



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: NW 188th Steet / US 441 Rezoning
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. Future Land Use Map Designation : Community Commercial, Moderate & Low Density Residential (Proposed)
6. Existing Zoning Designation: Agriculture
7. Proposed Zoning Designation: Community Commercial & PD-R
8. 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

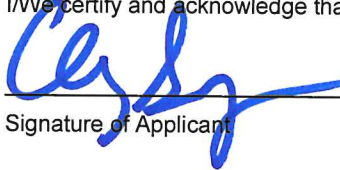
1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public 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. 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.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. 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).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning 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

Clay Sweger

Typed or printed name and title of applicant

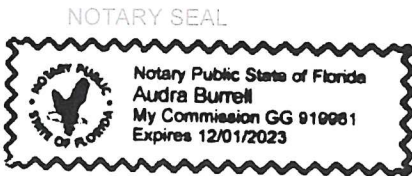
Signature of Co-applicant

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.



Audra Burrell

Signature of Notary Public, State of Florida



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

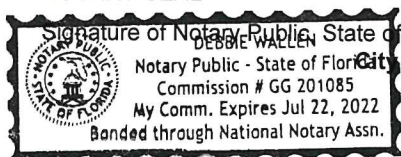
County of

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.

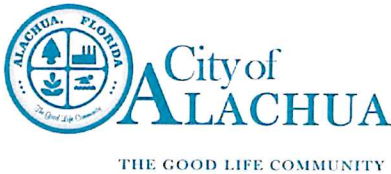
NOTARY SEAL



Florida

Notary Public - State of Florida
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

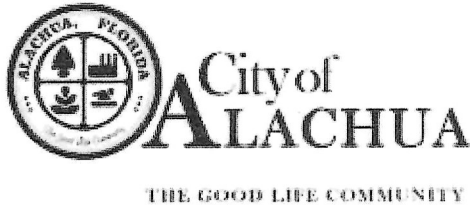
4881 NW 8th Avenue, Ste. 4

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

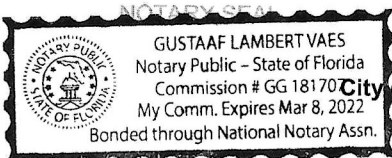
Typed or printed name of co-applicant

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@edaff.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 _____



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:

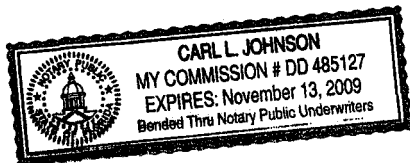
ERIC J. PARKER, President

(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.

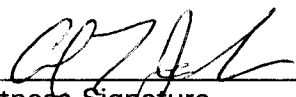
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

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



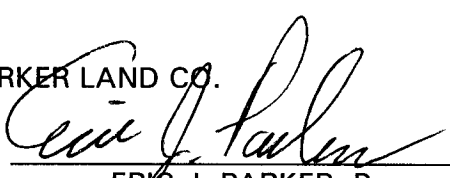
Witness Signature
Sharon McGree

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:

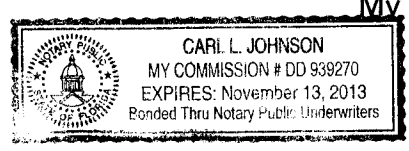


Exhibit "A"

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

Doc Stamp-Deed: \$7,474.60



\$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.:

[Space Above This Line For Recording Data]

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

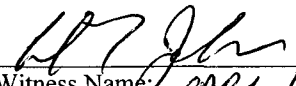
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

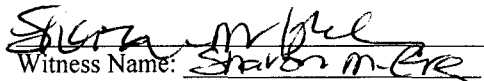
To Have and to Hold, the same in fee simple forever.

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

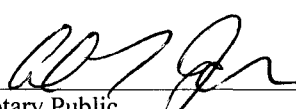
By: 
ERIC J. PARKER, President

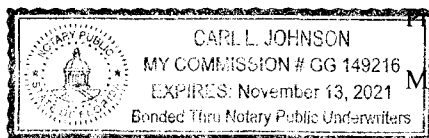
(Corporate Seal)

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) |

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

Parcel Summary

Parcel ID03046-003-000
Prop ID12617
Location Address16650 NW US HWY 441
ALACHUA, FL 32615
Neighborhood/Area8-18 RURAL (233200.00)
Subdivision
Brief LegalCOM 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
Description*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.)

Property Use CodeORN/MISC AGRI (06900)
Sec/Twp/Rng08-08-18
Tax DistrictALACHUA (District 1700)
Millage Rate22.0463
Acreage38.490
HomesteadN

[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 | SOH MISC | Heat | |
| Total Area | 888 | 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 | 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.

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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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) |

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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GEOSPATIAL

Version 2.3.164



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) |

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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Version 2.3.164



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) |

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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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by
 Schneider
GEOSPATIAL

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

Version 2.3.164

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



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.

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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) |

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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

.

Photos

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

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)



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

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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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

| 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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

| 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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

| 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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"/> | |

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 003 004 | 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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

| 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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

| 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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"/> | |
| <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 |
|----------------|-------------------|--------------|
| 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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"/> | |

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

| 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 | | | | |
|-------------------------------------|------------------------|--|--|--|--|

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

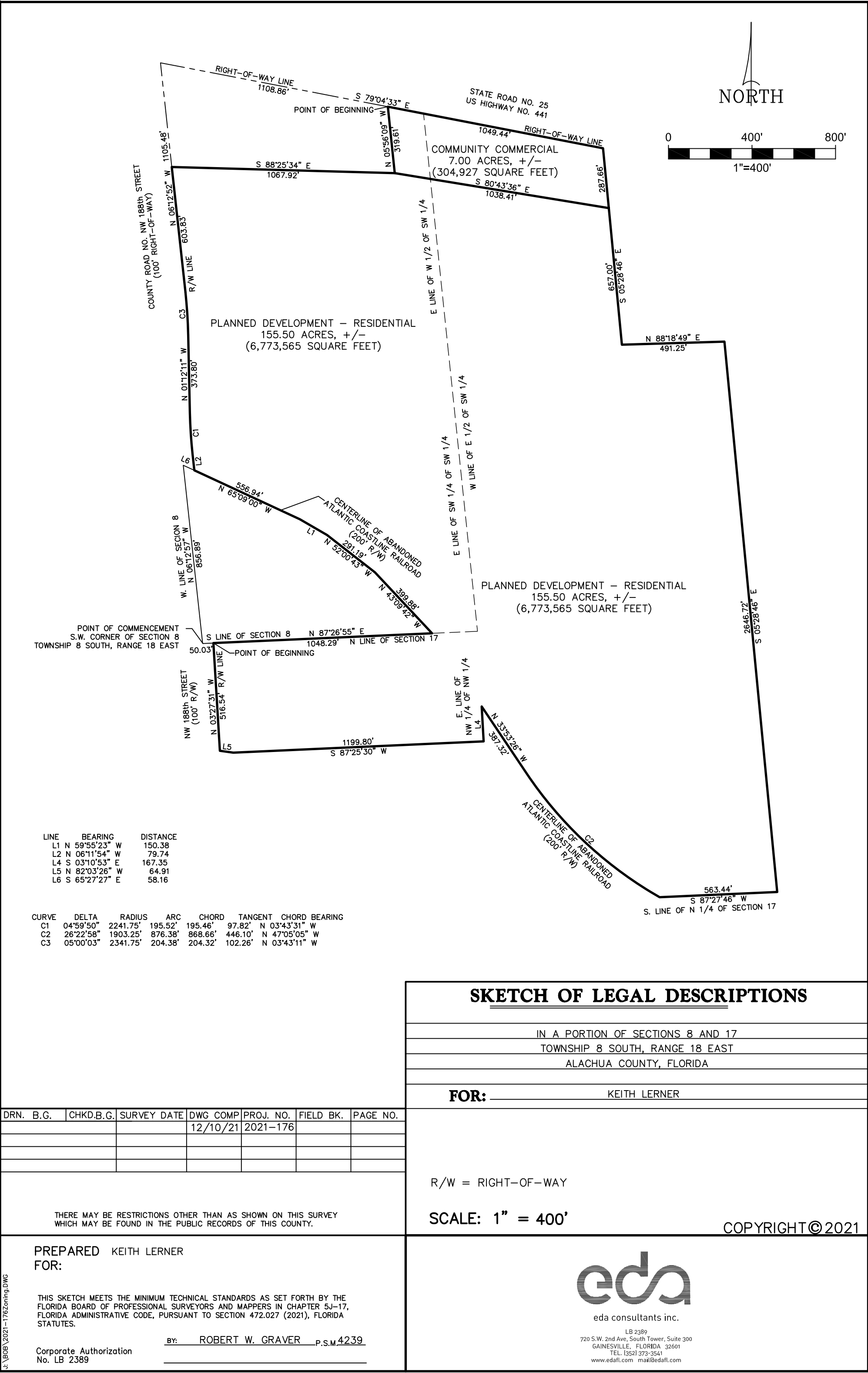
| ACCOUNT NUMBER | PROPERTY ADDRESS |
|----------------|-------------------|
| 03875 010 002 | 15603 NW 188TH ST |

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"/> | |

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



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 | | |
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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

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°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°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, 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°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, 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°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

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

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

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

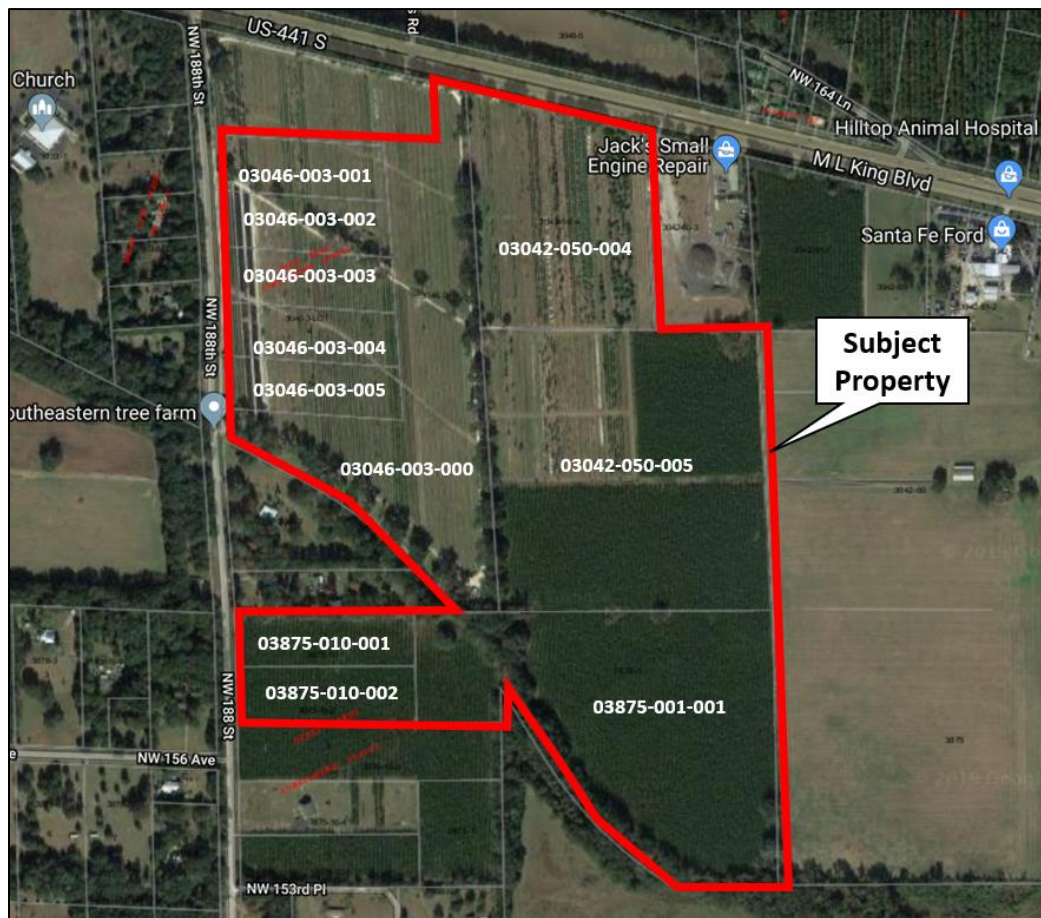
Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 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 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°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 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 155.50 Acres (6,773,565 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 |
| 03875-001-001 JTFA LLC 4881 NW 8TH AVE STE 4 GAINESVILLE, FL 32605 | 03875-010-001 JTFA LLC 4881 NW 8TH AVE STE 4 GAINESVILLE, FL 32605 | 03875-010-002 JTFA LLC 4881 NW 8TH AVE STE 4 GAINESVILLE, FL 32605 |
| 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 |

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

03046-003-004
CARTER KEVIN L & SHIMA
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 Deptarment 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

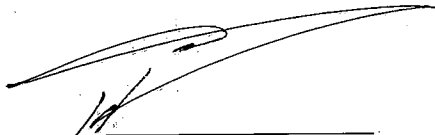
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

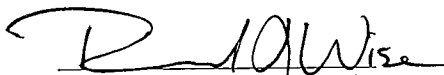
Before the undersigned authority personally appeared H. Bryan Boukari, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in 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

Rezoning Justification Report



Request: A proposed rezoning from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial & Planned Development – Residential (PD-R).

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 11, 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.

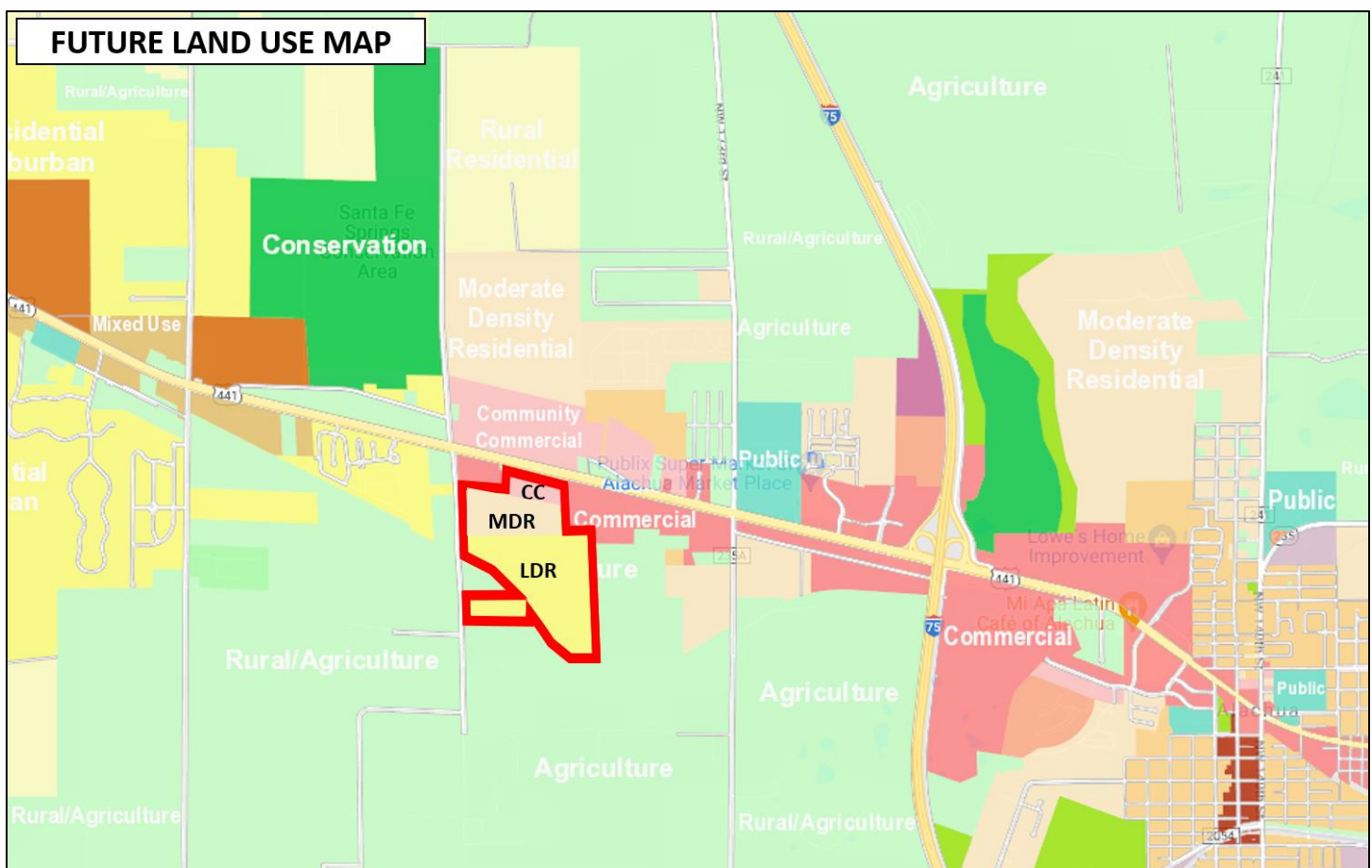


The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Property Appraiser's records.

Statement of Proposed Change

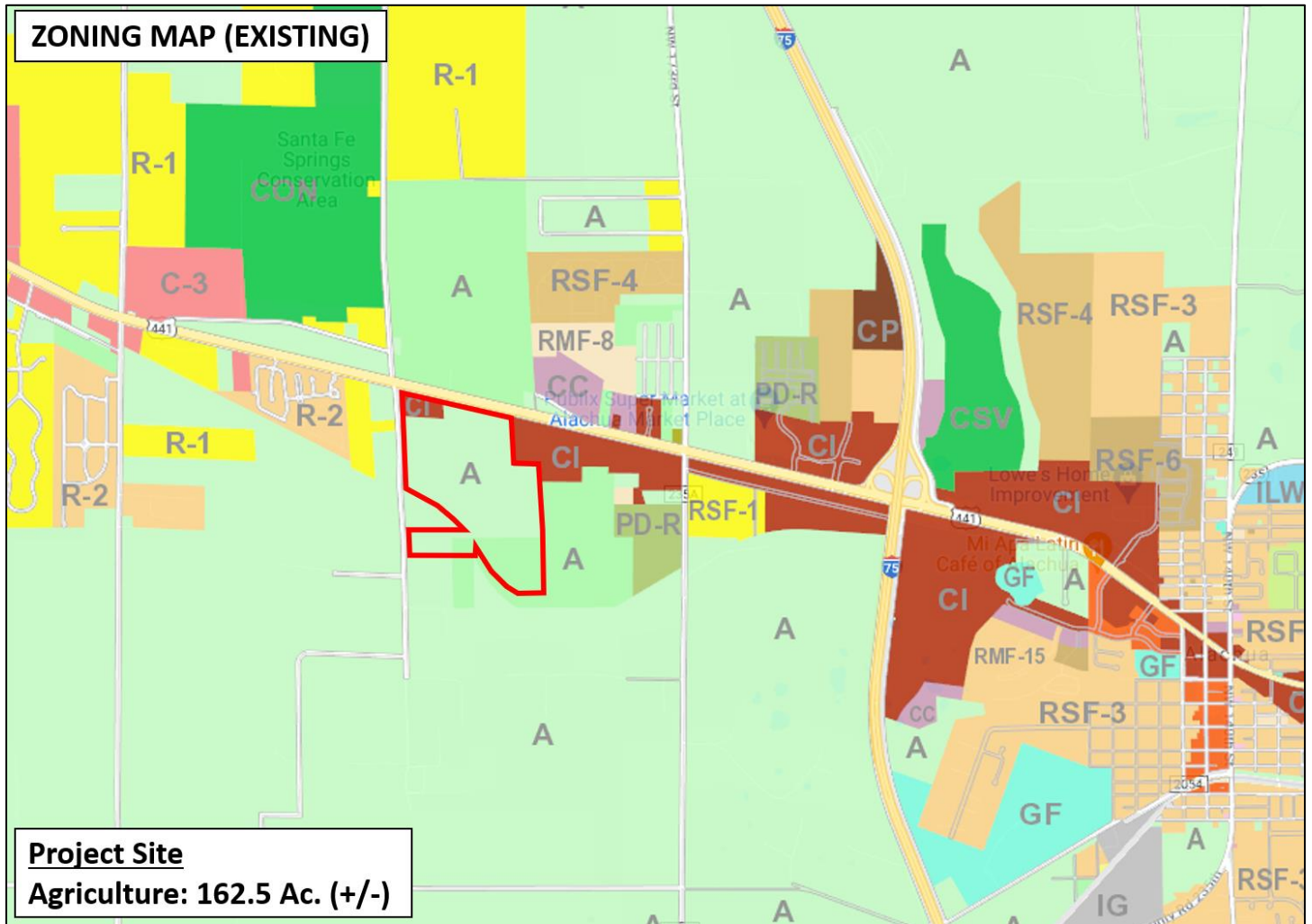
The property owner requests to rezone the property from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial (7 +/- acres), & Planned Development – Residential (PD-R) on 155.5 +/- acres for consistency with the proposed future land use designations of Community Commercial, Moderate & Low Density Residential on Tax Parcels 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.

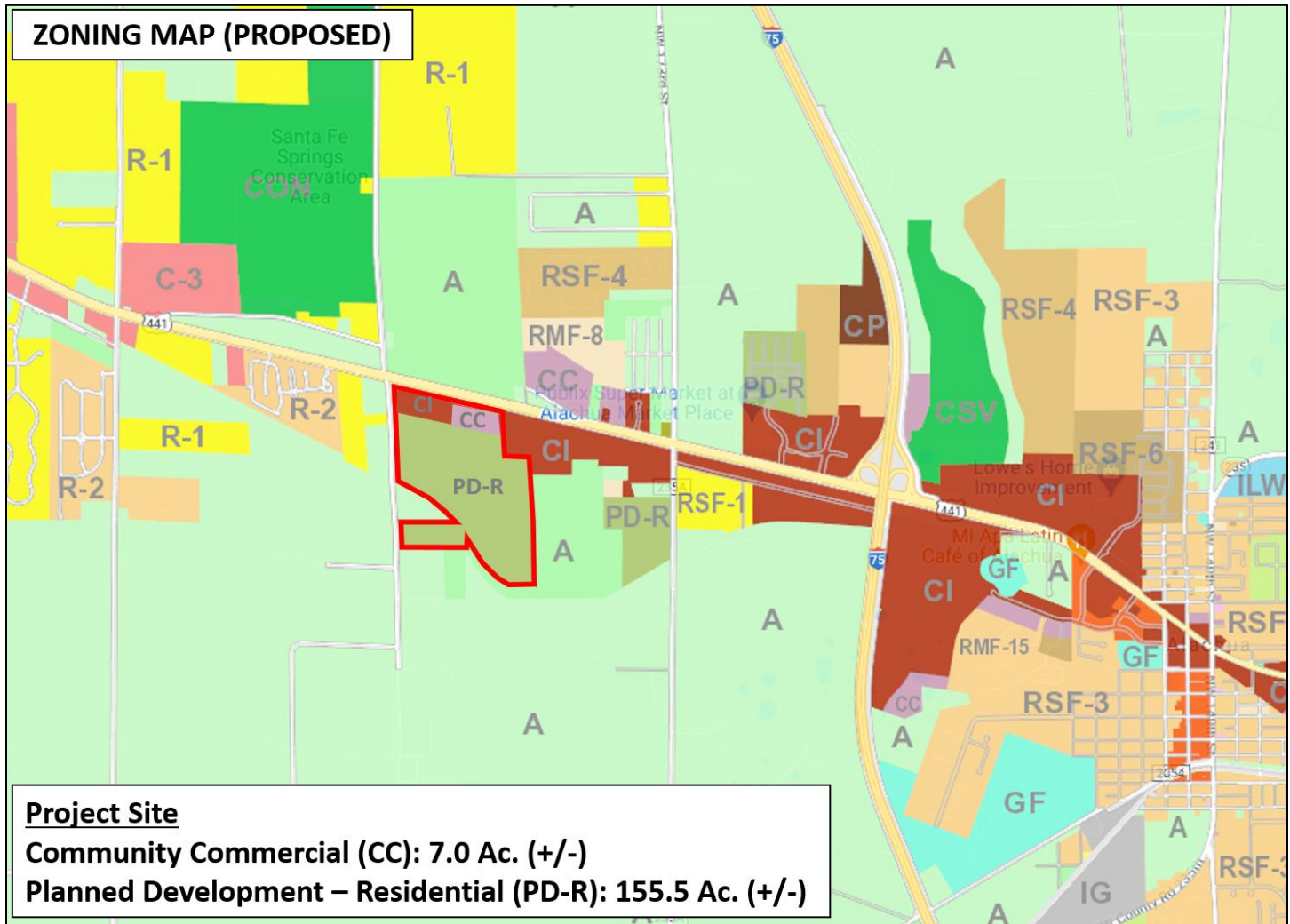
The Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Community Commercial, Moderate & Low Density Residential future land use designations (proposed concurrently) and is bounded by a mix of commercial and residential 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 with an agriculture future land use designation.

The existing and proposed Zoning Map for the project site and surrounding area is shown on the following page:





The proposed rezoning would place a Community Commercial zoning on a northern portion of the property (approx. 7 acres along US 441) that would be consistent with the future land use map designation of Community Commercial on the property.

The Community Commercial future land use designation and implementing Community Commercial zoning 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.*

The proposed rezoning would also place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate and Low Density Residential on the property.

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

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.*

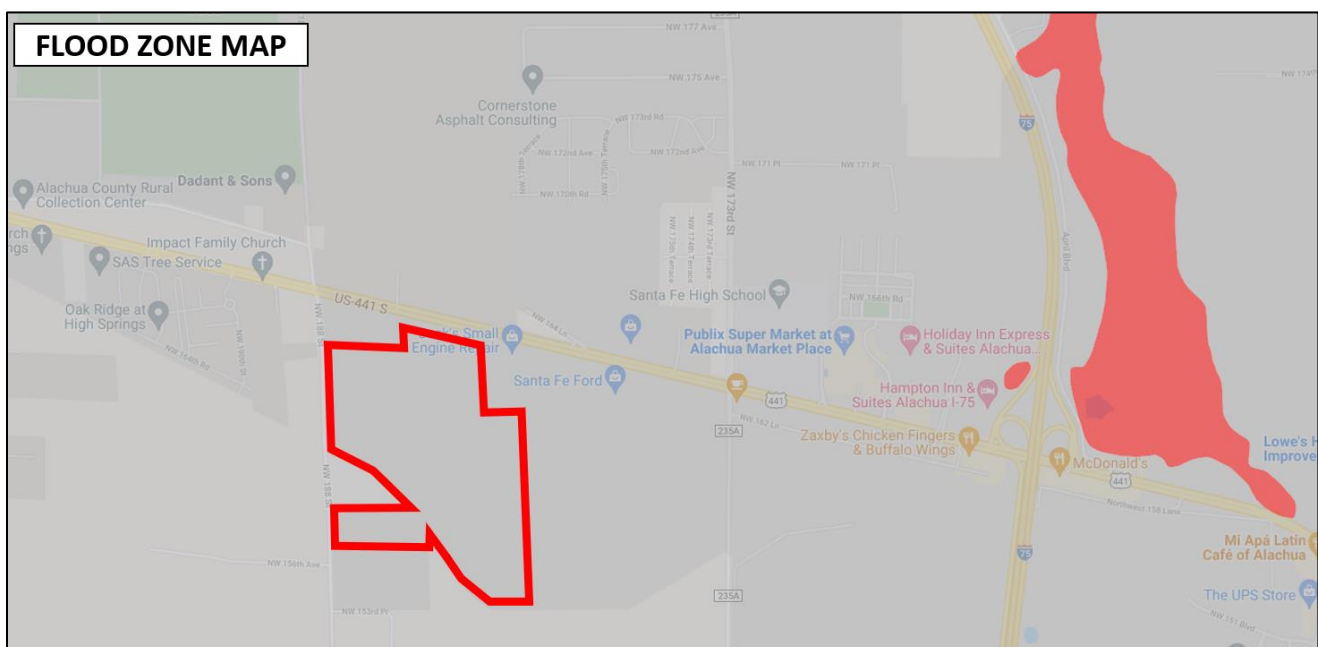
As described in the policy listed above, the Medium Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed Community Commercial & PD-R zoning is consistent with the underlying Moderate / Low Density Residential and Community Commercial future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning districts 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.

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.

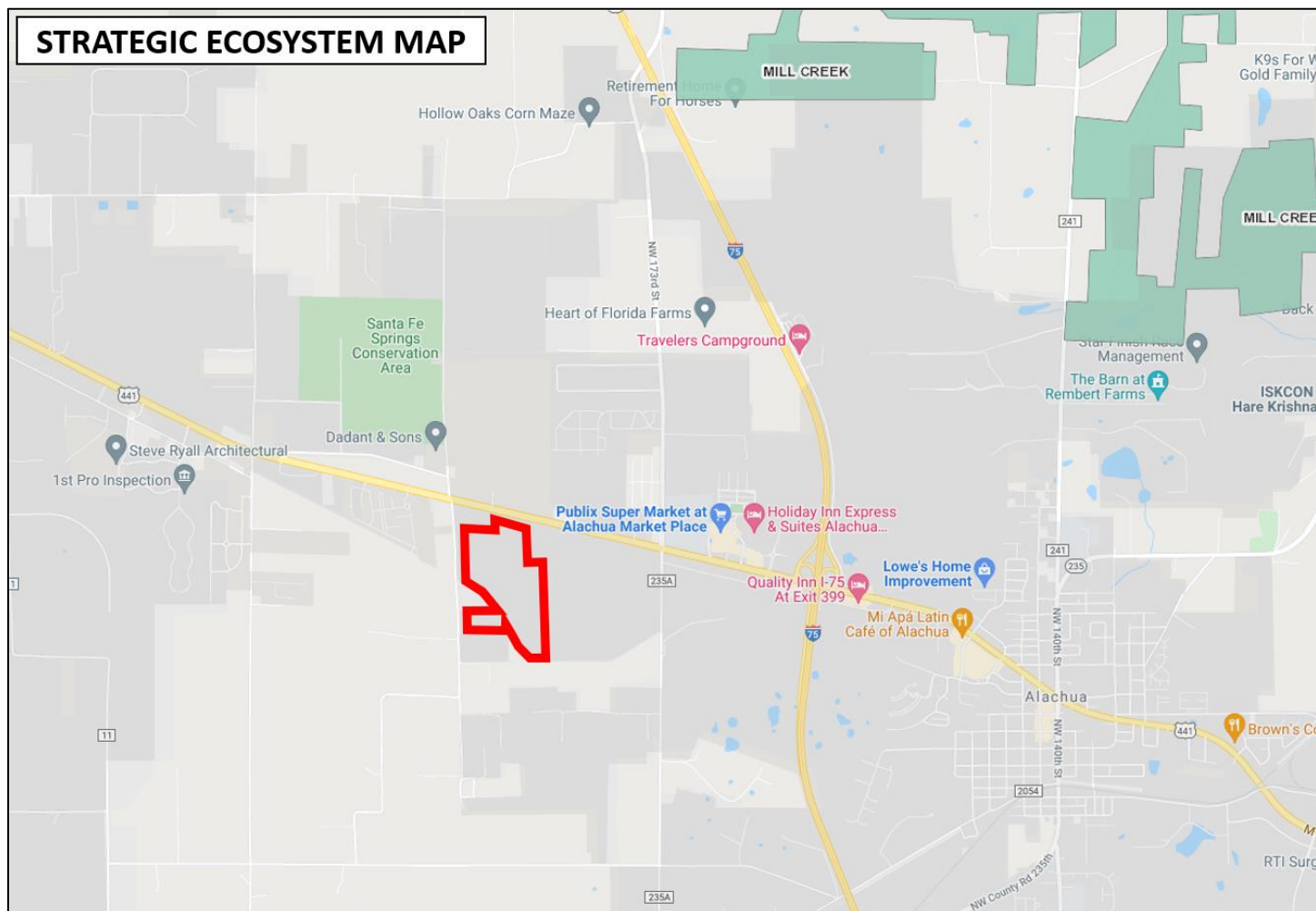
100-Year Flood Zone / Flood Potential:

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.).

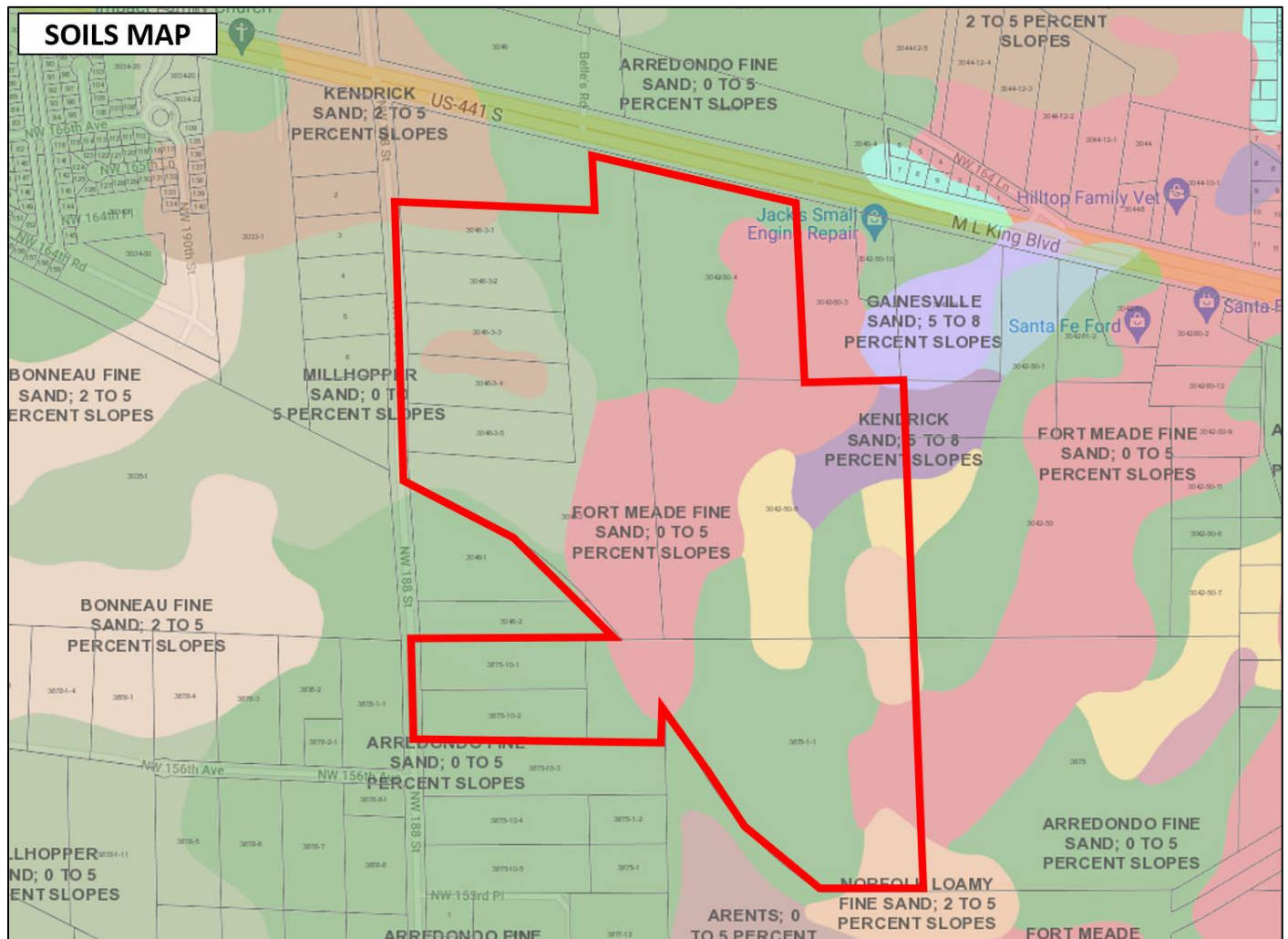
According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills,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

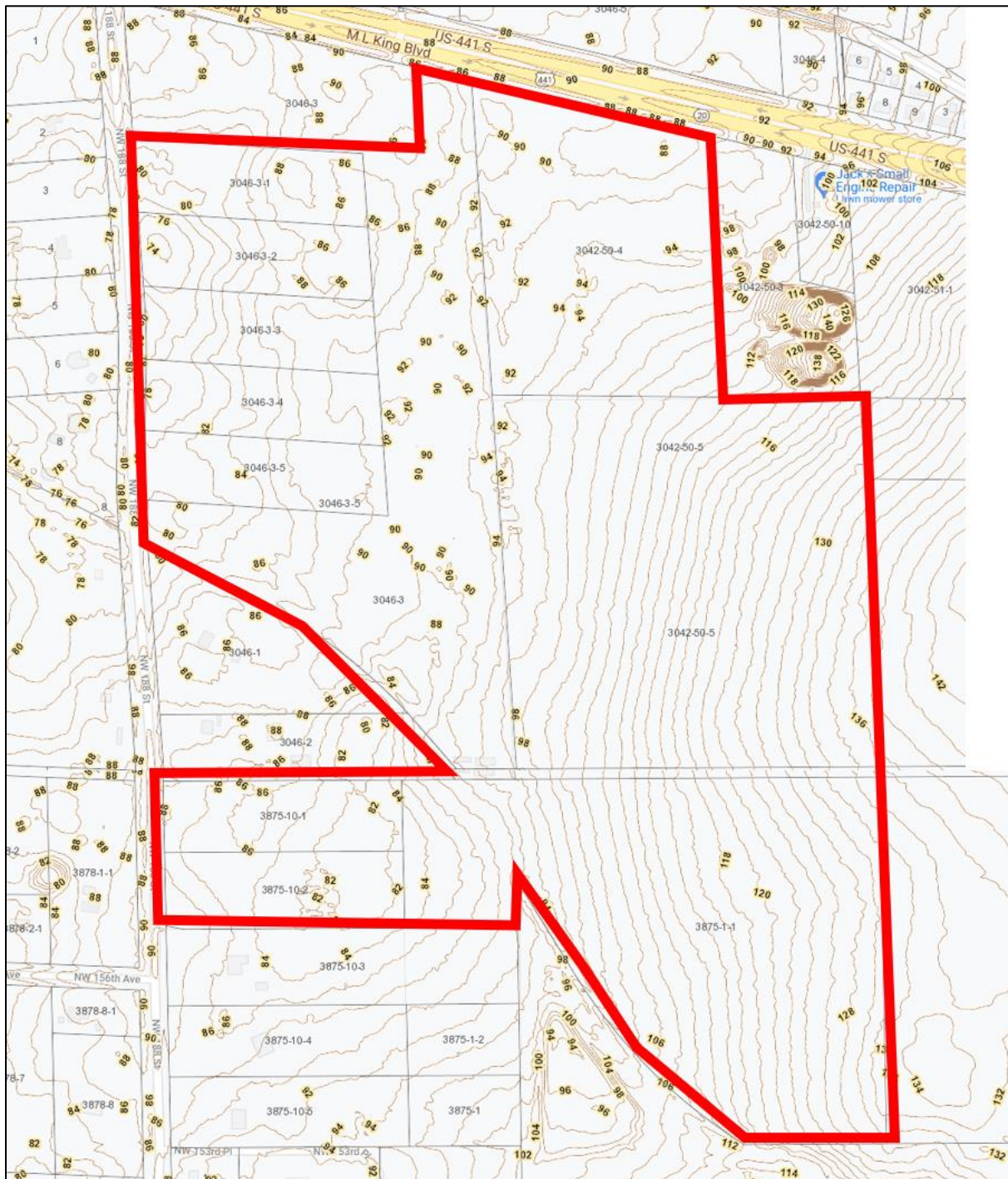
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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:



Existing vs. Proposed Zoning Designations

The proposed rezoning to Community Commercial and PD-R 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 Zoning Designation | Acreage | Max. Density/Intensity | Max Dev. Scenario |
|------------------------------|---------|------------------------|-------------------|
| Agricultural (City & County) | 162.5 | 1 Unit / 5 Acres | 32 Units |
| Proposed Zoning Designation | Acreage | Max. Density/Intensity | Max Dev. Scenario |
| Community Commercial | 7 | 0.5 FAR | 152,460 SF |
| PD-R | 155.5 | 1.77 UPA | 275 Units |

The existing developed nature of the core area 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 proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type. In addition, the zoning 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 rezoning application may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. As stated in this report, there will be an increase in impacts pre vs. post rezoning based on a maximum development scenario as the proposed Planned Development will ultimately develop up to 275 residential units and therefore, the following analysis is based on the proposed PD-R development program for residential and the maximum development scenario of 0.5 FAR for the Community Commercial zoning area.

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 zoning category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario: The maximum public facilities impacts per the proposed zoning designations are described below:

| Proposed Zoning Designation | Acreage | Max. Density/Intensity | Max Dev. Scenario |
|-----------------------------|---------|------------------------|-------------------|
| Community Commercial | 7 | 0.5 FAR | 152,460 SF |
| PD-R | 155.5 | 1.77 UPA | 275 Units |

TRAFFIC

Development Scenario – Community Commercial & PD-R Zoning

| 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

| System Category | GPD |
|--|------------|
| Treatment Plant 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 from the proposed PD-R zoning area 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 (PD-R Zoning Area) | 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 zoning. 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

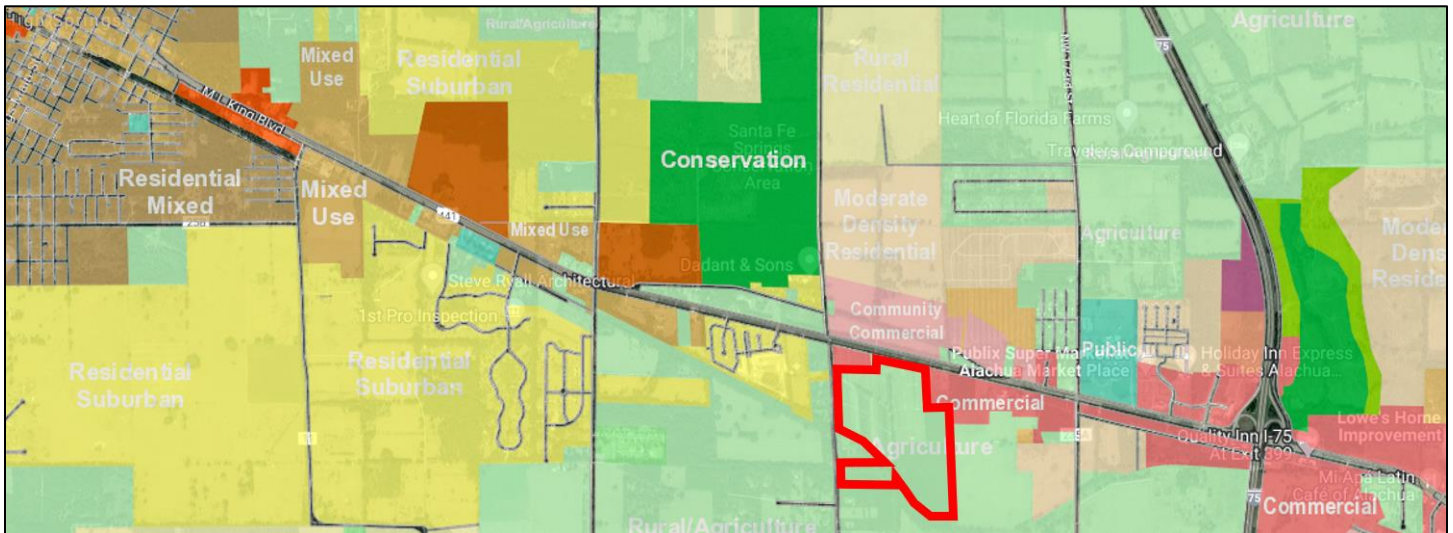
East: Undeveloped Properties
Commercial & Agriculture future land use designations

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 and PD-R zoning 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 on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



Comprehensive Plan Consistency

This rezoning 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 rezoning 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 rezoning 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.

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 Planned Development and Community Commercial zoning designations are appropriate for the subject property and will implement the underlying future land use map designations as illustrated in the previous land use map exhibits. The proposed zoning 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. The proposed zoning designations will implement these land use categories. 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.'

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Consistency: As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

Consistency No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Consistency: The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

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: As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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.

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 vehicular 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.

Policy 5.1.a: Topography: 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.

Consistency: There are no steep slopes onsite that will impede site development.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: There are currently five types of soils located onsite. According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations.

The City shall establish standards for a limitation on filling in flood prone areas.

Consistency: There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Consistency: There are no wetland areas located on the project site.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Consistency: No listed species are known onsite.

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 existing public streets for vehicular or emergency access (US Highway 441 & 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*

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 rezoning impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not 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. New 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:

Consistency: The proposed rezoning 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: The proposed PD zoning will be residential in nature and should not create any air quality issues and will meet the City’s air quality standards. In addition, the proposed Community Commercial zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality.

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, there are five soil types present on the site. None of these soil types has 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.

Consistency: 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: The Environmental Analysis section of this report did not identify any 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 proposed zoning of PD is residential and in nature and will not include the utilization of hazardous materials. In addition, the proposed Community Commercial zoning does not permit industrial-type uses or many automotive-oriented uses and therefore, should not utilize hazardous materials.

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).

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

- (a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.*

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the “Comprehensive Plan Consistency” section of this report. The proposed Community Commercial & PD-R zoning are appropriate implementing districts for the proposed Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to Community Commercial and PD-R, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The rezoning request to Community Commercial will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west. The PD-R zoning will also create a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach in development from US 441 & commercially zoned properties

southward toward other residential uses. In addition, larger lots are required in the development where abutting agriculturally zoned properties.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a state arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. 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:

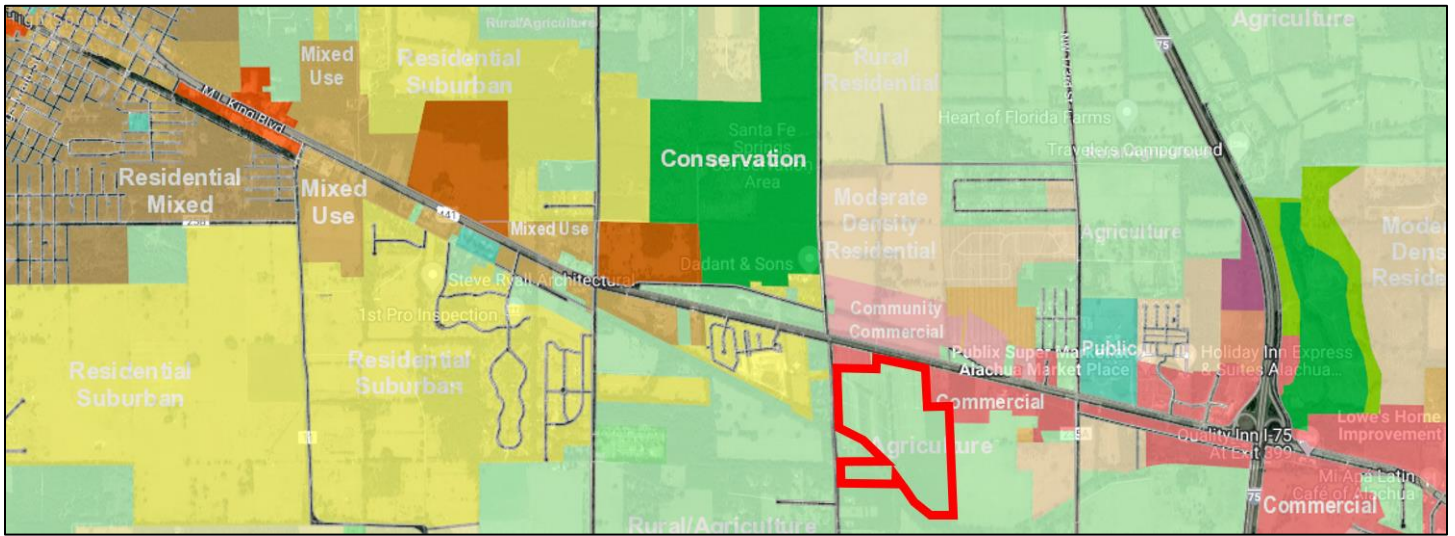
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

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 and PD-R zoning 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 on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential development types and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The development of this site under Community Commercial zoning and as a residential PD will help promote this established development pattern.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed Community Commercial zoning will fill in a gap of land along US 441 that is currently bounded by other commercial lands on the west, north and east sides. Specifically, regarding residential development, the proposed maximum PD density range of approximately 1.3 – 1.8 units per acre, which is low for single family development and provides a transitional density between properties closer to the Interstate and lower density lands to the south and west. The development of this site as a residential PD will help promote a logical urban development pattern with a supportive nearby commercial component.

(h) *Encourage Sprawl*

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

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 rezoning to Community Commercial and PD-R 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 vehicular 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 rezoning of the property to Community Commercial and PD-R 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.

(i) *Spot Zoning*

Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.

(j) *Public Facilities*

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. 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.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the “Environmental Analysis” section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

Consistency: The proposed Planned Development will include a maximum of 275 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

Consistency: The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site’s underlying Moderate & Low Density Residential FLU designations.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) Master Plan. The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Consistency: As shown on the PD Master Plan, the subject property will contain single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Consistency: The PD Master Plan illustrates that up to 275 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate and Low Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD Master Plan.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Consistency: The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

(f) Identifies on-site potable water and wastewater facilities; and

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Consistency: As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.

(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate and Low Density Residential FLU designation.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.

(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Consistency: This Planned Development proposes that the project may be developed in up to 5 phases.

(5) Conversion schedule. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) Public facilities.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Consistency: As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Consistency: As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

- (a) The PD Master Plan, including any PD standards.*
- (b) Conditions related to the approval of the PD Master Plan.*
- (c) Conditions related to the form and design of development in the PD.*
- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.*
- (e) Provisions related to environmental protection and monitoring.*
- (f) Provisions addressing concurrency compliance requirements.*
- (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.*

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-R project site is approx. 155.5 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Consistency: This Rezoning application requests to change the 155.5 (+/-) acre site's existing zoning designation from Agriculture to PD-R at a density consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 275 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Consistency: Unless otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Consistency: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;*
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
- c. Access for emergency service vehicles is not substantially impaired;*
- d. Adequate off-street parking is provided for the uses proposed; and*
- e. Adequate space for public utilities is provided within the right-of-way.*

Consistency: The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.

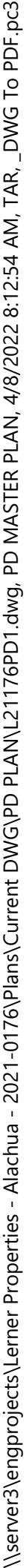
This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

(iv) Stormwater. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.





Consistency: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.



1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED LOTS ARE ALLOWED IN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ADJUTING (PARCELS NUMBERS 3042-50, 3873, 3876-100) LAND WITH AGRICULTURE IN RESIDENTIAL ZONING WILL BE ¼ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ADJUTING THESE PARCELS WILL BE ¼ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
3. LOT SEPARATION AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEPEND ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACES AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE ADJUSTED TO MEET THE NEEDS OF THE PROJECT. THE CIRCULATION SHALL BE DESIGNED TO PROVIDE ACCESS TO THE PROJECT FROM THE REGIONAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(b)(iii). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING THE NECESSARY CONSTRUCTION PERMITS AND NECESSARY ORDINANCE TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK. THIS MAY BE CONCRETE, BRICK, PAVING OR SIMILAR, CONSISTENT WITH LDR SEC. 3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGUE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS, AND CITY OF ALACHUA STANDARDS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE READING "RESIDENTIAL DEVELOPMENT" PER LDR SEC. 6.5(A)(4) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

| DENSITY CALCULATION PER AREA | DENSITY, MIN & MAX (UNITS) |
|----------------------------------|----------------------------|
| 10,000 S.F. (MIN) LOT AREA | 175-240 |
| $\frac{1}{3}$ Ac. (MIN) LOT AREA | 10-15 |
| $\frac{1}{2}$ Ac. (MIN) LOT AREA | 15-20 |
| TOTAL | 200-275 |

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

| | |
|---|---------------------------|
|  | MINIMUM LOT SIZE 1/2 ACRE |
|  | MINIMUM LOT SIZE 1/3 ACRE |
|  | ALACHUA CITY LIMITS |
|  | HIGH SPRINGS CITY LIMITS |

INDEX OF PLANS



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Project No: 01-174

21-176

Project phase.

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Project title

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

PD MASTER PLAN

Designed: CB

Sheet No.:

Drawn: LB

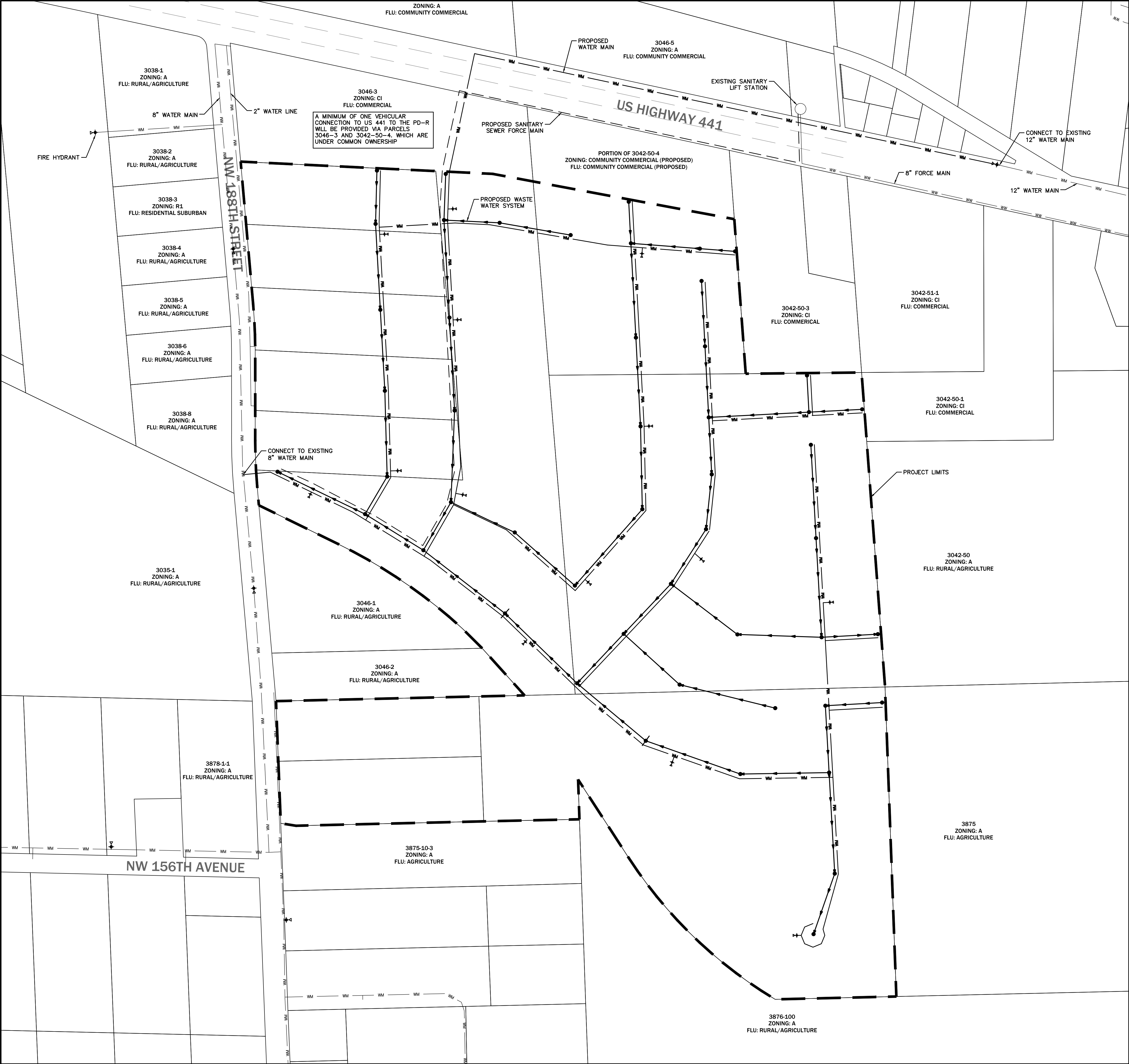
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UTILITY PLAN GENERAL NOTES

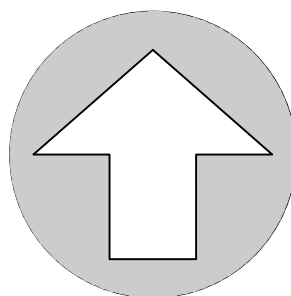
- POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
- SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE, ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
- STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
- PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
- SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
- LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- WM PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- ⛶ PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE



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NORTH

SCALE: 1" = 200'

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GRAPHIC SCALE

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Project No: 21-176

Project phase: ZONING

Project title:

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

UTILITY PLAN

Designed: CBS

Drawn: LBO

Checked: TAR

Date: 04/07/22

Sheet No.:

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

| 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 TRAFF |
| 210 | 275 | Single Family | 1.0 / Unit | 275 |

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)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
 - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 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) | 2,596 |
| Available Capacity | 16,589 |

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) | 275 |
| Available Capacity | 1,352 |

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) | 1,000 |
| Available Capacity | 5,962 |

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) | 106 |
| Available Capacity | 389 |

Sanitary Sewer:

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. 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

| System Category | GPD |
|---|-----------|
| Treatment Plan Current Permitted Capacity | 1,500,000 |
| Less Actual Treatment Plant Flows | 677,000 |
| Reserved Capacity | 180,101 |
| Parcel Demand for Site | 68,750 |
| Residual Capacity | 574,149 |

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

Potable Water:

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. 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 | 75,625 |
| Residual Capacity | 723,218 |

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

Solid Waste:

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).

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 |
|---|----------|

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

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area 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 (PD-R Zoning Area) | 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.

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.



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| Project No: | 21-176 |
| Project phase: | ZONING |
| Project title: | |

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:
NOTES AND TABLES

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