



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

- ☒ **Large Scale Comprehensive Plan Amendment** (greater than 10 acres)
☐ **Small Scale Comprehensive Plan Amendment** (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: NW 188th Street / US 441 Comprehensive Plan Amendment
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcels
4. Existing Use of Property: Tree Farm / Timberland
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Community Commercial, Moderate & Low Density Residential
7. Acreage: 163 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: () 352-373-3541 FAX: () -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): See Attached Owner Information
Mailing Address: --
City: -- State: -- ZIP: --

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: --
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.


 Signature of Applicant

 Signature of Co-applicant

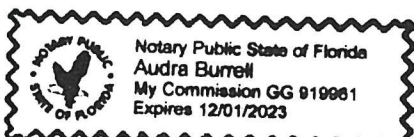
Clay Sweger
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 17th day of December, 2021, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL




 Signature of Notary Public, State of Florida

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 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Dir. of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, South Tower, Ste. 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): See Attached Owner Information

Mailing Address: --

City: -- State: -- ZIP: --

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: NW 188th Street / US 441 Planned Development

2. Address of Subject Property: 16600 block of US Highway 441

3. Parcel ID Number(s): See Attached List of Parcel Numbers

4. Section 8 & 17 Township 8 Range 18 Grant N/A Acreage: 155 (+/-)

5. Existing Use of Property: Tree Farm / Timberland

6. Future Land Use Map Designation: Moderate & Low Density Residential

7. Zoning Designation: Planned Development - Residential (PD-R)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 275

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☒ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

☒ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: <https://mapgenius.alachuacounty.us/>. Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

Elementary: lrby

Middle: Mebane

High: Sante Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
of Middle School Student Stations = # of housing units x Middle school student generation multiplier
of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

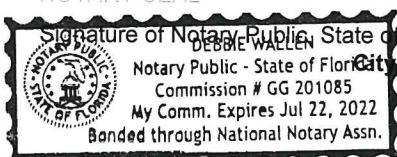
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10th day of January, 2022 by Clay Sweger

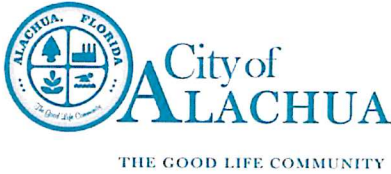
_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida
Notary Public - State of Florida
Commission # GG 201085
My Comm. Expires Jul 22, 2022
Banded through National Notary Assn.
City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised February 13, 2020



Certification



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

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

☐ **School Board Staff Certification**

Approved by: _____

Date: _____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date: _____

List of Parcel Numbers Included in Application

03046-003-000 (portion of)

03046-003-001

03046-003-002

03046-003-003

03046-003-004

03046-003-005

03042-050-004

03042-050-005

03875-001-001

03875-010-001

03875-010-002

Property Owners

JTFA LLC

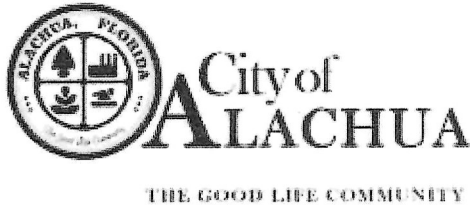
4881 NW 8th Avenue, Ste. 4

Gainesville, FL 32605

Carter, Kevin L. & Shima

7853 Gunn Highway

Tampa, FL 33626



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441
Parcel ID Number(s): 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2
Acreage: 89 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent
Company (if applicable): JTFA LLC
Mailing Address: 4881 NW 8th Avenue, Ste. 4
City: Gainesville State: FL ZIP: 32605
Telephone: 352-373-3000 FAX: _____ e-mail: total_planning@hotmail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Keith Lerner
Signature of Applicant

Signature of Co-applicant

Keith Lerner
Typed or printed name and title of applicant

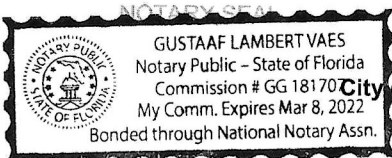
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10 day of December, 2021, by Keith Lerner

_____, who is/are personally known to me, or who has/have produced _____
as identification.

[Signature]
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4

Acreage: 74 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Carter, Kevin L & Shima

Title: owner

Company (if applicable): N/A

Mailing Address: 7853 Gunn Hwy.

City: Tampa

State: FL

ZIP: 33626

Telephone: _____

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Kevin L. Carter

Typed or printed name and title of applicant

Shima Carter

Typed or printed name of co-applicant

State of Florida

County of HILLSBOROUGH

The foregoing application is acknowledged before me this 15th day of DEC, 2011, by _____

as identified by _____

NOTARY SEAL

Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

City of Alachua • Planning and Community Development Department

PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Revised 9/30/2014

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2431513 7 PGS

2008 MAY 30 04:05 PM BK 3792 PG 1164

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#373621

Doc Stamp-Deed: 11,576.60

Prepared by and return to:

Carl L. Johnson, Esq.

Attorney at Law

Law Office of Carl L. Johnson

4421 N.W. 39th Avenue Bldg. 1, Suite 2

Gainesville, FL 32606

352-377-7444

File Number: 08-099

Grantee S.S. No.



2431513

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of May, 2008 between PARKER LAND CO., a Florida corporation whose post office address is Post Office Box 357133, Gainesville, FL 32635, grantor, and KEVIN L. CARTER and SHIMA CARTER, husband and wife whose post office address is 7853 Gunn Highway, Tampa, FL 33626, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

SEE ATTACHED LEGAL DESCRIPTIONS AS HEREIN REFERRED TO AND MADE A PART HEREOF.

Parcel Identification Number: 03046-003-000, 03046-003-00, 03046-003-002, 03046-003-003, 03046-003-004 and 03046-003-005

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

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

Signed, sealed and delivered in our presence:

Witness Name:

Witness Name:

PARKER LAND CO., a Florida corporation

By:

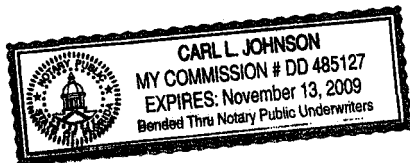
ERIC J. PARKER, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of May, 2008 by ERIC J. PARKER, President of PARKER LAND CO., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Portion of Tax parcel No. 03046-003-000

REMAINDER: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

Tax parcel No. 03046-003-001

PARCEL 1: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

Tax parcel No. 03046-003-002

PARCEL 2: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

Tax parcel No. 03046-003-003

PARCEL 3: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-004

PARCEL 4: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-005

PARCEL 5: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

85.50
70

Prepared by and return to:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue, Bldg. 1, Suite 2
Gainesville, FL 32606

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2774306 2 PG(S)
February 26, 2013 03:57:47 PM
Book 4175 Page 1935
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$0.70


Parcel No.
Grantee(s) TIN:

THIS SPECIAL WARRANTY DEED, made this 18th day of January, 2013, by PARKER LAND CO., a Florida corporation, hereinafter called the Grantor, whose post office address is: P.O. Box 357133, Gainesville, FL 32635, to KEVIN L. CARTER and SHIMA CARTER, husband and wife, hereinafter called the Grantee, whose post office address is: 7835 Gunn Highway, Tampa, FL 33626.

(Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Alachua County, State of Florida, viz:

Property described in the legal description attached as Exhibit "A" and made a part hereof.

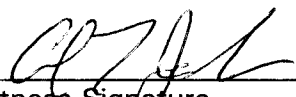
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.


IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness Signature
CARL L. JOHNSON

Printed Name



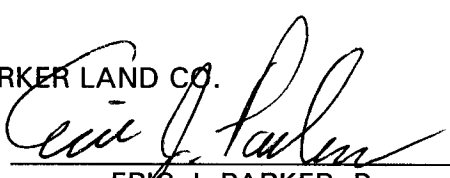
Witness Signature
Sharon McGree

Printed Name


STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ERIC J. PARKER, as President of PARKER LAND CO., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. Said person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of January, 2013.

PARKER LAND CO.
By: 

ERIC J. PARKER, Pres.



NOTARY PUBLIC
My commission expires:

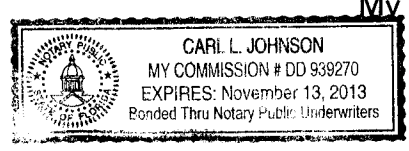


Exhibit "A"

All of Grantor's right , title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on or under, or that may be produced from, the following described property:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

1850
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

\$1,067,760.

Prepared by and return to:

Carl L. Johnson, Esq.

Attorney at Law

Law Office of Carl L. Johnson

4421 N.W. 39th Avenue Bldg. 1, Suite 2

Gainesville, FL 32606

352-377-7444

File Number: 19-104

Will Call No.:

Doc Stamp-Deed: \$7,474.60



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Warranty Deed

This Warranty Deed made this 14th day of August, 2019 between **GOLDEN POND FARMS, INC.**, a Florida corporation whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC**, a Florida limited liability company whose post office address is **4881 N.W. 8th Ave., Ste. 4, Gainesville, FL 32605**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

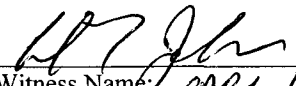
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

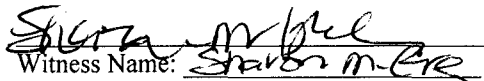
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

Signed, sealed and delivered in our presence:


Witness Name: CARL L. JOHNSON


Witness Name: Sharon M. Er

GOLDEN POND FARMS, INC., a Florida corporation

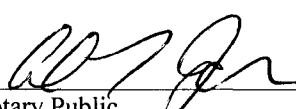
By: 
ERIC J. PARKER, President

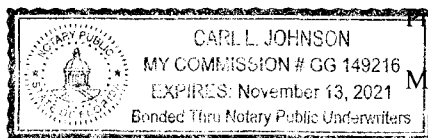
(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public



Printed Name: _____

My Commission Expires: _____

Parcel Summary

Parcel ID	03042-050-004
Prop ID	12470
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 3880/360
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	19.930
Homestead	N

[View Map](#)

Owner Information

[CARTER KEVIN L & SHIMA](#)
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$25,900	\$25,900	\$25,900	\$25,900	\$25,900
Agricultural (Market) Value	\$199,300	\$199,300	\$199,300	\$199,300	\$199,300
Just (Market) Value	\$199,300	\$199,300	\$199,300	\$199,300	\$199,300
Assessed Value	\$25,900	\$25,900	\$25,900	\$25,900	\$25,900
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$25,900	\$25,900	\$25,900	\$25,900	\$25,900
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2013	\$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L	Link (Clerk)
1/18/2013	\$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER SHIMA	Link (Clerk)
5/11/2009	\$578,100	WD	3880	360	37 - NOT EXPOSED TO OPEN MKT	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	\$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

.

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.



Parcel Summary

Parcel ID	03042-050-005
Prop ID	12471
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	40.000
Homestead	N

[View Map](#)

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$14,600	\$14,600	\$15,600	\$15,600	\$9,000
Agricultural (Market) Value	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000
Just (Market) Value	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000
Assessed Value	\$14,600	\$14,600	\$15,600	\$15,600	\$9,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$14,600	\$14,600	\$15,600	\$15,600	\$9,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	40.00	1742400	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	\$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	\$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	\$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	\$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	\$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	\$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	\$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

Parcel Summary

Parcel ID

Prop ID

Location Address

Neighborhood/Area

Subdivision

Brief Legal Description*

Property Use Code

Sec/Twp/Rng

Tax District

Millage Rate

Acreage

Homestead

03046-003-000

12617

16650 NW US HWY 441
ALACHUA, FL 32615

8-18 RURAL (233200.00)

COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212.

(Note: *The Description above is not to be used on legal documents.)

ORN/MISC AGRI (06900)

08-08-18

ALACHUA (District 1700)

22.0463

38.490

N

[View Map](#)



Owner Information

[CARTER KEVIN L & SHIMA](#)
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$2,994	\$3,168	\$3,344	\$3,100	\$3,500
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$50,100	\$50,100	\$50,100	\$50,100	\$50,100
Agricultural (Market) Value	\$335,248	\$335,248	\$335,248	\$335,200	\$335,200
Just (Market) Value	\$338,242	\$338,416	\$338,592	\$338,300	\$338,700
Assessed Value	\$53,094	\$53,268	\$53,444	\$53,200	\$53,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$53,094	\$53,268	\$53,444	\$53,200	\$53,600
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	8.51	370695.6	0	0	CI
6905	TREE FARM	29.98	1305928.8	0	0	A

Building Information

Type

Total Area

Heated Area

Exterior Walls

Interior Walls

Roofing

Roof Type

Frame

Floor Cover

SOH MISC

888

Heat

HC&V

HVAC

Bathrooms

Bedrooms

Total Rooms

Stories

Actual Year Built

Effective Year Built

1.0

0

2013

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0241	BARN POLE 1	132	2013		R2	RES	\$195
0661	CP 1	240	2013		R2	RES	\$737
0661	CP 1	240	2013		R2	RES	\$737
2021	SHED 1	36	2013		R2	RES	\$69
2221	STG 1	240	2013		R2	RES	\$1,083

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
12/15/1993	\$175,000	WD	1940	1177	Q - QUALIFIED	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	\$140,000	WD	1238	109	U - UNQUALIFIED	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	Yes	4/20/2021	\$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	\$8,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

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Photos

No data available for the following modules: Extra Features, Sketches.

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Version 2.3.164



Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS) OR 3792/1164
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

[View Map](#)

Owner Information

[CARTER, KEVIN L & SHIMA](#)
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Agricultural (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Just (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Assessed Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

▪

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Parcel Summary

Parcel ID	03046-003-002
Prop ID	12619
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 (LESS MINERAL RIGHTS)OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

[View Map](#)

Owner Information

[CARTER, KEVIN L & SHIMA](#)
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Agricultural (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Just (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Assessed Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

▪

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Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (LESS (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

[View Map](#)

Owner Information

[CARTER, KEVIN L & SHIMA](#)
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Agricultural (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Just (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Assessed Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

▪

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Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (LESS MINERAL RI (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

[View Map](#)

Owner Information

[CARTER, KEVIN L & SHIMA](#)
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Agricultural (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Just (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Assessed Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

▪

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Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (L
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

[View Map](#)

Owner Information

[CARTER, KEVIN L & SHIMA](#)
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$4,690	\$4,690	\$4,690	\$4,800	\$4,900
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Agricultural (Market) Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Just (Market) Value	\$34,690	\$34,690	\$34,690	\$34,800	\$34,900
Assessed Value	\$11,190	\$11,190	\$11,190	\$11,300	\$11,400
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$11,190	\$11,190	\$11,190	\$11,300	\$11,400
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Building Information

Type	SOH MISC	Heat	
Total Area	3	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2008

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
1020	GATE EL OP	2	2008		R7	RES	\$1,190
2402	WELL IRR	1	2008		R5	RES	\$3,500

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	\$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Extra Features, Permits, Sketches, Photos.



Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	37.210
Homestead	N

[View Map](#)

Owner Information

[JTFA LLC](#)
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$13,582	\$13,582
Agricultural (Market) Value	\$130,235	\$130,235
Just (Market) Value	\$130,235	\$130,235
Assessed Value	\$13,582	\$13,582
Exempt Value	\$0	\$0
Taxable Value	\$13,582	\$13,582
Maximum Save Our Homes Portability	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	37.21	1885276.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	\$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

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No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Last Data Upload: 12/8/2021, 5:23:58 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.164



Parcel Summary

Parcel ID 03875-010-001
Prop ID 15097
Location Address
Neighborhood/Area SANDY ACRES (233218.11)
Subdivision
Brief Legal Description* COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS OR 3320/476)
(Note: *The Description above is not to be used on legal documents.)
Property Use Code TMBR SI 80-89 (05500)
Sec/Twp/Rng 17-08-18
Tax District ALACHUA (District 1700)
Millage Rate 22.0463
Acreage 5.000
Homestead N

[View Map](#)



Owner Information

[JTFA LLC](#)
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$1,825	\$1,825	\$2,000	\$2,000	\$1,100
Agricultural (Market) Value	\$45,000	\$35,000	\$35,000	\$35,000	\$35,000
Just (Market) Value	\$45,000	\$35,000	\$35,000	\$35,000	\$35,000
Assessed Value	\$1,825	\$1,825	\$2,000	\$2,000	\$1,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,825	\$1,825	\$2,000	\$2,000	\$1,100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	\$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	\$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	\$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	\$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	\$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	\$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

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Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.



Parcel Summary

Parcel ID 03875-010-002
Prop ID 15098
Location Address
Neighborhood/Area SANDY ACRES (233218.11)
Subdivision
Brief Legal Description* COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF
(Note: *The Description above is not to be used on legal documents.)
Property Use Code TMBR SI 80-89 (05500)
Sec/Twp/Rng 17-08-18
Tax District ALACHUA (District 1700)
Millage Rate 22.0463
Acreage 5.390
Homestead N

[View Map](#)



Owner Information

[JTFA LLC](#)
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$1,884	\$1,884	\$1,884	\$1,900	\$1,900
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$1,967	\$1,967	\$2,100	\$2,100	\$1,200
Agricultural (Market) Value	\$48,510	\$37,730	\$37,800	\$37,800	\$37,800
Just (Market) Value	\$50,394	\$39,614	\$39,684	\$39,700	\$39,700
Assessed Value	\$3,851	\$3,851	\$3,984	\$4,000	\$3,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,851	\$3,851	\$3,984	\$4,000	\$3,100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.39	234788.4	0	0	A

Building Information

Type	SOH MISC	Heat	
Total Area	1	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1999

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1999		R5	RES	\$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	\$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	\$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	\$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	\$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	\$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	\$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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Map

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Photos

No data available for the following modules: Extra Features, Permits, Sketches.

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Version 2.3.164

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 004	UNASSIGNED LOCATION RE	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	25,900	0	25,900	203.73
LIBRARY GENERAL	1.0856	25,900	0	25,900	28.12
SCHOOL CAP36 PROJECT	1.5000	25,900	0	25,900	38.85
SCHOOL DISCRNRY & CN	0.7480	25,900	0	25,900	19.37
SCHOOL GENERAL	3.5950	25,900	0	25,900	93.11
SCHOOL VOTED	1.0000	25,900	0	25,900	25.90
CHILDREN'S TRUST	0.5000	25,900	0	25,900	12.95
SUWANNEE RIVER WATER MGT DIST	0.3615	25,900	0	25,900	9.36
CITY OF ALACHUA	5.3900	25,900	0	25,900	139.60
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$570.99

LEGAL DESCRIPTION
COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$570.99

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12470

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 004	UNASSIGNED LOCATION RE

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 005	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	14,600	0	14,600	114.85
LIBRARY GENERAL	1.0856	14,600	0	14,600	15.85
SCHOOL CAP36 PROJECT	1.5000	14,600	0	14,600	21.90
SCHOOL DISCRNRY & CN	0.7480	14,600	0	14,600	10.92
SCHOOL GENERAL	3.5950	14,600	0	14,600	52.49
SCHOOL VOTED	1.0000	14,600	0	14,600	14.60
CHILDREN'S TRUST	0.5000	14,600	0	14,600	7.30
SUWANNEE RIVER WATER MGT DIST	0.3615	14,600	0	14,600	5.28
CITY OF ALACHUA	5.3900	14,600	0	14,600	78.69
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$321.88

LEGAL DESCRIPTION
THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$321.88

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12471

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 005	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 000	16650 NW US HWY 441	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	53,094	0	53,094	417.65
LIBRARY GENERAL	1.0856	53,094	0	53,094	57.64
SCHOOL CAP36 PROJECT	1.5000	53,094	0	53,094	79.64
SCHOOL DISCRNRY & CN	0.7480	53,094	0	53,094	39.71
SCHOOL GENERAL	3.5950	53,094	0	53,094	190.87
SCHOOL VOTED	1.0000	53,094	0	53,094	53.09
CHILDREN'S TRUST	0.5000	53,094	0	53,094	26.55
SUWANNEE RIVER WATER MGT DIST	0.3615	53,094	0	53,094	19.19
CITY OF ALACHUA	5.3900	53,094	0	53,094	286.18
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$1,170.52

LEGAL DESCRIPTION
COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$1,170.52

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12617

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 000	16650 NW US HWY 441

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 001	16427 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$143.31

LEGAL DESCRIPTION
COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12618

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 001	16427 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 002	16319 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$143.31

LEGAL DESCRIPTION
COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12619

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 002	16319 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 003	16303 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$143.31

LEGAL DESCRIPTION
COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 103 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS

\$143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12620

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 003	16303 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 004	16205 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$143.31

LEGAL DESCRIPTION
COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.5 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12621

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 004	16205 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 005	16121 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	11,190	0	11,190	88.02
LIBRARY GENERAL	1.0856	11,190	0	11,190	12.15
SCHOOL CAP36 PROJECT	1.5000	11,190	0	11,190	16.79
SCHOOL DISCRNRY & CN	0.7480	11,190	0	11,190	8.37
SCHOOL GENERAL	3.5950	11,190	0	11,190	40.23
SCHOOL VOTED	1.0000	11,190	0	11,190	11.19
CHILDREN'S TRUST	0.5000	11,190	0	11,190	5.60
SUWANNEE RIVER WATER MGT DIST	0.3615	11,190	0	11,190	4.05
CITY OF ALACHUA	5.3900	11,190	0	11,190	60.31
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$246.71

LEGAL DESCRIPTION
COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 20 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$246.71

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12622

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 005	16121 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 001 001	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	13,582	0	13,582	106.84
LIBRARY GENERAL	1.0856	13,582	0	13,582	14.74
SCHOOL CAP36 PROJECT	1.5000	13,582	0	13,582	20.37
SCHOOL DISCRNRY & CN	0.7480	13,582	0	13,582	10.16
SCHOOL GENERAL	3.5950	13,582	0	13,582	48.83
SCHOOL VOTED	1.0000	13,582	0	13,582	13.58
CHILDREN'S TRUST	0.5000	13,582	0	13,582	6.79
SUWANNEE RIVER WATER MGT DIST	0.3615	13,582	0	13,582	4.91
CITY OF ALACHUA	5.3900	13,582	0	13,582	73.21
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$299.43

LEGAL DESCRIPTION
COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 F See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$299.43

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

500834

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 001 001	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 001	15715 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	1,825	0	1,825	14.36
LIBRARY GENERAL	1.0856	1,825	0	1,825	1.98
SCHOOL CAP36 PROJECT	1.5000	1,825	0	1,825	2.74
SCHOOL DISCRNRY & CN	0.7480	1,825	0	1,825	1.37
SCHOOL GENERAL	3.5950	1,825	0	1,825	6.56
SCHOOL VOTED	1.0000	1,825	0	1,825	1.83
CHILDREN'S TRUST	0.5000	1,825	0	1,825	0.91
SUWANNEE RIVER WATER MGT DIST	0.3615	1,825	0	1,825	0.66
CITY OF ALACHUA	5.3900	1,825	0	1,825	9.84
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$40.25

LEGAL DESCRIPTION
COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 D See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$40.25

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15097

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 001	15715 NW 188TH ST

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 002	15603 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,851	0	3,851	30.29
LIBRARY GENERAL	1.0856	3,851	0	3,851	4.18
SCHOOL CAP36 PROJECT	1.5000	3,851	0	3,851	5.78
SCHOOL DISCRNRY & CN	0.7480	3,851	0	3,851	2.88
SCHOOL GENERAL	3.5950	3,851	0	3,851	13.84
SCHOOL VOTED	1.0000	3,851	0	3,851	3.85
CHILDREN'S TRUST	0.5000	3,851	0	3,851	1.93
SUWANNEE RIVER WATER MGT DIST	0.3615	3,851	0	3,851	1.39
CITY OF ALACHUA	5.3900	3,851	0	3,851	20.76
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$84.90

LEGAL DESCRIPTION
COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DE See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$84.90

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15098

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

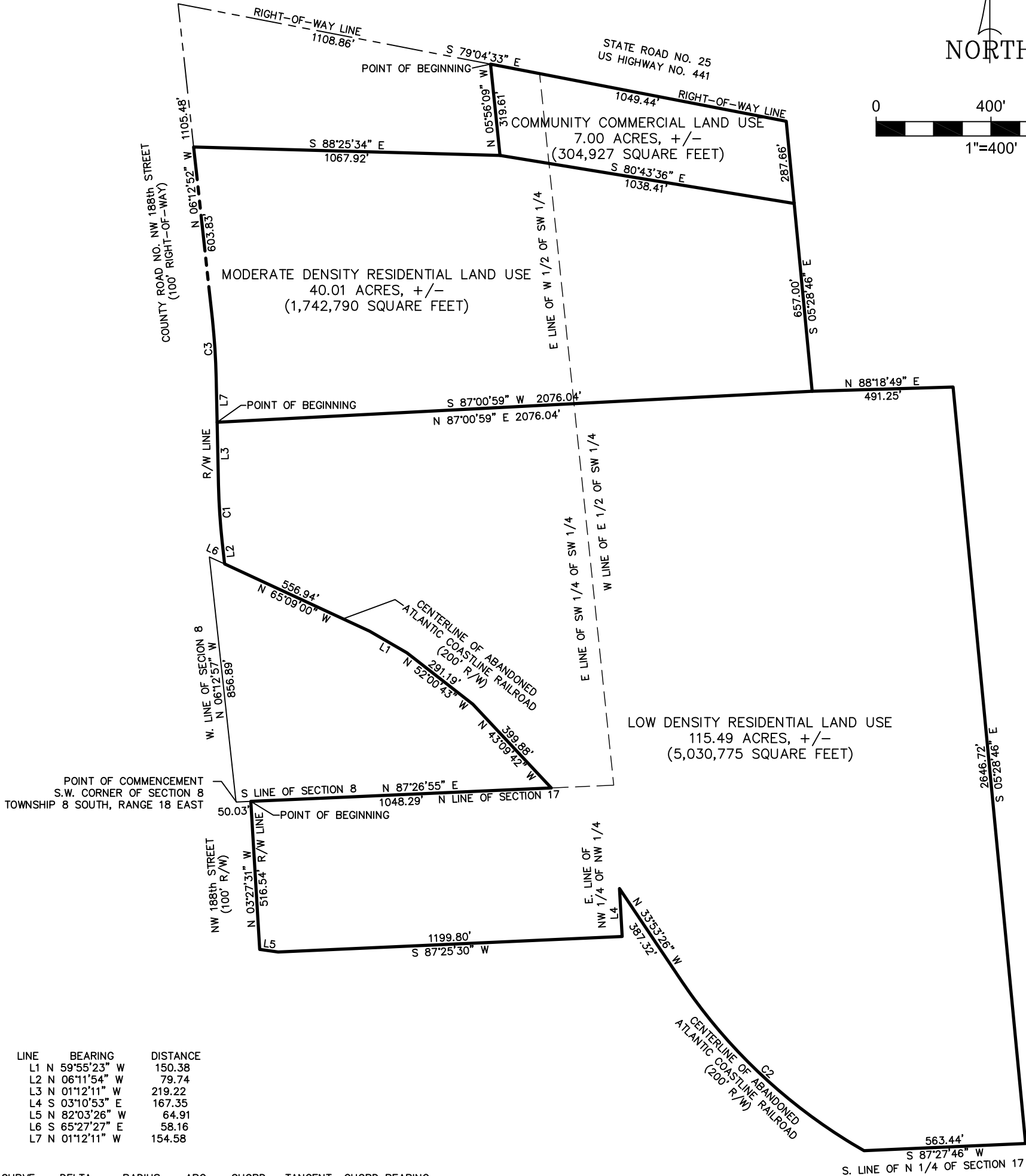
ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 002	15603 NW 188TH ST

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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LINE	BEARING	DISTANCE
L1	N 59°55'23" W	150.38
L2	N 06°11'54" W	79.74
L3	N 01°12'11" W	219.22
L4	S 03°10'53" E	167.35
L5	N 82°03'26" W	64.91
L6	S 65°27'27" E	58.16
L7	N 01°12'11" W	154.58

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	04°59'50"	2241.75'	195.52'	195.46'	97.82'	N 03°43'31" W
C2	26°22'58"	1903.25'	876.38'	868.66'	446.10'	N 47°05'05" W
C3	05°00'03"	2341.75'	204.38'	204.32'	102.26'	N 03°43'11" W

SKETCH OF LEGAL DESCRIPTIONS

IN A PORTION OF SECTIONS 8 AND 17
TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR: KEITH LERNER

DRN. B.G.	CHKD.B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			12/10/21	2021-176		

THERE MAY BE RESTRICTIONS OTHER THAN AS SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED FOR: KEITH LERNER

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

Corporate Authorization
No. LB 2389

BY: ROBERT W. GRAVER P.S.M.4239

R/W = RIGHT-OF-WAY

SCALE: 1" = 400'

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eda consultants inc.
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

LEGAL DESCRIPTION

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North $06^{\circ}12'57''$ West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South $65^{\circ}27'27''$ East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North $06^{\circ}11'54''$ West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of $04^{\circ}59'50''$, an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North $03^{\circ}43'31''$ West, 195.46 feet; thence North $01^{\circ}12'11''$ West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of $05^{\circ}00'03''$, an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North $03^{\circ}43'11''$ West, 204.32 feet; thence North $06^{\circ}12'52''$ West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South $79^{\circ}04'33''$ East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South $79^{\circ}04'33''$ East, along said South Right-of-Way line, 1049.44 feet; thence South $05^{\circ}28'46''$ East, 287.66 feet; thence North $80^{\circ}43'36''$ West, 1038.41 feet; thence North $05^{\circ}56'09''$ West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

LEGAL DESCRIPTION

Moderate Density Residential (MDR)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of said Section 8, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 219.22 feet to the Point of Beginning; thence continue North 01°12'11" West, along said East Right-of-Way line, 154.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence South 87°00'59" West, 2076.04 feet to the Point of Beginning.

Containing 40.01 Acres (1,742,790 Square Feet), more or less.

LEGAL DESCRIPTION

Low Density Residential (LDR)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said easterly Right-of-Way line, 219.22 feet; thence North 87°00'59" East, 2076.04 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 115.49 Acres (5,030,775 Square Feet), more or less.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, December 23, 2021
Time: 6:00 p.m.
Place: Legacy Park Multi-Purpose Center
 Meeting Room 2
 15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approximately 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.



Contact:

Clay Sweger, AICP, LEED AP
 csweger@edafl.com

eda consultants, inc.
 (352) 373-3541

03042-050-003 FIRST COAST ROAD RANGERS LLC 11461 BOOTE BLVD JACKSONVILLE, FL 32218-4223	03033-000-000 WHITE I L & JOAN 115 COUNTRY CLUB RD ARDMORE, OK 73401	03046-004-000 NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924
03876-100-000 ALACHUA COUNTY 12 SE 1ST ST GAINESVILLE, FL 32601	03875-010-005 SHEPHERD BENJAMIN & CASSANDRA 15407 NW188TH ST GAINESVILLE, FL 32615	03875-001-000 SHEPHERD BENJAMIN & CASSANDRA 15407 NW188TH ST GAINESVILLE, FL 32615
03875-001-002 JOHNS JONATHAN M & CHRISTINA R 15601 NW 188TH ST ALACHUA, FL 32615	03046-002-000 LATNER WILLIAM RAY & WENDY DAY 15815 NW 188TH ST ALACHUA, FL 32615	03046-001-000 SCHOELLHORN SHASTA 15907 NW 188TH ST ALACHUA, FL 32615
03038-008-000 PAPPAS & STEVENS TRUSTEES 16104 NW 188TH ST ALACHUA, FL 32615	03038-006-000 PFAU PAUL H & MAEGIAN K 16212 NW 188TH ST ALACHUA, FL 32615-5239	03038-004-000 LANG S F & JO ANN 16320 NW 188TH ST ALACHUA, FL 32615-5240
03038-002-000 KALAF JOHN W JR 16502 NW 188TH ST ALACHUA, FL 32615	03042-050-010 JACK'S SMALL ENGINE REPAIR LLC 16530 NW US HIGHWAY 441 ALACHUA, FL 32615	03877-012-000 LAFRANCE ALICIA M 18525 NW 153RD PL ALACHUA, FL 32615
03877-011-000 FORTSON & HERRIN 18529 NW 153RD PL ALACHUA, FL 32615-5274	03878-001-001 LAWRENCE KRISTINE C 18818 NW 156TH AVE ALACHUA, FL 32615-8052	03038-005-000 DORNBLASER & DORNBLASER TRUST 2415 NW TIMBERCREEK CIR BOCA RATON, FL 33431-4059
03038-001-000 LANG VICTORIA S TRUSTEE 242 SE ST JOHNS ST LAKE CITY, FL 32025	03042-050-005 JTFA LLC 4881 NW 8TH AVE STE 4 GAINESVILLE, FL 32605	03042-051-001 AYLA LLC 4881 NW 8TH AVE STE 4 GAINESVILLE, FL 32605
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03875-010-004 PASCHAL GARY SCOTT 5200 NW 43RD ST STE 102-335 GAINESVILLE, FL 32606	03046-005-000 JEFFORDS LILLIE BELLE TRUSTEE 608 PARHAM RD NW MILLEDGEVILLE, GA 31061	03042-050-004 CARTER KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
03046-003-000 CARTER KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626	03046-003-001 CARTER KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626	03046-003-002 CARTER KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626

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CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

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7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Department of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

ALACHUA COUNTY TODAY

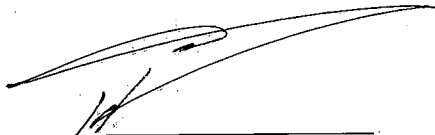
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

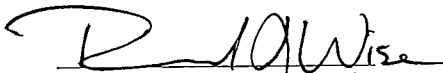
Before the undersigned authority personally appeared H. Bryan Boukari, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19th day of December 2021 by H. Bryan Boukari, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approx. 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R).

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Thursday, December 23, 2021 in Meeting Room 2 of the Legacy Park Multi-Purpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541



E-mail: csweger@edafi.com

(Published: Alachua County Today - December 09, 2021)

Neighborhood Meeting Minutes

Project: US 441 & NW 188th Street - Land Use Change & Rezoning

Meeting Date & Time: December 23, 2021 at 6:00 pm

Meeting Location: Legacy Park Multi-Purpose Room

Community Participants: See attached sign-in sheet

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger opened the meeting and gave a brief presentation regarding the proposed land use change from Agriculture to Community Commercial, Moderate Density Residential & Low Density Residential and rezoning from Agriculture to Community Commercial & Planned Development – Residential (PD-R). He detailed the permitted uses and density / intensity allowed and the proposed PD master plan in detail, which includes a single family residential development with a maximum number of units (275), open space area, road network, connection points, etc.

The following is a summary of the discussion with those in attendance:

Q: What are the permitted uses in the CC land use and zoning area?
A: They are fully indicated in the City code but in short, some of the more intensive automotive-oriented uses are not allowed in CC like they are in CI.

Comment: More people should have gotten notice than what was required by City. More people are interested.

Comment: 188th has a lot of existing traffic and the intersection at US 441 is unsafe. There have been bad accidents at the intersection.

Q: The proposed land use map – is this a blending of density over the residential portion of the project?
A: Yes, the land use designations allow 275 maximum units and that what is proposed in the PD-R zoning area. Minimum lot sizes are indicated on the PD Master Plan.

Comment: I want the road access to NW 188th removed and the 4 lots that are closest to it.

Q: Why are you proposing a connection to NW 188th?
A: Our master plan shows a connection to NW 188th because we believe that the City of Alachua will request such a connection.

Comment: There is existing groundwater contamination and radon issues in the area.

Q: Are you connecting to City water and sewer in the project?
A: Yes, we will connect to City water and sewer.

Comment: That is good that you are connecting.

Q: Why are you proposing this land use & zoning?
A: Our property is essentially the last property in the City of Alachua along US 441 with utility access that is not designated commercial or residential. Our proposed map is consistent with the existing pattern in the area.

Comment: I like that there is a large landscaped stormwater basin along the west side of the property. I also would like to see the density clustered more into the center of the project with smaller houses on the eastern side.

Comment: I am glad that the commercial land is only limited to along the northern portion along US 441.

Comment: There is a 1,000 unit project being developed to the north of US 441 and I am concerned about traffic.

Comment: 188th Street has a lot of traffic already and more will not be safe or desirable.

Q: How will the development coordinate with the County, FDOT and City?
A: Any road connections to NW 188th will require a permit from the County, any road connections to US 441 will require a permit from FDOT and the City will review land use, zoning, plans and construction plans.

Q: How will county protect our property values? We are not in the City?
A: The City values your input which is why you received a mailed notice. There will be more notices mailed and signs posted as the project proceeds. Also, the county will be part of the review related to NW 188th.

Q: There is a great concern that NW 188th will be the primary access to the project. Is that true?
A: No, the vision for the development is to provide a primary, boulevard entrance to the residential project via US 441, not 188th.

Comment: The 188th Street / US 441 intersection alignment is not correct and is unsafe. The intersection is at an angle and not perpendicular.

Comment: This property has a low elevation and valley effect air conditions which is unique to this area.

Comment: I didn't like this process for scheduling and holding a neighborhood meeting.
Response: To better accommodate neighbors, we have scheduled a second meeting in January as a courtesy and to have another opportunity to communicate.

Comment: We have a hard time driving onto US 441 from 188th Street – a lot of traffic driving fast.
Response: With new developments coming in upcoming years, there is a possibility of a traffic signal and intersection improvements that will improve safety conditions.

Comment: West of 188th Street is ponding of water due to lower elevations. This needs to be taken into account in project design.
Response: Yes, we will look at the area as a whole and all drainage design requirements will be met with the Water Management District and the City of Alachua.

Q: Will these be wet or dry basins?
A: They should be dry basins, which will hold water for only a short amount of time after rain events. The basins will be well landscaped and usable as well.

Comment: It would be nice if the property owner would change the land use and zoning from Commercial / Commercial Intensive to Community Commercial for the existing commercial area at SE intersection of US 441 and NW 188th Street.

Q: Who can I talk to at the County about 188th?
A: Chris Dawson at County Growth Management

Q: What about the City:
A: Recommend speaking to Justin or Adam at City planning.

Q: We have bad internet connections. Would fiber be run into this neighborhood?
A: Yes, we will provide conduits / allocations for that service in the neighborhood. Service will need to be coordinated with the local providers.

Q: What about just providing an emergency gated access for fire/ambulance/police onto 188th?
A: That is something that we can consider.

Comment: From several people – emergency access (only) on 188th would be very much appreciated.

Comment: One of the property owners to the south has many bees on their property, FYI.

Comment: Concern with construction staging and construction access.
Response: We would be amenable to a City condition of approval that construction access shall be limited to US 441 only (no access onto 188th Street).

Comment: We are used to and like our country lifestyle and please take that into consideration as you design your project.

Comment: Ask that applicant communicate these comments / concerns to the property owner and take them into consideration.

17 December 2021

Mr. Clay Sweger, AICP
eda consultants
720 SW 2nd Ave., Suite 300
Gainesville, FL 32601

Re: Proposed rezoning of 16600 Highway 441, (south side), Alachua

Dear Mr. Sweger:

Thank you for the opportunity to comment on the proposed rezoning of the above property. As residents of the neighboring community we are writing to express our strong opposition to the proposal. We can see nothing of benefit to the rural character of our community, only the further decline and degradation of our quality of life. Although allowing for well-planned rural cluster subdivisions, Alachua County's Comprehensive Plan states that "the rural area is envisioned as maintaining agricultural uses and rural character" (pg. iii of the *Data and Analysis for Future Land Use Element* report, 2001-2020). In this case the change from Agricultural to Community Commercial and Low Density Residential zoning also seems to avoid or preclude development options outlined in the section descriptions of the Rural Cluster Subdivision and Rural Lands Stewardship Program.

From a strictly community perspective, the additional traffic on the already congested US 441, the paving of currently productive agricultural land, the stress on water resources, disturbances due to additional utility construction, noise impacts, trash management and accumulation, all negatively contribute to the quality of our environment, and further, we think, detract from the public relations efforts of both Alachua and High Springs to present our area as a destination for recreational and nature tourism.

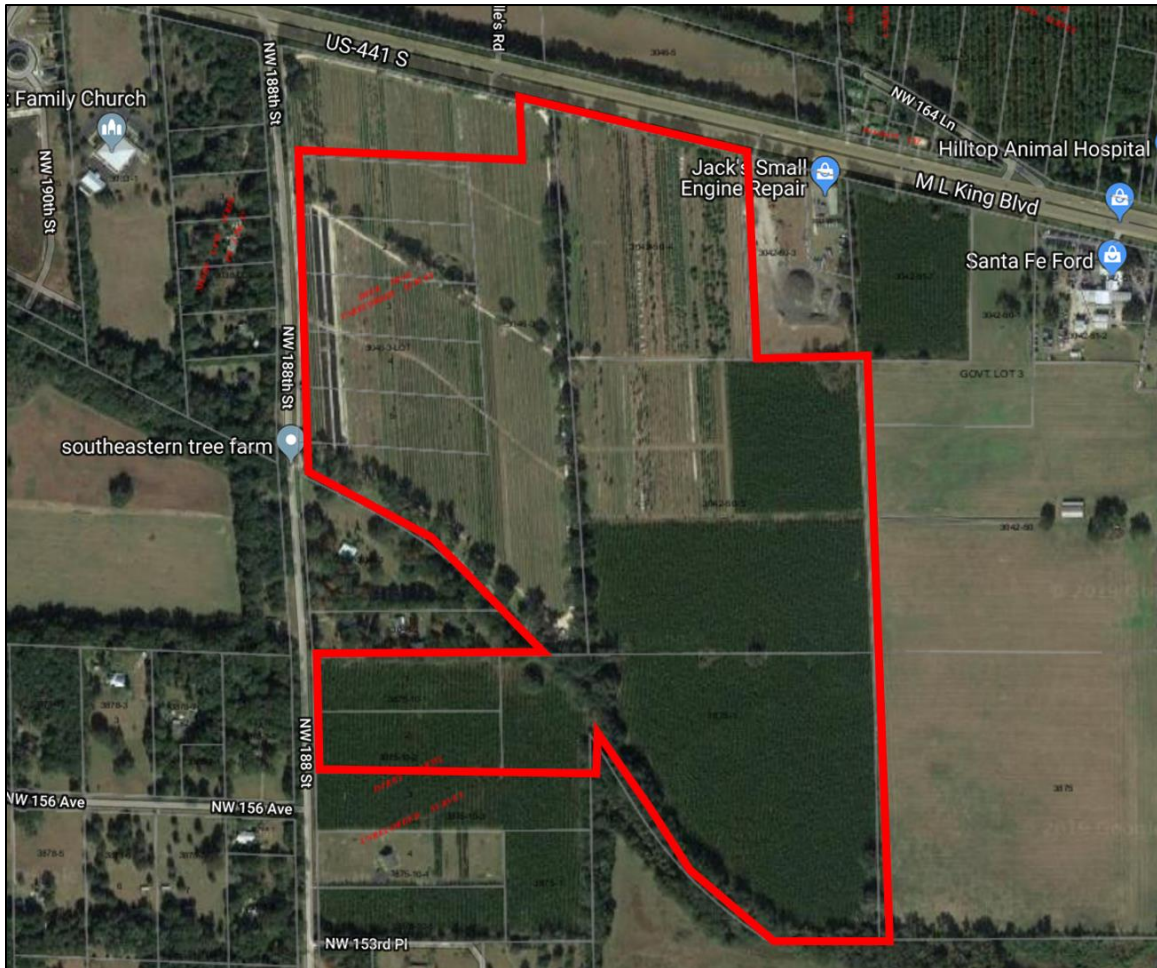
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Future Land Use Map Amendment Justification Report



Request: Large Scale Future Land Use Map Amendment application from Agriculture to Community Commercial, Moderate & Low Density Residential.

Location: 16600 block of US Highway 441

Parcel Numbers: 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002

Acreage: 162.5 +/- Acres

Prepared By: Clay Sweger, AICP, LEED AP

Date: February 2, 2022

Background

The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 163-acre undeveloped property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002. The parcel is located within Section 8 & 17, Township 8, Range 18.

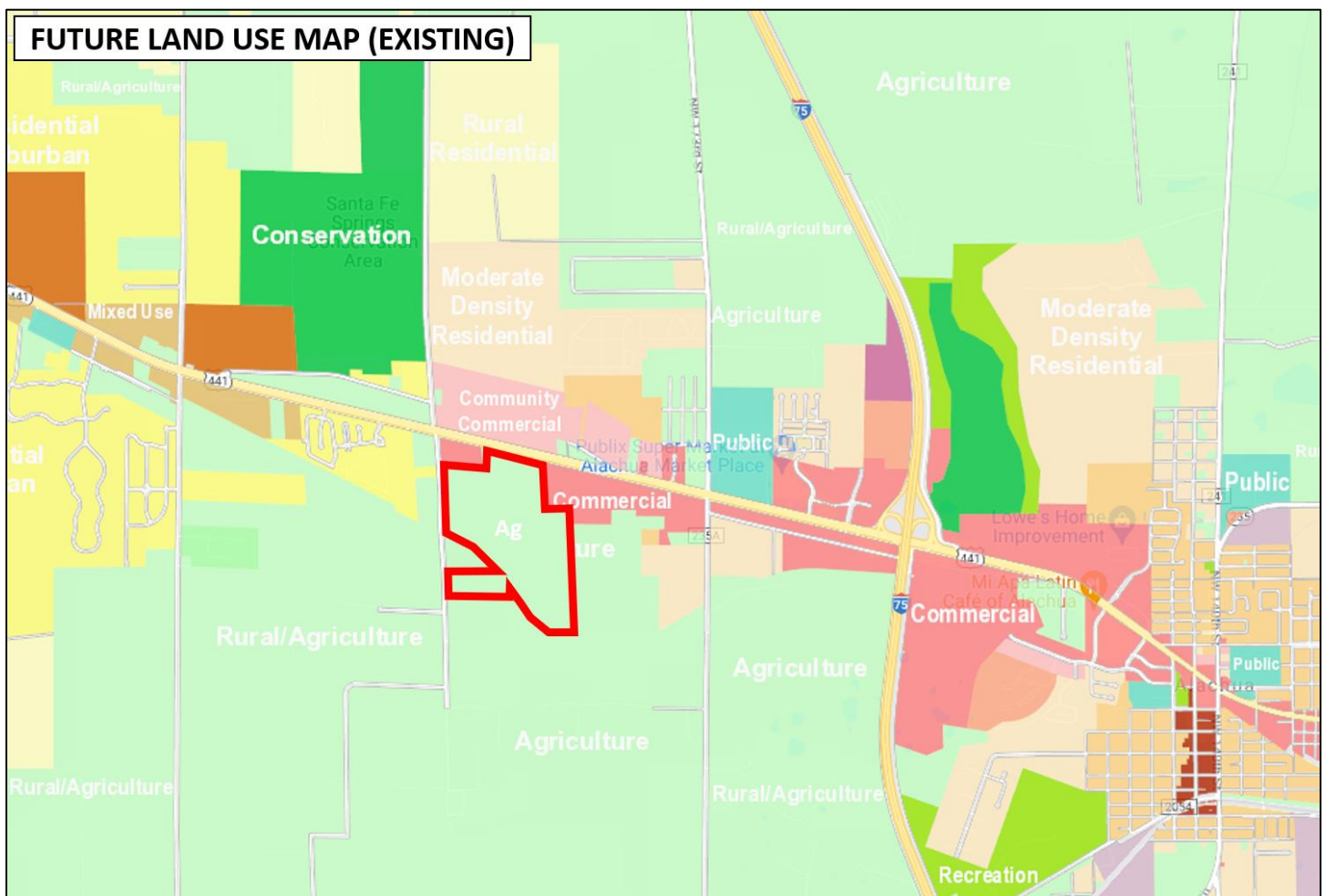


The parcel currently is undeveloped and is classified as ornamentals/misc. agriculture and timberland, according to the Property Appraiser's records.

Statement of Proposed Change

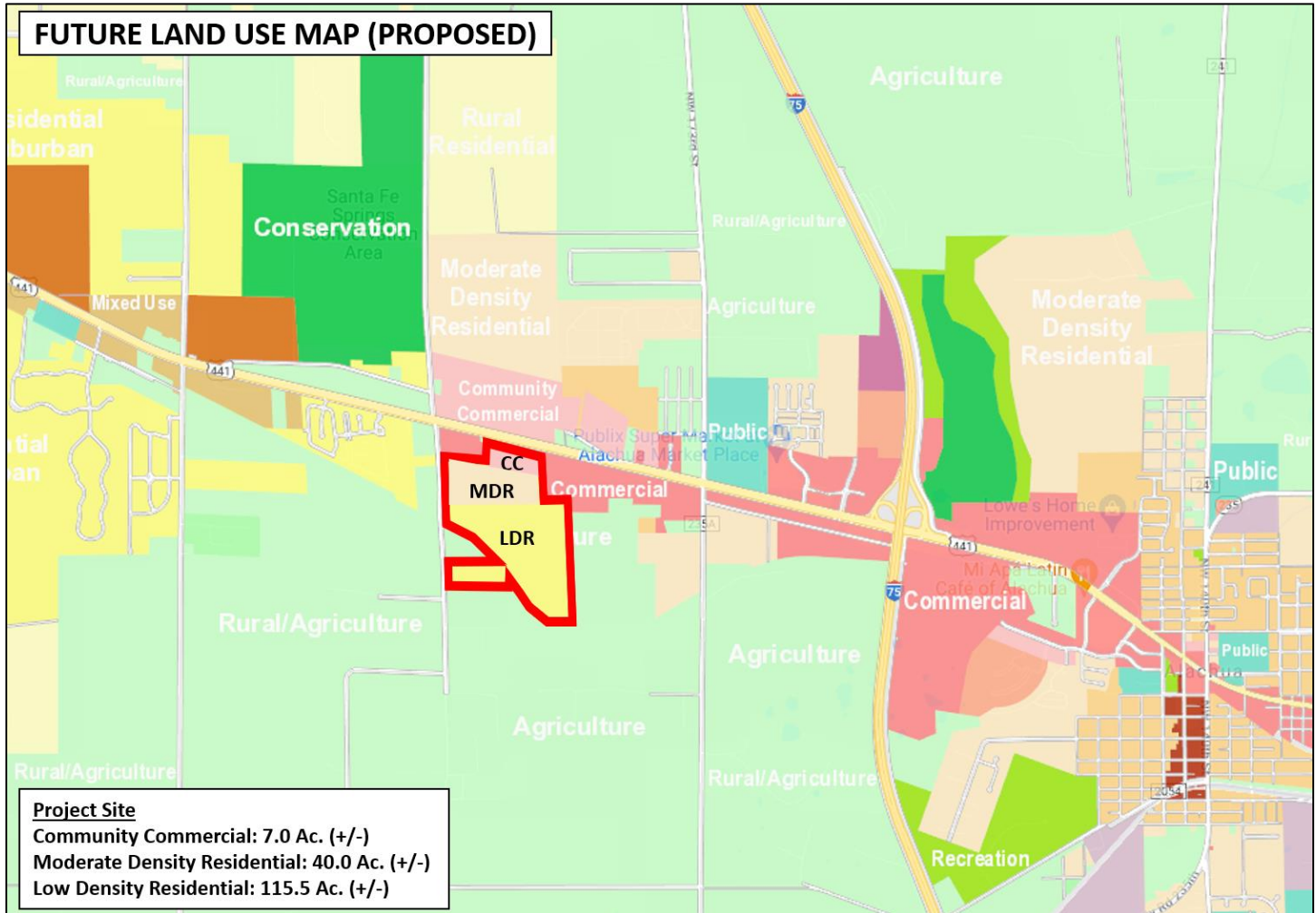
The property owners request a large-scale future land use map amendment to amend the future land use category from Agriculture to Community Commercial (approx. 7 acres), Moderate Density Residential (approx. 40 acres) and Low Density Residential (approx. 115.5 acres). The related application is to rezone the property from Agricultural (Alachua County) to Community Commercial (approx. 7 acres) and Planned Development – Residential (PD-R) on approximately 155.5 acres for consistency with the proposed future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel currently has an Agriculture future land use designation and is bounded by a mix of commercial, residential and agricultural designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property have an agriculture future land use designation.

The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a Community Commercial zoning on the property with a proposed Community Commercial future land use designation and Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate and Low Density Residential on the property.

The Moderate and Low Density Residential future land use designation will allow for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and single family subdivisions.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

- 1. Single family detached dwelling units;*
- 2. Accessory dwelling units;*
- 3. Manufactured or modular homes meeting certain design criteria;*
- 4. Mobile homes only within mobile home parks;*
- 5. Duplexes and quadplexes;*
- 6. Townhomes;*
- 7. Residential Planned Developments;** *and,*
- 8. Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

- 1. Single family detached dwelling units;*
- 2. Accessory Dwelling Units;*
- 3. Manufactured or modular homes meeting certain design criteria;*
- 4. Residential Planned Developments;** *and,*
- 5. Supporting community services such as schools, houses of worship, parks, and community centers.*

The Community Commercial future land use designation is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.*

The following uses are allowed within the Community Commercial land use category:

- 1. Neighborhood commercial establishments;*
- 2. Residential/offices and live-work units;*
- 3. Business and professional offices;*
- 4. Personal services;*
- 5. Financial institutions;*
- 6. Retail sales and services that serve the community;*

7. *Eating establishments;*
8. *Indoor recreation/entertainment;*
9. *Single-family and multi-family residential above first floor commercial uses;*
10. *Bed and breakfasts;*
11. *Supporting community services such as schools, houses of worship, parks, and community centers; and,*
12. *Traditional Neighborhood Planned Developments.*

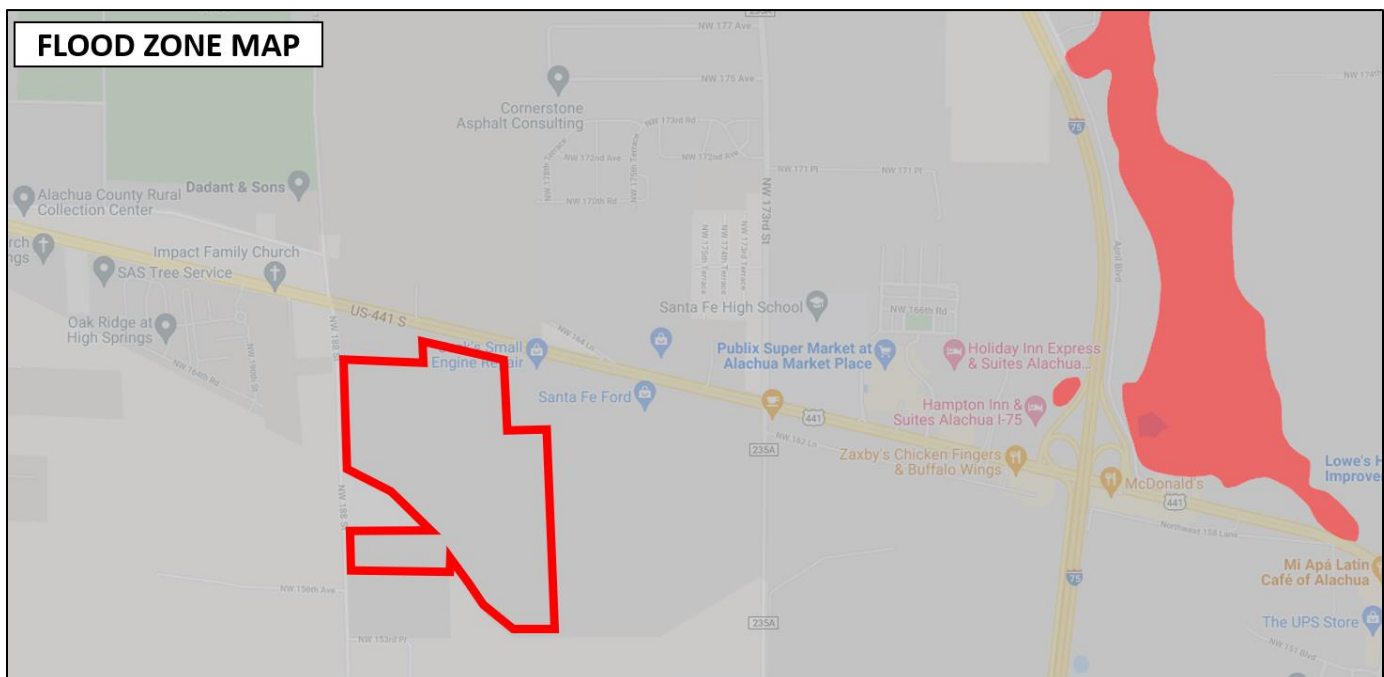
As described in the policies listed above, the proposed Moderate / Low Density Residential and Community Commercial future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

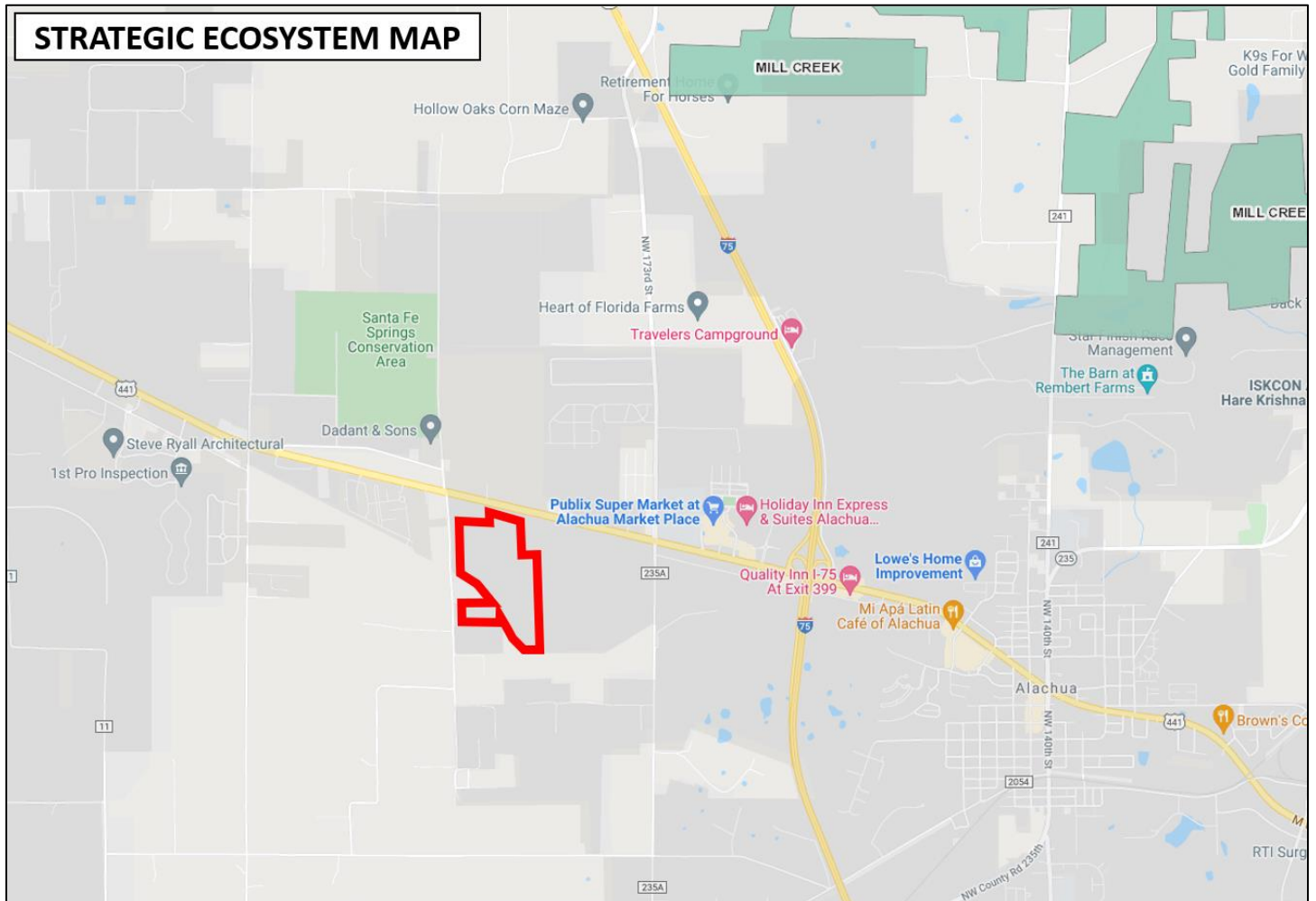
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

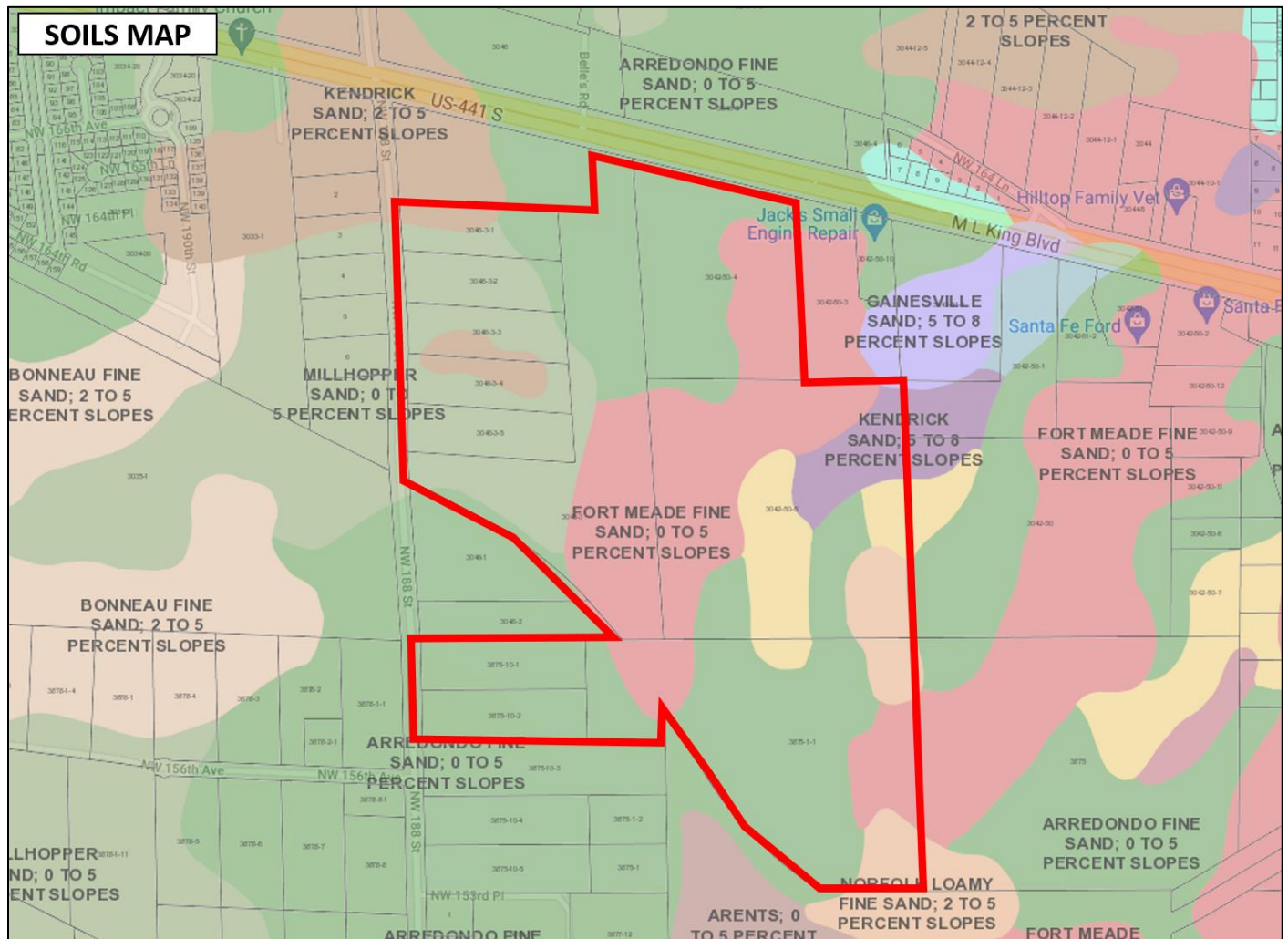
According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

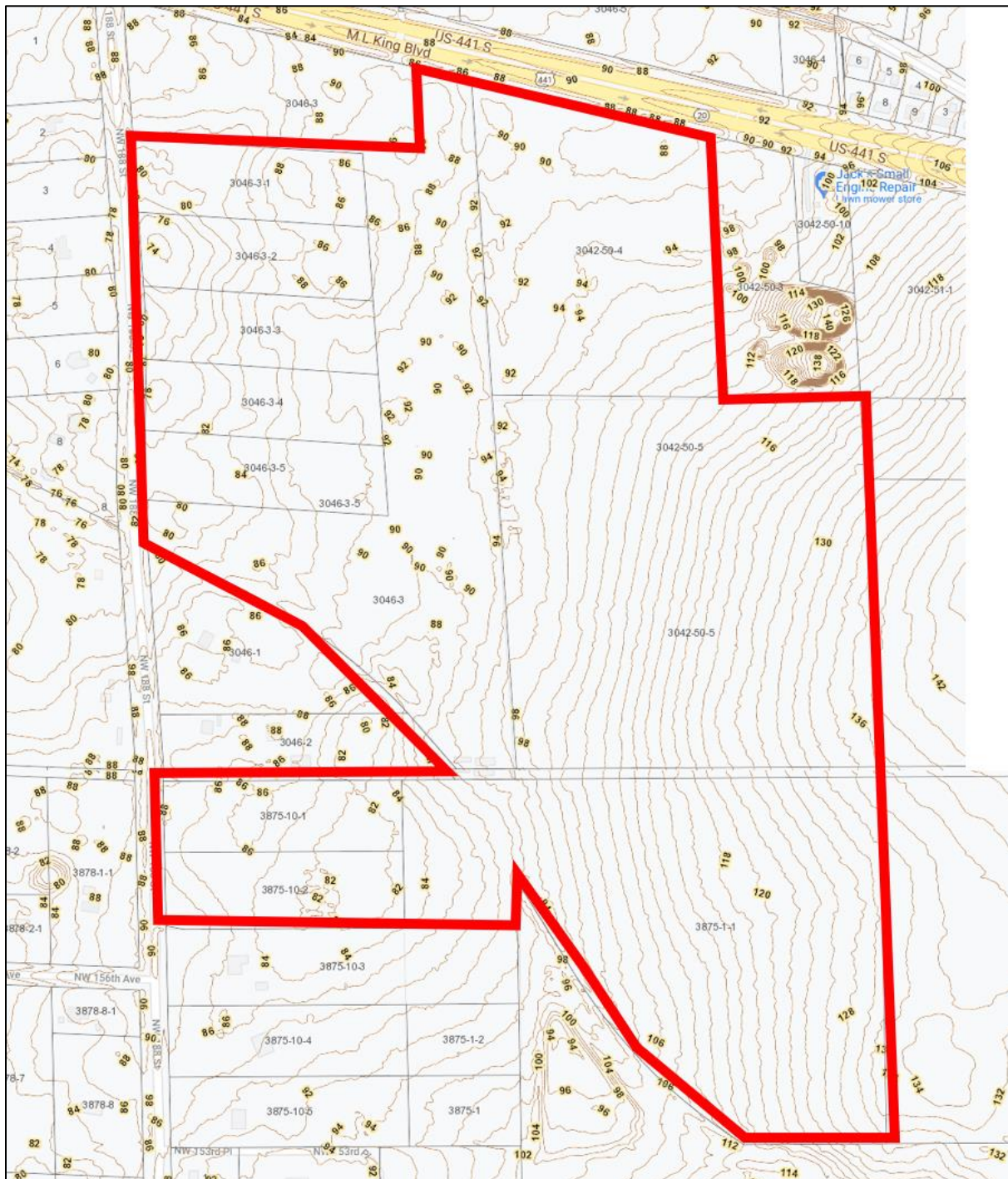
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and thus, poses no impediments to site development.



Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



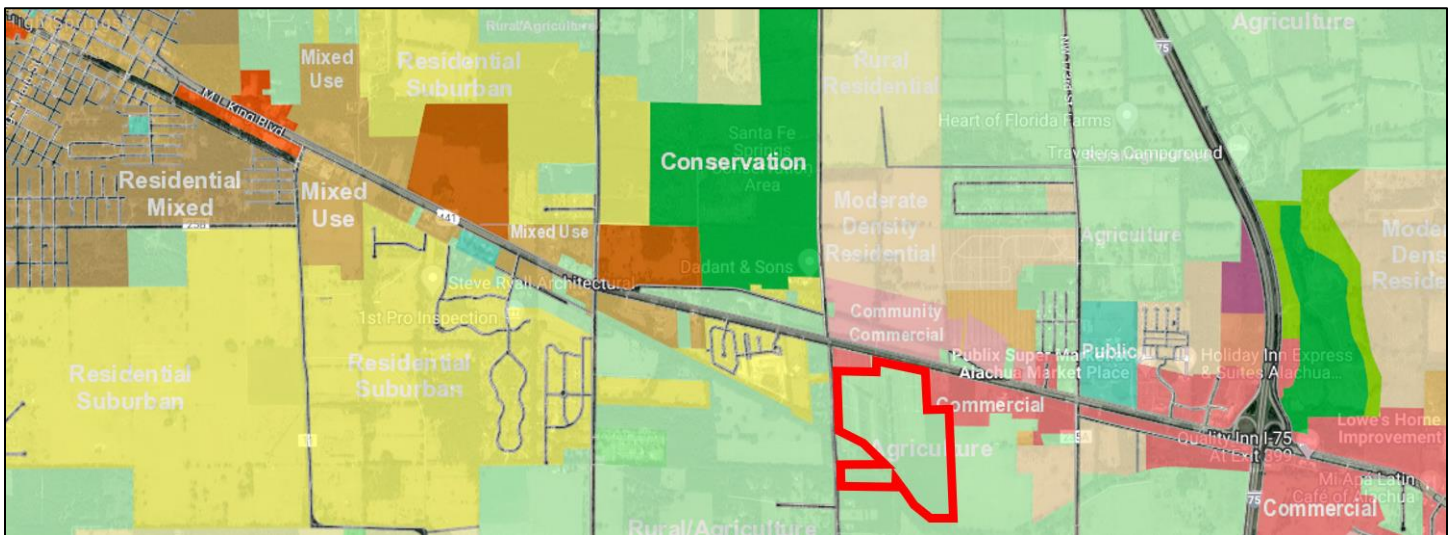
Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is proposed in an area in which includes existing nearby urban development in multiple directions with urban services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Existing vs. Proposed Designations

The proposed land use change to Community Commercial and Moderate & Low Density Residential on the 162.5-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agriculture	162.5	1 Unit / 5 Acres	32 Units
Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
Mod. Density Residential	40	4 UPA	160 Units
Low Density Residential	115.5	1 UPA	115 Units

The existing developed nature of the US 441 corridor within the City of Alachua indicates that this is an urbanizing area and that there is a need for additional residential use options in the City. The site is located within urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and development of this land with a mix of uses will support the concept of urban development.

The City of Alachua Moderate and Low Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the land use change will change approximately 7 acres of land to community commercial which according to Policy 1.3.a of the City of Alachua Comprehensive Plan, will provide neighborhood and community scale goods and services adjacent to neighborhood and residential areas.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the net difference between the existing and proposed future land use designations is described below:

Proposed FLUM Designation Acreage Max Dev. Scenario

Community Commercial	7	152,460 SF
Mod. Density Residential	40	160 Units
Low Density Residential	115.5	115 Units

Traffic:

Development Scenario – Community Commercial, Moderate & Low Density Residential

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	152,460 SF	Shopping Center	37.75 / 1,000 SF	5,755
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
820	152,460 SF	Shopping Center	3.81 / 1,000 SF	581

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	275	Single Family	1.0 / Unit	275

Net Trip Generation Including 34% Pass-By Reduction for Shopping Center

- 5,755 ADT – 34% (1,957 ADT) = 3,798 ADT
- 581 PM PEAK – 34% (198) = 383 PM PEAK

Total Net Trip Generation:

- **6,394 ADT**
- **658 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)
- CR 235A Segment 17 (From US 441 to CR 235)
- CR 235A Segment 16 (From US 441 to NCL)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (6,394 ADT, 658 PM Peak)
 - 70% East (4,476 ADT, 460 PM PEAK) / 30% West (1,918 ADT, 198 PM PEAK)
- 55% Distribution (of 4,476 ADT, 460 PM Peak) on US 441 Segment 6 (2,462 ADT, 253 PM Peak)
- 30% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 17 (1,343 ADT, 138 PM Peak)
- 15% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 16 (671 ADT, 69 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	6,394
Available Capacity	12,791

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	658
Available Capacity	969

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	2,462
Available Capacity	4,500

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	253
Available Capacity	242

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,496
Project Trips (ADT)	1,343
Available Capacity	8,281

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	526
Project Trips (PM Peak)	138
Available Capacity	695

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	2,196
Project Trips (ADT)	671
Available Capacity	12,253

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	216
Project Trips (PM Peak)	69
Available Capacity	1,074

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. For the proposed commercial uses, the flow rates were calculated using 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
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Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	83,996
Residual Capacity	558,903

1. Source: City of Alachua Public Services Department, January 2022
2. Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): $(7 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.5 \text{ FAR}) \times 0.1 \text{ GAL/SF} = 15,246 \text{ GPD}$
3. Single Family Calculations: $250 \text{ Gal/Unit per day} \times 275 = 68,750 \text{ GPD}$

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. For the proposed commercial uses, the flow rates were calculated using 64E-6.008, F.A.C. (Shopping Center): $(7 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.5 \text{ FAR}) \times 0.1 \text{ GAL/SF} = 15,246 \text{ GPD}$. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity ²	200,907
Parcel Demand for Site	90,871
Residual Capacity	707,972

1. Source: City of Alachua Public Services Department, January 2022
2. Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): $(7 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.5 \text{ FAR}) \times 0.1 \text{ GAL/SF} = 15,246 \text{ GPD}$
3. Single Family Calculations: $275 \text{ Gal/Unit per day} \times 275 = 75,625 \text{ GPD}$

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons). Commercial uses generate approximately 334 tons.

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses ¹	461 Tons
Solid Waste Impact – Commercial Land Uses ²	334 Tons

1. Formula: (0.73 tons / year per capita @ 2.3 residents per unit)

2. Formula: ((12 lbs per 1,000 SF/day x 152,460 SF) x 365 days/year) / 2,000 = 334 Tons/Year

*Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier			
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier			
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier			
Student Generation Calculations: Single Family Residential Development							
Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand	3.8
Available Recreation Acreage	77.13

1. Source: City of Alachua Public Services Department, January 2022

2. Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

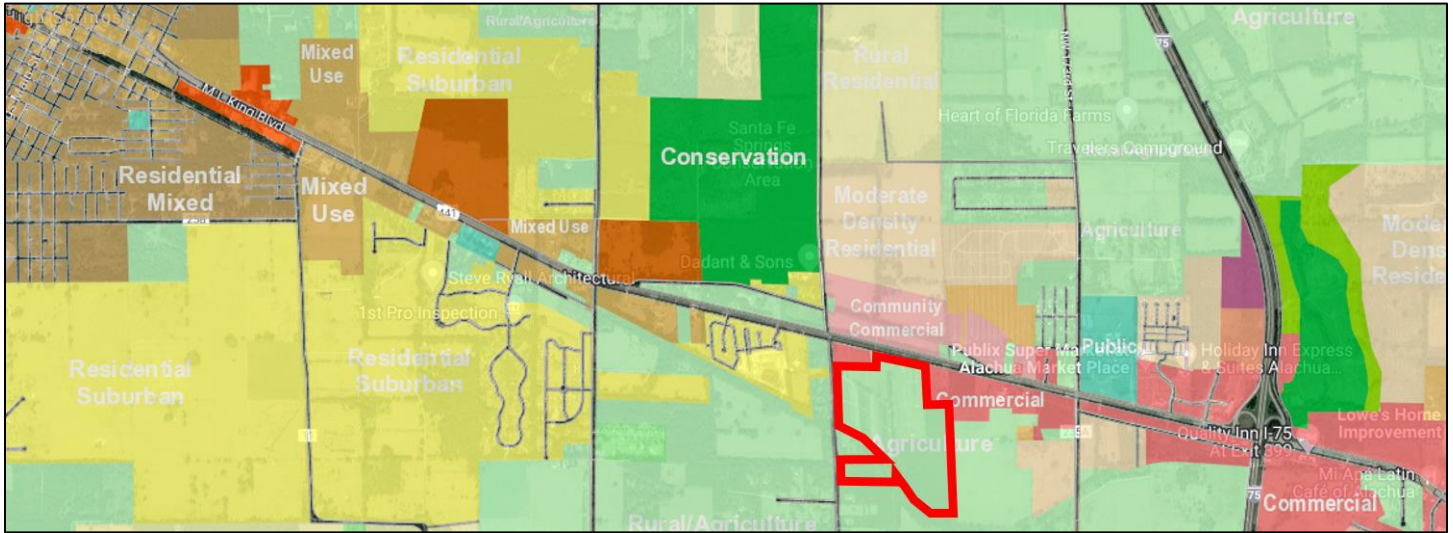
Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

- North:* US Highway 441, Undeveloped Property
Community Commercial future land use designation
- East:* Undeveloped Properties
Commercial & Agriculture future land use designations
- West:* NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations
- South:* Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial, Moderate and Low Density Residential future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development

in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment to Community Commercial, Moderate & Low Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a state arterial highway (US 441) and proximity to Interstate 75. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for either full or emergency access (US Highway 441 & NW 188th Street). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private

developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed land use map amendment for the property to Community Commercial, Moderate & Low Density Residential and will provide an additional mix of residential non-residential land uses that will complement each other along US Highway 441 in an area with centralized services available.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed amendment will create a mix of commercial and residential land use designation in an area of the City of Alachua that is primed for development due to geographic considerations and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is located in an urban area along US Highway 441 that has significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations in place. In addition, multiple developed properties with similar commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property for residential development will not promote strip development based on the proposed map's consistency with the overall land use pattern of development along the US 441 corridor.

4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Response: Any on site environmental resources will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. *Fails to maximize use of existing public facilities and services.*

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Two existing roads, US 441 & NW 188th Street, provides access to the property for either full or emergency access. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

7. *Fails to maximize use of future public facilities and services.*

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.*

Response: The subject property is located in the urban part of the City of Alachua abutting an existing state arterial road way and a secondary paved road. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. All other public services are currently available. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. *Fails to provide a clear separation between rural and urban uses.*

Response: The subject property falls within urbanized area the City of Alachua due to its adjacency to US Highway 441, availability of centralized utilities and land use pattern in the area.

10. *Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.*

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a mix of commercial and residential along a portion of the US 441 with public services available (water, sewer, police, fire, etc.) and as such should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations along US 441 adjacent to the subject property.

11. *Fails to encourage an attractive and functional mix of uses.*

Response: The proposed land use change will encourage a functional mix of uses in the immediate area, which includes a mix of commercial and residential use types.

12. *Results in poor accessibility among linked and related land uses.*

Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible.

13. *Results in loss of significant amounts of functional open space.*

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

The following uses are allowed in the Moderate Density Residential land use category:

- 1. Single family detached dwelling units;*
- 2. Accessory dwelling units;*
- 3. Manufactured or modular homes meeting certain design criteria;*
- 4. Mobile homes only within mobile home parks;*
- 5. Duplexes and quadplexes;*
- 6. Townhomes;*
- 7. Residential Planned Developments;*** and,
- 8. Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.

The following uses are allowed in the Low Density Residential land use category:

- 1. Single family detached dwelling units;*
- 2. Accessory Dwelling Units;*
- 3. Manufactured or modular homes meeting certain design criteria;*
- 4. Residential Planned Developments;** and,
- 5. Supporting community services such as schools, houses of worship, parks, and community centers.*

The Community Commercial future land use designation is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.*

The following uses are allowed within the Community Commercial land use category:

- 1. Neighborhood commercial establishments;*
- 2. Residential/offices and live-work units;*
- 3. Business and professional offices;*
- 4. Personal services;*
- 5. Financial institutions;*
- 6. Retail sales and services that serve the community;*
- 7. Eating establishments;*
- 8. Indoor recreation/entertainment;*
- 9. Single-family and multi-family residential above first floor commercial uses;*
- 10. Bed and breakfasts;*
- 11. Supporting community services such as schools, houses of worship, parks, and community centers; and,*
- 12. Traditional Neighborhood Planned Developments.*

Consistency: As described in the policies listed above, the proposed Moderate / Low Density Residential and Community Commercial future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to its location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

The City of Alachua provides a set of allowable uses in the Moderate and Low Density Residential future land use categories that are compatible with the existing land development pattern in the area, including single family detached units and single family subdivisions. It is

also important to note that Policy 1.2.a states that the Low Density Residential land use category ‘shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.’

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.

Objective 5.1: Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Consistency: Future development on the site will identify and address on-site natural features and will address them in compliance with local regulations.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the “Public Facilities Analysis” portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City’s adopted LOS standards. The subject property has access to an existing public streets for either full or emergency access (US Highway 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum net development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: Consistency with this element is demonstrated in the “Public Facilities Analysis” and the “Environmental Analysis” sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality “Standards (NAAQX).

Consistency: There are no development proposals associated with this future land use amendment, therefore there are no air quality impacts. Any future development proposal associated with these parcels will meet the City’s air quality standards.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, the existing soil types on site have minimal limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management area that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **There are no known or identified geological resources on the property.**

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The development is proposed to be residential and community commercial (which prohibits automotive-oriented commercial uses and industrial type uses) in nature and therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **Currently, there are agricultural or silviculture operations within the subject property. However, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.**

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies...

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the “public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer” (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the “Public Facilities Impact Analysis” section of this report). However, any future development plan applications would be subject to review for required capital improvements.