

**ITEM:**

Consider whether a private utility easement containing  $\pm 0.06$  acres to Windstream Florida, LLC, across portions of the Nature Coast State Trail is consistent with the Board of Trustees' Linear Facilities Policy (Lease No. 4193).

**LOCATION:**

Gilchrist County, Section 16, Township 10S, Range 15E

**APPLICANT:**

Windstream Florida, LLC (Applicant)

**DIVISION OF STATE LANDS STAFF REMARKS:**

The Applicant has requested this easement for the installation, operation and maintenance of underground fiberoptic cables to provide internet services to the local community. The proposed easement area crosses two small sections of the Nature Coast State Trail, currently managed by the Florida Department of Environmental Protection, Division of Recreation and Parks (DRP), under Trustees' lease No. 4193. This project is part of the Rural Digital Opportunity Fund, a federally funded program administered by the Federal Communications Commission to provide high-speed internet access to unserved and underserved rural homes and small businesses throughout the United States.

The easement parcels were acquired by the Board of Trustees in 1996 through the Preservation 2000 Greenways and Trails funding program for conservation and public recreational purposes. In a letter dated August 24, 2026, DRP consented to the easement. The State of Florida's Division of Historical Resources stated in a letter dated August 8, 2025, that the proposed easement is unlikely to affect historic properties.

*Avoidance:*

There are no other practical alternatives than the recommended easement routes.

*Minimizing Impacts:*

The fiberoptic cable will be installed underground by directional boring. The proposed easement is not expected to have any additional impact on public recreational use, public access, or management activities of the Trail. Gopher tortoises are commonly found in open areas adjacent to the Trail. The applicant will consult with DRP prior to any construction activity and will work with the Florida Fish and Wildlife Conservation Commission to avoid impact to or relocate any gopher tortoises discovered at the Applicant's expense. There are no known threatened or imperiled plants within the proposed easement area.

*Compensation:*

The Applicant will pay an easement fee based on the market value of the proposed easement area. Pursuant to the Linear Facilities Policy, the Applicant will provide to the managing agency with additional money, land, or services, in an amount equal to 1.5 times the appraised value of the easement to offset the actual adverse impacts to the proposed easement area. The Applicant will satisfy the net positive benefit requirement prior to final execution of the easement by the Board of Trustees.

**DIVISION OF STATE LANDS STAFF RECOMMENDATION:**

Approve easement request.

**ACQUISITION AND RESTORATION COUNCIL RECOMMENDATION:**

☐ APPROVE

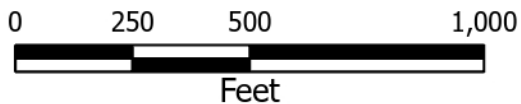
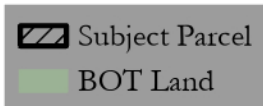
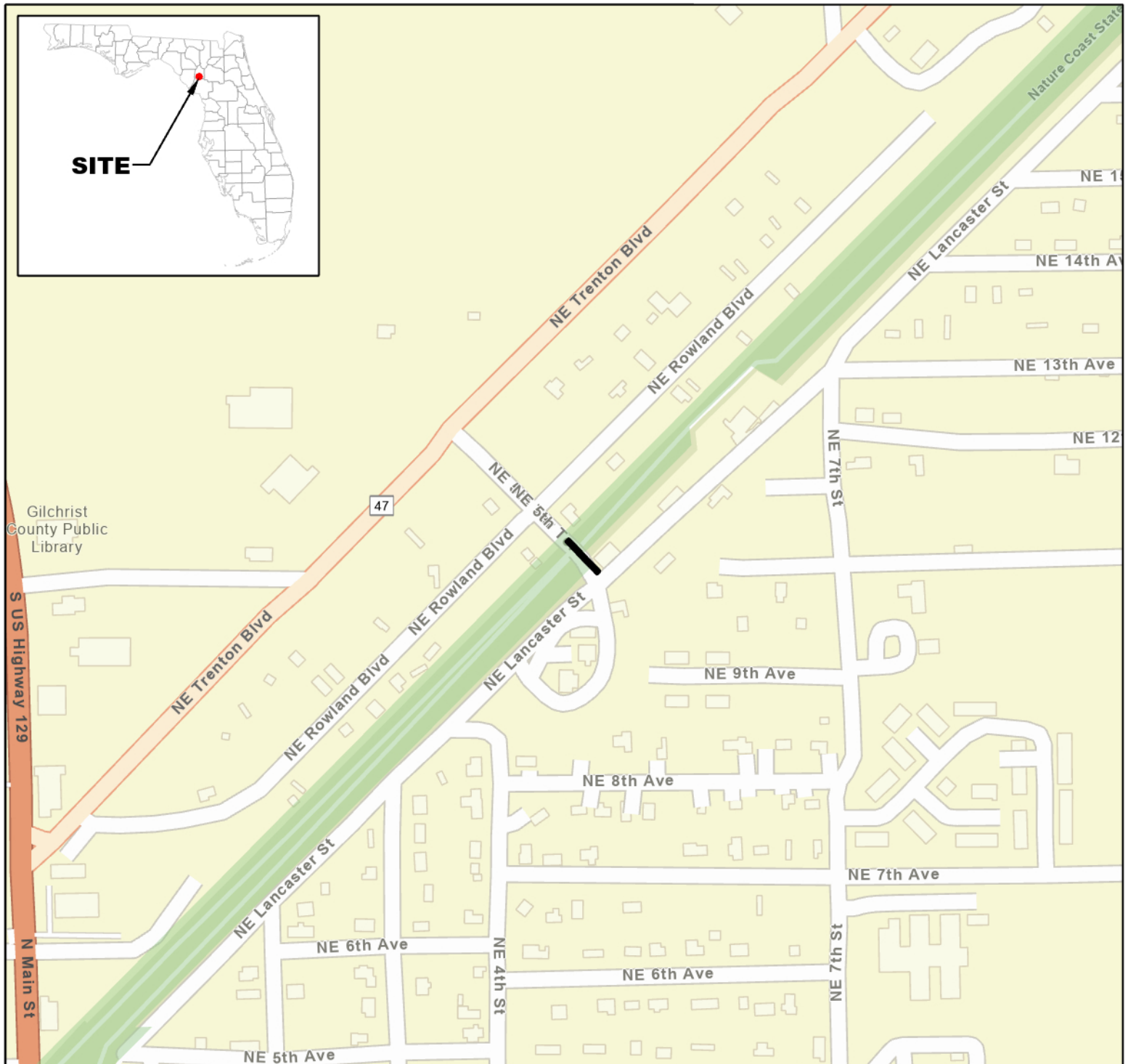
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☐ DEFER

☐ WITHDRAW

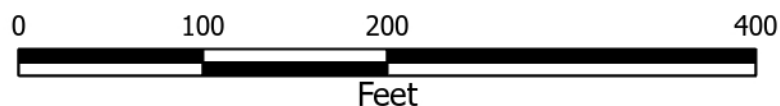
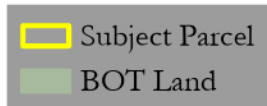
☐ NOT APPROVE

☐ OTHER: \_\_\_\_\_

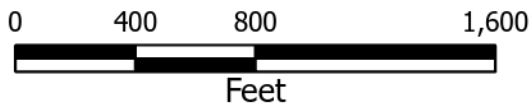
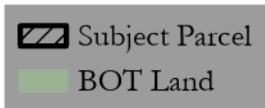
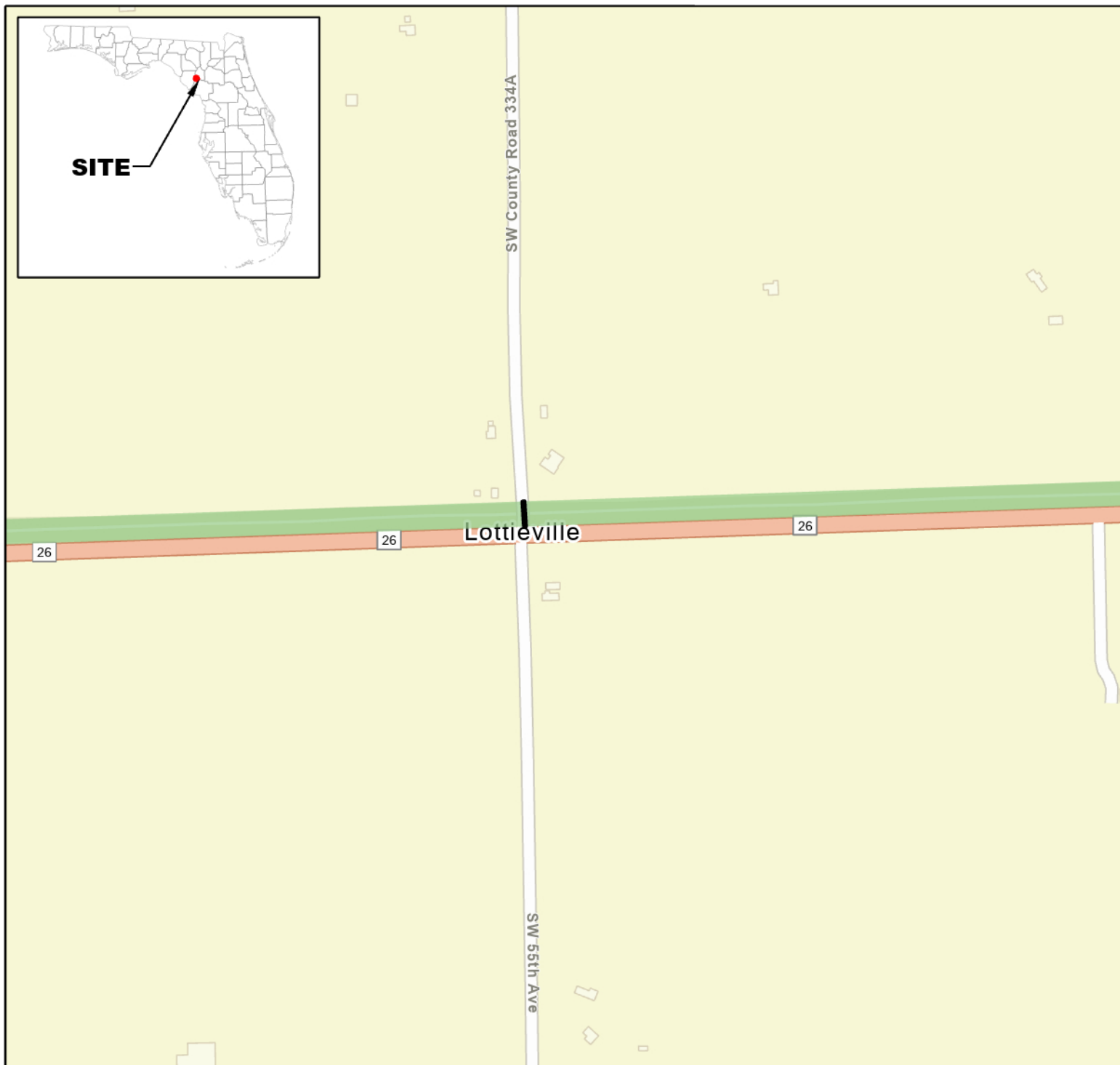


## Windstream Florida LLC - Easement No. 33694

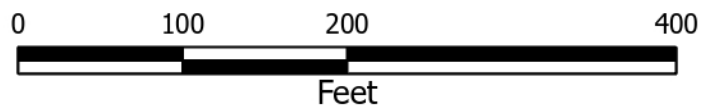
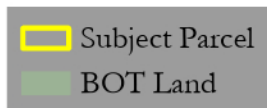
Gilchrist County, Florida



**Windstream Florida LLC - Easement No. 33694**  
Gilchrist County, Florida



**Windstream Florida LLC - Easement No. 33694**  
Gilchrist County, Florida



**Windstream Florida LLC - Easement No. 33694**  
Gilchrist County, Florida

# SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH

IN SECTION 9 AND 15, TOWNSHIP 13 SOUTH, RANGE 15 EAST  
GLICHRIST COUNTY, FLORIDA  
FOR TEP GROUP

## SURVEYOR'S NOTES

1. READINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 44°45'56" WEST ALONG THE NORTHWESTERLY LINE OF BLOCK D ANDREWS-COLEMAN SUBDIVISION AS PER PLAT 1, SUBDIVISION 1, PAGE 9 OF THE PUBLIC RECORDS OF GLICHRIST COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 15, 2026.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND PROFESSIONAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE "BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA" PARCEL (FORMER ATLANTIC COAST LINE OF BLOCK D ANDREWS-COLEMAN SUBDIVISION) TO BE USED FOR THE INSTALLATION OF PROPOSED BURIED FIBER-OPTIC CABLES, AND TO PROJECT AREA. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY.
6. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

## FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120394 0222 E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BSN *Angela*  
DATE: August 18, 2026



GEOLINE SURVEYING, INC. LE#7702

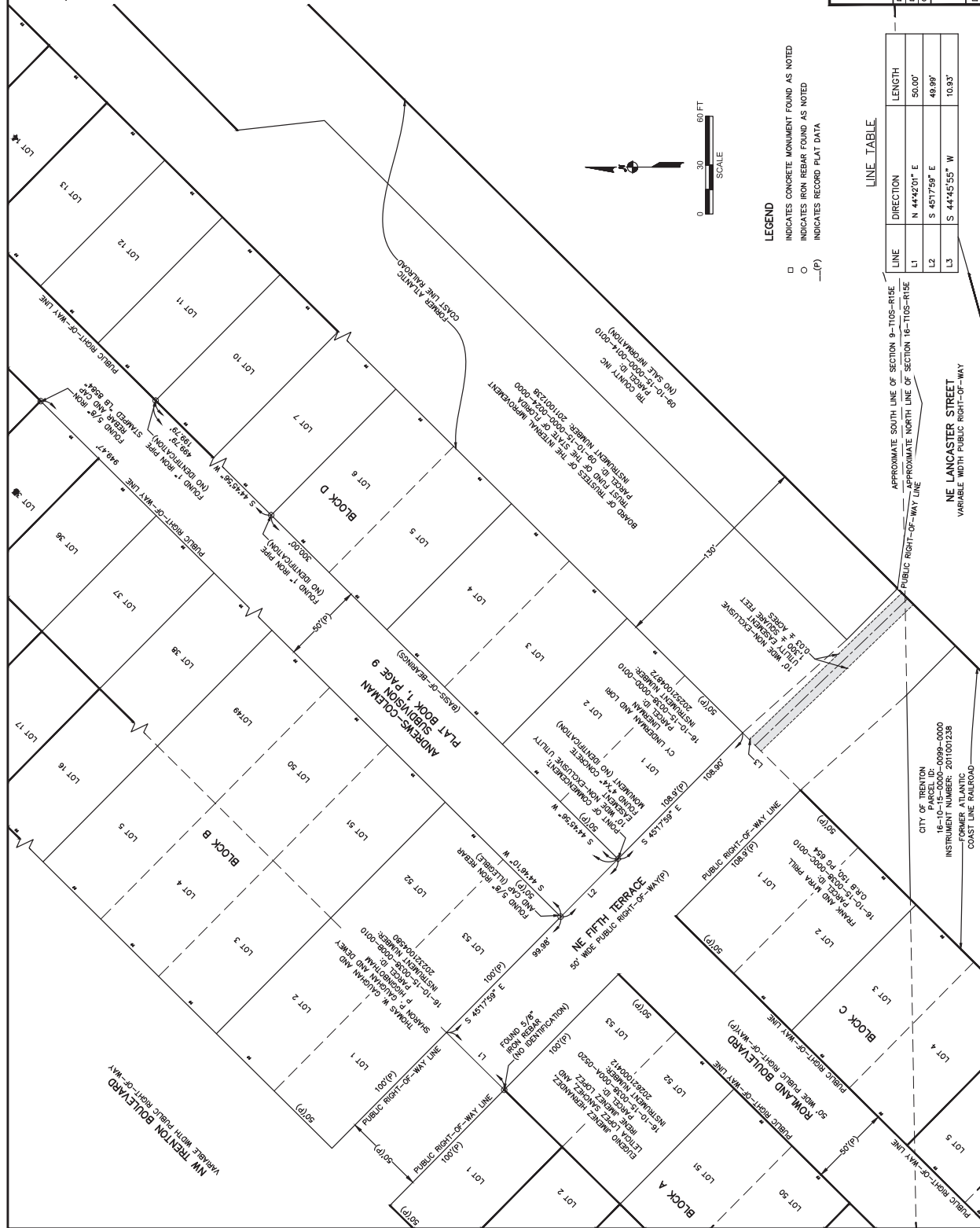
DAVID G. SHORT, P.S.M., SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5222

**GEOLINE**  
SURVEYING, INC.  
Professional Land Surveyors  
13450 NW 104th Terrace, Suite A  
Alachua, Florida 32616-9462-9986  
geoline@geolineinc.com

|          |            |           |            |
|----------|------------|-----------|------------|
| DESIGNED | LOCURON    | SCALE     | AS SHOWN   |
| DRAWN    | LOCURON    | DATE      | 06/19/2026 |
| CHECKED  | DATE SHORT | PROJECT # | 286-45     |

RDOP4924\_INT. SITE  
GLICHRIST COUNTY, FLORIDA

DRAWING# 286-45 SHEET# 1 OF 2



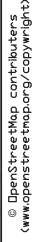
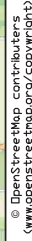
- LEGEND**
- INDICATES CONCRETE MONUMENT FOUND AS NOTED
  - INDICATES IRON REBAR FOUND AS NOTED
  - (P) INDICATES RECORD PLAT DATA

## LINE TABLE

| LINE | DIRECTION     | LENGTH |
|------|---------------|--------|
| L1   | N 44°42'01" E | 50.00' |
| L2   | S 45°17'59" E | 49.99' |
| L3   | S 44°45'55" W | 10.83' |

APPROXIMATE SOUTH LINE OF SECTION 9-T10S-R15E  
APPROXIMATE NORTH LINE OF SECTION 16-T10S-R15E  
PUBLIC RIGHT-OF-WAY LINE  
NE LANCASTER STREET  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

IN SECTION 9 AND 16, TOWNSHIP 10 SOUTH,  
GILCHRIST COUNTY, FLORIDA  
FOR: TEP GROUP



THAT PART OF SECTION 09, TOWNSHIP 10 SOUTH, RANGE 15 EAST, GILCHRIST COUNTY, FLORIDA, LYING WITHIN 5 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 1 BLOCK D, \*ANDREWS-COLEMAN TRACT, SECTION 10, TOWNSHIP 10 SOUTH, RANGE 15 EAST, SAGHURST COUNTY, FLORIDA, SITUATED IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 15 EAST, SAGHURST COUNTY, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEASTELY RIGHT-OF-WAY LINE OF ROLAND BOULEVARD (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY), WITH THE NORTHEASTELY RIGHT-OF-WAY LINE OF THE FIFTEETH TRAIL (A 50 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE SOUTH 45°17'59" EAST ALONG SAID NORTHEASTELY RIGHT-OF-WAY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 44°55'55" WEST ALONG THE SOUTHERLY EXTENSION OF THE SOUTHEASTELY LINE OF SAID LOT 1 FOR 10.83 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT; THENCE SOUTH 43°50'58" EAST FOR 130.04 FEET TO AN INTERSECTION NORTHERLY RIGHT-OF-WAY LINE OF MC LANCASTER STREET (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE, CONTAINING 1,200 SQUARE FEET (0.03 ACRES), MORE OR LESS.



|                                                                                                                                |            |                                                                                                                                                     |           |
|--------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|  <b>G.E. LINE</b><br><b>SURVEYING, INC.</b> |            | <i>Professional Land Surveyors</i><br>10000 Highway 19, Suite A<br>Maitland, Florida 32851<br>(386) 418-0500 Fax: (386) 442-9986<br>geoline@aol.com |           |
|                                                                                                                                |            | SCALE AS SHOWN<br>DATE 06/19/2026                                                                                                                   |           |
| DESIGNED                                                                                                                       | L. CHURCH  |                                                                  | PROJECT # |
| DRAWN                                                                                                                          | L. CHURCH  |                                                                                                                                                     | 266-45    |
| CHECKED                                                                                                                        | DAVE SHORT |                                                                                                                                                     |           |

IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 14 EAST  
GILCHRIST COUNTY, FLORIDA

**SURVEYOR'S NOTES**

- FLOOD NOTE

### LEGEND

- LINE TABLE

GEOLINE SURVEYING, INC. LB#7082

 07/20/2022  
DAVID G. SHORT, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022

**G E  L I N E**  
**SURVEYING, INC.**

**Professional Land Surveyors**  
13430 NW 104th Terrace, Suite A  
Alachua, Florida 32615  
(386)418-0500 Fax: (386)462-9986  
geoline@geolineinc.com

|          |           |
|----------|-----------|
| DESIGNED | C BREWER  |
| DRAWN    | C BREWER  |
| CHECKED  | DAVE SHOR |

**ТЕП**

|           |            |
|-----------|------------|
| SCALE     | AS SHOWN   |
| DATE      | 06/19/2026 |
| PROJECT # | 266-44     |

RDOF4929\_INT SITE  
GILCHRIST COUNTY, FLORIDA

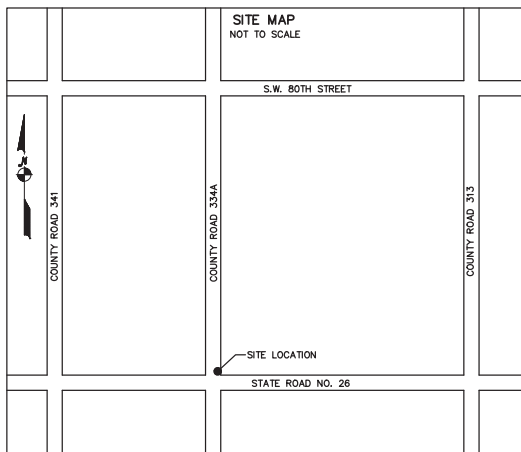
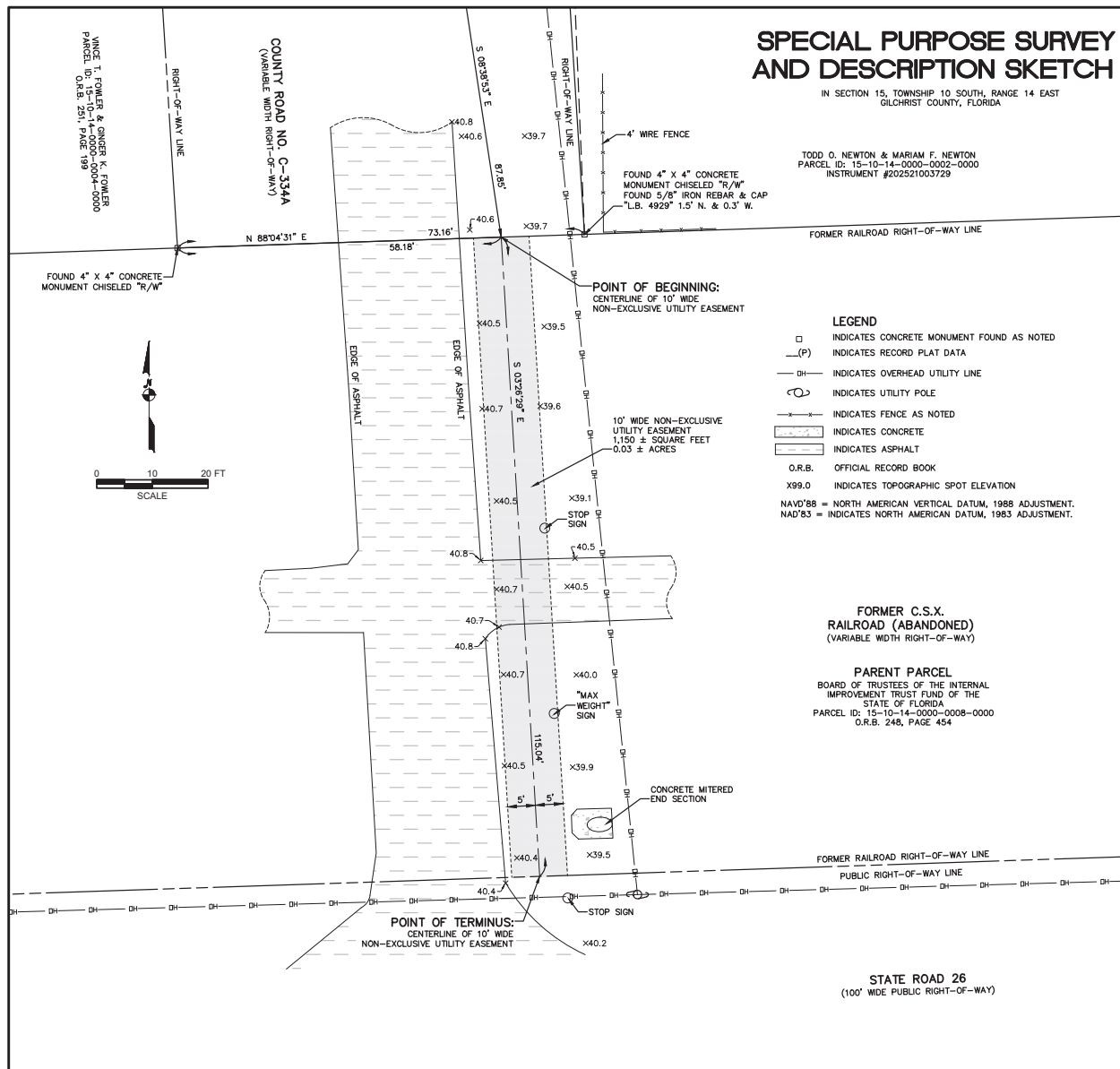
DRAWING# 266-44

SHEET# 1 OF 2

# SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH

IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 14 EAST  
GILCHRIST COUNTY, FLORIDA

TODD O. NEWTON & MARIAM F. NEWTON  
PARCEL ID: 15-10-14-0000-0002-0000  
INSTRUMENT #202521003729



## PROPERTY DESCRIPTION

10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT  
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "BOARD OF TRUSTEES" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 248, PAGE 454 OF THE PUBLIC RECORDS OF GILCHRIST COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 14 EAST, SAID GILCHRIST COUNTY, LYING WITHIN 5 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 14 EAST, GILCHRIST COUNTY, FLORIDA; THENCE SOUTH 01°09'59" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR 2856.52 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 08°30'53" EAST FOR 87.85 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE "BOARD OF TRUSTEES" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 248, PAGE 454 OF THE PUBLIC RECORDS OF SAID GILCHRIST COUNTY, SAID POINT BEING NORTH 88°04'31" EAST, A DISTANCE OF 58.18 FEET FROM A FOUND 4" X 4" CONCRETE MONUMENT CHISELED "R/W", SITUATED ON SAID NORTHERLY LINE, AT THE SOUTHEAST CORNER OF THE FOWLER PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 251, PAGE 199 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT; THENCE SOUTH 03°26'28" EAST FOR 115.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID "BOARD OF TRUSTEES" PARCEL AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 1,150 SQUARE FEET (0.03 ACRES), MORE OR LESS.

**GEOLINE**  
SURVEYING, INC.

Professional Land Surveyors  
13430 NW 104th Terrace, Suite A  
Alachua, Florida 32815  
(386)418-0500 Fax: (386)462-9986  
geoline@geolineinc.com

DESIGNED C BREWER  
DRAWN C BREWER  
CHECKED DAVE SHORT

**TEP**

SCALE AS SHOWN  
DATE 06/19/2026  
PROJECT # 266-44

**RDOF4929\_INT SITE**  
GILCHRIST COUNTY, FLORIDA

DRAWING# 266-44

SHEET# 2 OF 2

Easement – Segment 1 (Windstream Florida LLC)



Photo taken from NE 5<sup>th</sup> Terrace – looking SE at easement



Photo taken from NE Lancaster St – looking NW at easement

## Easement – Segment 1 (Windstream Florida LLC)



Photo taken from NE 5<sup>th</sup> Terrace – looking NW at easement



Photo taken from NE Lancaster St – Looking NE at easement

## Easement – Segment 2 (Windstream Florida LLC)



Photo taken from SW Co Rd 33A – looking south at Easement



Photo taken from SW Co Rd 33A – looking south at Easement

## Easement – Segment 2 (Windstream Florida LLC)



Photo taken from SW Co Rd 33A – looking south at Easement



Photo taken from HWY 26 – looking north at Easement



# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399

**Ron DeSantis**  
Governor

**Jay Collins**  
Lt. Governor

**Alexis A. Lambert**  
Secretary

August 31, 2026

Windstream Holdings, Inc.  
Attn: Ben Holden  
4001 N. Rodney Parham Road  
Little Rock, Arkansas 72212  
[benjamin.holden@windstream.com](mailto:benjamin.holden@windstream.com)

Re: **Fiber Optic – Easement**

Dear Mr. Holden,

Thank you for contacting the Division of Recreation and Parks (DRP), leaseholder of the Nature Coast State Trail, under the Board of Trustees lease 4193.

DRP has completed its review of the fiber optic installation request by Windstream Holdings, to provide the local community internet services, in that area as shown in Exhibit A, attached. DRP has determined that this activity, as described, does not present adverse impacts and does not conflict with the goals of the approved management plan.

To proceed, this request must be submitted to the Division of State Lands, Bureau of Public Land Administration (BPLA). Please include this letter with your request. For more information visit the official State of Florida Department of Environmental Protection website.

If BPLA concurs with the request, DRP has no objection to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (GRANTOR) issuing authorization to Windstream Holdings (GRANTEE), subject to the following special conditions:

Nature Coast State Trail/Park Special Conditions:

- A. GRANTEE will contact the park manager (Park Manager) at Nature Coast State Trail (Park or Trail) by phone at 352-493-6737 seven (7) days in advance of GRANTEE'S initial planned construction. At the discretion of the Park Manager, an onsite meeting with GRANTEE'S project manager will be required prior to beginning construction.

- B. GRANTEE will contact the Florida Department of State, Division of Historical Resources (DHR), to determine if a certified archaeological monitor is required to be on-site for all ground-disturbing activities. Should an on-site monitor be required, GRANTEE will provide one at GRANTEE'S sole cost and expense. DHR may be contacted directly at (850) 245-6333.
- C. GRANTEE will contact the Florida Fish and Wildlife Conservation Commission (FWCC) to acquire any permits necessary to preserve or relocate gopher tortoises at GRANTEE's expense.
- D. GRANTEE will ensure that all stationary and mechanized equipment entering the Park is clean and does not contain any soil, plant, or animal remains in an effort to help prevent invasive species from entering the Park. The Park Manager reserves the right to inspect all equipment prior to Park entry and deny access for equipment that has not been sufficiently cleaned. For complete decontamination guidelines contact the Park Manager.
- E. GRANTEE will post signs notifying Park visitors of construction activities.
- F. GRANTEE will use directional drilling during construction to avoid impacts to the Trail.
- G. GRANTEE will ensure that construction activities do not adversely impact the safety of Park staff or visitors, or the condition and operability of any other legal easements or utilities located in the Park. Further, prior to construction, GRANTEE will be responsible for marking and identifying the location of all other utilities, such as water, sewer, and electrical in the areas where GRANTEE'S construction will take place.
- H. GRANTEE at its sole cost and expense, will repair all damage caused to the Park that is a direct result of its project activities. This may include, but not be limited to, natural vegetation, trees, grasses, groundcover vegetation, paved surfaces, and other utilities.
- I. All repairs will be done after consultation the Park Manager. Additionally, GRANTEE will leave the Park in the same condition, if not better, as on the first day of planned entry.

Sincerely,



Daniel Alsentzer, Environmental Administrator  
Office of Park Planning  
Division of Recreation and Parks

DA/dp  
attachments

cc: Kimberly Tennillie, Bureau Chief District 2  
Mebane Cory-Ogden, Park Manager  
Angel Granger, Land Administration

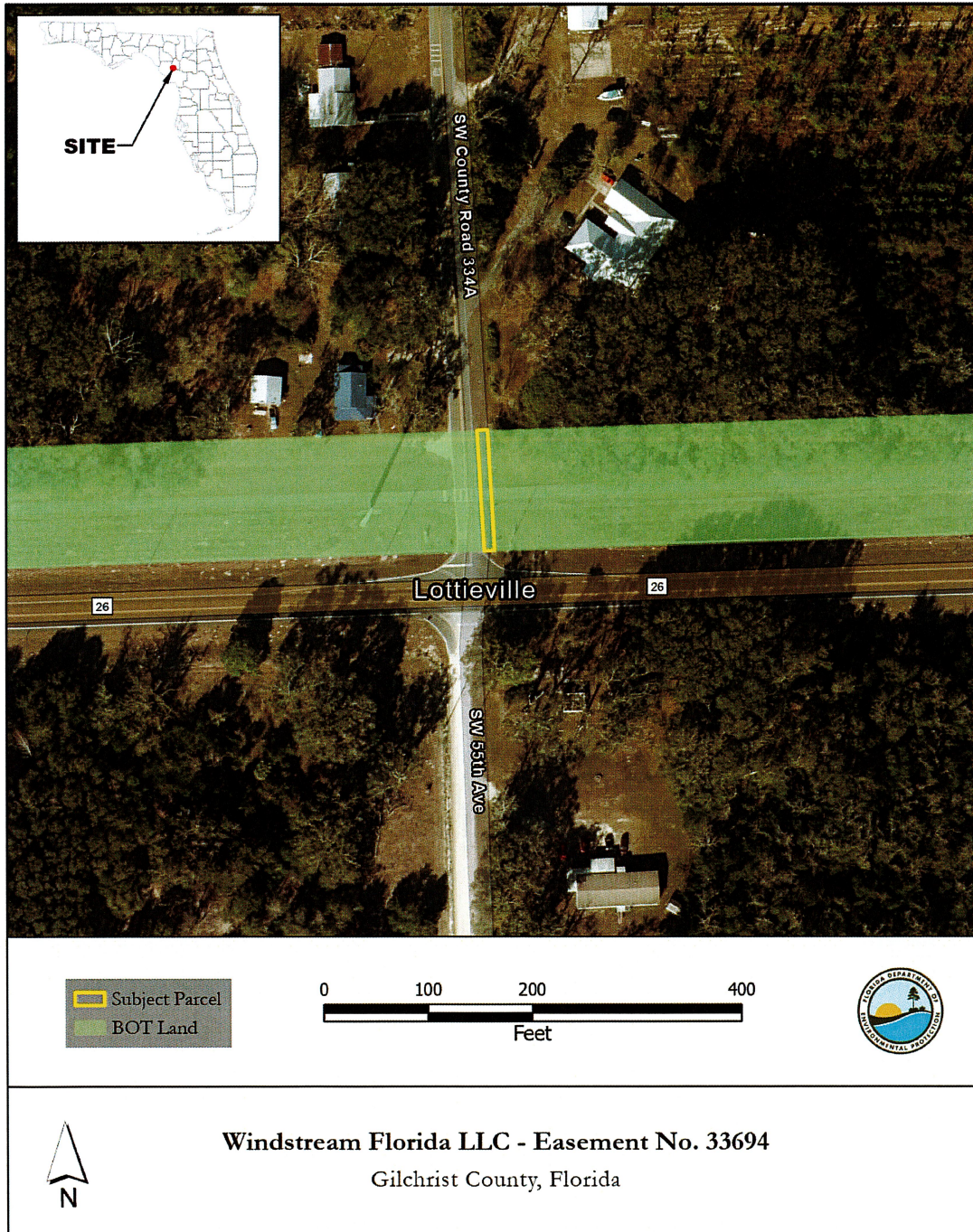
## EXHIBIT "A"

THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES  
AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



## EXHIBIT "A"

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AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

Florida Department of Environmental Protection  
3900 Commonwealth Blvd.  
Tallahassee, FL 32399

August 8, 2025

Re: DHR No.: 2025-5486  
Project: Nature Coast State Trail Fiber

To Whom It May Concern:

Our office reviewed the referenced project 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.

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 Jennifer Tobias, Historic Sites Specialist, by email at [Jennifer.Tobias@dos.fl.gov](mailto:Jennifer.Tobias@dos.fl.gov).

Sincerely,

*Kelly L Chase*  
For

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

County:

Project Name:



# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399

**Ron DeSantis**  
Governor

**Jay Collins**  
Lt. Governor

**Alexis A. Lambert**  
Secretary

## **ARC Questionnaire** **(Attach additional sheets if necessary)**

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.
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.
3. Description of the current level of public recreational use or public access of the parcel.
4. Description of the natural resources, land cover, vegetation, habitat or natural community, if any, that are currently present on the parcel.
5. Description and list of the imperiled and other wildlife species, if any, that occur on or use the parcel.

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