

ITEM:

Consider whether a public utility easement containing ± 0.095 acres to Gainesville Regional Utilities through a portion of Gainesville to Hawthorne Connector Trail is consistent with the Board of Trustees' Linear Facilities Policy (Lease No. 4749).

LOCATION:

Alachua County, Section 5, Township 10S, Range 20E

APPLICANT:

Gainesville Regional Utilities (Applicant)

DIVISION OF STATE LANDS STAFF REMARKS:

The Applicant has requested this proposed easement for the installation and maintenance of underground electrical utilities and an above ground transformer. The utilities will provide services to the City of Gainesville's new development project for the City of Gainesville Police Department. The request is adjacent to existing Board of Trustees' Easement No. 32604 issued to the City of Gainesville for underground utilities.

The easement parcel was acquired by the Board of Trustees in 2008 with Florid Forever funding for conservation and public recreational purposes. The proposed easement area is currently managed by the City of Gainesville Parks, Recreation, and Cultural Affairs as part of the Gainesville to Hawthorne Connector Trail under Board of Trustees Lease No. 4749. The City of Gainesville is also pursuing a second Board of Trustees easement to cover other development within the Trail boundary also associated with adjacent City development.

The managing agency consented to the proposed easement in a letter dated December 19, 2025. In a letter dated April 13, 2026, the Division of Historical Resources stated that the proposed undertaking was unlikely to affect historic properties.

Avoidance:

There is no other practical alternative to the request. The Trail bisects the City of Gainesville's property.

Minimizing Impacts:

The proposed easement is not expected to have any additional impacts on public recreational use, public access, or management activities of the Trail. The City of Gainesville has installed a bypass around the easement area within land it owns. The Trail will remain open for public use during construction activity. There are no known threatened or imperiled plants or wildlife species within the proposed easement area.

Compensation:

Public Agencies are exempt from easement fees. Pursuant to the Linear Facilities Policy, the Applicant will provide to managing agency additional money, land, or services necessary to offset the actual adverse impacts to the proposed easement area.

DIVISION OF STATE LANDS STAFF RECOMMENDATION:

Approve the easement request.

ACQUISITION AND RESTORATION COUNCIL RECOMMENDATION:

☐ APPROVE

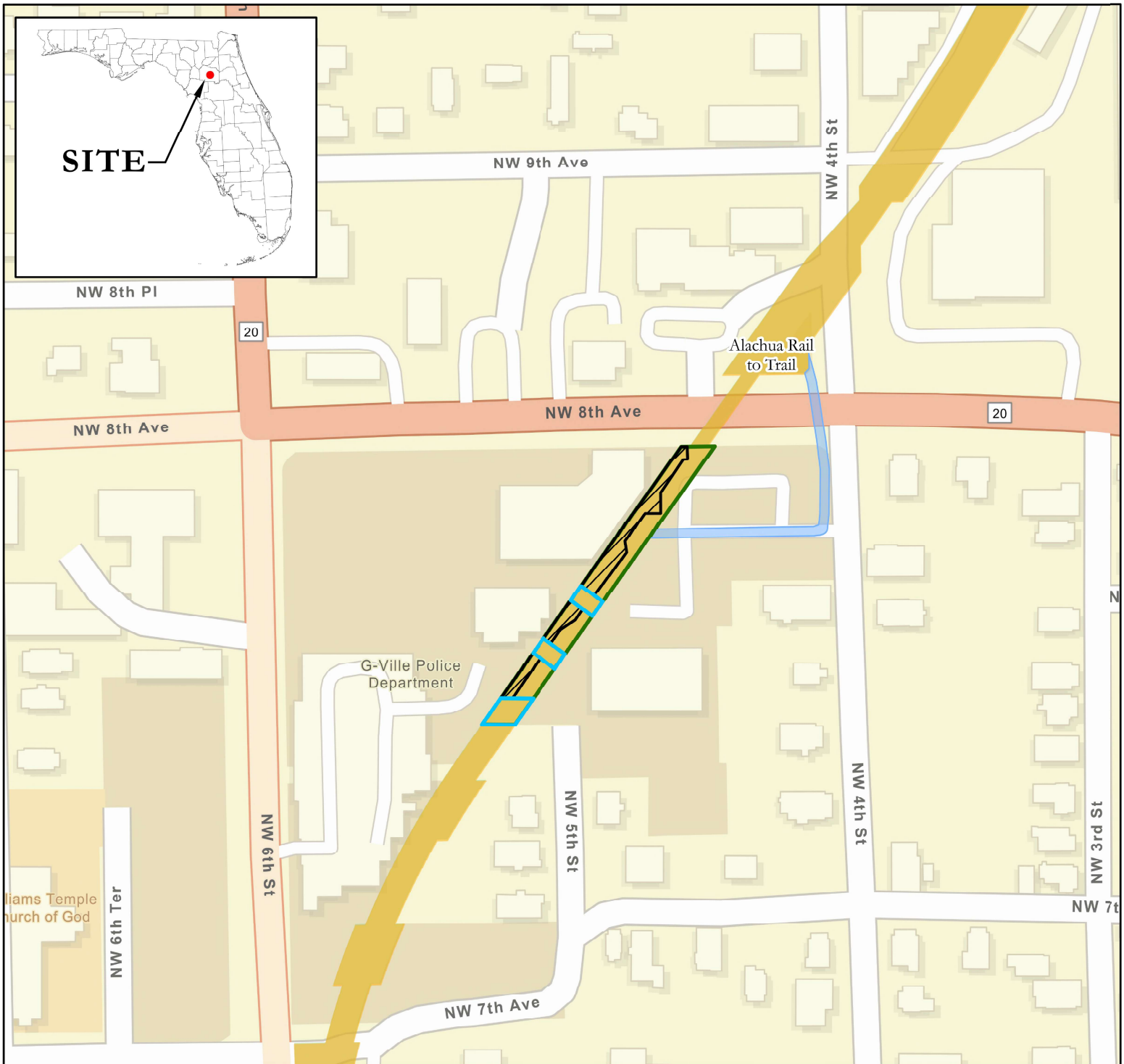
☐ APPROVE WITH MODIFICATIONS: _____

☐ DEFER

☐ WITHDRAW

☐ NOT APPROVE

☐ OTHER: _____



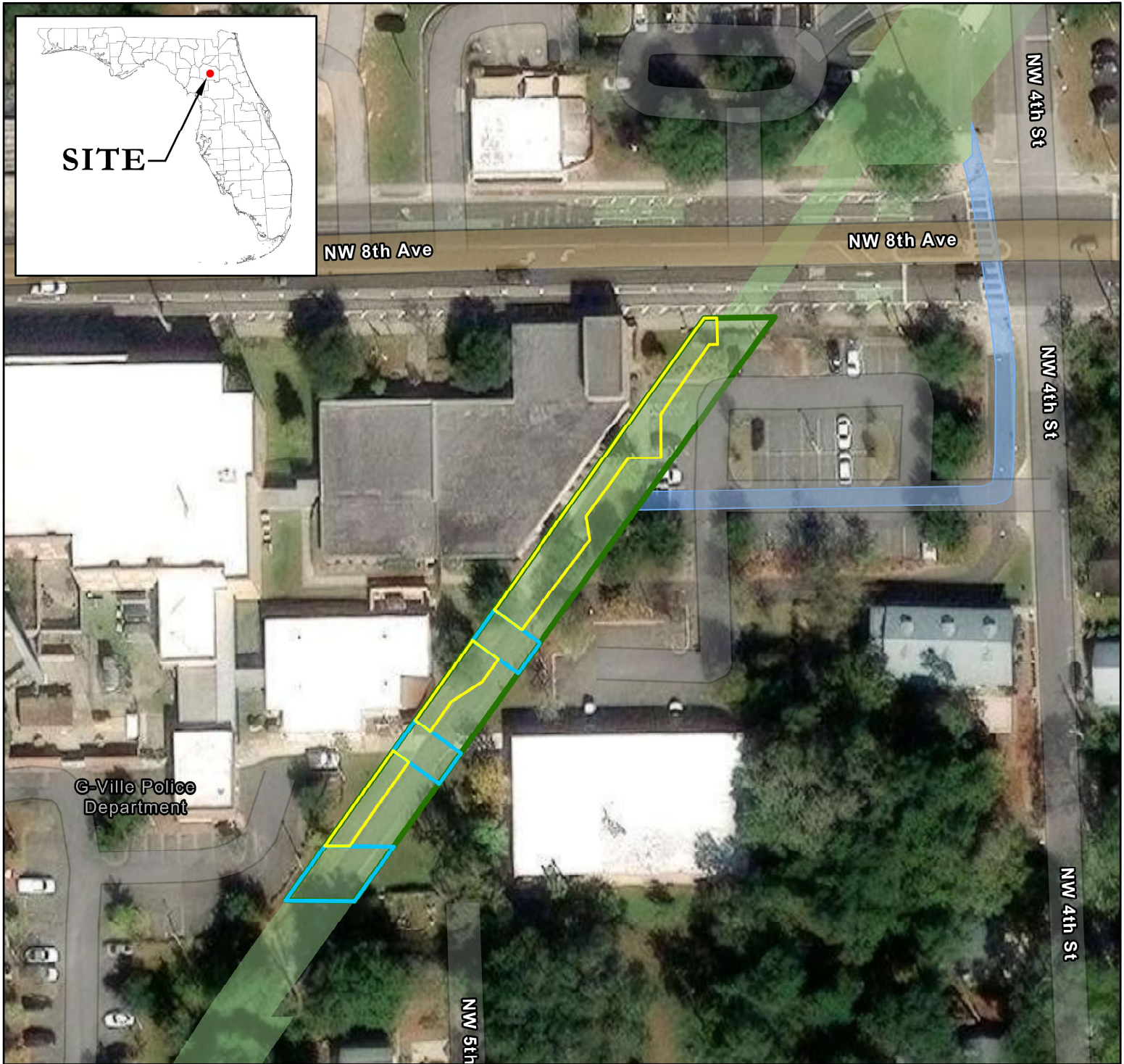
- Subject Parcel
- Easement 32604 (City of Gainesville Utilities)
- City Trail Bypass
- City/County Managed Conservation Lands
- FL-SOLARIS/LITS State Owned Lands

0 100 200
Feet

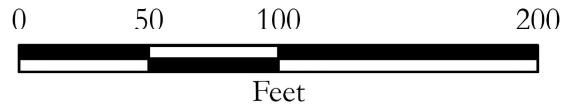


Easement 33721

Alachua County, Florida



- Subject Parcel
- Easement 32604 (City of Gainesville Utilities)
- City Trail Bypass
- BOT Land



Easement 33721

Alachua County, Florida

SKETCH & DESCRIPTION

IN SECTION 5, TOWNSHIP-10-SOUTH, RANGE-20-EAST, ALACHUA COUNTY, FLORIDA

DESCRIPTION - BY THIS SURVEYOR:

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN SECTION 5, TOWNSHIP-10-SOUTH, RANGE-20-EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 5/8" IRON ROD & CAP STAMPED JBPRO LB 8031, SAID POINT MARKING THE SOUTHWEST CORNER OF LOT 23, ALSO BEING THE NORTHWEST CORNER OF LOT 26 OF BLOCK 25 OF BRUSH'S ADDITION TO THE CITY OF GAINESVILLE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 88, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT LYING ON THE EAST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 5TH STREET (A VACATED RIGHT-OF-WAY) AND RUN THENCE SOUTH 88 DEGREES 51 MINUTES 40 SECONDS WEST, 65.17 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF RAILS TO TRAILS RIGHT-OF-WAY (ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 35 DEGREES 39 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 9.07 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND RUN NORTH 89 DEGREES 22 MINUTES 56 SECONDS WEST 36.53 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID RAILS TO TRAILS RIGHT-OF-WAY (ABANDONED RAILROAD RIGHT-OF-WAY); THENCE NORTH 35 DEGREES 43 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 35.64 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE THENCE NORTH 35 DEGREES 43 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 62.33 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY AND RUN SOUTH 54 DEGREES 18 MINUTES 43 SECONDS EAST 10.17 FEET; THENCE SOUTH 35 DEGREES 10 MINUTES 48 SECONDS WEST 54.67 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS WEST 13.15 FEET TO THE POINT OF BEGINNING. CONTAINING 610.83 SQUARE FEET, MORE OR LESS.

NOTES:

ABBREVIATIONS:

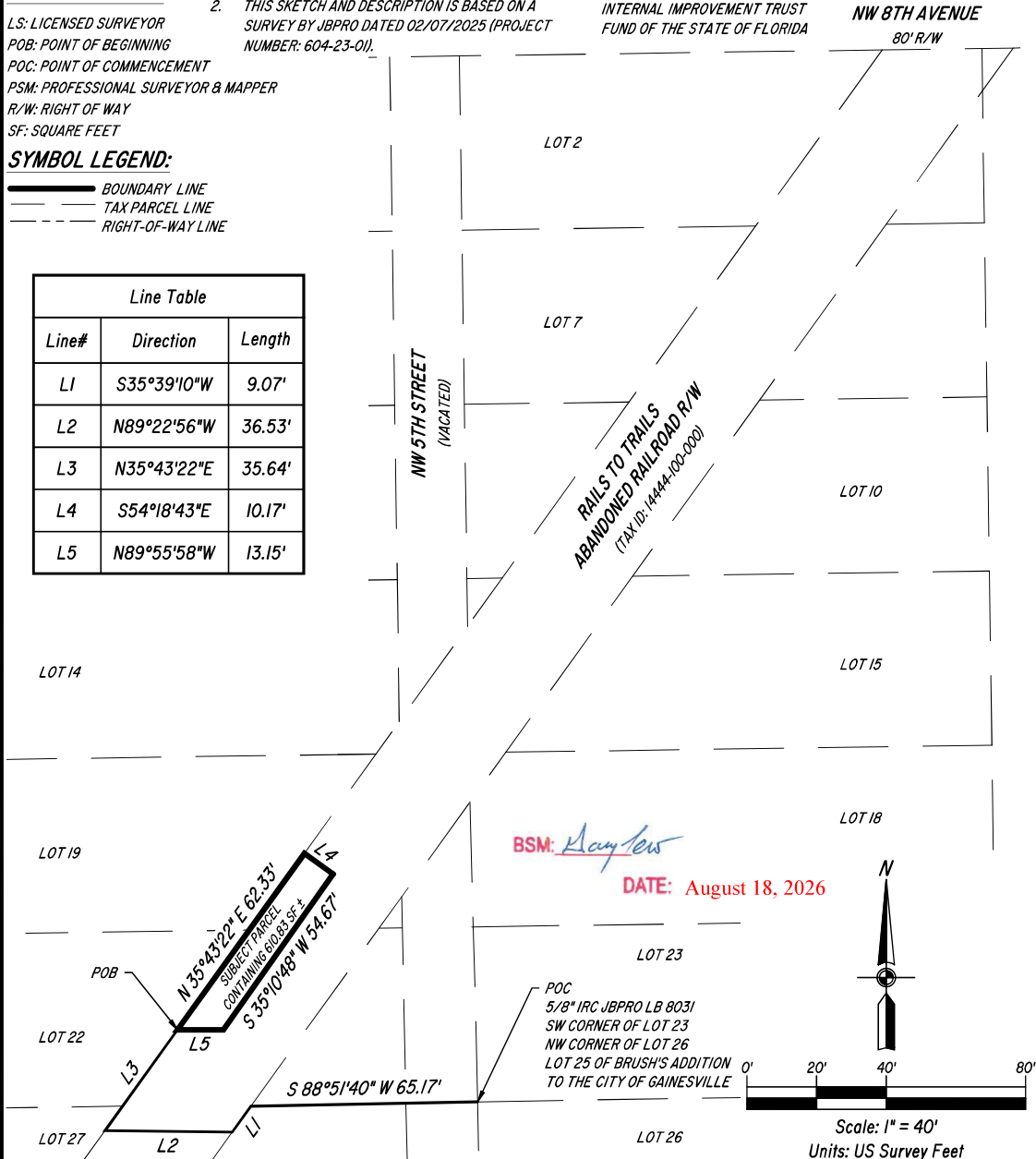
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POB: POINT OF BEGINNING
POC: POINT OF COMMENCEMENT
PSM: PROFESSIONAL SURVEYOR & MAPPER
R/W: RIGHT OF WAY
SF: SQUARE FEET

SYMBOL LEGEND:

—— BOUNDARY LINE
—— TAX PARCEL LINE
--- RIGHT-OF-WAY LINE

CERTIFIED TO:

- THIS IS NOT A BOUNDARY SURVEY
 - THIS SKETCH AND DESCRIPTION IS BASED ON A SURVEY BY JBPRO DATED 02/07/2025 (PROJECT NUMBER: 604-23-01).
- I) THE BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA



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TOLL FREE: (800) 60-JBPRO

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Richard L.
White

Richard L. White, PLS
PROFESSIONAL LAND SURVEYOR LS4816
CERTIFICATE OF AUTHORIZATION NUMBER: LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM.



Scale:	1" = 40'
Project #:	604-23-03
Drawn:	M. Ison
Checked:	R. White
File:	GPD Sketch & Desc PUE 1.dwg
File Date:	08/12/2026
FB / PG:	XX / XX-XX
Sheet:	1 of 1

SKETCH & DESCRIPTION

IN SECTION 5, TOWNSHIP-10-SOUTH, RANGE-20-EAST, ALACHUA COUNTY, FLORIDA

DESCRIPTION - BY THIS SURVEYOR:

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN SECTION 5, TOWNSHIP-10-SOUTH, RANGE-20-EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 5/8" IRON ROD & CAP STAMPED JBPRO LB 8031, SAID POINT BEING LOCATED AT THE SOUTHWEST CORNER OF LOT 23, ALSO BEING THE NORTHWEST CORNER OF LOT 26 OF BLOCK 25 OF BRUSH'S ADDITION TO THE CITY OF GAINESVILLE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 88, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT LYING ON THE EAST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 5TH STREET (A VACATED RIGHT-OF-WAY) AND RUN THENCE SOUTH 88 DEGREES 51 MINUTES 40 SECONDS WEST 65.17 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF THE RAILS TO TRAILS RIGHT-OF-WAY (ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 35 DEGREES 39 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 9.07 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND RUN NORTH 89 DEGREES 22 MINUTES 56 SECONDS WEST 36.53 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID RAILS TO TRAILS RIGHT-OF-WAY (ABANDONED RAILROAD RIGHT-OF-WAY); THENCE NORTH 35 DEGREES 43 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 117.97 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE THENCE NORTH 35 DEGREES 43 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 52.36 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY AND RUN SOUTH 54 DEGREES 18 MINUTES 43 SECONDS EAST 16.98 FEET; THENCE SOUTH 35 DEGREES 10 MINUTES 48 SECONDS WEST 19.36 FEET; THENCE SOUTH 57 DEGREES 40 MINUTES 48 SECONDS WEST 19.60 FEET; THENCE SOUTH 35 DEGREES 10 MINUTES 48 SECONDS WEST 19.36 FEET; THENCE NORTH 54 DEGREES 18 MINUTES 43 SECONDS WEST 9.98 FEET TO THE POINT OF BEGINNING. CONTAINING 688.73 SQUARE FEET, MORE OR LESS.

NOTES:

CERTIFIED TO:

ABBREVIATIONS:

LS: LICENSED SURVEYOR

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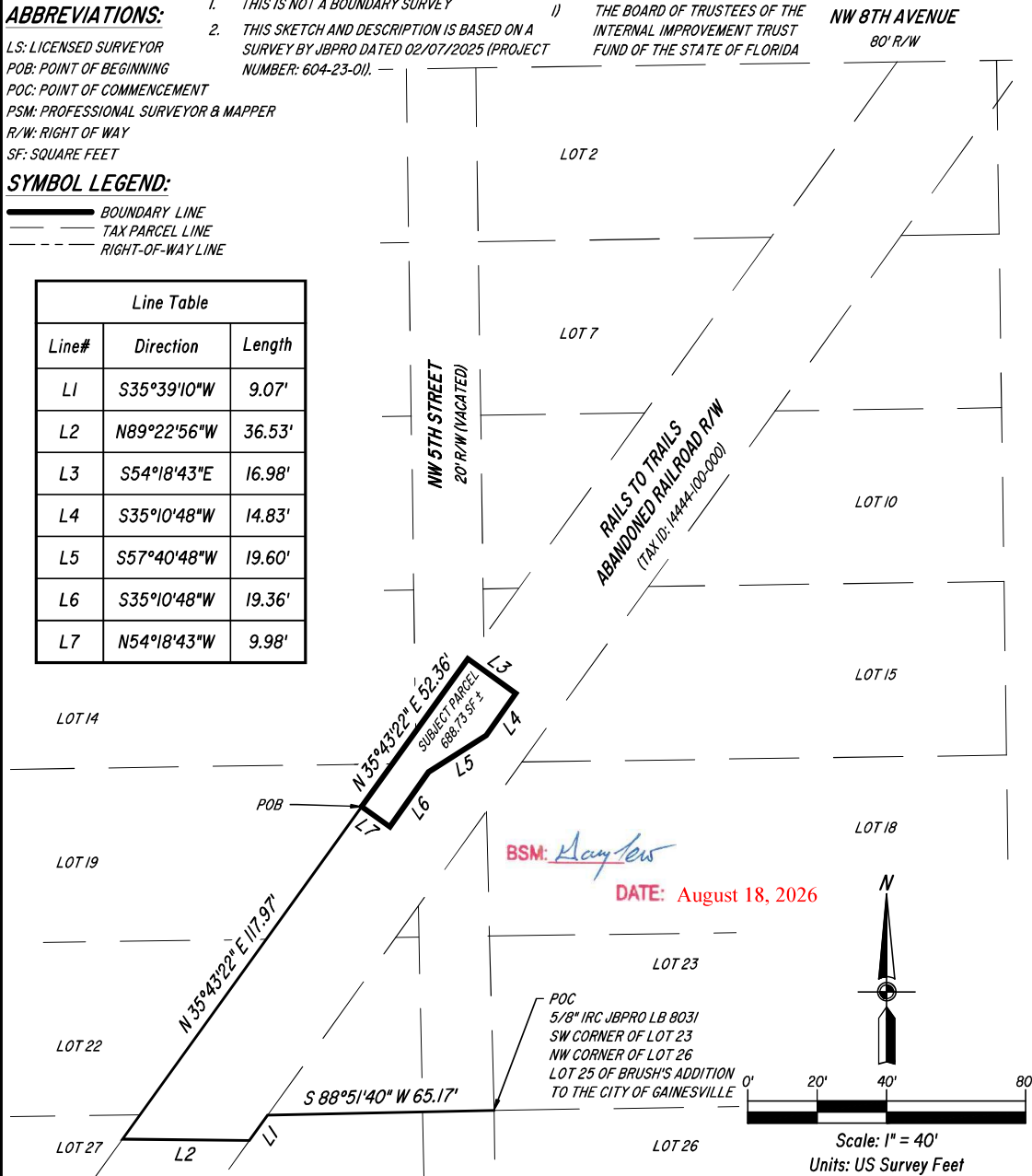
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Line Table		
Line#	Direction	Length
L1	S35°39'10"W	9.07'
L2	N89°22'56"W	36.53'
L3	S54°18'43"E	16.98'
L4	S35°10'48"W	14.83'
L5	S57°40'48"W	19.60'
L6	S35°10'48"W	19.36'
L7	N54°18'43"W	9.98'



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Richard L. White

Digitally signed by Richard L. White
DN: cn=Richard L. White, o=JBPro,
ou=JBPro, email=richard.white@jbpro.com
Date: 2026.08.13 07:44:25 -0400

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CERTIFICATE OF AUTHORIZATION NUMBER: LB8031

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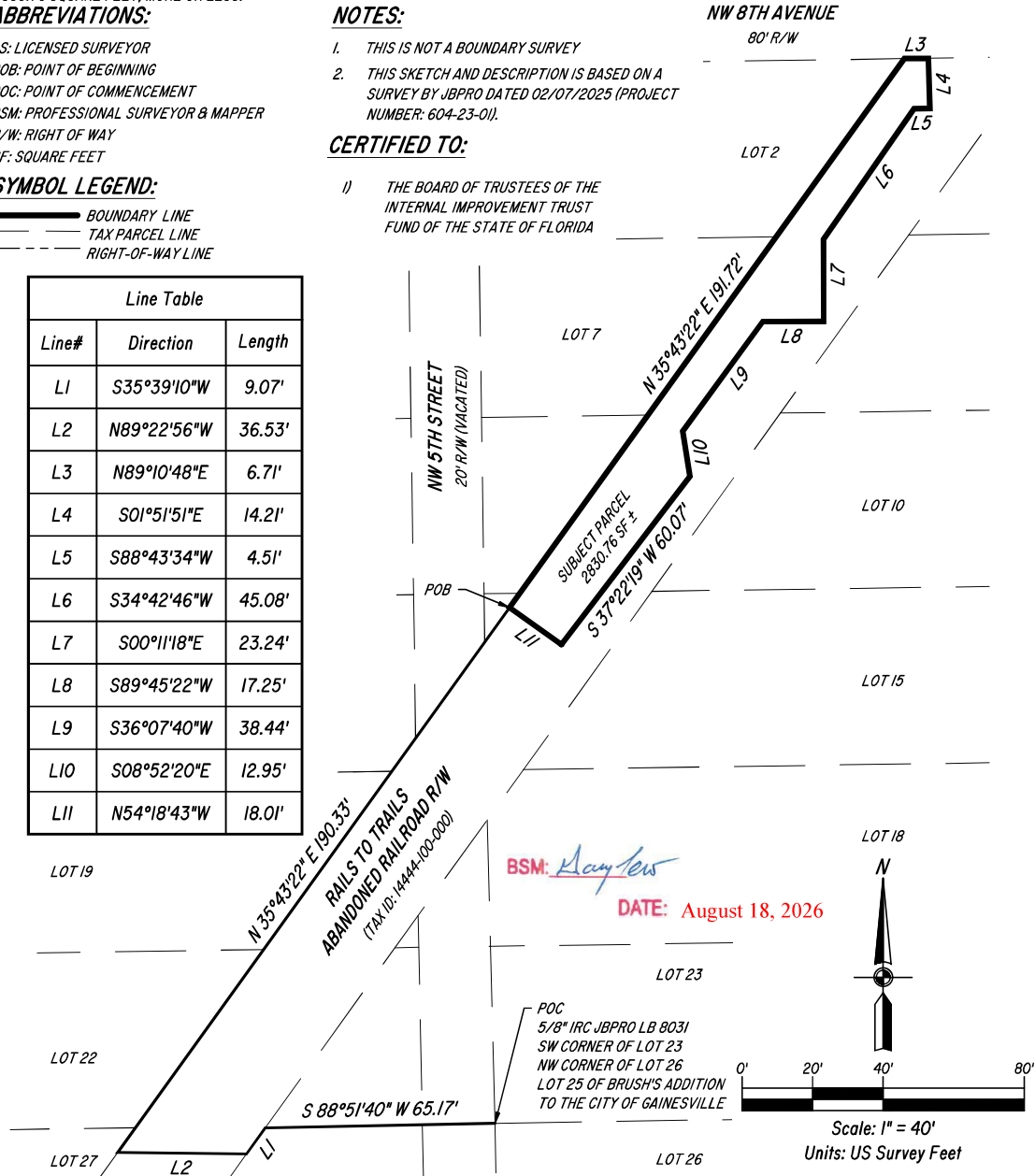
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L6	S34°42'46"W	45.08'
L7	S00°11'18"E	23.24'
L8	S89°45'22"W	17.25'
L9	S36°07'40"W	38.44'
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Richard L. White

Digitally signed by Richard L. White
DN: cn=Richard L. White, ou=JBPro,
email=richard.white@jbpro.com
Date: 2026.08.13 07:40:56 -0400

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File Date:	7/27/2026
FB / PG:	XX / XX-XX
Sheet:	1 of 1



City of Gainesville

Parks, Recreation and
Cultural Affairs

December 19, 2025

Board of Trustees of the Internal Improvement Trust Fund of the State of Florida
Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration
3800 Commonwealth Boulevard, MS 130
Tallahassee, Florida 32399-3000

RE: City of Gainesville d/b/a Gainesville Regional Utilities Application for Easement on a
Portion of 6th Street Trail State Owned Uplands Land Managed by the City of
Gainesville under Existing Sublease
#4302 and #4749 Dated November 19, 2015

Dear Board of Trustees:

Gainesville Regional Utilities (GRU) is applying for a utility easement over a portion of the 6th Street Trail located adjacent to a new development project for the Gainesville Police Department south of NW 8th Avenue. The easement is necessary for the installation of public utility facilities to provide utility services to the City's Police Department development project and will not adversely affect the management plan for the public use of the 6th Street Trail.

My department has reviewed easement location for the development project, and as the Trail and Land Manager of the 6th Street Rail Trail, the City of Gainesville is submitting this letter of support to the proposed easement area and easement request.

We appreciate the Board of Trustees and Department of Environmental Protections review of this request in support of the City of Gainesville's continued development. Please let us know if you require any additional information for this easement request.

Sincerely,

Leslie Ladendorf
Assistant Director of Parks, Recreation and Cultural Affairs



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Department of Environmental Protection
Bureau of Public Lands Administration
3800 Commonwealth Blvd.
Tallahassee, FL 32399

April 13, 2026

Re: DHR Project File No.: 2026-1525
Project: 52319 - Easement 33721 - City of Gainesville

To Whom It May Concern:

Our office reviewed the referenced projects in accordance with Chapter 267, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical, architectural or archaeological value.

We note that the proposed project is located within 8AL5203, a resource which has been determined by this office to be ineligible for listing in the NRHP. Based on the information provided at this time, it is the opinion of this office that the proposed project is unlikely to affect historic properties. However, unexpected finds may occur during ground disturbing activities, and we request that the project include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Cassie Frederick, Historic Sites Specialist, by email at Cassandra.Frederick@dos.fl.gov.

Sincerely,

Alissa S. Lotane
Director, Division of Historical Resources and State Historic Preservation Officer

ARC Questionnaire

1. Description of when and under what program or fund the parcel under consideration was acquired (EEL, LATF, CARL, P-2000, Florida Forever, etc) or donated.

The parcel was acquired by the Board of Trustee in 2008 with Florida Forever funding for conservation and recreation.

2. Description of the purpose for the parcel's acquisition (P-2000 or Florida Forever goals and criteria or similar purpose descriptions) or donation and any restrictions or conditions of use that apply to the parcel, if any.

Please note that this easement request is not a blanket easement request. The easement request is a specific metes and bounds description of a portion of 14444-100-00.

An easement for this portion of parcel 14444-100-00 is requested because existing and proposed utilities run the entire length of the proposed easement area underneath the trail. Utility separation requirements and other existing site features located outside of the trail area (i.e. existing buildings, infrastructure, ponds, etc) preclude the relocation of the existing and proposed utilities. This is not intended to be a blanket easement. This sketch and legal only depicts a portion of parcel 14444-100-000 and that portion is critical to the ongoing maintenance of existing facilities and maintenance of proposed facilities that realistically cannot be relocated elsewhere on-site.

3. Description of the current level of public recreational use or public access of the parcel.

This portion of parcel 14444-100-00 is a part of the 6th Street Rail Trail and is an existing multi-use trail used by pedestrians and bicyclists.

4. Description of the natural resources, land cover, vegetation, habitat or natural community, if any, that are currently present on the parcel.

This portion of parcel 14444-100-00 encompasses portions of the existing 6th Street Rail Trail, portions of the existing Gainesville Police Department public parking lot, and isolated sodded open space areas. There is no habitat or natural community located in this portion of the parcel.

5. Description and list of the imperiled and other wildlife species, if any, that occur on or use the parcel.

This portion of parcel 14444-100-00 does not contain any imperiled and/or other wildlife species.

6. Description and list of historical or archaeological resources, if any, that occur or have the potential of occurring on the site.

This portion of parcel 14444-100-00 does not contain historical or archeological resources.

7. Formal alternative siting analysis that includes a description and assessment of other potential alternative sites and why they are not feasible or practicable alternatives.

An easement for this portion of parcel 14444-100-00 is requested because existing and proposed utilities run the entire length of the proposed easement area underneath the trail. Utility separation requirements and other existing site features located outside of the trail area (i.e. existing buildings, infrastructure, ponds, etc) preclude the relocation of the existing and proposed utilities. This is not intended to be a blanket easement. This sketch and legal only depicts a portion of parcel 14444-100-000 and that portion is critical to the ongoing maintenance of existing facilities and maintenance of proposed facilities that realistically cannot be relocated elsewhere on-site

8. Assessment of the impacts the proposed alternative use will have on the natural/historical/archaeological/recreational resources, if any, as well as on the current public use and purpose for the site or parcel.

This portion of parcel 14444-100-00 will not change uses and the proposed easement will not impact recreational resources, public use, or purpose after the construction of the proposed utility improvements are completed. This portion of the 6th Street Rail Trail will continue to function as a multi-use trail after construction is completed.

9. Assessment of the potential impacts on the larger area of conservation lands the parcel is located within (park, wildlife management area, forest trail, etc.) and on any surrounding conservation lands, if any.

This portion of parcel 14444-100-00 will be temporarily impacted by the construction activities associated with the proposed utility improvements. The larger area of the 6th Street Rail Trail outside of this portion will still be useable during the temporary construction impacts.

10. Assessment of how the proposed package of consideration and net positive benefit for the requested alternative use of the parcel, such as the generally standard requirement for replacement land (depending on the parcel's size), will offset the impacts and benefit the

larger area of conservation lands (park, forest, wildlife management area, trail system, etc.) the parcel is within and particularly how it will offset the impacts or benefit the natural/historical/archaeological resources, habitat and public recreational uses of the public conservation area the parcel is located within.

This portion of parcel 14444-100-00 will not change uses and the proposed easement will not impact recreational resources, public use, or purpose after the construction of the proposed utility improvements are completed. This portion of the 6th Street Rail Trail will continue to function as a multi-use trail after construction is completed.

It will be the responsibility of the managing agency on whose property a non-conservation or non-public recreation use is proposed to have staff at ARC meetings who will be able to answer questions about the effect of that proposed use on the lands that they manage and about their justification for agreeing to allow it. BPLA staff will continue to present the items but managing agency staff should be ready to answer any questions related to the resources and recreation on the site and the effects of proposed uses.