED DEVELOPMENT and R-1 RESIDENTIAL to PD PLANNED DEVELOPMENT-12 in accordance with a concept plan dated May 2022 submitted as part of an application dated April 2, 2021 on property described, as follows:

A parcel of land lying in Sections 10, 11 and 14, Township 8 South, Range 17 East, Alachua County, Florida, being more particularly described, as follows: Commence at the Southwest corner of said Section 10; thence North 88°49'25" East, along the South line of said Section 10, a distance of 1,449.48 feet; thence North 88°49'13" East, along the South line of said Section 10, a distance of 1,130.68 feet; thence North 88°53'01" East, along the South line of said Section 10, a distance of 173.96 feet to the Southeast corner of Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, and the Point of Beginning; thence departing the South line of said Section 10, continue, along the East line of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, North 01°10'36" West 290.20 feet to the beginning of a curve concave Southwesterly, having a radius of 25.00 feet, with a chord bearing and distance of South 66°10'26" East, 21.02 feet; thence Southeasterly along the arc of said curve, an arc distance of 21.69 feet to a point of reverse curvature of a curve concave Westerly, having a radius of 60.00 feet, with a chord bearing and distance of North 01°10'43" West, 77.69 feet; thence Southeasterly then Northwesterly then Southwesterly along the arc of said curve, an arc distance of 292.42 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 25.00 feet, with a chord bearing and distance of South 63°51'44" West, 20.99 feet; thence Southwesterly, along the arc of said curve, an arc distance of 21.66 feet; thence South 88°49'09" West 33.58 feet; thence North 01°09'57" West 512.50 feet; thence North 88°49'45" East 646.20 feet; thence North 02°50'00" West 935.94 feet to the Northeast corner of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida; thence continue, along the North line of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, South 89°17'24" West 592.50 feet; thence North 00°43'57" West, 87.99 feet; thence South 89°17'20" West 564.59 feet; thence South 06°11'56" East 124.36 feet; thence South 28°44'19" West 1,048.61 feet; thence North 60°06'52" West 451.39 feet; thence South 14°44'28" West 150.82 feet to the beginning of a curve concave Northwesterly, having a radius of 330.00 feet, with a chord bearing and distance of South 22°31'08" West 86.87 feet; thence Southwesterly, along the arc of said curve, an arc distance of 87.13 feet; thence South 29°50'57" West 33.21 feet; thence North 60°08'02" West 59.98 feet; thence North 29°53'00" East 33.24 feet to the beginning of a curve concave Northwesterly, having a radius of 270.00 feet, with a chord bearing and distance of North 22°22'11" East 70.72 feet; thence Northeasterly, along the arc of said curve, an arc distance of 70.92 feet; thence North 14°50'01" East

167.45 feet; thence North 60°07'26" West 360.06 feet; thence South 88°50'36" West 168.96 feet; thence North 07°28'23" East 299.22 feet; thence North 13°13'00" East 300.59 feet; thence North 88°54'44" East 200.03 feet; thence North 01°13'13" West 40.52 feet; thence North 15°43'24" East 289.95 feet; thence South 88°50'07" West 299.92 feet; thence North 15°37'54" East 900.36 feet; thence North 88°24'18" East 109.06 feet; thence North 15°25'52" East 285.28 feet; thence North 15°54'31" East 234.09 feet; thence North 85°05'11" West 257.16 feet; thence North 75°37'58" West 447.25 feet to the East right-of-way line of U.S. Highway No. 41 (State Road 45); thence North 15°42'12" East, along the East right-of-way line of said U.S. Highway 41 (State Road 45), a distance of 217.37 feet to the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 10; thence North 88°35'04" East, along the South line of the North 1/4 said Section 10, a distance of 3,351.71 feet; thence continue North 88°35'04" East, along the South line of the North 1/4 of said Section 10, a distance of 1,023.98 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence North 88°41'11" East, along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 11, a distance of 1,289.87 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence North 02°12'50" West, along the West line of the East 1/2 of the Northwest 1/4 of said Section 11, a distance of 1,268.43 feet to the South right-of-way line of Northwest 174th Avenue; thence North 88°36'57" East, along the South right-of-way line of said Northwest 174th Avenue, 795.00 feet; thence South 02°01'17" East 899.79 feet; thence North 88°40'20" East 499.70 feet to the East line of the West 1/2 of said Section 11; thence South 02°00'38" East, along the East line of the West 1/2 of said Section 11, a distance of 3,309.12 feet; thence South 02°00'38" East, along the East line of the West 1/2 of said Section 11, a distance of 1,016.62 feet to the Southwest corner of the Southeast 1/4 of said Section 11; thence North 88°46'12" East, along the South line of the Southeast 1/4 of said Section 11, a distance of 1,091.74 feet; thence South 03°57'10" East 208.83 feet; thence North 88°46'12" East 238.86 feet to the centerline of Northwest 222nd Street; thence South 03°57'10" East 28.19 feet; thence South 01°47'30" East 266.05 feet; thence South 01°12'46" West 51.92 feet; thence South 03°19'35" East 46.57 feet; thence South 02°50'18" East 727.47 feet to the South line of the North 1/4 of said Section 14; thence South 88°47'32" West, along said South line of the North 1/4 of said Section 14, a distance of 2,642.34 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 14; thence South 88°43'19" West, along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, a distance of 1,273.80 feet to the West line of said Section 14; thence North 01°03'15" West, along the West line of said Section 14, a distance of 1,328.44 feet to the Southeast corner of Section 10; thence South 88°49'51" West, along the South line of said Section 10, a distance of 1,101.44 feet; thence South 88°49'51" West, along the South line of said Section 10, a distance of 1,364.64 feet to the Point of Beginning.

Containing 687.81 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session, with a quorum present and voting, by the Plan Board, serving also as the Local Planning Agency this 30th of August 2022.

Attest:

PLAN BOARD
OF THE CITY OF HIGH SPRINGS, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY
OF THE CITY OF HIGH SPRINGS, FLORIDA

Kristyn Adkins, Secretary to the Plan Board

Donald Alderman, Chair



Bridlewood High Springs

PD Amendment Application Package

August 15, 2022

Christopher Potts, P.E.
FL Registration No. 73842

3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
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JBPro

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List of Attachments

- Attachment A: PD Amendment Application
- Attachment B: PD Zoning Master Conceptual Plan
- Attachment C: Property Deeds

SECTION 1: APPLICATION DOCUMENTS

The PD Amendment Application is included as **Attachment A** to this submittal package.

SECTION 2: STATEMENT OF PROPOSED CHANGE

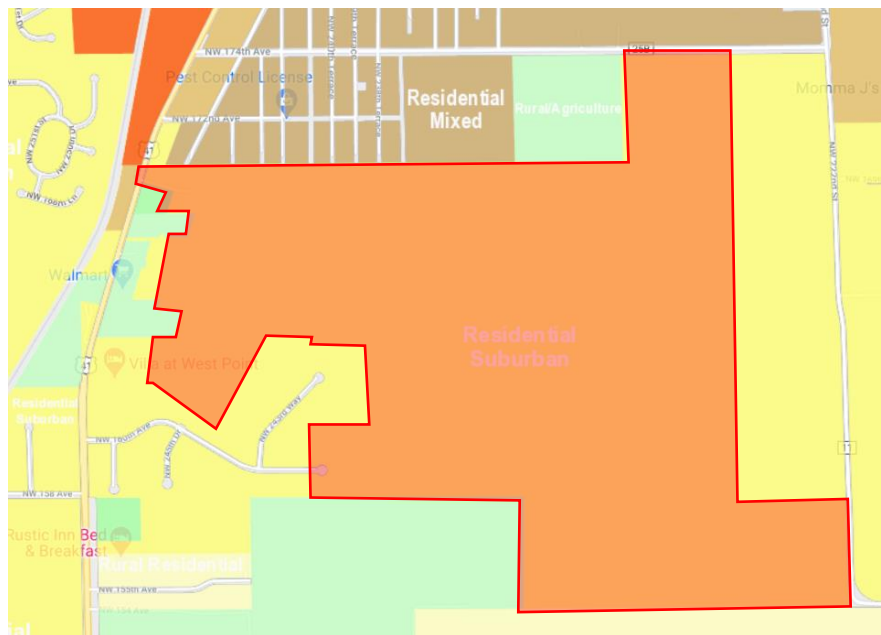
A. EXISTING CONDITIONS:

The property known as Bridlewood (Tillman Acres) consists of 5 parcels totaling 687.81 acres of land, and is located east of HWY 41 and south of NW 174th Ave in the City of High Springs. The property includes tax parcels 01487-000-000, 01486-000-000, 01511-001-000, 01529-001-000, and 01529-002-000.

The subject property is currently undeveloped. The subject property was formerly known as Tillman Acres and is now under contract for new ownership. A new Master Plan has been created that was designed to include the 5 parcels.

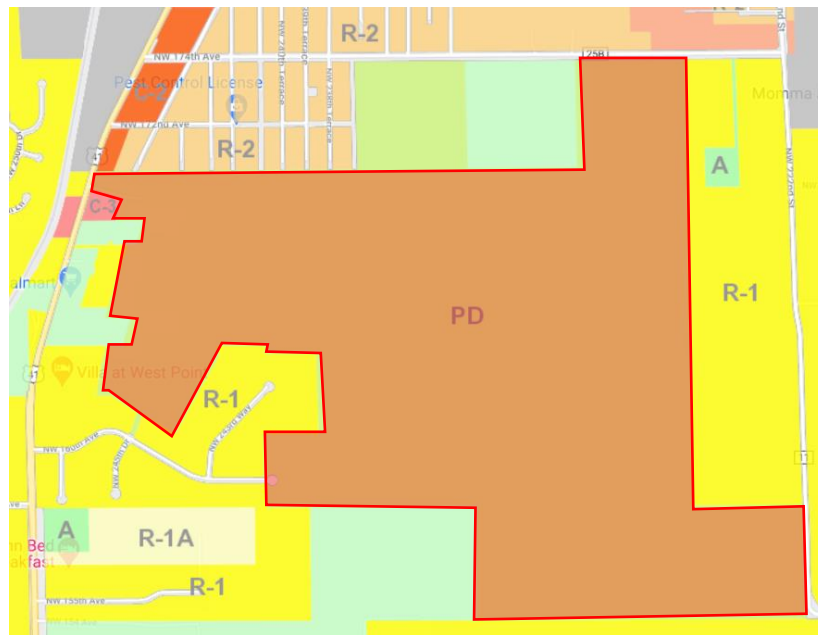
As shown in the following figures, the property has a current Future Land Use designation of Residential Suburban, which requires a minimum density of zero (0) dwelling units per acre and a maximum of four (4) dwelling units per acre.

FIGURE 2: EXISTING FUTURE LAND USE MAP



Alachua County GIS

FIGURE 3: EXISTING ZONING MAP



Alachua County GIS

LOCATION	EXISTING USE	LAND USE	ZONING
North	Rural Land/Single Family Units	Residential Mixed/Agriculture	Agriculture/R-2
South	Rural Land/Single Family Units	Rural Agriculture/Residential Suburban	Agriculture/R-1
East	Rural Land/Single Family Units	Agriculture/Residential Suburban	Agriculture/R-1
West	Rural Land/Single Family Units	Agriculture/Residential Suburban	Agriculture/R-1

B. PROPOSED CHANGE:

The applicant requests approval of a Site Specific Amendment to the existing Planned Development (PD).

The proposed project will consist of 2,000 Residential Units, 300,000 square feet of non-residential use, and open space on 687.81 acres. The project density complies with the maximum density 4 dwelling units per acre which would permit a maximum of 2,750 dwelling units on 687.81 acres. Open space areas will include recreation and parks. Perimeter buffers and stormwater retention areas will not be included as open space.

C. PROPOSED MASTER PLAN:

Proposed Uses

The PD Zoning Master Conceptual Plan, included as **Attachment B**, identifies the location of the land uses proposed for the Bridlewood PD. Those uses include 2,000 Residential units, 300,000 SF of non-residential uses, and community facilities. The residential units are intended to be market rate housing and provide an alternative to the current housing supply in the City of High Springs.

NOTES:

- 1) Allowable uses within the residential land use area shall be:
 - a. Single-Family Detached
 - b. Community Buildings
 - c. Club House
 - d. Amenity Center
 - e. Park Structures
 - f. Gazebos
 - g. Picnic Pavilions
 - h. Farmer's Market
- 2) Allowable uses within the medium dense residential land use area shall be:
 - a. Single-Family Attached
 - b. Independent Living Facility
 - c. Assisted Living Facility
 - d. Memory Care Facility
 - e. Age-Restricted Apartments
 - f. Multi-Family Apartments
 - g. Religious Institutions
- 3) Allowable uses within the non-residential land use area shall be:
 - a. Recreational use
 - b. Day-care facility
 - c. Professional office
 - d. Medical & Dental Clinics

- e. Veterinarian Office
- f. Drug Stores & Pharmacies
- g. Shopper Centers
- h. Indoor Retail Sales
- i. Personal Services
- j. Beauty & Barber Shops
- k. Nail Salons
- l. Dry Cleaning
- m. Bakeries
- n. Convenience Store with Gas
- o. Recreational Uses
- p. Health Clubs
- q. Gyms & Spas
- r. Fitness & Dance Studios
- s. Learning Centers
- t. Private School
- u. Restaurant & Bar (excluding drive thrus)
- v. Education Institutions
- w. Public Service Institutions
- x. Community Buildings/Clubhouse/Amenity Centers
- y. Farmers Market

The following lot and building dimensions shall apply:

SECTION	MIN LOT SIZE	MIN LOT WIDTH	MIN LOT DEPTH	MAX HEIGHT
Residential (SF Detached)	7,000 sf	70 feet	100 feet	40 feet
Residential (SF Detached)	8,000 sf	80 feet	100 feet	40 feet
Residential (SF Detached)	10,000 sf	100 feet	100 feet	40 feet
Residential (SF Attached)	2,000 sf	20 feet	100 feet	40 feet

NOTE:

- 1) Minimum lot sizes may not apply to single-family residential attached units, apartments or assisted living facilities if developed as an overall site plan without platted lots.
- 2) Commercial, single-family attached, duplex, multi-family, independent living, assisted living, memory care and institutional uses require site plan approval by the City Commission.
 - a. The development shall have a maximum of 250 multi-family units on a maximum of 30 acres.
 - b. The development shall have a maximum 200 independent living, assisted living, or memory care units.
- 3) The amenity centers and parks shall contain the following recreational items:
 - a. Clubhouse
 - b. Community center
 - c. Pool(s)/splash parks
 - d. Athletic court(s)/field(s) (basketball, tennis court, soccer field, etc.)
 - e. Trails
 - f. Pavilion(s)
 - g. Recreational court(s) (bocce-ball, shuffle board, etc.)

Each amenity center and park shall require site plan approval by the City Commission. Each park shall be coordinated with the City's Park and Recreation Department and submitted for City Staff review and approval.

The following yard dimensions (setbacks) shall apply:

SECTION	FRONT YARD	SIDE YARD (interior)	SIDE YARD (street)	REAR YARD
Residential (SF Detached)	10 feet	5 feet	10 feet	10 feet
Residential (SF Attached)	0 feet	0 feet	0 feet	0 feet
Non-Residential	20 feet	20 feet	20 feet	20 feet

NOTE:

- 1) In-ground pools and screens are allowed to encroach within the rear yard setback.

D. DEVELOPMENT STANDARDS

Development standards may be modified in ways consistent with the general intent and purpose for the PD District. The applicant is requesting the following modifications to development standards:

- 1) For each major entry point, permanent subdivision identification signs, being monument signage, a sign on a screening decorative wall or iconic structure with City Staff approval should be installed. Subdivision identification signs must be constructed of masonry, brick, stone or other high-quality materials. Additional features shall be incorporated into the design which may include but not be limited to increased number of trees, enhanced landscaping with seasonal color, additional green space, roundabout, focal point, water feature, sculpture or other artistry. The subdivision entrances must have divided entryways with landscaping and street trees.
- 2) Rights-of-way/street standards: generally, the goals and objectives of the Bridlewood PD are to provide a roadway/street networks that promotes safety and reduced speeds throughout the residential neighborhoods. Traffic calming measures shall be provided at mid-blocks where streets are longer than 1,300 feet if required during final engineering design. Such measures may include, but not be limited to, speed tables, bulbouts, raised pedestrian crossings, raised intersections and changes in the surface material or texture.
 - a. Minimum roadway pavement width equals 22 feet; Maximum roadway pavement width equals 24 feet (except at entrances where 36 feet is allowable).

- b. Minimum right-of-way width equals 50 feet; Maximum right-of-way width equals 80 feet.
- c. Roadways shall have curb and gutter.
- d. Minimum street centerline radius equals 50 feet.
- e. Minimum curb return radius equals 15 feet (measured at back of curb).
- f. Sidewalks are required on both sides of the street. A neighborhood pedestrian pathway/trail may be substituted on one side of the street with a sidewalk on the other side of the street.
- g. A neighborhood pedestrian pathway/trail (neighborhood trail) may be provided throughout the PD. The neighborhood pedestrian pathway/trail shall be looped to provide interconnectivity to school site, parks, open space, and amenities. The neighborhood trail may be constructed of impervious hard surface, pavement, stone, crushed concrete, recycled asphalt or pervious natural or mulch materials.
- h. The neighborhood trail shall be a minimum of 8 feet width.
- i. Minimum sidewalk width equals 5 feet.
- j. On street parallel parking is allowed on all streets within the neighborhood

E. DEVELOPMENT PHASING PLAN

- 1) This PD shall be valid for 20 years from the date of final zoning approval.
- 2) Phases are not required to be developed in chronological order.
- 3) Multi phases can be developed at one time.
- 4) Each phase may be permitted independent of any other phase.

F. CONVERSION SCHEDULE

- 1) Permitted use locations are subject to change and allowed to be adjusted in location during final design with the approval of the City Commission.
- 2) Each residential housing type may be interchanged with other residential uses at a 1:1 conversion within the designated areas where the use is permitted.
- 3) The school building square footage shall be excluded from the total non-residential square footage density.

SECTION 3: AERIAL MAP

MAP



2020 Aerial Alachua County Property Appraiser Database

SECTION 4: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

The following pages analyze how the proposed development successfully implements the Goals, Objectives and Policies in the City of High Spring's Comprehensive Plan. Those policies from each element of the Comprehensive Plan that are relevant to the proposed development have been included below, with a corresponding statement as to how the development would comply with those state policies. Comments are provided following each policy.

I. Future Land Use Element:

Policy 1.14.6: Master Plan Requirements. The master plan requirements prescribed in FLUE Policy 1.14.7 are intended to demonstrate sustainability by providing for interconnectivity, adequate infrastructure, multi-modal opportunities and land use compatibility. These requirements may be satisfied by the application of the planned development, traditional neighborhood development, major site plan and major subdivision provisions of the Land Development Code. The City shall continue to maintain criteria and procedures for implementing this requirement in the Land Development Code.

Comment: The proposed development identifies locations of interconnectivity with neighboring developments and land use compatibility with neighboring land uses. Therefore, it is consistent with FLUE

Policy 1.14.7: Land Use Classifications are established for application within the City. Residential Suburban - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a suburban, low density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas. Density Range: 1.0 – 4.0 dwelling units per gross acre. Locational Characteristics- This category is appropriate within the Urban Service Area where use and development characteristics are suburban residential in character and where urban infrastructure and services are available.

Comment: The proposed density is 3.6 dwelling units per acres (2,750 maximum dwelling units on 687.7 acres) which is below the maximum permitted density of 4 dwelling units per acre. The development is also located within the Urban Service Area and the Residential Suburban Land Use category allows for PD zoning. Therefore, it is consistent with FLUE.

Policy 1.15.3: All residential, commercial and industrial uses shall be required to connect to and use the City water system when available. All residential, commercial and industrial uses shall be required to connect to and use the City sewer system when available.

Comment: The proposed development will connect to the City's water and wastewater system. Required locations will be determined during the site review process. Therefore, it is consistent with FLUE.

II. Transportation Element:

Policy 1.1.3: The City shall adopt minimum right-of-way requirements for new roadways containing the following criteria: 1. Arterials Roadways - 150-foot right-of-way; 2. Major Collectors Roadways - 100-foot right-of-way except where modified by "Context Sensitive Design" guidelines; 3. Collectors – 80-foot right-of-way except where modified by "Context Sensitive Design" guidelines; 4. Residential Collectors – 60-foot right-of-way; 5. Local Roadways - 60-foot right-of-way with swale & drainage; and 6. Local Roadways - 50-foot right-of-way with curb & gutter except where modified by "Context Sensitive Design" guidelines.

Comment: The development right-of-ways will be consistent with the City's minimum right-of-way requirements for Local Roadways and Collectors.

Policy 1.3.3: Design bicycle facilities to include the following considerations: 1. Bike paths, lanes and shoulders planned for designated roadways, in coordination with adjacent uses and appropriate to different roadway types as prescribed in the Corridor Design Manual; and 2. Facilities which meet standards set by Florida Department of Transportation, American Association of State Highway Transportation Officials, and local regulating agencies Facilities which are well marked and signed, and which are designed for ease of maintenance.

Policy 1.3.4: Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations: 1. Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded where appropriate; 2. Clearly marked crosswalks at intersections, with handicapped provisions; 3. Traffic control signals with safe crossing time for pedestrians; and 4. Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings.

Comment: The proposed Master Plan and Typical Roadway Sections Plan indicates pedestrian paths and bicycle facilities within the proposed development that connect to paths inside and outside of the development.

III. Community Design Element

GOAL 1 - IMPLEMENT A PROGRAM TO PROVIDE LIVABLE ROADWAYS THROUGHOUT THE CITY.

OBJECTIVE 1.1: Pedestrian & Bicycle Design. Provide an integrated safety-oriented pedestrian walkway and bicycle system to provide mobility choices, reduce reliance on vehicular travel and provide convenient access to schools, recreational facilities, services and businesses.

Policy 1.1.1: Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations; 1. Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded where appropriate; 2. Clearly marked crosswalks at intersections, with handicapped provisions; 3. Traffic control signals with safe crossing time for pedestrians; and 4. Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings in urban settings.

Policy 1.1.2: Design bicycle facilities for designated roadways to include the following considerations: 1. Bike paths, lanes and shoulders planned for designated roadways, in coordination with adjacent uses and appropriate to different roadway types; 2. Facilities which meet standards set by Florida Department of Transportation, American Association of State Highway Transportation Officials, and local regulating agencies; and 3. Facilities which are well marked and signed, and which are designed for ease of maintenance.

Comment: The Bridlewood development will consist of pedestrian and multi-use paths for bicycle and pedestrian facilities throughout. The paths will provide mobility choices for convenient access to schools, recreational facilities, open spaces, and businesses.

GOAL 2: PROVIDE A GREATER VARIETY OF ALLOWABLE DEVELOPMENT PATTERNS, WHICH ENCOURAGE GOOD COMMUNITY DESIGN AND WHICH REFLECT THE CHARACTER OF THE SURROUNDINGS. CD

OBJECTIVE 2.1: Ensure Compatibility. Ensure that new community development is compatible with its surroundings.

Policy 2.1.3: Include design related issues as part of the neighborhood planning process.

Comment: The Bridlewood development design is compatible with the surrounding developments and the neighborhood design elements will be reviewed during the site plan process.

IV. Conservation Element:

GOAL 1: THE CITY WILL GUIDE URBAN AND RURAL DEVELOPMENT IN SUCH A WAY AS NOT TO ADVERSELY AFFECT THE COMMUNITY'S NATURAL RESOURCES, AND THUS, ENSURE THE HIGHEST ENVIRONMENTAL QUALITY.

OBJECTIVE 1.1: The City shall meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection.

Policy 1.5.7 - The stormwater drainage regulations will be in accordance with the Suwannee River Water Management District policies and require retention of stormwater runoff to maximize groundwater recharge while protecting areas of high aquifer recharge potential.

Comment: The proposed development will meet Suwannee River Water Management District policies and procedures. The development will be submitted to Suwannee River Water Management District during the site plan review process.

V. Housing Element:

GOAL 1: THE CITY WILL PROMOTE DECENT, SAFE, AND SANITARY HOUSING WITH A SUITABLE LIVING ENVIRONMENT FOR ALL RESIDENTS.

OBJECTIVE 1.1: The City shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions. The City will ensure that existing and future building codes are enforced.

OBJECTIVE H 1.3: The City shall, using the Florida Building Code, establish and enforce provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards.

Comment: The building construction will comply with the Florida Building Code.

VI. Parks, Recreation, and Open Space Element:

GOAL 1: THE CITY WILL PROVIDE A COMPREHENSIVE PROGRAM FOR RECREATION THAT INCLUDES ACTIVE AND PASSIVE RECREATION, CULTURAL, AND LEISURE ORIENTED EDUCATIONAL PROGRAMS.

OBJECTIVE 1.1: A system of parks and recreation facilities meeting the needs of the population shall be in place to provide for the acceptable levels of service.

Comment: The Bridlewood development will provide parks, recreation and open space that will be open to the public.

VII. Utility Element:

GOAL 1: ADEQUATE STORMWATER DRAINAGE WILL BE PROVIDED TO AFFORD REASONABLE PROTECTION FROM FLOODING AND TO PREVENT DEGRADATION OF THE QUALITY OF RECEIVING WATERS.

OBJECTIVE 1.1: The City will enforce stormwater drainage regulations that provide for the protection of natural drainage features and ensure future development utilizes stormwater management systems compatible with the Suwannee River Water Management District and High Springs regulations.

Comment: The proposed development will meet Suwannee River Water Management District policies and procedures. The development will be submitted to Suwannee River Water Management District during the site plan review process.

VIII. Public School Facilities Element

GOAL 1: THE CITY SHALL COLLABORATE WITH THE SCHOOL BOARD TO PLAN FOR PUBLIC SCHOOL CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT DEMAND WITHIN THE FIVE YEAR, TEN YEAR AND TWENTY YEAR PLANNING PERIODS

OBJECTIVE 1.1: Land Use and School Capacity Coordination. It is the objective of City to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the County school system.

Comment: The Bridlewood development is setting aside a portion of the development for a future school site. The size and location of the future school site will be coordinated with the Alachua County School Board.

SECTION 5: LEGAL DESCRIPTION WITH TAX PARCEL NUMBERS

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 10, 11 & 14, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY FLORIDA, AND RUN NORTH 88°49'25" EAST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 1449.48 FEET; THENCE CONTINUE NORTH 88°49'13" EAST ALONG SAID SOUTH LINE OF SECTION 10, A DISTANCE OF 1130.68 FEET; THENCE CONTINUE NORTH 88°53'01" EAST ALONG SAID SOUTH LINE OF SECTION 10, A DISTANCE OF 173.96 FEET TO THE SOUTHEAST CORNER OF TILLMAN ACRES PHASE ONE PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 82, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH SECTION LINE, RUN ALONG THE EAST LINE OF SAID PLAT OF TILLMAN ACRES PHASE 1 THE FOLLOWING EIGHT CALLS: NORTH 01°10'36" WEST, A DISTANCE OF 290.20 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 66°10'26" EAST, 21.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 01°10'43" WEST, 77.69 FEET; THENCE SOUTHEASTERLY THEN NORTHWESTERLY THEN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 292.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 63°51'44" WEST, 20.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.66 FEET; THENCE RUN SOUTH 88°49'09" WEST, A DISTANCE OF 33.58 FEET; THENCE RUN NORTH 01°09'57" WEST, A DISTANCE OF 512.50 FEET; THENCE RUN NORTH 88°49'45" EAST, A DISTANCE OF 646.20 FEET; THENCE RUN NORTH 02°50'00" WEST, A DISTANCE OF 935.94 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED PLAT OF TILLMAN ACRES PHASE ONE; THENCE RUN ALONG THE NORTH LINE OF SAID PLAT OF TILLMAN ACRES PHASE ONE THE FOLLOWING FIFTEEN CALLS: SOUTH 89°17'24" WEST, A DISTANCE OF 592.50 FEET; THENCE RUN NORTH 00°43'57" WEST, A DISTANCE OF 87.99 FEET; THENCE RUN SOUTH 89°17'20" WEST, A DISTANCE OF 564.59 FEET; THENCE RUN SOUTH 06°11'56" EAST, A DISTANCE OF 124.36 FEET; THENCE RUN SOUTH 28°44'19" WEST, A DISTANCE OF 1048.61 FEET; THENCE RUN NORTH 60°06'52" WEST, A DISTANCE OF 451.39 FEET; THENCE RUN SOUTH 14°44'28" WEST, A DISTANCE OF 150.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 22°31'08" WEST, 86.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC SAID CURVE, AN ARC DISTANCE OF 87.13 FEET; THENCE RUN SOUTH 29°50'57" WEST, A DISTANCE OF 33.21 FEET; THENCE RUN NORTH 60°08'02" WEST, A DISTANCE OF 59.98 FEET; THENCE RUN NORTH 29°53'00" EAST, A DISTANCE OF 33.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 22°22'11" EAST, 70.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 70.92 FEET; THENCE RUN NORTH 14°50'01" EAST, A DISTANCE OF 167.45 FEET; THENCE RUN NORTH 60°07'26" WEST, A DISTANCE OF 360.06 FEET; THENCE RUN SOUTH 88°50'36" WEST, A DISTANCE OF 168.96 FEET; THENCE RUN NORTH 07°28'23" EAST, A DISTANCE OF 299.22 FEET; THENCE RUN NORTH 13°13'00" EAST, A DISTANCE OF 300.59 FEET; THENCE RUN NORTH 88°54'44" EAST, A

DISTANCE OF 200.03 FEET; THENCE RUN NORTH 01°13'13" WEST, A DISTANCE OF 40.52 FEET; THENCE RUN NORTH 15°43'24" EAST, A DISTANCE OF 289.95 FEET; THENCE RUN SOUTH 88°50'07" WEST, A DISTANCE OF 299.92 FEET; THENCE RUN NORTH 15°37'54" EAST, A DISTANCE OF 900.36 FEET; THENCE RUN NORTH 88°24'18" EAST, A DISTANCE OF 109.06 FEET; THENCE RUN NORTH 15°25'52" EAST, A DISTANCE OF 285.28 FEET; THENCE RUN NORTH 15°54'31" EAST, A DISTANCE OF 234.09 FEET; THENCE RUN NORTH 85°05'11" WEST, A DISTANCE OF 257.16 FEET; THENCE RUN NORTH 75°37'58" WEST, A DISTANCE OF 447.25 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 41; THENCE RUN NORTH 15°42'12" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 217.37 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 10; THENCE RUN NORTH 88°35'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 3351.71 FEET; THENCE RUN NORTH 88°35'04" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 10, A DISTANCE OF 1023.98 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11 OF THE AFOREMENTIONED TOWNSHIP 8 SOUTH; THENCE RUN NORTH 88°41'11" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1289.87 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE RUN NORTH 02°12'50" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE AFOREMENTIONED NORTHWEST 1/4, A DISTANCE OF 1268.43 FEET TO THE SOUTH RIGHT OF WAY OF NW 174TH AVENUE; THENCE RUN NORTH 88°36'57" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 795.00 FEET; THENCE RUN SOUTH 02°01'17" EAST, A DISTANCE OF 899.79 FEET; THENCE RUN NORTH 88°40'20" EAST, A DISTANCE OF 499.70 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE AFOREMENTIONED NORTHWEST 1/4; THENCE RUN SOUTH 02°00'38" EAST ALONG SAID EAST LINE, A DISTANCE OF 3309.12 FEET; THENCE RUN SOUTH 02°00'38" EAST ALONG SAID EAST LINE, A DISTANCE OF 1016.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 88°46'12" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1091.74 FEET; THENCE RUN SOUTH 03°57'10" EAST, A DISTANCE OF 208.83 FEET; THENCE RUN NORTH 88°46'12" EAST, A DISTANCE OF 238.86 FEET TO THE CENTERLINE OF NORTHWEST 222ND STREET; THENCE RUN SOUTH 03°57'10" EAST, A DISTANCE OF 28.19 FEET; THENCE RUN SOUTH 01°47'30" EAST, A DISTANCE OF 266.05 FEET; THENCE RUN SOUTH 01°12'46" WEST, A DISTANCE OF 51.92 FEET; THENCE RUN SOUTH 03°19'35" EAST, A DISTANCE OF 46.57 FEET; THENCE RUN SOUTH 02°50'18" EAST, A DISTANCE OF 727.47 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF SECTION 14 OF THE AFOREMENTIONED TOWNSHIP 8 SOUTH; THENCE RUN SOUTH 88°47'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2642.34 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN SOUTH 88°43'19" WEST ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 1273.80 FEET TO THE WEST LINE OF SECTION 14; THENCE RUN NORTH 01°03'15" WEST ALONG SAID WEST LINE OF SECTION 14, A DISTANCE OF 1328.44 FEET TO THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP 8 SOUTH; THENCE RUN SOUTH 88°49'51" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, 1101.44 FEET; THENCE RUN SOUTH 88°49'51" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 1364.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 687.81 ACRES, MORE OR LESS.

SECTION 6: FEE

A copy of the \$8,500.00 check for this rezoning application fee is provided as check no. 9848 from Salvatori Law Office, PLLC.

SECTION 7: PD Zoning Master Plan

A copy of the PD Zoning Master Plan is included as **Attachment B**.

ATTACHMENT A:

PD AMENDMENT APPLICATION

23718 W US HWY 27
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: www.highsprings.us

APPLICATION SCREENING FORM
LAND DEVELOPMENT CODE AMENDMENT

Community Name: City of High Springs Application Number: _____

Applicant Name: Bridlewood of High Springs, LLC

If the application will result in an increase in residential density, has there been a determination of adequate school capacity?

Yes X

No _____

N/A _____

- _____ 1. Is the application signed (by both husband and wife if jointly owned)?
- _____ 2. Is the application dated?
- _____ 3. Is there proof of ownership (Deed)?
- _____ 4. If an agent has been appointed, is there a signed letter of authorization?
- _____ 5. Is there legal description enclosed and has it been verified?
- _____ 6. Is the total acreage provided?
- _____ 7. Is the Parcel Identification Number provided?
- _____ 8. What is the current land use classification and zoning district?
- _____ 9. Is the amendment request clear (From _____ To _____)?
- _____ 10. Does the zoning match the land use?
- _____ 11. Is there a map enclosed?
- _____ 12. Is water and sewer available?

Notes:

CITY OF HIGH SPRINGS
LAND DEVELOPMENT CODE AMENDMENT
APPLICATION

Name of Applicant(s): Bridlewood of High Springs, LLC

Address: 5150 Tamiami Trail North, Suite 304

City, State, Zip Code: Naples, FL 34103

Telephone: 702-493-1321

Name of Applicant's Agent (if applicable): JBPro, Christopher Potts, PE

Address: 3530 NW 43rd Street

City, State, Zip Code: Gainesville, FL 32606

Telephone: 352-375-8999

Please complete the following for proposed amendments to the **Official Zoning Map**. For amendments to the text of the Land Development Code, which do not require an Official Zoning Map amendment, please omit responses to Part I and complete Part II of this Application.

PART I

Legal Description:

See Attached

Total acreage of land to be considered under this amendment: 687.81 +/- Acres

Present Land Use: Residential Suburban
(commercial, industrial, residential, agricultural, vacant, etc.)

Zoning District:

Present: Planned Development Requested: Planned Development

Future Land Use Plan Map Category: Residential Suburban

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT CODE

PART II

For amendments to the **text** of the Land Development Code, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT CODE

A previous application for amendment to the Land Development Code:

_____ was made with respect to these premises, Application No. _____

X was not made with respect to these premises.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the High Springs Administrator/designate, must be attached.

Michael Lamelza

Applicant/Agent Name (Type or Print Name)

Applicant/Agent Signature

Date

4/2/2021

FOR OFFICE USE ONLY

Date Filed: _____

Application No: _____

Fee Amount: _____

Receipt No. _____

Date of Plan Board Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date of Local Planning Agency Public Hearing: _____

Date notice published: _____

Newspaper: _____

Date(s) City Commission Public Hearing: (1) _____ (2) _____

Date notice published: (1) _____ (2) _____

Newspaper: _____

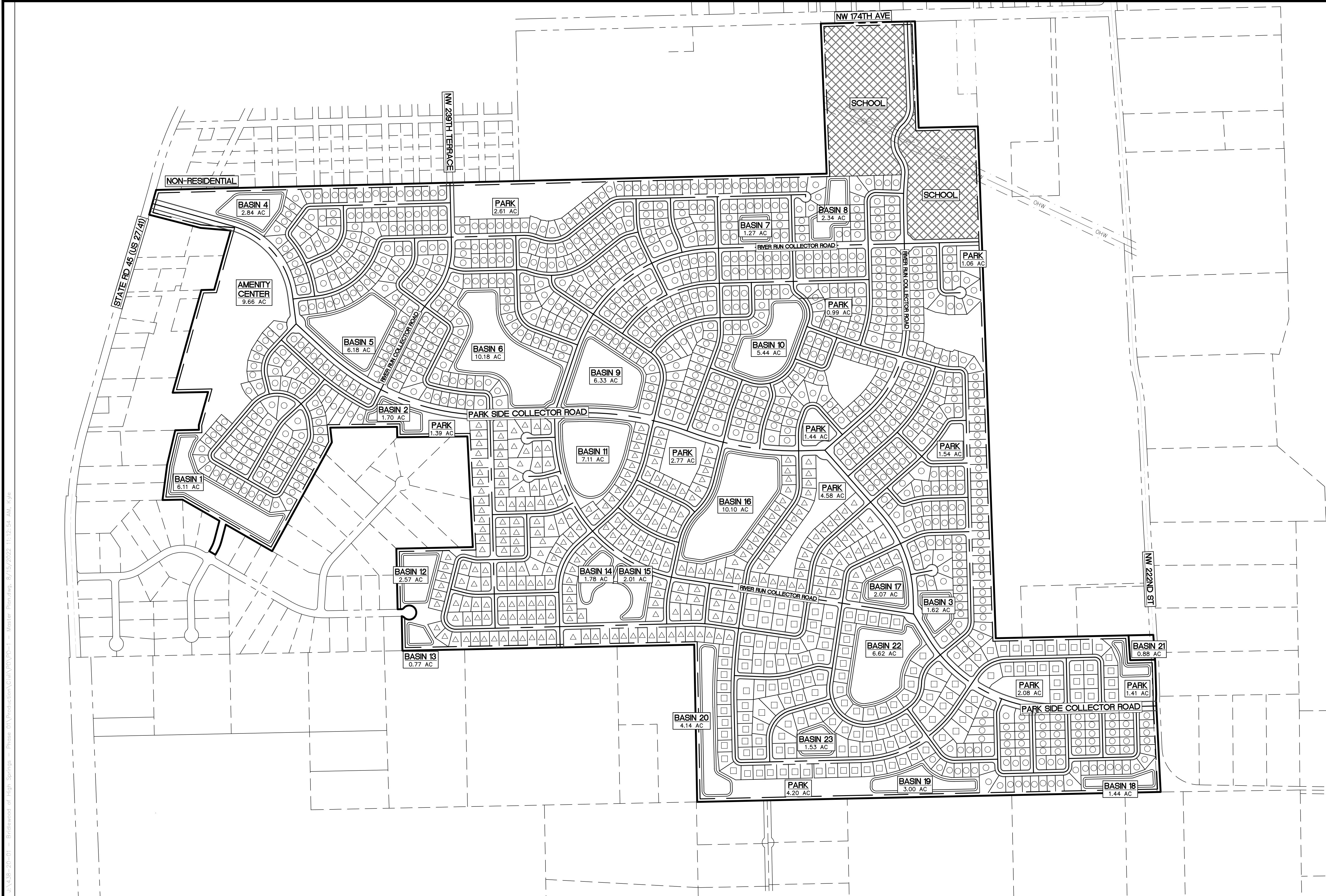
Date Notice of Enactment of an Ordinance published: _____

Newspaper: _____

City Commissioners decision: _____

(Granted/Denied)

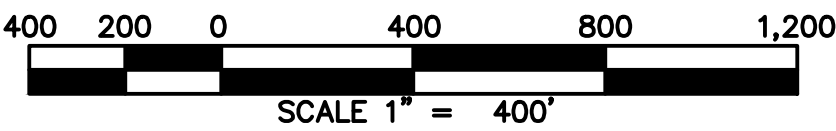
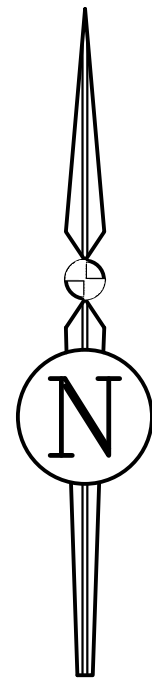
ATTACHMENT B:
PD ZONING MASTER PLAN



LOT COUNT TABLE		
LOT SIZE	NUMBER OF LOTS	PERCENTAGE
70' LOT	983	68.41%
80' LOT	294	20.46%
100' LOT	160	11.13%
TOTAL	1,437	100.00%

LEGEND
○ 70' LOT
△ 80' LOT
□ 100' LOT

ROADWAY SECTIONS
80' R/W - PARK SIDE COLLECTOR ROAD
60' R/W - RIVER RUN COLLECTOR ROAD
50' R/W - LOCAL RESIDENTIAL ROAD



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE:		PD MASTER PLAN	
CLIENT:		BRIDLEWOOD OF HIGH SPRINGS, LLC HIGH SPRINGS, FL	
PROJECT:		BRIDLEWOOD	
DATE:		MAY 2022	
PROJECT NO:		438-20-01	
SHEET NO:		PD-1	

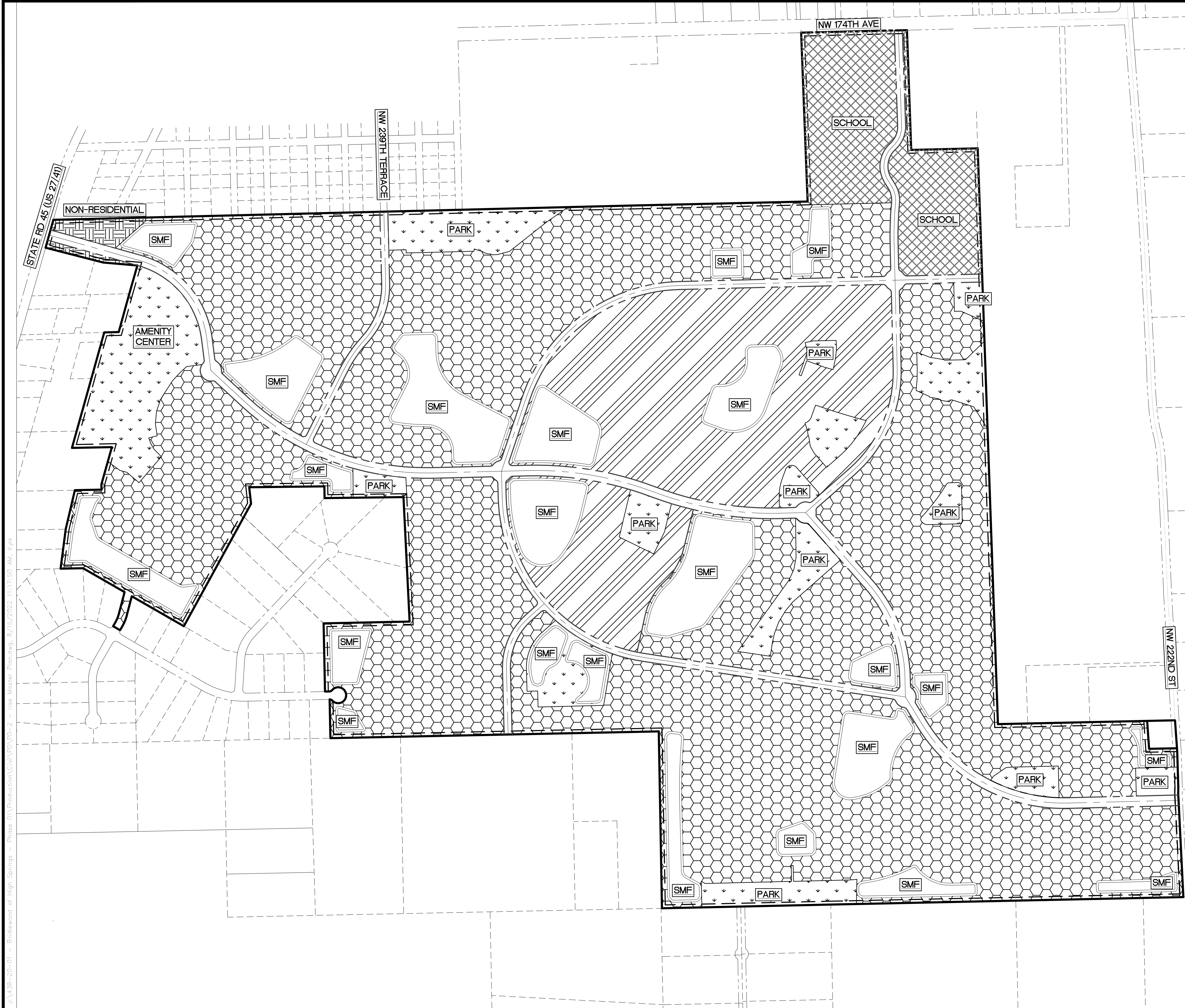


TABLE 1
PROPOSED USES AND DENSITIES

MAP HATCH PATTERN	PROPOSED USE AREA LABEL	PROPOSED LAND USE	LAND AREA (AC)	LAND AREA (PERCENT)	MAXIMUM ALLOWABLE DENSITY
	A	SINGLE FAMILY DETACHED RESIDENTIAL	439.12	63.9	1,437 UNITS
	B	SINGLE FAMILY DETACHED/MEDIUM DENSE RESIDENTIAL	106.55	15.5	250 MF UNITS, 200 ALF/ILF/MC
	C	AMENITY/RECREATION/PARKS/OPEN SPACE	63.71	9.3	N/A
	D	ROADWAY RIGHTS OF WAY	40.52	5.9	N/A
	E	NON-RESIDENTIAL	3.00	0.4	300,000 SF
	F	SCHOOL	33.98	5.0	N/A
TOTALS			686.82	100.0	--

NOTES:
1) PROPOSED USES MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD AND SHALL CONFORM TO THE ALLOWABLE USE TABLE.
2) PERMITTED USE LOCATIONS ARE SUBJECT TO CHANGE AND ALLOWED TO BE ADJUSTED IN LOCATION DURING FINAL DESIGN WITH THE APPROVAL OF THE CITY COMMISSION. EACH RESIDENTIAL HOUSING TYPE MAY BE INTERCHANGED WITH THE OTHER RESIDENTIAL USES AT A 1:1 CONVERSION WITHIN THE DESIGNATED AREAS WHERE THE USE IS PERMITTED.
3) THE MEDIUM DENSE RESIDENTIAL UNITS ARE INCLUDED IN THE TOTAL 2,000 RESIDENTIAL UNITS, NOT ADDITIONAL UNITS.

TABLE 2
ALLOWABLE USES

PROPOSED USE PHASE AREA	ALLOWABLE USES
A	SINGLE-FAMILY DETACHED, COMMUNITY BUILDINGS, CLUB HOUSE, AMENITY CENTER, PARK STRUCTURES, GAZEBOs, PICNIC PAVILIONS, AND FARMERS MARKETS
B	SINGLE-FAMILY DETACHED, COMMUNITY BUILDINGS, CLUB HOUSE, AMENITY CENTER, PARK STRUCTURES, GAZEBOs, PICNIC PAVILIONS, FARMERS MARKETS, SINGLE-FAMILY ATTACHED, INDEPENDENT FAMILY FACILITY, ASSISTED LIVING FACILITY, MEMORY CARE FACILITY, AGE-RESTRICTED APARTMENTS, MULTI-FAMILY APARTMENTS, AND RELIGIOUS INSTITUTIONS
E	SINGLE-FAMILY DETACHED, COMMUNITY BUILDINGS, CLUB HOUSE, AMENITY CENTER, PARK STRUCTURES, GAZEBOs, PICNIC PAVILIONS, FARMERS MARKETS, SINGLE-FAMILY ATTACHED, INDEPENDENT FAMILY FACILITY, ASSISTED LIVING FACILITY, MEMORY CARE FACILITY, AGE-RESTRICTED APARTMENTS, MULTI-FAMILY APARTMENTS, RELIGIOUS INSTITUTIONS, RECREATIONAL USE, DAY-CARE FACILITY, PROFESSIONAL OFFICE, MEDICAL & DENTAL CLINICS, VETERINARIAN OFFICE, DRUG STORES & PHARMACIES, SHOPPER CENTERS, INDOOR RETAIL SALES, PERSONAL SERVICES, BEAUTY & BARBER SHOPS, NAIL SALONS, DRY CLEANING, BAKERIES, CONVENIENCE STORE WITH GAS, HEALTH CLUBS, GYMS & SPAS, FITNESS & DANCE STUDIOS, LEARNING CENTERS, PRIVATE SCHOOL, RESTAURANT & BAR (EXCLUDING DRIVE-THRU), EDUCATIONAL INSTITUTIONS, AND PUBLIC SERVICE INSTITUTIONS

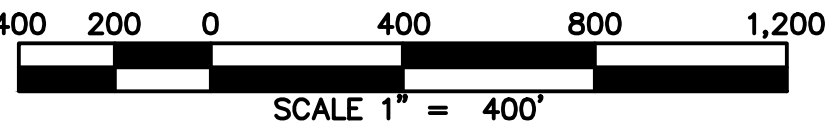
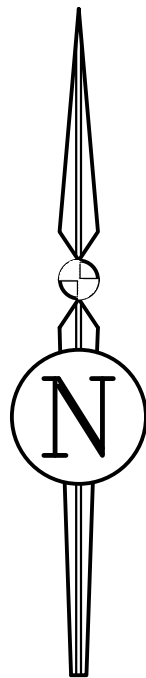
NOTES:
1) STORMWATER MANAGEMENT FACILITIES AND UTILITY SYSTEMS ARE ALLOWED IN ALL USE AREAS.

TABLE 3
LOT & SETBACK REQUIREMENTS

PROPOSED USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE INTERIOR SETBACK	MINIMUM SIDE STREET SETBACK
SINGLE FAMILY DETACHED	7,000 SF	70'	100'	10'	10'	5'	10'
SINGLE FAMILY ATTACHED / MEDIUM DENSE	2,000 SF	20'	100'	20'	0'	0'	0'
NON-RESIDENTIAL	N/A	N/A	N/A	20'	20'	20'	20'

PD ZONING MASTER PLAN NOTES

- PARKS WITH AMENITIES SHALL BE LOCATED WITHIN A HALF-MILE OF ALL RESIDENTIAL UNITS AS SHOWN ON THE CONCEPTUAL MASTER PLAN.
- AMENITY CENTERS AND PARKS SHALL CONTAIN THE FOLLOWING RECREATIONAL ITEMS:
 - A. CLUBHOUSE
 - B. COMMUNITY CENTER
 - C. POOL
 - D. ATHLETIC COURT
 - E. TRAILS
 - F. PAVILION
 - G. RECREATIONAL COURT (BOCC-BALL, SHUFFLE BOARD, ETC.)
- A SITE PLAN SHALL BE SUBMITTED FOR EACH AMENITY CENTER AND PARK TO DETERMINE THE REQUIRED RECREATIONAL FEATURES AND ARCHITECTURAL DESIGN TO BE APPROVED BY THE CITY COMMISSION.
- THE DEVELOPMENT SHALL HAVE A MINIMUM OF 25.0 ACRES OF OPEN SPACE AND/OR RECREATIONAL AREA. PERIMETER BUFFERS SHALL NOT COUNT TOWARDS THE MINIMUM OPEN SPACE REQUIREMENT. OPEN SPACE AREA WITHIN THE AMENITY CENTER PARCELS SHALL COUNT TOWARDS THE MINIMUM OPEN SPACE REQUIREMENT.
 - A. BUFFER ACREAGE = 19.57 AC.
 - B. OPEN SPACE/RECREATIONAL AREA = 44.79 AC.
 - C. AMENITY CENTER = 18.92 AC.
- ONLY THE MAJOR ROADWAYS ARE SHOWN HEREON. MINOR ROADWAYS OCCUR WITHIN THE USE AREAS A, B, C, E, AND F.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS AND FOR CONSTRUCTING ON-SITE FACILITIES FOR ALL OTHER INFRASTRUCTURE LOCATED ON THE SITE OF THE PROPOSED PD, INCLUDING BUT NOT LIMITED TO, ELECTRICAL UTILITY LINES, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES.



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

PLANNED DEVELOPMENT USES MASTER PLAN

CLIENT:

BRIDLEWOOD OF HIGH SPRINGS, LLC
HIGH SPRINGS, FL

PROJECT:

BRIDLEWOOD

DATE:

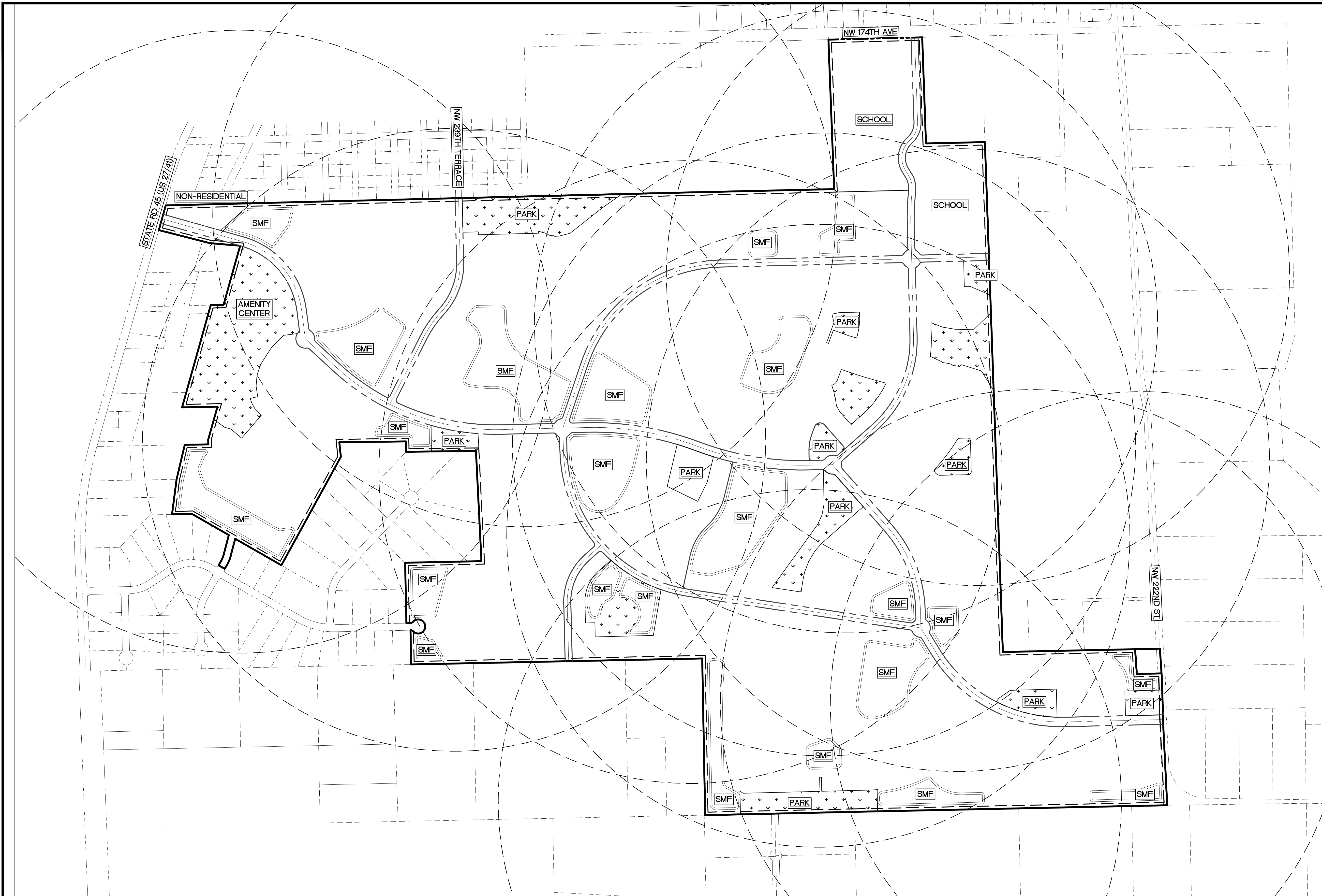
MAY 2022

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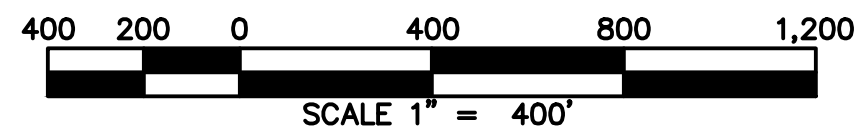
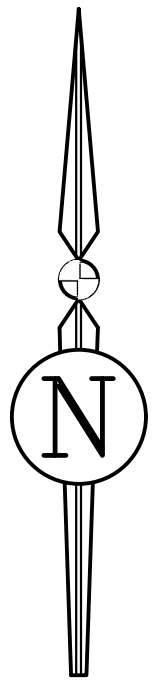
438-20-01

SHEET NO:

PD-2



LEGEND
-----1/2 MILE PARK RADIUS



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SHEET TITLE:

PLANNED DEVELOPMENT PARK MASTER PLAN

CLIENT:

BRIDLEWOOD OF HIGH SPRINGS, LLC
HIGH SPRINGS, FL

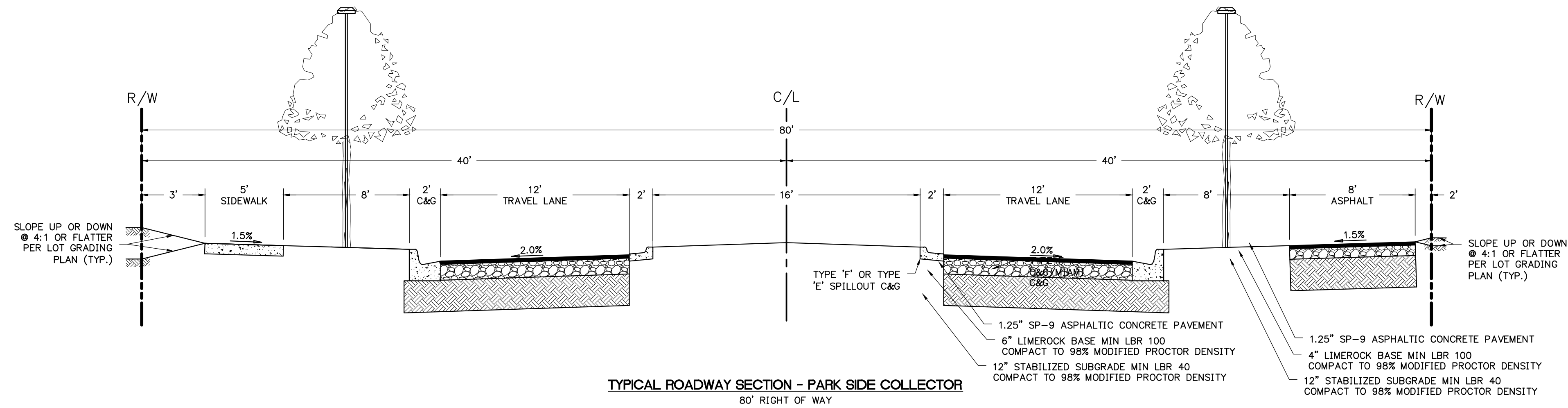
PROJECT:

BRIDLEWOOD

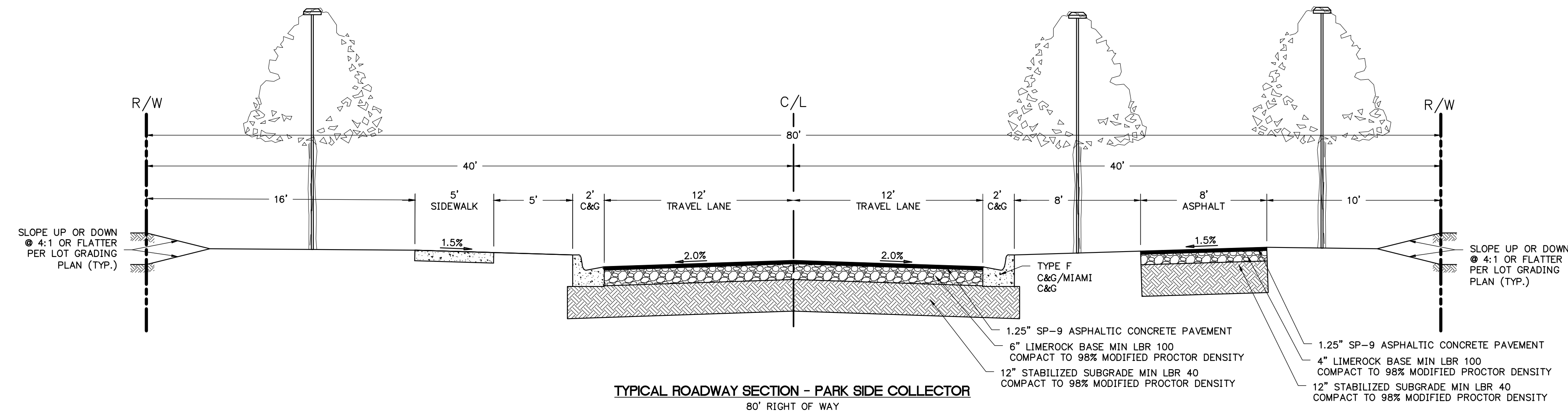
DATE: **MAY 2022**

PROJECT NO: **438-20-01**

SHEET NO: **PD-3**



NOTE: NUMBER OF LANES FOR COLLECTOR ROADS WILL BE DETERMINED BY TRAFFIC ANALYSIS



REVISIONS				
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ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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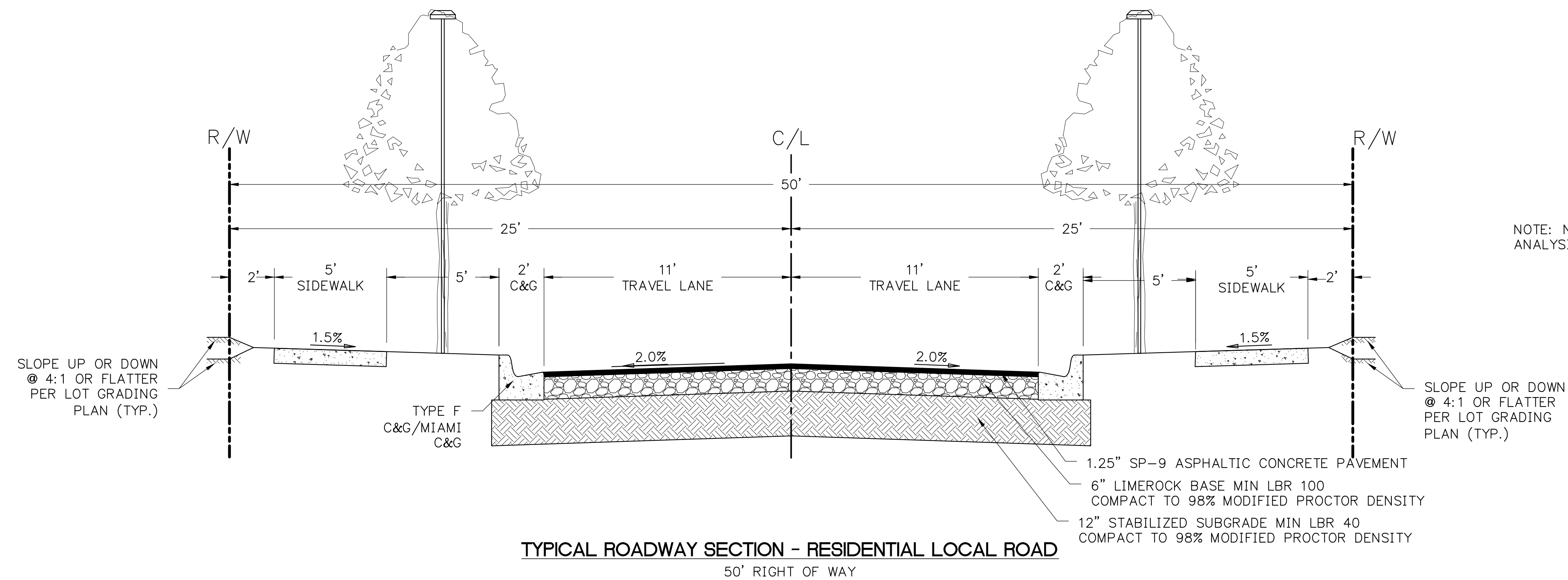
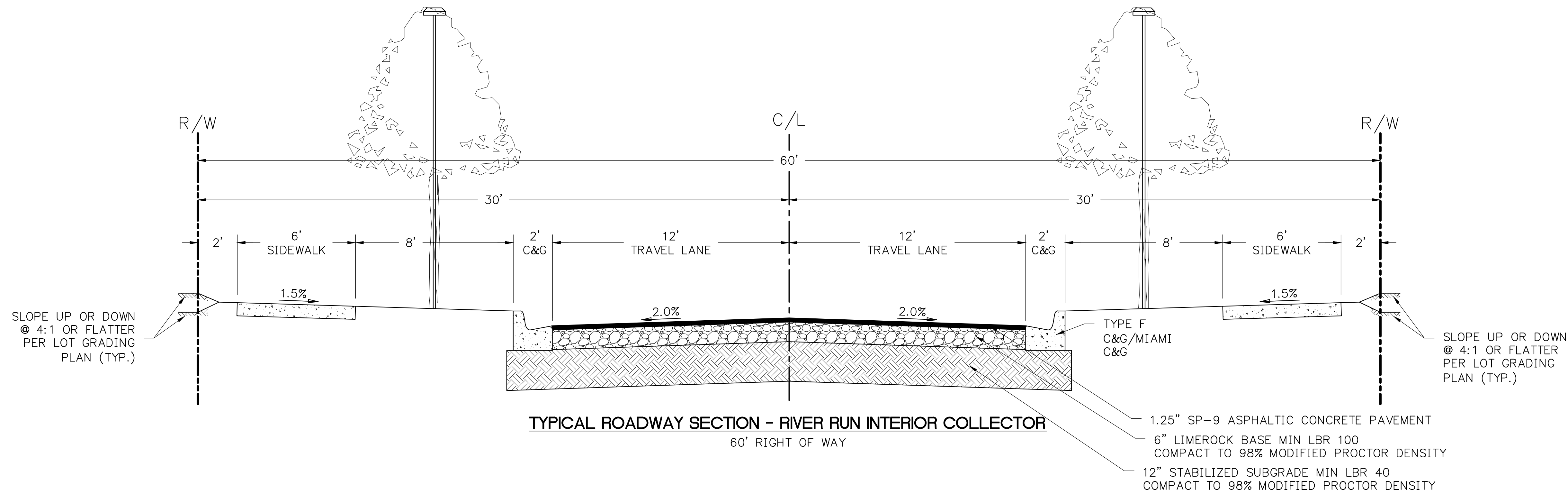
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SHEET TITLE: PLANNED DEVELOPMENT TYPICAL SECTIONS		DATE: MAY 2022
CLIENT: BRIDLEWOOD OF HIGH SPRINGS, LLC HIGH SPRINGS, FL		PROJECT NO: 438-20-01
PROJECT: BRIDLEWOOD		SHEET NO: PD-4



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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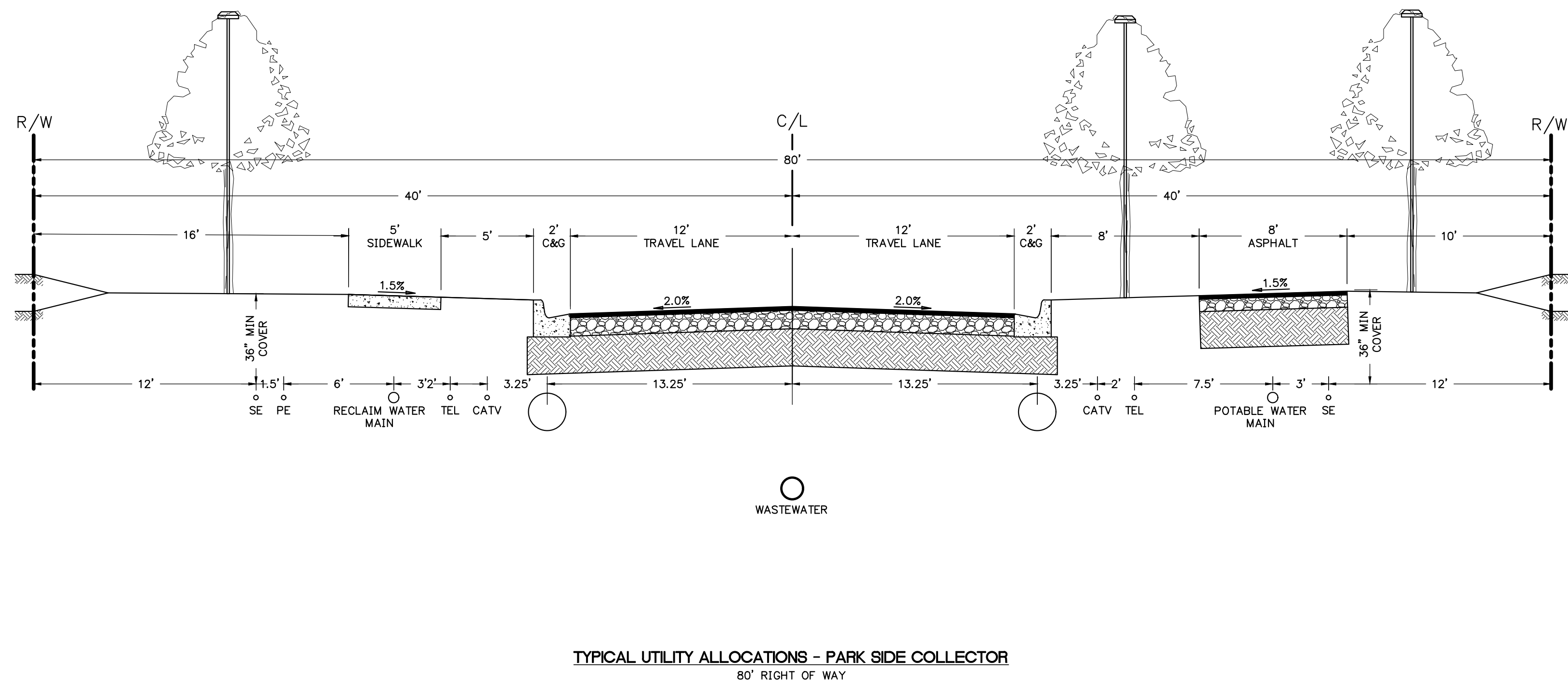
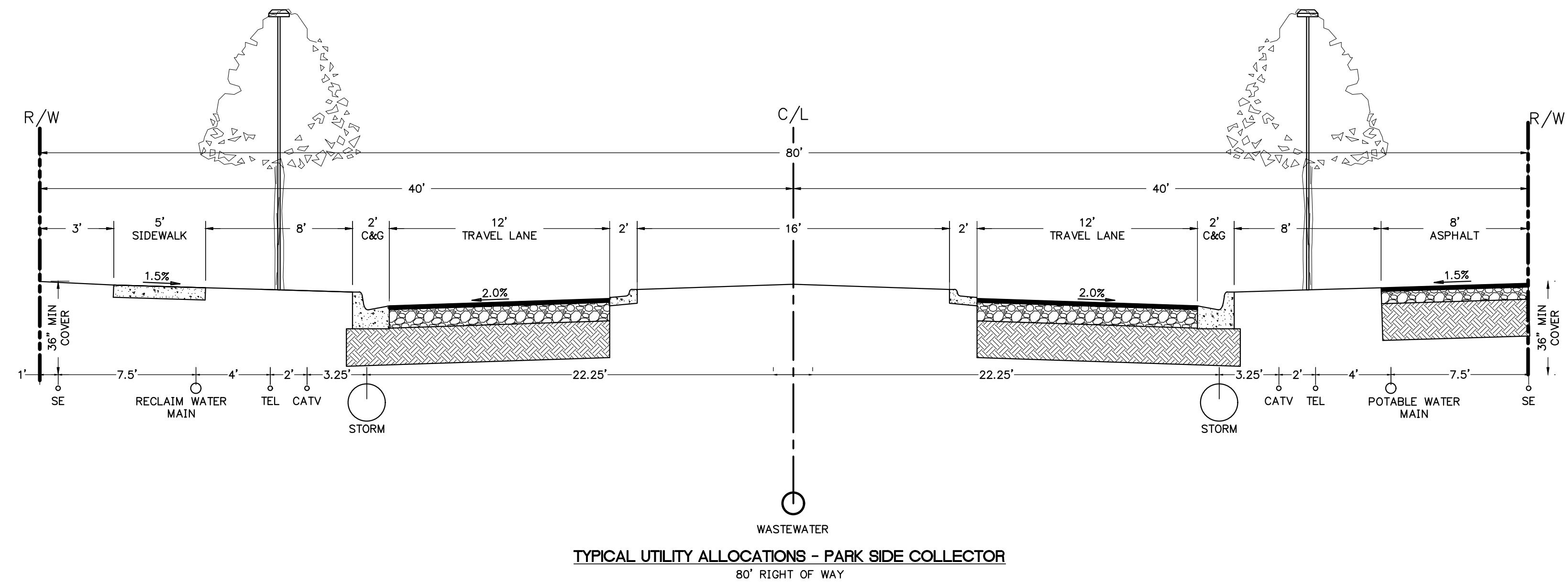
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CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:		PLANNED DEVELOPMENT TYPICAL SECTIONS		DATE:	MAY 2022
CLIENT:		BRIDLEWOOD OF HIGH SPRINGS, LLC HIGH SPRINGS, FL		PROJECT NO:	438-20-01
PROJECT:		BRIDLEWOOD		SHEET NO:	PD-5



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

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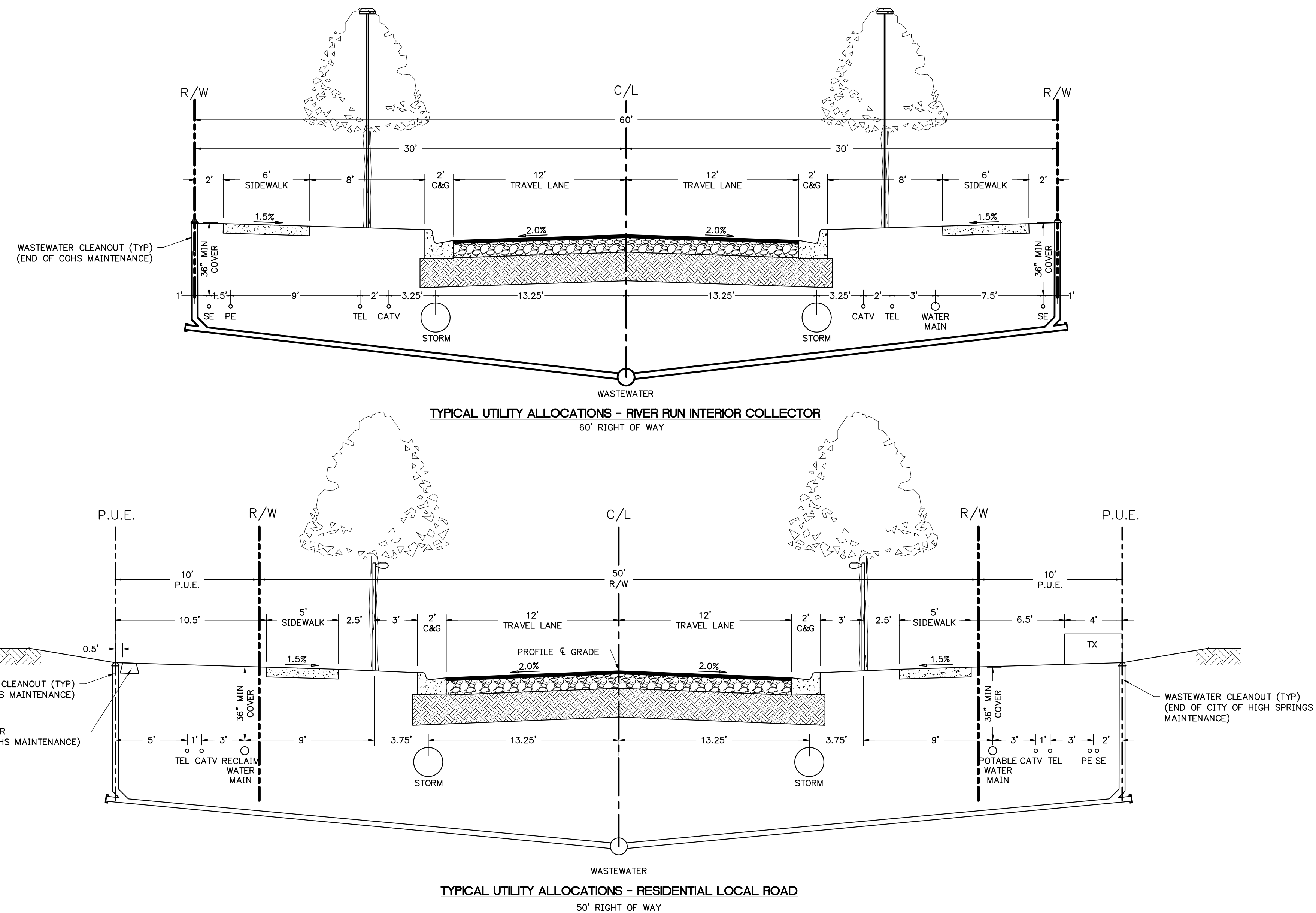
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4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:		PLANNED DEVELOPMENT TYPICAL UTILITY ALLOCATIONS		DATE:	MAY 2022
CLIENT:		BRIDLEWOOD OF HIGH SPRINGS, LLC HIGH SPRINGS, FL		PROJECT NO:	438-20-01
PROJECT:		BRIDLEWOOD		SHEET NO:	PD-6



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

**PRELIMINARY
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CONSTRUCTION**

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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT TYPICAL UTILITY ALLOCATIONS	
CLIENT: BRIDLEWOOD OF HIGH SPRINGS, LLC HIGH SPRINGS, FL	PROJECT: BRIDLEWOOD

DATE: MAY 2022
PROJECT NO: 438-20-01
SHEET NO: PD-7

ATTACHMENT C:
PROPERTY DEEDS

RETURN TO

RECORDED
Doc. # 1563954
\$19.50
\$1.70
\$21.20

THIS INSTRUMENT PREPARED BY:
James S. Long & Son, Inc.
Chandler, Long & Howell, P.A.
Post Office Box 3879
Gainesville, Florida 32602

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 09/25/1998 15:50
Document ID 1563954
Book/Page 2193/ 755

DTAX 0.70

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 1st day of Sept, 1998, between **FLOYD E. TILLMAN, JR.** and **LUCILLE P. TILLMAN**, husband and wife, of Post Office Box 1829, High Springs, Florida 32655, the County of Alachua, State of Florida, hereinafter called the "Grantors", and the **TILLMAN FAMILY LIMITED PARTNERSHIP**, a Florida limited partnership, whose mailing address is: **Post Office Box 1829, High Springs, Florida 32655**, whose federal identification number is: **59-3426776**, hereinafter called the "Grantee".

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever the following described land, situate, lying and being in Alachua County, Florida, to-wit:

See attached Exhibit A for the lands being conveyed herewith.

SUBJECT TO taxes for 1998 and subsequent years, and restrictions and easements of record, and all applicable zoning ordinances, other governmental regulations, and governmental statutes affecting the use of the subject property, but without in any way, intending to re-impose any of such restrictions and reservations if any of same may have already expired.

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

TO HAVE AND HOLD the same in fee simple forever.

AND said Grantors hereby specially warrants the title to said land, except as above provided and will defend the same against the lawful claims of all persons claiming by, through or under Grantors whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Daphne Brown
Name: Daphne Brown
Address: Rt. 3 Box 3535
Fort White, FL 32038

Carolyn J. Ramey
Name: CAROLYN J. RAMEY
Address: 19338 N.W. 131ST AVE.
ALACHUA, FL 32615

Floyd E. Tillman, Jr. SEAL
FLOYD E. TILLMAN, JR.

TAX PARCEL NUMBERS 1529-1, 1529-2,
1486-0, 1487-0, and parts of 1511-1
and 1511-2-1

Daphne Brown
 Name: Daphne Brown
 Address: Rt. 3 Box 3535
Fort White, Fl 32038

Lucille P. Tillman (SEAL)
 LUCILLE P. TILLMAN

CAROLYN J. RAMEY
 Name: CAROLYN J. RAMEY
 Address: 19338 N.W. 131ST AVE.
HLACHUA, FL 32615

STATE OF FLORIDA
 COUNTY OF ALACHUA

I HEREBY CERTIFY that the foregoing instrument was sworn to, subscribed and acknowledged before me on this day by FLOYD E. TILLMAN, JR. and LUCILLE P. TILLMAN, husband and wife, who are personally known to me or who have produced _____ as identification and who did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 1st day of September, 1998.

Daphne Alese Brown
 Notary Public
 My Commission Expires
 and my number is:

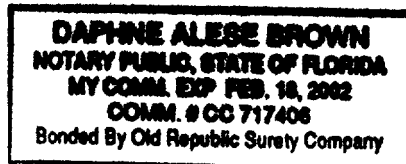


EXHIBIT A

The East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of Section 11; the West One-half (W 1/2) of the Northeast One-Quarter (NE 1/4) of Section 11; the North One-Half (N 1/2) of the Southwest One-Quarter (SW 1/4) of Section 11; the Northwest One-Quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of Section 11; the Southwest One-quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 11; the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 11; the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 11; the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 11, all in Township 8 South, Range 17 East, Alachua County, Florida.

ALSO:

The Northwest One-Quarter (NW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 14; the Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4) of Section 14; the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 14, all in Township 8 South, Range 17 East, Alachua County, Florida.

ALSO:

The Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 10; the Southeast One-Quarter (SE 1/4) of Section 10; the South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of Section 10, all in Township 8 South, Range 17 East, Alachua County, Florida.

ALSO:

Parcel No. I

Commence at the Southwest corner of Lot 275 of Southside Terrace as recorded in Plat Book "E", page 75-B, and run South 89 degrees, 49 minutes, 43 seconds West, along the North line of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 10, Township 8 South, Range 17 East, 89.64 feet to the Point of Beginning, thence continue South 89 degrees, 49 minutes, 43 seconds West along said North line 400 feet to the East right-of-way of U.S. Highway No. 41, thence run South 16 degrees, 59 minutes West along said right-of-way 217.47 feet, thence run South 74 degrees, 22 minutes, 30 seconds East, 382.35 feet, thence run North 16 degrees, 59 minutes East, 326.37 feet to the Point of Beginning, being and lying in the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 10, Township 8 South, Range 17 East, Alachua County, Florida.

Parcel No. II

Begin at the Southeast corner of the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4), Section 10, Township 8 South, Range 17 East, Alachua County, Florida, and run South 88 degrees, 47 minutes, 36 seconds West, 1826.50 feet, thence North 7 degrees, 18 minutes, 36 seconds East, 300.00 feet, thence North 13 degrees, 23 minutes, 06 seconds East, 300.00 feet, thence North 88 degrees, 47 minutes, 36 seconds East, 200.0 feet, thence North 1 degree, 12 minutes, 24 seconds West, 40.00 feet, thence North 15 degrees, 39 minutes, 36 seconds East, 290.40 feet, thence South 88 degrees, 47 minutes, 36 seconds West, 300.00 feet, thence North 15 degrees, 39 minutes, 36 seconds East, 900.17 feet, thence North 88 degrees, 30 minutes, 06 seconds East, 109.10 feet, thence North 15 degrees, 39 minutes, 36 seconds East 295.00 feet, thence South 88 degrees, 30 minutes, 06 seconds West, 332.26 feet, thence North 15 degrees, 39 minutes, 36 seconds East, 600.00 feet, thence North 88 degrees, 30 minutes, 06 seconds East, 2673.60 feet, to the Northeast corner of the Southwest One-Quarter (SW

1/4) of the Northeast One-Quarter (NE 1/4) of Section 10, thence South 2 degrees, 28 minutes, 00 seconds West, 1319.15 feet, thence South 88 degrees, 43 minutes, 45 seconds West, 1306.93 feet, thence South 2 degrees, 27 minutes, 30 seconds East, 1315.40 feet to the point of beginning.

LESS and EXCEPT, the following described land:

A parcel of land in Section 11, Township 8 South, Range 17 East, Alachua County, Florida, being more particularly described as follows:

Commence at a railroad spike marking the northwest corner of Section 11, Township 8 South, Range 17 East, Alachua County, Florida, thence along the North line of said section North 89 degrees, 20 minutes, 32 seconds East, 1294.69 feet; thence South 01 degrees, 30 minutes, 46 seconds East, 50.00 feet to the south right-of-way line of Palm Avenue (a.k.a. Northwest 174th Avenue - 100 foot right-of-way); Thence along said right-of-way line North 89 degrees, 20 minutes, 32 seconds East, 1295.12 feet to the Point of Beginning:

Thence South 01 degrees, 18 minutes, 33 seconds East, 5222.70 feet to the South line of said Section 11;

Thence along the south line of said Section North 89 degrees, 24 minutes, 53 seconds East, 1262.51 feet;

Thence North 00 degrees, 57 minutes, 09 seconds West, 5274.03 feet to a found concrete monument on the north line of said Section;

Thence along said north line South 89 degrees, 20 minutes, 32 seconds West, 82.39 feet;

Thence South 03 degrees, 31 minutes, 25 seconds East, 50.06 feet to the said south right-of-way line of Palm Avenue;

Thence South 89 degrees, 20 minutes, 32 seconds West, 1214.84 feet to the Point of Beginning.

The above described parcel contains 153.424 acres, more or less.

RETURN TO

THIS INSTRUMENT PREPARED BY:
James S. Long & Son, Inc.
Chandler, Long & Howell, P.A.
Post Office Box 3879
Gainesville, Florida 32602

\$19.50
\$1.70
\$21.20

CIRCUIT COURT CLERK
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Signed, sealed and delivered
in our presence:

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Name: Daphne Brown
Address: Rt. 3 Box 3535
Fort White, FL 32038

Carolyn J. Ramey
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 COUNTY OF ALACHUA

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Daphne Alese Brown
 Notary Public
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 and my number is:

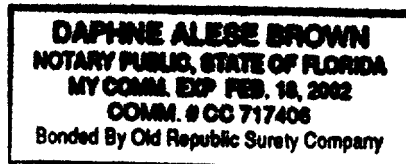


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The above described parcel contains 153.424 acres, more or less.

**DRAFT PLANNED DEVELOPMENT
ORDINANCE**

CITY OF HIGH SPRINGS, FLORIDA

(Property rezoned under this ordinance is generally located north of NW 155th Avenue, South of NW 174th Avenue, East of US 41 and West of NW 222nd Street.)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HIGH SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE, AS AMENDED; RELATING TO THE REZONING OF 687.44 + ACRES OF LAND, PURSUANT TO AN APPLICATION, Z22-03, BY THE PROPERTY OWNER OF SAID LANDS; PROVIDING FOR REZONING FROM PD-1 PLANNED DEVELOPMENT TO PD-12 PLANNED DEVELOPMENT OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH SPRINGS, FLORIDA; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of High Springs, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the City Commission to prepare and adopt regulations concerning the use of land and water to implement a comprehensive plan; and

WHEREAS, an application for an amendment has been filed with the City for rezoning from PD-1 Planned Development to PD-12 Planned Development on Property described below, attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, the Plan Board of the City of High Springs, Florida, hereinafter referred to as the Plan Board, has been designated as the Local Planning Agency of the City of High Springs, Florida, hereinafter referred to the Local Planning Agency; and

WHEREAS, pursuant to the Section 163.3174, Florida Statutes, as amended, and the Local Development Code, as amended, the Plan Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Plan Board, serving as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for amendment, as described below; and

WHEREAS, pursuant to the Section 166.041, Florida Statutes, as amended, and the Land Development Code, the City Commission held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Commission reviewed and considered all comments received during said public hearing, including the recommendation of the Plan Board, serving as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA, THAT:

Section 1. Recitals Incorporated. The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

Pursuant to an application, Z22-03 by Bridlewood of High Springs, LLC represented by JBPro, Christopher Potts, PE, as applicant's agent, to amend the Official Zoning Map of the Land Development Code by changing the zoning district on certain lands, the zoning district is hereby changed from PD-1 to PD-12 Planned Development on property described as parcel no. 01487-000-000, parcel no. 01486-000-000, parcel no. 01511-001-000, parcel no. 01529-001-000 and parcel no. 015929-002-000, parcels of land lying within the City of High Springs, Alachua County, Florida and more specifically described on the attached Zoning Exhibits. See legal description attached as Exhibit A and made a part hereof as if set forth in full. The location of the property is shown on Exhibit B for visual reference. In the event of conflict or inconsistency, Exhibit A will prevail over Exhibit B. Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the Land Development Code as it presently exists or as may be amended.

Section 3. Planned Development

The property identified on the attached Zoning Exhibits is intended to accommodate mixed-use development. The following conditions, restrictions and regulations shall apply to the development and use of the property.

3.1 Permitted Uses Within the Residential Land Use Area:

- a. Single-Family Detached
- b. Community Buildings
- c. Club House
- d. Amenity Center
- e. Park Facilities & Structures
- f. Gazebos
- g. Picnic Pavilions
- h. Farmer's Market
- i. Public Facilities
- j. Real estate sales offices during the development and marketing of the residential areas.

3.2 Permitted Uses Within the Medium Dense Residential Land Use Area:

- a. Single-Family Detached
- b. Single-Family Attached
- c. Multi-Family Apartments
- d. Age-Restricted Apartments

- e. Independent Living Facility
- f. Assisted Living Facility
- g. Memory Care Facility
- h. Town Homes
- i. Duplexes
- j. Community Buildings
- k. Club House
- l. Amenity Center
- m. Park Facilities & Structures
- n. Gazebos
- o. Pavilions
- p. Farmer's Market
- q. Public Facilities
- r. Real estate sales offices during the development and marketing of the residential areas.

3.3 Permitted Uses Within the Non-Residential Land Use Area:

- a. Single-Family Detached
- b. Single-Family Attached
- c. Multi-family Apartments
- d. Age-Restricted Apartments
- e. Independent Living Facility
- f. Assisted Living Facility
- g. Memory Care Facility
- h. Club House
- i. Amenity Center
- j. Park Structures
- k. Gazebos
- l. Picnic Pavilions
- m. Farmer's Market
- n. Recreational Use
- o. Professional Offices
- p. Medical & Dental Clinics
- q. Veterinarian Offices
- r. Drug Stores & Pharmacies
- s. Shopping Centers
- t. Indoor Retail Sales
- u. Personal Services
- v. Beauty and Barber Shops
- w. Nail Salons
- x. Dry Cleaning
- y. Bakeries
- z. Restaurant and Bar (Excluding Drive-thrus)
- aa. Convenience Store with Gas
- bb. Health Clubs
- cc. Gyms and Spas
- dd. Fitness and Dance Studios
- ee. Daycare Facilities

- ff. Learning Centers
- gg. Private School
- hh. Educational Institutions
- ii. Community Buildings
- jj. Public Services Institutions
- kk. Public Facilities

3.4 Single Family Detached Residential Building and Area Requirements:

- a. Number of Lots: A maximum of 442.41 acres or 64.4 percent of the property shall be usable for single family detached residential. The maximum allowable density of detached single-family residential shall be 1,432 lots.
- b. Lot Area: The minimum area of 68.58% of the lots or 982 lots within the property shall be 7,000 square feet or greater. The minimum area of 20.46% of the lots or 293 lots within the property shall be 8,000 square feet or greater. The minimum area of 10.96% of the lots or 157 lots within the property shall be 10,000 square feet or greater.
- c. Minimum Dwelling Size: The minimum area of the main building shall be one thousand five hundred (1,500) square feet, exclusive of garages.
- d. Lot Width: The minimum width of 68.58% of the lots or 982 lots within the property shall be seventy (70) feet measured at the front building line. The minimum width of 20.46% of the lots or 293 lots within the property shall be eighty (80) feet measured at the front building line. The minimum width of 10.96% of the lots or 157 lots within the property shall be one-hundred (100) feet measured at the front building line.
- e. Lot Depth: The minimum depth of any lot shall be one-hundred (100) feet.
- f. Front Yard: The minimum depth of the front yard set-back shall be a minimum of ten (10) feet and maximum of twenty-five (25) feet. Front porches may encroach in the front-yard setback by five (5) feet. A minimum of eighteen (18) feet must be made in the front or side yard for parking vehicles.
- g. Side Yard: The minimum depth of the side yards shall be five (5) feet on each side. The minimum distance between structures shall be ten (10) feet. A side yard adjacent to a street shall be ten (10) feet. Side yard setbacks apply to both primary structures and secondary structures. Garages served by a shared driveway that is located along the center line on the common-side lot line may encroach into the setback. Garages set back farther from the front property line than the façade of the rest of the house may encroach into the setback. Garages cannot be built over any easements.
- h. Rear Yard: The minimum depth of the rear yard shall be ten (10) feet. In-ground pools and screens are allowed to encroach within the rear yard setback. In-ground pools cannot be built over any easements.

- i. Maximum Building Height: Buildings shall be a maximum of two and a half (2 ½) stories, not to exceed thirty-six (36) feet in height. Chimneys and other architectural projections not used for human occupancy may extend above this height limit.
- j. Lot Coverage: In no case shall more than seventy (70) percent of the total lot area be covered by the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

3.5 Single Family Detached Residential Design Standards:

The purpose of the residential design standards is to encourage the design and construction of single-family homes which harmonize with their surroundings and demonstrate a standard of quality.

- a. Residential Design Standards: Residential Design Standards and conceptual renderings of single family homes are shown on Exhibit “D”. The conceptual renderings are examples of elevations that may be subdivision. Other elevations may be considered.
- b. Plan Board Approval: All home elevations must be approved by the Plan Board.
- c. House Repetition: Single-family homes with substantially identical exterior elevations can only repeat every four (4) lots when fronting the same right-of-way including both sides of the street. Homes side by side or across the street within one house (directly across the street or “caddy corner” across the street) shall not have substantially identical exterior elevations.
- d. Façade Elevations: A minimum of ten (10) different façade elevations shall be used in each subdivision phase consisting of one hundred (100) single-family homes or more. In order to qualify as a different façade elevation, dwellings shall have different color palettes, exterior materials and finishes, porch/entry designs, window openings, roofline configurations, garage location, configuration and design as well as other design elements as approved by the Plan Board. A mixture of one and two-story single-family homes shall be offered.
- e. Landscaping: All single-family homes are required to have one large tree (minimum three-inch caliper and seven feet high at time of planting) and ten shrubs prior to final inspection of each single-family home. A minimum of 40% of the required trees and shrubs shall be native plant species that are typical to the vegetative communities found in the surrounding area. One-hundred percent of the lot must be covered with lawn grass or other approved living ground cover excluding the dwelling unit and accessory structures, parking/driveways and walkways. Lawn areas are encouraged to have water-wise turfgrasses.

3.6 Single Family Attached/Medium Dense Residential Building and Area Requirements:

- a. Number of Lots: A maximum of 105.57 acres or 15.15 percent of the property shall be usable for single family attached/medium dense residential. The maximum allowable density of single family attached/medium dense residential shall be 250 multi-family units and 200 independent living, assisted living or memory care units. The maximum number of units per acre is twenty-five (25) units.
- b. Lot Area: The minimum area of the lots shall be 2,500 square feet.
- c. Minimum Dwelling Size: The minimum area of the main unit shall be seven hundred (700) feet, exclusive of garages.
- d. Lot Width: The minimum width of the lots within the property shall be twenty-five (25) feet measured at the front building line.
- e. Lot Depth: The minimum depth of any lot shall be one-hundred (100) feet.
- f. Front Yard: The minimum depth of the front yard set-back shall be a minimum of twenty (20) feet. It shall be ten (10) feet for at grade parking lots.
- g. Side Yard: The minimum depth of the side yards shall be zero (0) feet. A side yard at the end of a unit shall be seven and a half (7.5) feet. The minimum distance between structures shall be fifteen (15) feet. A side yard adjacent to a street shall be fifteen (15) feet. Side yard setbacks apply to both primary structures and secondary structures.
- h. Rear Yard: The minimum depth of the rear yard shall be ten (10) feet.
- i. Maximum Building Height: Buildings shall be a maximum of three (3) stories, not to exceed thirty-eight (38) feet in height. Chimneys and other architectural projections not used for human occupancy may extend above this height limit.
- j. Lot Coverage: In no case shall more than seventy (70) percent of the total lot area be covered by the main buildings and accessory buildings. Swimming pools, spas, decks, patios, parking lots, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

3.7 Single Family Attached/Medium Dense Residential Design Standards:

The purpose of the design standards is to encourage the design and construction of single-family attached/medium dense residential which harmonize with their surroundings and demonstrate a standard of quality.

- a. Building Materials: Materials selected for buildings should have quality and stability in terms of durability, finish and appearance. The façade shall be finished in the following materials: masonry, brick, stone, man-made stone, stucco utilizing a three-step process, hardie board or cementitious horizontal siding in a paintable finish with a 50-year warranty. Other materials may be used if approved by the Plan Board.

- b. Restricted Building Materials: The following materials shall be allowed up to fifteen (15) percent of each façade for architectural features or as accent material: treated engineered wood or natural wood (naturally resistant to decay), synthetic material, reinforced exterior insulating finishing system (EIFS), cementitious fiberboard or similar material over cementitious base, rock, glass block or tile. Other material may be used if approved by the Plan Board. Cedar shakes, metal/steel walls, unfinished block, textured plywood, and plastic siding; as well as, corrugated or reflective metal panels, smooth or rib faced concrete block are prohibited materials.
- c. Roof materials: If shingles are used, they must be architectural shingles with a minimum twenty-five year warranty. Flat three-tab shingles are not allowed. Roof accent upgrades such as metal, tile, slate and solar tiles are permitted if approved by the Plan Board. Other materials may be used if approved by the Plan Board.
- d. Accessory Buildings: Accessory buildings shall use similar building and roofing materials as those used on the primary buildings.
- e. Refuse Containers: Refuse containers shall be screened from view on all sides by a wall of similar building materials as those used on the primary structure or a masonry wall not less than eight feet in height or by an enclosure within a building.
- f. Building Models: Two or more distinct building models shall be designed for projects with more than four primary buildings.
- g. Entry Area: A covered entry area shall be designed at the main entry to each building.
- h. Architectural Design Features: Four architectural design features are required on facades facing public streets, parking and common areas. Acceptable architectural design features may include but is not limited to:
 - 1. Articulation of building façade
 - 2. Extensions to the building through covered porches, bay or box windows, and other similar features projecting out from the façade
 - 3. A horizontal change in building materials between stories of a building
 - 4. Variation in building materials between vertical intervals
 - 5. Variations in window placement
 - 6. Architectural features such as shutters, awnings, balconies, verandas, railings, dormers, chimneys, decorative moldings or ornamental details
 - 7. Other similar design features
- i. Architectural Features to Avoid Blank Walls: Architectural detailing, horizontal off-sets and other features shall be provided on all sides of the building to avoid blank walls and large, monolithic masses.
- j. Roof Architectural Variations: Roof height, pitch, ridgelines and materials shall be varied to create visual interest and avoid repetition.

- k. City Commission Approval: Site plans and building elevations must be approved by the City Commission.
- l. Landscaping: All single family attached/medium dense residential facilities are required to follow the City's landscape regulations in the City's Land Development Code. A minimum of 40% of the required trees and shrubs shall be native plant species that are typical to the vegetative communities found in the surrounding area. One hundred percent of the lot must be covered with lawn grass or other approved living ground cover excluding the dwelling units and accessory structures, parking/driveways and walkways. Lawn areas are encouraged to have water-wise turfgrasses

3.8 General Subdivision Standards

The purpose of the general subdivision standards is to establish reasonable standards that encourage the orderly and beneficial development of the land and its environment as well as to preserve the integrity, stability, and beauty of the community.

- a. The design and development of the Bridlewood community shall take place in general accordance with Exhibit "C", the Planned Development Master Plan.
- b. A minimum of 60.60 acres or 8.8% of gross area of the property shall be usable amenity, parks, recreation and open space.
- c. Each park and amenity center shall require site plan approval by the Park Board. The parks and amenity centers shall include but not be limited to the following facilities: clubhouse(s), community center(s), pavilion(s), pool(s), splash pad(s), recreational court(s), athletic court(s), athletic fields(s), play structure(s) and trails. A concept plan for the subdivision's community park is attached as Exhibit "E". This park must be under construction prior to the issuance of the three hundredth (300th) building permit and developed prior to the issuance of the six hundredth (600th) building permit.
- d. A minimum 33.99 acres or 5% of gross area of the property shall be usable for a school. The applicant will be required to enter into a Capacity Enhancement Agreement with the School Board and the City.
- e. A maximum of 3.00 acres or .4% of gross area of the property shall be usable for non-residential purposes. The maximum allowable density is 300,000 square feet. The school building square footage and all public facilities shall be excluded from the total non-residential square footage.
- f. Land is to be set aside to be dedicated to the City of High Springs for future public facilities to include a future Police/Fire Station.
- g. The subdivision shall be served by central water and sewer.
- h. All roadways shall be constructed with curb and gutter as shown on the Planned Development Master Plan documents, Exhibit "C". Open ditch streets shall not be permitted.

- i. Sidewalks are required on both sides of residential local roads and interior collector roads as shown on the Planned Development Master Plan documents, Exhibit “C”. Minimum sidewalk width equals five (5) feet width.
- j. A neighborhood pedestrian pathway/trail (neighborhood trail) shall be provided throughout the Planned Development. The neighborhood pedestrian pathway/trail shall be looped to provide interconnectivity to school site, parks, open space, amenities and commercial areas. The neighborhood trail may be constructed of imperious hard surface, pavement, stone, crushed concrete, recycled asphalt or pervious natural or mulch materials. The neighborhood trail shall be a minimum of eight (8) feet width.
- k. All parking shall be internal and comply with the City of High Springs Land Development Regulations.
- l. A twenty-five (25) foot buffer area is required along the perimeter of the subdivision.
- m. The natural landscape of the subdivision shall be preserved as much as possible. All required landscape areas shall retain existing native trees, shrubs, ground cover and grasses to the greatest extent possible. Plantings in the required landscape areas shall be with plant species that are typical to the vegetative communities found in the surrounding areas. For tree species and ground cover species, 40% native vegetation is required. Lawn areas are encouraged to have water-wise turf grasses. In retention/detention areas, one large tree (minimum of three-inch caliper and seven feet high at time of planting) each fifty linear feet of the perimeter is required.
- n. For each major entry point, permanent subdivision identification signs are required. Subdivision identification signs shall be monument signage, a sign on a screening decorative wall or iconic structure. Subdivision identification signs must be constructed of masonry, brick, stone or other high-quality materials. Additional features shall be incorporated into the design which may include but not be limited to enhanced landscaping, increased number of trees, additional green space, roundabout, focal point, water feature, sculpture or other artistry. The height and width of the subdivision identification sign shall fit the size and scale of the area it is placed. Subdivision entrances must be a divided entryway with landscaping and trees. The Site Plan Review Committee shall approve all subdivision identification signs and their location.

Section 4. Development Agreement. Development Standards, conditions and requirements specific to this Planned Development are included on Exhibit “F” that has been fully executed by the Developer and the City.

Section 5. Final Development Plan. A final development plan shall be approved by the City Commission. Final plat approval shall constitute the final development plan for this Planned Development and portions of it.

Section 6. Phasing. Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Section 7. Official Zoning Map. The official Zoning Map of the city shall be corrected to reflect the change in zoning described herein.

Section 8. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then, all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 9. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 10. Effective Date. This ordinance shall become effective upon adoption.

Section 11. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the ____ day of September ____.

PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session with a quorum present and voting, by the City Commission on this ____ day of ____ 2022.

Attest:

CITY COMMISSION OF THE
CITY OF HIGH SPRINGS, FLORIDA

Jenny L. Parham, City Clerk

Bryan D. Williams, Mayor

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Sections 10, 11 and 14, Township 8 South, Range 17 East, Alachua County, Florida, being more particularly described, as follows: Commence at the Southwest corner of said Section 10; thence North 88°49'25" East, along the South line of said Section 10, a distance of 1,449.48 feet; thence North 88°49'13" East, along the South line of said Section 10, a distance of 1,130.68 feet; thence North 88°53'01" East, along the South line of said Section 10, a distance of 173.96 feet to the Southeast corner of Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, and the Point of Beginning; thence departing the South line of said Section 10, continue, along the East line of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, North 01°10'36" West 290.20 feet to the beginning of a curve concave Southwesterly, having a radius of 25.00 feet, with a chord bearing and distance of South 66°10'26" East, 21.02 feet; thence Southeasterly along the arc of said curve, an arc distance of 21.69 feet to a point of reverse curvature of a curve concave Westerly, having a radius of 60.00 feet, with a chord bearing and distance of North 01°10'43" West, 77.69 feet; thence Southeasterly then Northwesterly then Southwesterly along the arc of said curve, an arc distance of 292.42 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 25.00 feet, with a chord bearing and distance of South 63°51'44" West, 20.99 feet; thence Southwesterly, along the arc of said curve, an arc distance of 21.66 feet; thence South 88°49'09" West 33.58 feet; thence North 01°09'57" West 512.50 feet; thence North 88°49'45" East 646.20 feet; thence North 02°50'00" West 935.94 feet to the Northeast corner of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida; thence continue, along the North line of said Tillman Acres Phase One Subdivision as recorded in the Public Records of Alachua County, Florida, South 89°17'24" West 592.50 feet; thence North 00°43'57" West, 87.99 feet; thence South 89°17'20" West 564.59 feet; thence South 06°11'56" East 124.36 feet; thence South 28°44'19" West 1,048.61 feet; thence North 60°06'52" West 451.39 feet; thence South 14°44'28" West 150.82 feet to the beginning of a curve concave Northwesterly, having a radius of 330.00 feet, with a chord bearing and distance of South 22°31'08" West 86.87 feet; thence Southwesterly, along the arc of said curve, an arc distance of 87.13 feet; thence South 29°50'57" West 33.21 feet; thence North 60°08'02" West 59.98 feet; thence North 29°53'00" East 33.24 feet to the beginning of a curve concave Northwesterly, having a radius of 270.00 feet, with a chord bearing and distance of North 22°22'11" East 70.72 feet; thence Northeasterly, along the arc of said curve, an arc distance of 70.92 feet; thence North 14°50'01" East 167.45 feet; thence North 60°07'26" West 360.06 feet; thence South 88°50'36" West 168.96 feet; thence North 07°28'23" East 299.22 feet; thence North 13°13'00" East 300.59 feet; thence North 88°54'44" East 200.03 feet; thence North 01°13'13" West 40.52 feet; thence North 15°43'24" East 289.95 feet; thence South 88°50'07" West 299.92 feet; thence North 15°37'54" East 900.36 feet; thence North 88°24'18" East 109.06 feet; thence North 15°25'52" East 285.28 feet; thence North 15°54'31" East 234.09 feet; thence North 85°05'11" West 257.16 feet; thence North 75°37'58" West 447.25 feet to the East right-of-way line of U.S. Highway No. 41 (State Road 45); thence North 15°42'12" East, along the East right-of-way line of said U.S. Highway 41 (State Road 45), a distance of 217.37 feet to the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 10; thence North 88°35'04" East, along the South line of the North 1/4 of said Section 10, a distance of 3,351.71 feet; thence continue North 88°35'04" East, along the South line of the North 1/4 of said Section 10, a distance of 1,023.98 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence North 88°41'11" East, along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 11, a distance of 1,289.87 feet to the Northeast corner

of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence North 02°12'50" West, along the West line of the East 1/2 of the Northwest 1/4 of said Section 11, a distance of 1,268.43 feet to the South right-of-way line of Northwest 174th Avenue; thence North 88°36'57" East, along the South right-of-way line of said Northwest 174th Avenue, 795.00 feet; thence South 02°01'17" East 899.79 feet; thence North 88°40'20" East 499.70 feet to the East line of the West 1/2 of said Section 11; thence South 02°00'38" East, along the East line of the West 1/2 of said Section 11, a distance of 3,309.12 feet; thence South 02°00'38" East, along the East line of the West 1/2 of said Section 11, a distance of 1,016.62 feet to the Southwest corner of the Southeast 1/4 of said Section 11; thence North 88°46'12" East, along the South line of the Southeast 1/4 of said Section 11, a distance of 1,091.74 feet; thence South 03°57'10" East 208.83 feet; thence North 88°46'12" East 238.86 feet to the centerline of Northwest 222nd Street; thence South 03°57'10" East 28.19 feet; thence South 01°47'30" East 266.05 feet; thence South 01°12'46" West 51.92 feet; thence South 03°19'35" East 46.57 feet; thence South 02°50'18" East 727.47 feet to the South line of the North 1/4 of said Section 14; thence South 88°47'32" West, along said South line of the North 1/4 of said Section 14, a distance of 2,642.34 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 14; thence South 88°43'19" West, along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, a distance of 1,273.80 feet to the West line of said Section 14; thence North 01°03'15" West, along the West line of said Section 14, a distance of 1,328.44 feet to the Southeast corner of Section 10; thence South 88°49'51" West, along the South line of said Section 10, a distance of 1,101.44 feet; thence South 88°49'51" West, along the South line of said Section 10, a distance of 1,364.64 feet to the Point of Beginning.

Containing 687.81 acres, more or less.

EXHIBIT "B"
LOCATION MAP

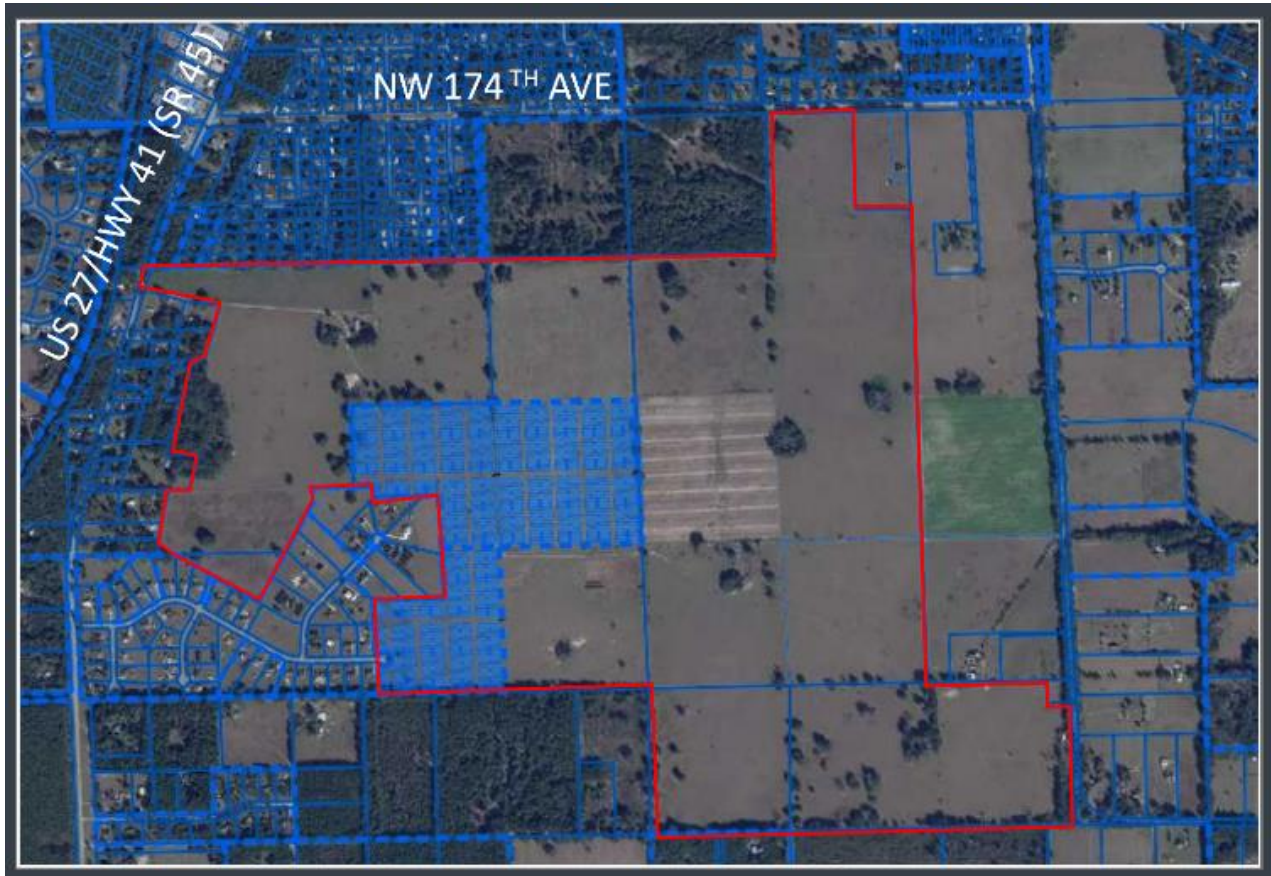


EXHIBIT "C"
PLANNED DEVELOPMENT MASTER PLAN

DRAFT

EXHIBIT “D”

RESIDENTIAL DESIGN STANDARDS

Required Architectural Features.

The architectural features listed below are required on each single-family home.

- a. All single-family homes shall provide a covered entry.
- b. Windows visible from a public street shall employ techniques to recess or project all windows or shall have a style appropriate trim detail on at least two sides of all windows. Windows that are not recessed or have no trim are not allowed.
- c. The front façade shall have at least two coach lights.

At least one architectural feature from the following list is required on each single-family home.

- a. The front façade broken up into forms of varying depths to avoid a flat-front design.
- b. The second story of the structure stacked at a greater setback than the first floor to facilitate a first floor feature.
- c. Two separate doors for two car garages instead of one large door.
- d. Off-set garage doors.
- e. One and a half or two-story massing so that the garage is a smaller part of the overall front façade of the home.
- f. Variation of the height and orientation of the roof lines.
- g. First story roofs on multi-level structures.
- h. Front facing hipped or gable roofs.

At least four architectural features from the following list are required on each single-family home.

- a. The use of two materials on the front elevation with one of the materials being brick, stone, man-made stone, stucco or other material approved by the Plan Board with a minimum of 15% coverage of one of the elements.
- b. Decorative brick or stone patterning.
- c. Recessed entries a minimum of three (3) feet deeper than main front façade.
- d. Front door with decorative glass and decorative hardware.

- e. Architectural style designed windows incorporating elements that add interest to front elevations, side and rear elevations that face right-of-way and open spaces.
- f. Window grilles, mullions or muntins that visually divide a window and add visual interest.
- g. Transoms over windows at front entry, gable accent windows or multiple square transom windows.
- h. Deep recesses, overhangs or awnings.
- i. Shutters.
- j. Window Boxes.
- k. Architectural pillars, posts or columns on front elevation.
- l. Front or side verandah, portico, porch, courtyard or balcony with unique architectural features that can be seen from the right-of-way. Porches up to 200 square feet may project into the required front yard by up to six feet.
- m. Front porch beams or railings.
- n. A base course or plinth course; banding, moldings, or stringcourses; quoins; oriels; cornices; arches; bay windows; decorative brackets; keystones; dormers; louvers as part of the exterior wall construction. (Quoins and banding shall wrap around the corners of the structure for at least two feet.)
- o. Horizontal banding continuing the length of the wall that faces a street, or other similar highly visible areas.
- p. Garage doors not facing the street.
- q. Carriage style garage doors with decorative hardware.
- r. Garage doors with window inserts or other details. Standard squares on the garage door will not qualify as decorative detail.
- s. Other design techniques that effectively deemphasize the garage if approved by the Plan Board.
- t. Greater than 7:12 primary roof pitch, or variable roof pitches.
- u. Other architectural features may be substituted if approved by the Plan Board.

Single-Family Conceptual Renderings.



EXHIBIT "E"
COMMUNITY PARK CONCEPT PLAN

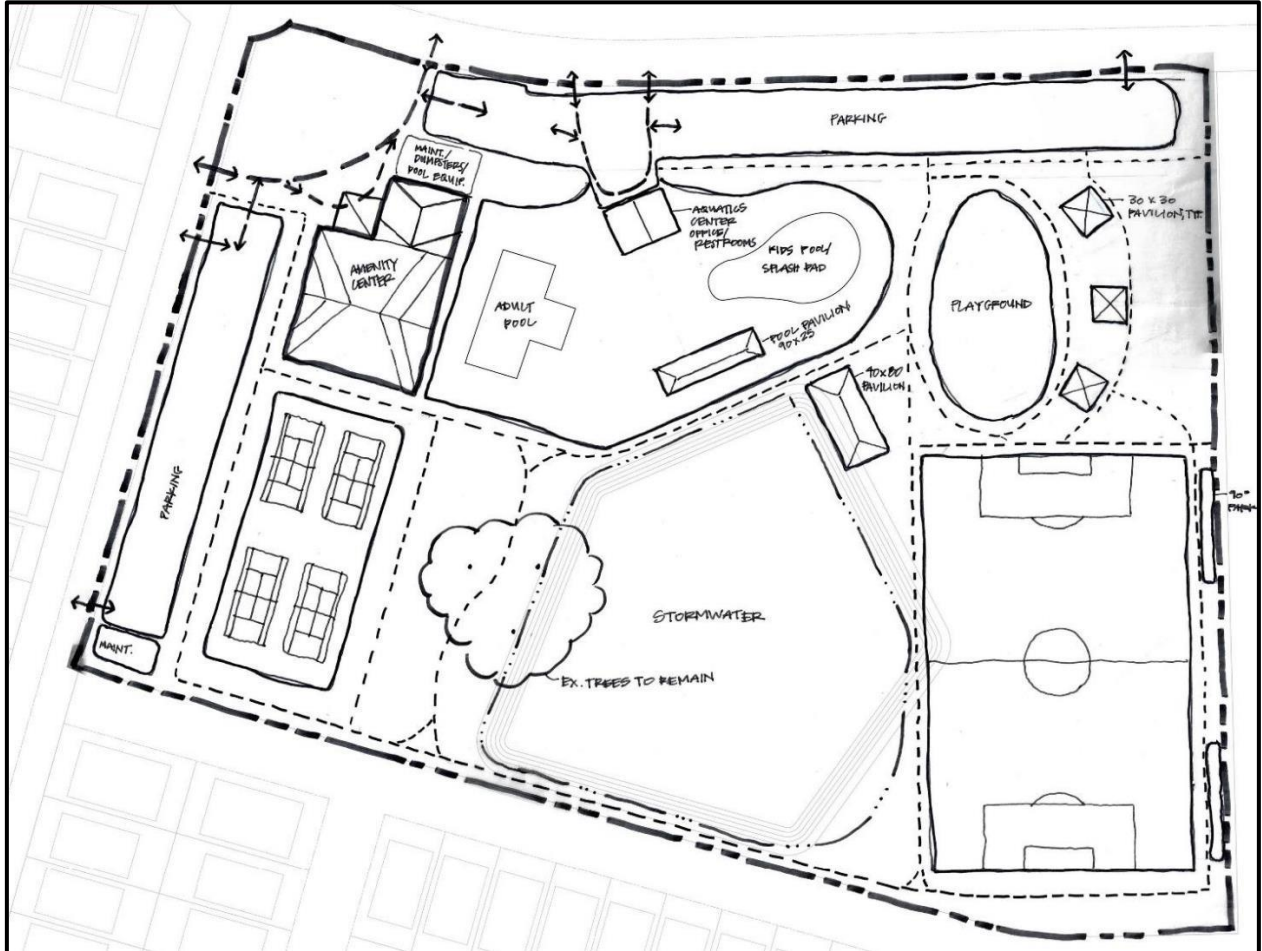


EXHIBIT “F”
DEVELOPMENT AGREEMENT

DRAFT