



# JEFFORDS FARM LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT – Application Package

March 29, 2018

REVISED – May 29, 2018

**Prepared for:**

City of Alachua Planning & Zoning Department

**Prepared on behalf of:**

The Lillie Belle Jeffords Revocable Living Trust

**Prepared by:**

CHW

PN# 17-0490

**Application Package**  
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  - b. Map Set**
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  - b. Map Set



May 29, 2018

Adam Hall, AICP  
City of Alachua Planning & Community Development  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32615

Re: Jeffords Farm –Ls-CPA Application  
(Tax Parcel No. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2)  
Alachua, Florida

Dear Adam,

CHW submits the Ls-CPA application package for the June 12, 2018 Planning And Zoning Board public hearing. The package includes responses to Development Review Team (DRT) comments received April 23, 2018 and corresponding revised materials, as well as all other required application materials.

We trust this submittal is sufficient for City Planning & Zoning Board review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,  
CHW

  
Ryan Thompson, AICP  
Project Manager



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# City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

Review Type: P&Z, CC

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

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

## A. PROJECT

1. Project Name: \_\_\_\_\_
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): \_\_\_\_\_
4. Existing Use of Property: \_\_\_\_\_
5. Existing Future Land Use Map Designation: \_\_\_\_\_
6. Proposed Future Land Use Map Designation: \_\_\_\_\_
7. Acreage: \_\_\_\_\_

## B. APPLICANT

1. Applicant's Status  Owner (title holder)  Agent
2. Name of Applicant(s) or Contact Person(s): \_\_\_\_\_ Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_ e-mail: \_\_\_\_\_
3. If the applicant is agent for the property owner\*:  
The Lillie Belle Jeffords Revocable Living Trust, Janet Marie Schenck, Michael P. and Martha J. Monaghan,  
Name of Owner (title holder): Martha Kay Monaghan, Diane Sheldon, Diane Jeffords-Lund, Barbara Ann Lemley  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

## C. ADDITIONAL INFORMATION

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

## D. ATTACHMENTS

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

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

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

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

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

  
 \_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

\_\_\_\_\_  
 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 29<sup>th</sup> day of March, 2018, by C. Ryan

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

NOTARY SEAL



  
 \_\_\_\_\_  
 Signature of Notary Public, State of Florida

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# Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: N/A  
Parcel ID Number(s): 03024-2 and 03024-4  
Acreage: ±7.45-acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Janet Marie Schenck Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing Address: 608 Parkham Rd  
City: Milledgeville State: GA ZIP: 31061  
Telephone: 630-301-1351 FAX: \_\_\_\_\_ e-mail: janjeffords@yahoo.com

### C. AUTHORIZED AGENT

Name: CHW Title: N/A  
Company (if applicable): Causseaux, Hewitt, and Walpole, Inc. dba CHW  
Mailing address: 11801 Research Dr.  
City: Alachua State: Florida ZIP: 32615  
Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

### D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Jan Jeffords  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Jan Jeffords - Schenck  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of GA County of Cobb

The foregoing application is acknowledged before me this 29<sup>th</sup> day of March, 2018, by Janet Marie

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

NOTARY SEAL

[Signature]  
Signature of Notary Public, State of GA





# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: N/A  
Parcel ID Number(s): 03024, 03045, 03046, 03046-5, 03047-1, 03047-1-3, and 03048-2,  
Acreage: ±176.34-acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: The Lillie Belle Jeffords Revocable Living Trust Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing Address: 608 Parham Rd  
City: Milledgeville State: GA ZIP: 31061  
Telephone: 678-301-1351 FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

### C. AUTHORIZED AGENT

Name: CHW Title: N/A  
Company (if applicable): Cousseaux, Hewitt, and Walpole, Inc. dba CHW  
Mailing address: 11801 Research Dr.  
City: Alachua State: Florida ZIP: 32615  
Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

### D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment  
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\_\_\_\_\_

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]  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Jan Jeffords Schenck - co-trustee  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of GA County of Cobb

The foregoing application is acknowledged before me this 29<sup>th</sup> day of March, 2018, by Jaret m...

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

NOTARY SEAL

[Signature]  
Signature of Notary Public, State of \_\_\_\_\_







# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: N/A  
Parcel ID Number(s): 03047, 03047-1-2, and 03047-1-4  
Acreage: ±18.54-acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael P. and Martha J. Monaghan and Martha Kay Monaghan Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

### C. AUTHORIZED AGENT

Name: CHW Title: N/A  
Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW  
Mailing address: 11801 Research Dr.  
City: Alachua State: Florida ZIP: 32815  
Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

### D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Martha K Monaghan  
Signature of Applicant

[Signature]  
Signature of Co-applicant

Martha K Monaghan  
Typed or printed name and title of applicant

Michael P Monaghan  
Typed or printed name of co-applicant

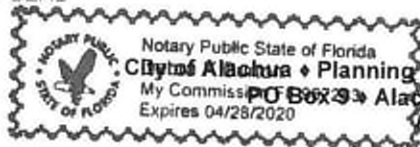
State of FLORIDA County of MANATEE

The foregoing application is acknowledged before me this 29 day of MARCH, 2018 by MARtha &

Michael Monaghan who is/are personally known to me, or who has/have produced PERSONALLY KNOWN as identification.

NOTARY SEAL

[Signature]  
Signature of Notary Public, State of FLORIDA



Notary Public State of Florida  
**City of Alachua • Planning and Community Development Department**  
My Commission Expires 04/28/2020  
PO Box 9 Alachua, FL 32616 • (386) 418-6121  
Revised 9/30/2014



# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: N/A  
Parcel ID Number(s): 03024-1 and 03024-3  
Acreage: ±7.74-acres

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Barbara Ann Lemley Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: CHW Title: N/A  
Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW  
Mailing address: 11801 Research Dr.  
City: Alachua State: Florida ZIP: 32615  
Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

## D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment  
\_\_\_\_\_  
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\_\_\_\_\_

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.

Barbara J. Lemley  
Signature of Applicant  
Barbara J. Lemley  
Typed or printed name and title of applicant

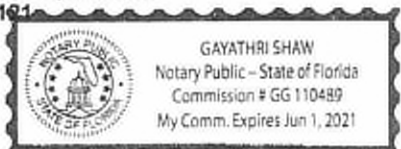
\_\_\_\_\_  
Signature of Co-applicant  
\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Columbia

The foregoing application is acknowledged before me this 30<sup>th</sup> day of March, 2018, by Barbara Lemley, who is/are personally known to me, or who has/have produced FL DL as identification.

Gayathri Shaw  
Signature of Notary Public, State of Florida

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PO Box 9 • Alachua, FL 32616 • (386) 418-6191  
Revised 9/30/2014







# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: N/A  
Parcel ID Number(s): 03047-1-5  
Acreage: ±2.66-acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Diane Jeffords-Lund Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

### C. AUTHORIZED AGENT

Name: CHW Title: N/A  
Company (if applicable): Gausseaux, Hewitt, and Walpole, Inc. dba CHW  
Mailing address: 11801 Research Dr.  
City: Alachua State: Florida ZIP: 32615  
Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

### D. REQUESTED ACTION:

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\_\_\_\_\_

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.

Diane Jeffords-Lund  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Diane Jeffords-Lund  
Typed or printed name and title of applicant

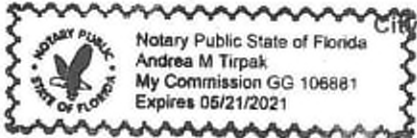
\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Seminole

The foregoing application is acknowledged before me this 2nd day of April, 2018 by Diane Jeffords-Lund, who is/are personally known to me, or who has/have produced: Drivers License as identification.

NOTARY SEAL

Andrea M Tirpak  
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (385) 418-6121  
Revised 9/30/2014



THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: N/A  
Parcel ID Number(s): 03047-1-1  
Acreage: ±5.31-acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Diane Sheldon Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

### C. AUTHORIZED AGENT

Name: CHW Title: N/A  
Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW  
Mailing address: 11801 Research Dr.  
City: Alachua State: Florida ZIP: 32615  
Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

### D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Diane Sheldon  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

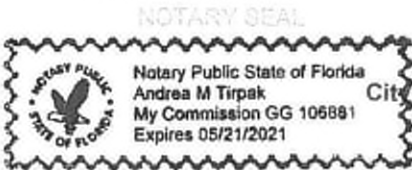
Diane Sheldon  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Seminole

The foregoing application is acknowledged before me this 2nd day of April, 2018 by Diane  
Jethords, who is/are personally known to me, or who has/have produced Drivers License  
as identification.

Wendee Ingal  
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

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**DATE:** March 28, 2018  
**CLIENT:** Jan Jeffords-Schenck  
**PROJECT NO:** 17-0490  
**DESCRIPTION FOR:** North Parcel

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF

WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) .

THE ABOVE DESCRIBED LAND CONTAINS 161.129 ACRES MORE OR LESS.

## LEGAL DESCRIPTION



**DATE:** March 28, 2018  
**CLIENT:** Jan Jeffords-Schenck  
**PROJECT NO:** 17-0490  
**DESCRIPTION FOR:** South Parcel

THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

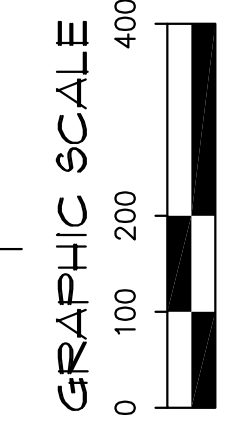
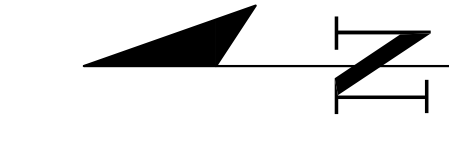
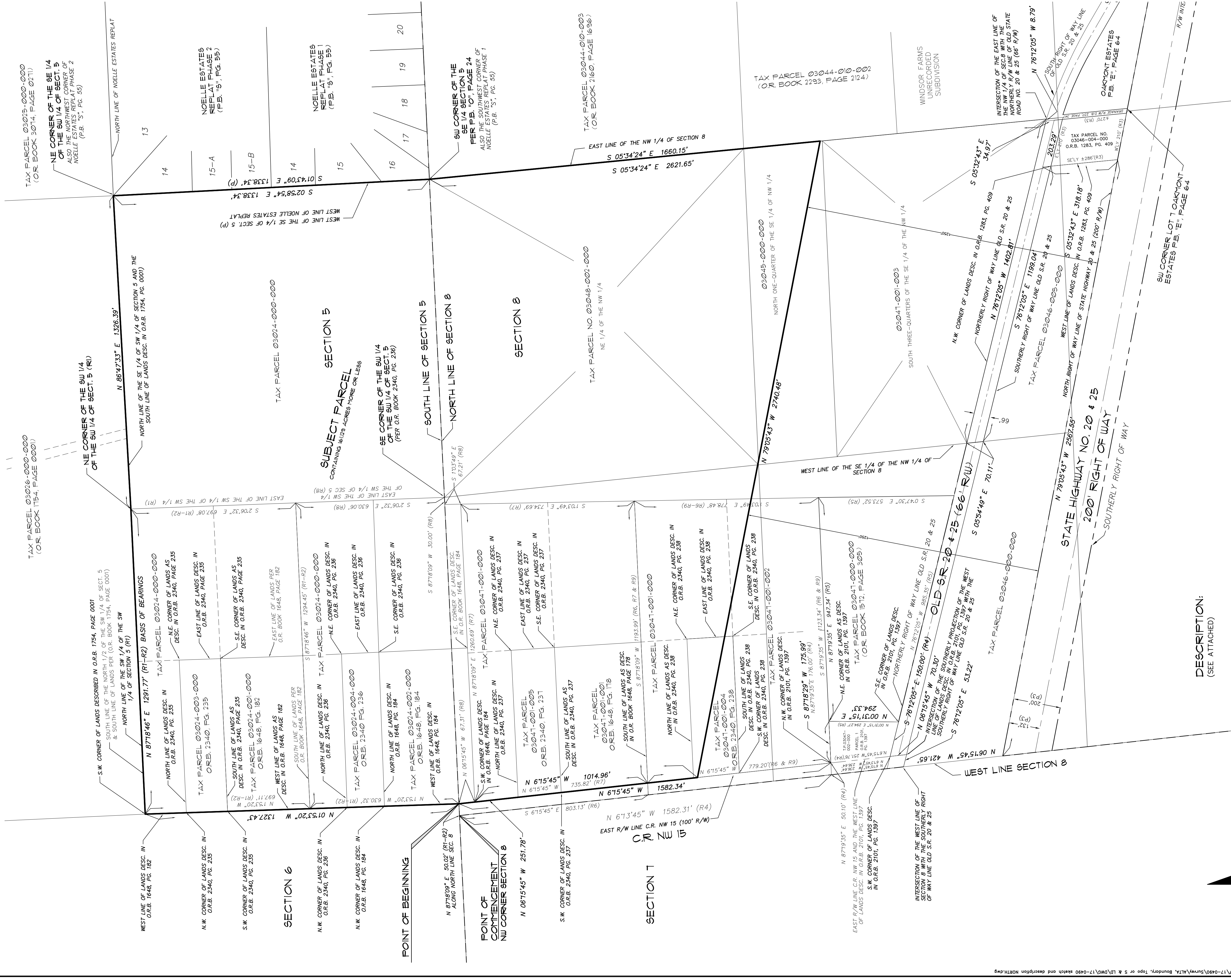


OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 76.443 ACRES MORE OR LESS.

**SKETCH OF LEGAL DESCRIPTION  
SITUATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER  
(SW 1/4) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY**

\*\* SKETCH - NOT A BOUNDARY SURVEY \*\*



**LEGEND:**

- SEC. = SECTION
- TP. = TAX PARCEL
- O.R.B. = OFFICIAL RECORDS
- R/W. = RIGHT OF WAY
- PG. = PAGE
- DESC. = DESCRIBED
- (P) = DATA PER OFFICIAL RECORDS BOOK

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 87°18'48" EAST FOR THE NORTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 5 PER OFFICIAL RECORDS BOOK 1848, PAGE 182 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE PURPOSE OF THIS SKETCH IS TO SHOW AN AREA TO BE ANNEXED INTO THE CITY OF ALACHUA, FLORIDA. THIS IS NOT A BOUNDARY SURVEY.
- TAX PARCEL DATA SHOWN HEREON WAS OBTAINED FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEB SITE.

**DESCRIPTION:**  
(SEE ATTACHED)

SHEET NO: <b>1</b> OF <b>1</b>	This map prepared by: <b>MICHAEL L. HARBERT</b> Certificate of Authorization No. LB. 5075 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SURVEY DATE: 3/28/2018 REVISION DATE: N/A CHECKED BY: MLH FIELD BOOK & PAGE: N/A	CREDITED TO: PROJECT NUMBER: 17-0490	SCALE: 1" = 200' GRAPHIC SCALE ON ORIGINAL DRAWING THIS SCALE INDICATES SIZES ACCORDINGLY.
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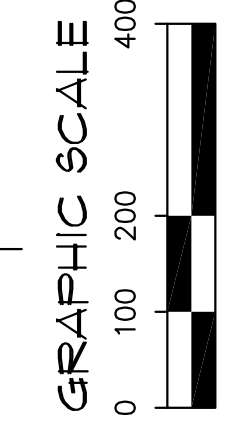
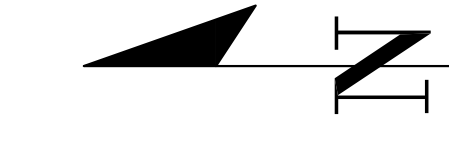
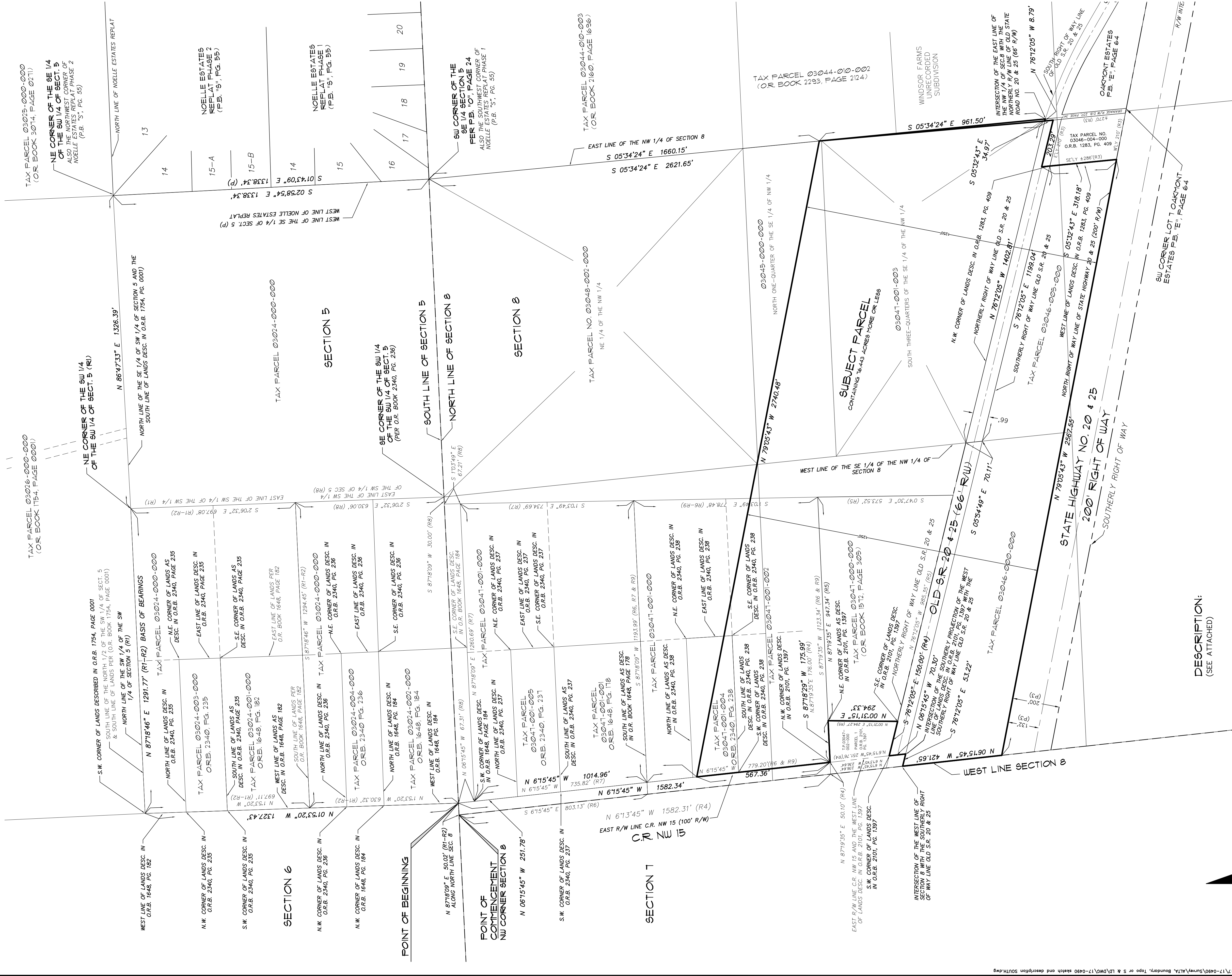
**CHW**  
Professional Consultants  
1801 Research Drive  
Alachua, FL 32310  
www.chw-inc.com  
est. 1988  
FLORIDA  
CA-5075

Left: xform Pdf Date: Mar 28, 2018 4:50pm Filename: L:\2017\17-0490\Survey\MLH\_Boundary\_Top or 5 & LD\DW\17-0490 sketch and description North.dwg



**SKETCH OF LEGAL DESCRIPTION  
SITUATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER  
(SW 1/4) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY**

\*\* SKETCH - NOT A BOUNDARY SURVEY \*\*



**LEGEND:**

- SEC. = SECTION
- TP. = TAX PARCEL
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- (R1) = DATA PER OFFICIAL RECORDS BOOK 1648, PAGE 182
- (R2) = DATA PER OFFICIAL RECORDS BOOK 2340, PAGE 235
- (R3) = DATA PER OFFICIAL RECORDS BOOK 1283, PAGE 409
- (R4) = DATA PER OFFICIAL RECORDS BOOK 2101, PAGE 1397
- (R5) = DATA PER OFFICIAL RECORDS BOOK 1572, PAGE 305
- (R6) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 178
- (R7) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 178
- (R8) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 178
- (R9) = DATA PER OFFICIAL RECORDS BOOK 2310, PAGE 238

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 87°18'46" EAST FOR THE NORTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 5 PER OFFICIAL RECORDS BOOK 1648, PAGE 182 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE PURPOSE OF THIS SKETCH IS TO SHOW AN AREA TO BE ANNEXED INTO THE CITY OF ALACHUA, FLORIDA. THIS IS NOT A BOUNDARY SURVEY.
- TAX PARCEL DATA SHOWN HEREON WAS OBTAINED FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEB SITE.

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(SEE ATTACHED)

SHEET NO: <b>1</b> OF <b>1</b>	This map prepared by: <b>MICHAEL L. HARBERT</b> Certificate of Authorization No. LB. 5075 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	TECHNICAL: DRAWN BY: N/A CHECKED BY: N/A M.L.H.	SURVEY DATE: 3/28/2018 REVISION DATE: N/A	CREDITED TO: PROJECT NUMBER: 17-0490 FIELD BOOK & PAGE: N/A	SCALE: 1" = 200' GRAPHIC SCALE ON ORIGINAL DRAWING THIS SCALE INDICATES SCALES ACCORDINGLY.
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**CHW**  
Professional Consultants  
18001 Research Drive  
Alachua, FL 32310  
www.chw-inc.com  
352.331.1976  
est. 1988  
**FLORIDA**  
CA-5075

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**Application Package**  
**Table of Contents**

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Sketch and Legal Descriptions
- 5. Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
  - a. School Concurrency Form
  - b. Map Set

2000 FEB 01 10:50 AM BK 2274 PG 158

J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK1 Receipt#004706

By: J. K. Irby D.C.  
Doc Stamp-Deed: 0.70

This instrument was prepared by and to be returned to:

Gary D. Grunder  
Attorney at Law, P. A.  
1025-5A North Main Street  
High Springs, Florida 32643

Grantee S.S. No. [REDACTED] (Trust)  
Tax ID No. Part of 3046-000-000, part of 3047-001-000,  
3045-000-000, 3048-002-000, 3024-000-000

**WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S. WITH TRUST POWERS)**

This Indenture made January 28<sup>th</sup>, 2000 by

Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, GRANTOR, and

Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000 whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, GRANTEE.

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars 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:

Parcel 1: That part of the Northwest Quarter of Section 8, Township 8 South, Range 18 East, lying North of U.S. Highway 441, LESS AND EXCEPT the following nine (9) parcels of property:

Parcel a: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel b: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel c: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida; and

Parcel d: That property conveyed from Lillie Belle Jeffords to Martha K. Monaghan, Michael P. Monaghan, Barbara J. Lemley, Stephen J. Lemley, Janet M. Jeffords Schenck, Jon M. Schenck, Diane Jeffords-Lund and Donald Lund as recorded in O.R. Book 2270 at Page 757 and at O.R. Book 2271 at Page 1900 of the Public Records of Alachua County, Florida; and

Parcel e: That property described in that warranty deed from Frank G. Ingo, Sr. and Barbara H. Ingo to Marcella F. Wilkins as described in O.R. Book 2101 at Page 1397 of the Public Records of Alachua County, Florida; and

Parcel f: That property described in that warranty deed from Glen E. Hough to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1572 at Page 305 of the Public Records of Alachua County, Florida; and

Parcel g: That property described in that Quit-Claim Deed from Alachua County, Florida to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1765 at Page 2624 of the Public Records of Alachua County, Florida; and

Parcel h: That property described in that warranty deed from Lillie Belle Jeffords to Martha K. Monaghan as recorded in O.R. Book 1648 at Page 180 of the Public Records of Alachua County, Florida; and

Parcel i: That property described in that warranty deed from Lillie Belle Jeffords to Diane Sheldon as recorded in O.R. Book 1648 at Page 178 of the Public Records of Alachua County, Florida.

6

## WARRANTY DEED

PAGE 2

Parcel 2: The South One-Half of the Southwest One-Quarter of Section 5, Township 8 South, Range 18 East, LESS AND EXCEPT the following two (2) parcels of property:

Parcel a: That property described in that warranty deed from Lillie Belle Jeffords to Janet M. Schenck as recorded in O.R. Book 1648 at Page 184 of the Public Records of Alachua County, Florida; and

Parcel b: That property described in that warranty deed from Lillie Belle Jeffords to Barbara Ann Lemley as recorded in O.R. Book 1648 at Page 182 of the Public Records of Alachua County, Florida.

By this deed, Grantor conveys to Grantee any and all interest the Grantor has or might have in lands located in Sections 5 and 8 of Township 8 South, Range 18 East, Alachua County, Florida.

GRANTOR RESERVES A LIFE ESTATE IN AND TO THAT PROPERTY DESCRIBED AS THE NORTH ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALACHUA COUNTY TAX PARCEL NUMBER 3045-000-000.

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor Co-trustees shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Co-Trustee shall be Diane Jeffords-Lund. If any two of the above daughters cannot serve or continue to serve as Trustee, the successor Co-Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

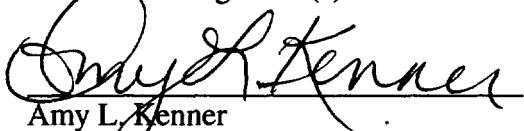
Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Witnesses to signature(s) of Lillie Belle Jeffords

  
Amy L. Kenner

  
Lillie Belle Jeffords

  
Sarah S. Nystrom

WARRANTY DEED

PAGE 3

STATE OF FLORIDA  
COUNTY OF ALACHUA

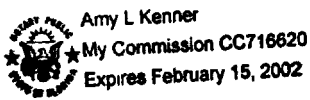
The foregoing instrument was acknowledged before me January 28, ~~19~~ <sup>2000</sup> by Lillie Belle Jeffords who

- (  ) is/are personally known to me.
- (  ) produced a current Florida driver's license as identification.
- (  ) produced \_\_\_\_\_ identification.

Amy L. Kenner  
Signature of Notary

My Commission Expires:  
4757

(SEAL)





# This Indenture,

*Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one*

Made this 31st day of December A. D. 19 86

Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua in the State of Florida  
party of the first part, and

BARBARA ANN LEMLEY  
Whose address is Rt. 13, Box 258, Lake City, FL 32055

of the County of Columbia in the State of Florida  
party of the second part,

RECORDED  
OFFICIAL RECORDS  
86 DEC 31 PM 2

**Witnesseth**, that the said party of the first part, for and in consideration of the sum of Ten Dollars and 00/100-----<sup>5</sup>Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

The Southwest Quarter (SW $\frac{1}{4}$ ) of the following described lands:

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5, FOR A POINT OF REFERENCE; THENCE NORTH 87° 18' 09" EAST, 50.02 FEET; THENCE NORTH 01° 53' 20" WEST, 630.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 53' 20" WEST, 697.11 FEET; THENCE NORTH 87° 18' 46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 02° 06' 32" EAST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 697.08 FEET; THENCE SOUTH 87° 18' 46" WEST, 1294.45 FEET TO THE POINT OF BEGINNING.

*SBJ*

DOC. ST. - AMT \$0.50  
A. CURTIS POWERS, Clerk of Circuit Court  
Alachua County - by *Janet Collins*

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*[Signature]*  
*[Signature]*

*Lillie Belle Jeffords*  
LILLIE BELLE JEFFORDS

State of Florida

County of Alachua

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

LILLIE BELLE JEFFORDS, single

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

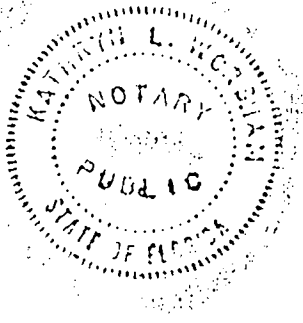
Witness my hand and official seal at Gainesville

County of Alachua, and State of Florida, this 31st day of December, A. D. 1986.

Notary Public, State of Florida  
My Commission Expires Oct. 28, 1989  
Bonded Thru Troy Fain - Insurance Inc.

*Kathryn L. Weathers*  
Notary Public

My Commission Expires \_\_\_\_\_



**Abstracted**

TO

Date

ABSTRACT OF DESCRIPTION

O.R. BOOK 1648 PAGE 183

MAIL TO A. Z. ADKINS, JR.  
P. O. BOX 1030  
GAINESVILLE, FLORIDA 32602

State 155  
Balance 9.00  

---

9.55

# This Indenture.

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 31st day of December

A. D. 1986

Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua in the State of Florida  
party of the first part, and

JANET MARIE SCHENCK  
Whose address is 615 Derbyshire Rd., Tallahassee, FL 32312  
of the County of Leon in the State of Florida  
party of the second part,

ALACHUA COUNTY FLORIDA  
RECORDED  
OFFICIAL RECORDS  
86 DEC 31 PM 2 45

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

DOC. ST. - AMT \$ 0.50  
A. CURTIS POWERS, Clerk of Circuit Court  
Alachua County - Fla

*Janet Schenck*

The Southwest Quarter (SW $\frac{1}{4}$ ) of the following described lands:

A PARCEL OF LAND LOCATED IN SECTIONS 5 AND 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5 FOR A POINT OF REFERENCE; THENCE NORTH 87° 18' 09" EAST, 50.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 53' 20" WEST, 630.32 FEET; THENCE NORTH 87° 18' 46" EAST, 1294.45 FEET; THENCE SOUTH 02° 06' 32" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 630.06 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 87° 18' 09" WEST, ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 30.00 FEET; THENCE SOUTH 01° 03' 49" EAST, 67.21 FEET; THENCE SOUTH 87° 18' 09" WEST, 1260.69 FEET; THENCE NORTH 06° 15' 45" WEST, 67.31 FEET TO THE POINT OF BEGINNING.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*A. Curtis Powers*  
*Richard L. Worsham*

*Lillie Belle Jeffords*  
LILLIE BELLE JEFFORDS  
BOOK 1648 PAGE 184



State of Florida

County of Alachua

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

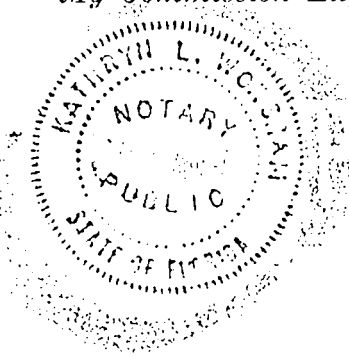
LILLIE BELLE JEFFORDS, single to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Gainesville County of Alachua, and State of Florida, this 31st day of December, A. D. 1986

Notary Public, State of Florida My Commission Expires Oct. 28, 1989 Bonded Thru Troy Fain - Insurance Inc

Kathryn L. Worsbom Notary Public

My Commission Expires \_\_\_\_\_



Abstracted

TO

Date

ABSTRACT OF DESCRIPTION

D.R. 1648 PAGE 185

State 1.55  
Lead 9.00  
5.55

MAIL TO A. Z. ADKINS, JR.  
P. O. BOX 1039  
GAINESVILLE, FLORIDA 32602

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1737708 1 PG  
2001 FEB 28 09:34 AM BK 2340 PG 235  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK3 Receipt#043966  
Doc. Stamp-Dues: \*0.70  
By: Seba MarEka D.C.

**WARRANTY DEED**

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:  
Gary D. Grunder  
Gary D. Grunder Attorney at Law, P. A.  
1025-5 North Main Street  
High Springs, Florida, 32643

Tax Parcel Number:  
03024-001-000

Grantee's Tax Identification Number:  
Barbara Ann Lemley / [REDACTED]

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Barbara Ann Lemley, whose post office address is 5 Fairway Dr., Lake City, Florida, 32055, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Alachua state of Florida, to wit:

**The South 1/2 of the Northwest 1/4 of the following described lands:**

A parcel of land located in Section 5, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Southwest corner of Section 5, for a point of reference; thence North 87 deg. 18 min. 09 sec. East, 50.02 feet; thence North 01 deg. 53 min. 20 sec. West, 630.32 feet to the point of beginning; thence continue North 01 deg. 53 min. 20 sec. West, 697.11 feet; thence North 87 deg. 18 min. 46 sec. East, along the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 1291.77 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence South 02 deg. 06 min. 32 sec. East along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 697.08 feet; thence South 87 deg. 18 min. 46 sec. West, 1294.45 feet to the point of beginning. Ⓞ

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

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:

Amy L. Kenner  
Witness: Print Name Amy L. Kenner

Lillie Belle Jeffords  
Lillie Belle Jeffords

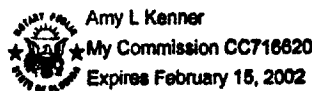
Steph S. Nystrom  
Witness: Print Name Steph S. Nystrom

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me Jan. 24, 2001 by Lillie Belle Jeffords who

- (  ) is personally known to me
- (  ) who has produced a valid Florida driver's license as identification
- (  ) who produced \_\_\_\_\_ as identification

Amy L. Kenner  
Notary Public at Large, State of Florida



(SEAL)  
5920c

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1737709 1 PG  
2001 FEB 28 09:34 AM BK 2340 PG 236  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK3 Receipt#043966  
Doc Stamp-Deed: .0.70  
By: Seda Starsha D.C.



**WARRANTY DEED**  
(STATUTORY FORM - SECTION 689.02, F.S.)  
This document prepared by and to be returned to:  
Gary D. Grunder  
Gary D. Grunder Attorney at Law, P. A.  
1025-5 North Main Street  
High Springs, Florida, 32643

Tax Parcel Number:  
03024-002-000

Grantee's Tax Identification Number:  
Janet Marie Schenck / [REDACTED]

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Janet Marie Schenck, whose post office address is 1496 Merrick Rd., Yardley, Pennsylvania, 19067, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Alachua state of Florida, to wit:

**The South 1/2 of the Northwest 1/4 of the following described lands:**

A parcel of land located in Sections 5 and 8, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Southwest corner of said Section 5 for a point of reference; thence North 87 deg. 18 min. 09 sec. East, 50.02 feet to the point of beginning; thence North 01 deg. 53 min. 20 sec. West, 630.32 feet; thence North 87 deg. 18 min. 46 min. East, 1294.45 feet; thence South 02 deg. 06 min. 32 sec. East, along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 630.06 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence South 87 deg. 18 min. 09 sec. West, along the South line of said Section 5, a distance of 30.00 feet; thence South 01 deg. 03 min. 49 sec. East, 67.21 feet; thence South 87 deg. 18 min. 09 sec. West, 1260.69 feet; thence North 06 deg. 15 min. 45 sec. West, 67.31 feet to the point of beginning *SN*

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

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:

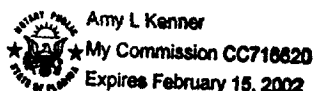
*Amy L. Kenner*  
Witness: Print Name Amy L. Kenner  
*Lillie Belle Jeffords*  
Lillie Belle Jeffords  
*Sarah S. Nisstrom*  
Witness: Print Name SARAH S. NISTRON

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me Jan 24, 2001 by Lillie Belle Jeffords who

- is personally known to me
- who has produced a valid Florida driver's license as identification
- who produced \_\_\_\_\_ as identification

*Amy L. Kenner*  
Notary Public at Large, State of Florida



(SEAL)  
5920b

This instrument prepared by:  
Annetta Beazlie  
P.O. Box FF  
Gainesville, FL 32602-3031

RECORDED  
OFFICIAL RECORDS

1990 MAR 19 A 10: 04

CLERK OF CIRCUIT  
COUNTY COURT  
ALACHUA COUNTY, FL

QUIT-CLAIM DEED

THIS DEED, made this 13 day of March,  
A.D., 1990, by ALACHUA COUNTY, FLORIDA, a Political Subdivision  
of the State of Florida, by its BOARD OF COUNTY COMMISSIONERS,  
party of the first part, and Michael P. Monaghan and Martha J.  
Monaghan, his wife, High Springs, Florida, party of the second  
part;

W I T N E S S E T H:

That the said party of the first part, for and in  
consideration of the sum of One Dollar (\$1.00) to it in hand paid  
by the party of the second part, receipt whereof is hereby  
acknowledged, has granted, bargained and sold unto the party of  
the second part, their successors and assigns forever, the  
following described land lying and being in Alachua County,  
Florida, to wit:

The Easterly 985.35 feet of the Westerly 1135.35 feet (as  
measured along the North right of way line) of the North 1/2 of  
the abandoned County Road NW-18A described below:

That portion of abandoned County Road NW-18A (also  
known as Old State Road No. 20) that runs from the East  
right of way line of County Road Nw 15 to the West line  
of a drainage easement as recorded in Deed Book 237  
page 337, of the public records of Alachua County,  
Florida. Said drainage easement runs parallel to the  
West line of Lots 6 and 7 of Oakmont Estates as  
recorded in Plat Book "E" page 64, of the public  
records of Alachua County, Florida.

The above County Road NW-18A (formerly known as Old State Road  
No. 20) was abandoned on July 9, 1985, by the Board of County  
Commissioners under Resolution No. 85-78 and recorded in O.R.  
Book 1597 page 2103, of the public records of Alachua County,  
FLorida.

IN WITNESS WHEREOF, the said party of the first part  
has caused these presents to be executed in its name by its Board  
of County Commissioners acting by the Chairman of said Board, the  
day and year first above-written.

Doc. St. Amt. \$ 0.55  
A. Curtis Powers, Clerk of Circuit Court  
Alachua County - By *Jan S. Wenter*

0999944

O.R. 1765 PG2624  
BK

ALACHUA COUNTY, FLORIDA

By: Kate Barnes  
Kate Barnes, Chairman  
Board of County Commissioners

ATTEST:

A. Curtis Powers  
A. Curtis Powers  
Clerk of the Circuit Court

(SEAL)

APPROVED AS TO FORM  
Mary G. Marshall  
Alachua County Attorney



# This Indenture.

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and /or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 31st day of December A. D. 19 86

## Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua in the State of Florida  
party of the first part, and

DIANE SHELDON  
Whose address is 7862 Director Drive, Baton Rouge, LA 70817

of the County of in the State of Louisiana  
party of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 \_\_\_\_\_ Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

The Southwest Quarter (SW $\frac{1}{4}$ ) of the following described lands:  
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 06° 15' 45" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 67.31 FEET; THENCE NORTH 87° 18' 09" EAST, 50.10 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87° 18' 09" EAST, 1260.69 FEET; THENCE SOUTH 01° 03' 49" EAST, 734.69 FEET; THENCE SOUTH 87° 18' 09" WEST, 1193.99 FEET; THENCE NORTH 06° 15' 45" WEST, 735.82 FEET TO THE POINT OF BEGINNING.

*SBJ*

DOC. ST. - AMT \$ 0.50  
A. CURTIS POWERS, Clerk of Circuit Court  
Alachua County - Fla

*Janet Collins*

ALACHUA COUNTY FL  
COURT

RECORDED  
OFFICIAL RECORDS  
86 DEC 31 PM 2 44

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*[Signature]*  
*[Signature]*

*Lillie Belle Jeffords*  
LILLIE BELLE JEFFORDS

817877

PREPARED BY A. Z. ADKINS, JR.  
P. O. BOX 1030  
GAINESVILLE, FLORIDA 32602

U.S. REG. 1648 PAGE 178

State of Florida

County of Alachua

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

LILLIE BELLE JEFFORDS, single

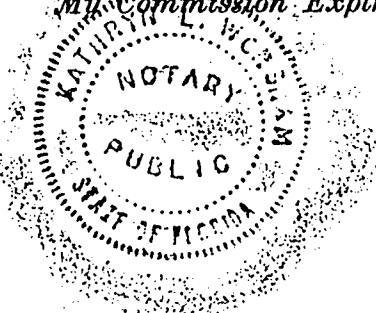
to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Gainesville County of Alachua, and State of Florida, this 31st day of December, A. D. 19 86

Notary Public, State of Florida My Commission Expires Oct. 28, 1989 Bonded Third Troy - Insurance Inc.

Kathryn S. Warshaw Notary Public

My Commission Expires



Inventory

TO

Date

ABSTRACT OF DESCRIPTION

D.R. BOOK 1648 PAGE 179

State .55  
Recd 500  
\$ 555

MAIL TO A. Z. ADAMS, JR.  
P. O. BOX 1030  
GAINESVILLE, FLORIDA 32602

# This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and / or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 31st day of December A. D. 1986

Between,

LILLIE BELLE JEFFORDS, single

of the County of Alachua in the State of Florida  
party of the first part, and

MARIHA KAY MONAGHAN  
Whose address is 4010 24th Avenue West, Bradenton, FL 33505

of the County of Manatee in the State of Florida  
party of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 \_\_\_\_\_ Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

The Southwest Quarter (SW $\frac{1}{4}$ ) of the following described lands:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 06° 15' 45" EAST ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 803.13 FEET; THENCE NORTH 87° 18' 09" EAST, 50.10 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 87° 18' 09" EAST, 1193.99 FEET; THENCE SOUTH 01° 03' 49" EAST, 778.48 FEET; THENCE SOUTH 87° 19' 35" WEST, 1123.34 FEET; THENCE NORTH 06° 15' 45" WEST, 779.20 FEET TO THE POINT OF BEGINNING.

*L.B.J.*

DOC. ST. AMT \$ 0.50  
A. CURTIS POWERS, Clerk of Circuit Court  
Alachua County - FL

*Janet Collins*

ALACHUA COUNTY FL  
CIRCUIT COURT

'86 DEC 31 PM 2 44

RECORDED  
OFFICIAL RECORDS

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*Janet Collins*  
*John A. Washburn*

*Lillie Belle Jeffords*  
LILLIE BELLE JEFFORDS

O.R. BOOK 1648 PAGE 180

817878

PREPARED BY A. Z. ADKINS, JR.  
P. O. BOX 1030  
GAINESVILLE, FLORIDA 32602



State of Florida

County of Alachua

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

LILLIE BELLE JEFFORDS, single

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

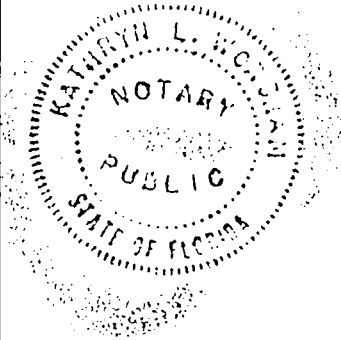
Witness my hand and official seal at Gainesville

County of Alachua, and State of Florida, this 31st day of December, A. D. 1986.

Notary Public, State of Florida  
My Commission Expires Oct. 28, 1989  
Fidelity & Union Trust Fund Insurance Inc.

My Commission Expires \_\_\_\_\_

*Kathryn L. Washburn*  
Notary Public



**Warranted True**

TO

Date

ABSTRACT OF DESCRIPTION

Vertical lines for abstract description

57072  
Rem'd 9.00  
155  
555

MAIL TO A. Z. ADVERTISING, INC.  
P. O. BOX 1509  
GAINESVILLE, FLORIDA 32602

2004 MAY 14 10:34 AM BK 2911 PG 1389

J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK18 Receipt#189758

**WARRANTY DEED**

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:

Gary D. Grunder  
Gary D. Grunder Attorney at Law, P. A.  
1025-5 North Main Street  
High Springs, Florida, 32643

Doc Stamp-Deed: 0.70

Tax Parcel Number:

03047-001-000

03046-000-000



2038028

THIS INDENTURE made this 1st day of May, 2004,

BETWEEN John M. Schenck and Janet M. Jeffords-Schenck, husband and wife, whose post office address is 0S291 South Mathewson Lane, Geneva, IL 60134, herein called Grantor, and

Lillie Belle Jeffords, a single person, as to a life estate with the remainder interest to Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Alachua state of Florida, to wit:

That part of the Northeast One-Quarter of the Southwest One-Quarter and the South three-quarters of the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 8 South, Range 18 East, lying North of the Northerly Right-of-way line of U.S. Highway 441

LESS AND EXCEPT the following three parcels of property:

Parcel 1: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel 2: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel 3: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida. *SN*

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

John M. Schenck is one and the same person as that Jon M. Schenck in that warranty deed recorded at Official Records Book 2270, Page 757 of the Public Records of Alachua County, Florida.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor trustee shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Trustee shall be Diane Jeffords-Lund. In the event that Diane Jeffords-Lund cannot serve or continue to serve as Trustee, the successor Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledge before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

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:

Camille Gruber  
Witness: Print Name CAMILLE GRUBER

John M. Schenck  
John M. Schenck

Kelly Pedersen  
Witness: Print Name KELLY PEDERSEN

Camille Gruber  
Witness: Print Name CAMILLE GRUBER

Janet M. Jeffords-Schenck  
Janet M. Jeffords-Schenck

Kelly Pedersen  
Witness: Print Name KELLY PEDERSEN

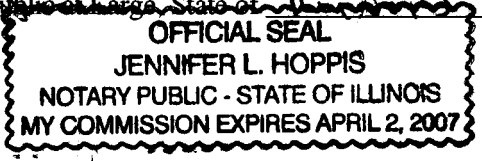
State of ILLINOIS  
County of KANE

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of MAY, 2004, by Janet M. Jeffords-Schenck who

- ( ) is personally known to me
- ( ) who has produced a valid Florida driver's license as identification
- who produced VALID IL DL as identification

Jennifer L. Hoppis  
Notary Public at Large, State of ILLINOIS

(SEAL)



State of ILLINOIS  
County of KANE

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of MAY, 2004, by John M. Schenck who

- ( ) is personally known to me
- ( ) who has produced a valid Florida driver's license as identification
- who produced VALID IL DL as identification

Jennifer L. Hoppis  
Notary Public at Large, State of ILLINOIS

(SEAL)

5920b



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1737711 1 PG  
2001 FEB 28 09:34 AM BK 2340 PG 238  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK3 Receipt#043966  
Doc Stamp-Deed: 0.70  
By: Seba Mar Eka D.C.

**WARRANTY DEED**

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:

Gary D. Grunder  
Gary D. Grunder Attorney at Law, P. A.  
1025-5 North Main Street  
High Springs, Florida, 32643

Tax Parcel Number:  
03047-001-002

Grantee's Tax Identification Number:  
Martha Kay Monaghan / 267-82-5604

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Martha Kay Monaghan, whose post office address is 10102 Cherry Hills Ave. Cir., Bradenton, Florida, 34202, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Alachua state of Florida, to wit:

**The South 1/2 of the Northwest 1/4 of the following described lands:**

A parcel of land located in Section 8, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Northwest corner of said Section 8, for a point of reference; thence run South 06 deg. 15 min. 45 sec. East along the west line of said Section 8, a distance of 803.13 feet; thence North 87 deg. 18 min. 09 sec. East, 50.10 feet to the point of beginning. Thence continue North 87 deg. 18 min. 09 sec. East, 1193.99 feet; thence South 01 deg. 03 min. 49 sec. East, 778.48 feet; thence South 87 deg. 19 min. 35 sec. West, 1123.34 feet; thence North 06 deg. 15 min. 45 sec. West, 779.20 feet to the point of beginning. ☉

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

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:

Amy L. Kenner  
Witness: Print Name Amy L. Kenner

Lillie Belle Jeffords  
Lillie Belle Jeffords

SABA J. NYSTROM  
Witness: Print Name SABA J. NYSTROM

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me Jan. 24, 2001 by Lillie Belle Jeffords who

- is personally known to me
- who has produced a valid Florida driver's license as identification
- who produced \_\_\_\_\_ as identification

Amy L. Kenner  
Notary Public at Large, State of Florida

Amy L. Kenner  
My Commission CC716620  
Expires February 15, 2002

(SEAL)  
5920

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1737710 1 PG  
2001 FEB 28 09:34 AM BK 2340 PG 237  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK3 Receipt#043966  
Doc. Stamp-Deed: 0.70  
By: Diane Sheldon D.C.

**WARRANTY DEED**

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:

Gary D. Grunder  
Gary D. Grunder Attorney at Law, P. A.  
1025-5 North Main Street  
High Springs, Florida, 32643

Tax Parcel Number:  
03047-001-001

Grantee's Tax Identification Number:  
Diane Jeffords-Lund / [REDACTED]

THIS INDENTURE made January 24, 2001,

BETWEEN Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, herein called Grantor, and

Diane Jeffords-Lund, whose post office address is 2115 Bouquet Ct., Apt. 204, Orlando, Florida, 32804, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Alachua state of Florida, to wit:

**The South 1/2 of the Northwest 1/4 of the following described lands:**

A parcel of land located in Section 8, Township 8 South, Range 18 East, more particularly described as follows:

Commence at the Northwest corner of said Section 8, for a point of reference; thence run South 06 deg. 15 min. 45 sec. East, along the West line of said Section 8, a distance of 67.31 feet; thence North 87 deg. 18 min. 09 sec. East, 50.10 feet, to the point of beginning; thence continue North 87 deg. 18 min. 09 sec. East, 1260.69 feet; thence South 01 deg. 03 min. 49 sec. East, 734.69 feet; thence South 87 deg. 18 min. 09 sec. West, 1193.99 feet; thence North 06 deg. 15 min. 45 sec. West, 735.82 feet to the point of beginning. ☉

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

Diane Jeffords-Lund, f/k/a Diane Sheldon. The Grantee is the same Grantee in that Warranty Deed recorded at Official Records Book 1648 at Page 178 of the Public Records of Alachua County, Florida

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

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:

Amy L. Kenner  
Witness: Print Name Amy L. Kenner  
Diane S. Nystrom  
Witness: Print Name Diane S. Nystrom


Lillie Belle Jeffords  
Lillie Belle Jeffords

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me Jan. 24, 2001 by Lillie Belle Jeffords who

- is personally known to me
- who has produced a valid Florida driver's license as identification
- who produced \_\_\_\_\_ as identification

Amy L. Kenner  
Notary Public at Large, State of Florida

 Amy L. Kenner  
My Commission CC716620  
Expires February 15, 2002

(SEAL)  
5920a



## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:14:37 PM

Printer Friendly Page

Parcel: 03024-000-000 [GIS Map](#)

Taxpayer: JEFFORDS, LILLIE BELLE TRUSTEE Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062 9-1-1 Address: Sec-Twn-Rng: 05-08-18 Property Use: 06100 - Grzgsol Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: S1/4 LESS E 50 FT R/W OR 1015/52-59 LESS W 50 FT R/W PER OR 1348/766 (LESS COM SE COR S 87 DEG W 50.09 FT TO W R/W SR 235A POB S 87 DEG W 2957.85 FT N 2 DEG W 1326.85 FT N 87 DEG E 2868.04 FT TO W R/W SR 235A S 6 DEG E ALG R/W 1328.81 FT TO POB PER OR 1670/2710)(LESS THE SW 1/4 OF THE FOLLOWING DESC:COM SW COR SEC E 50 FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 FT W 1260.69 FT N 67.31 FT POB PER OR 1648/184)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW COR SEC E 50.02 FT N 630.32 FT POB N 697.11 FT E 1291.77 FT S 697.08 FT W 1294.45 FT POB PER OR 1648/182)ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0236) ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0235) OR 2274/0158
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2016	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2015	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2014	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2013	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2012	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2011	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2010	Grzgsol Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2009	Grzgsol Class2	7100	147500	0	0	147500	0	7100	7100	0	0	7100	7100

2008	Grzgsoil Class2	7100	147500	0	0	147500	0	7100	0	0	0	7100	0
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Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Pasture 2	A		Acre	50.86

Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

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## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:15:42 PM ' '

Printer Friendly Page

Parcel: 03024-001-000 [GIS Map](#)

Taxpayer: LEMLEY, BARBARA ANN Mailing: 393 NW FAIRWAY DR LAKE CITY, FL 32055 9-1-1 Address: Sec-Twn-Rng: 05-08-18 Property Use: 05200 - Cropsoil Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE SW1/4 OF THE FOLLOWING DESC: COM SW COR E 50.02 FT N 630.32 FT TO POB N 697.11 FT E 1291.77 FT S 697.08 FT W 1294.45 FT TO POB OR 1648/0182
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Cropsoil Class2	1400	18600	0	0	18600	0	1400	1400	0	0	1400	1400
2016	Cropsoil Class2	1400	18600	0	0	18600	0	1400	1400	0	0	1400	1400
2015	Cropsoil Class2	1400	18600	0	0	18600	0	1400	1400	0	0	1400	1400
2014	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2013	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2012	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2011	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2010	Cropsoil Class2	1100	18600	0	0	18600	0	1100	1100	0	0	1100	1100
2009	Cropsoil Class2	1000	18600	0	0	18600	0	1000	1000	0	0	1000	1000
2008	Cropsoil Class2	1000	18600	0	0	18600	0	1000	0	0	0	1000	0

Land



<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Cropland 2	A		Acre	5.16

Sale  
 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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp.</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
12/01/1986	100	V	U	1648	182	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/27/2018 at 1:16:28 PM

Printer Friendly Page

Parcel: 03024-002-000 [GIS Map](#)

Taxpayer: SCHENCK, JANET M Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062-8725 9-1-1 Address: Sec-Twn-Rng: 05-08-18 Property Use: 05200 - Cropsoil Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE SW1/4 OF THE FOLLOWING DESC: COM SW COR SEC E 50 FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 FT W 1260.69 FT N 67.31 FT POB (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 1648/184
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Cropsoil Class2	1400	18400	0	0	18400	0	1400	1400	0	0	1400	1400
2016	Cropsoil Class2	1400	18400	0	0	18400	0	1400	1400	0	0	1400	1400
2015	Cropsoil Class2	1400	18400	0	0	18400	0	1400	1400	0	0	1400	1400
2014	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2013	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2012	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2011	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2010	Cropsoil Class2	1100	18400	0	0	18400	0	1100	1100	0	0	1100	1100
2009	Cropsoil Class2	1000	18400	0	0	18400	0	1000	1000	0	0	1000	1000
2008	Cropsoil Class2	1000	18400	0	0	18400	0	1000	0	0	0	1000	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Cropland 2	A		Acre	5.11

Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
12/01/1986	100	V	U	1648	184	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:17:05 PM '

Printer Friendly Page

Parcel: 03024-003-000 [GIS Map](#)

Taxpayer: LEMLEY, BARBARA ANN Mailing: 393 NW FAIRWAY DR LAKE CITY, FL 32055 9-1-1 Address: Sec-Twn-Rng: 05-08-18 Property Use: 06100 - Grzgsoil Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT N 01 DEG 53 MIN 20 SEC W 630.32 FT POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87 DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN 32 SEC E 697.08 FT S 87 DEG 18 MIN 46 SEC W 1294.45 FT POB DEED APPEARS IN ERROR PER OR 2340/0235
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2016	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2015	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2014	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2013	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2012	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2011	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2010	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2009	Grzgsoil Class2	400	12900	0	0	12900	0	400	400	0	0	400	400
2008	Grzgsoil Class2	400	12900	0	0	12900	0	400	0	0	0	400	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Pasture 2	A		Acre	2.58

## Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
01/24/2001	100	V	U	2340	235	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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352-374-5278



## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:17:38 PM '

Printer Friendly Page

Parcel: 03024-004-000 [GIS Map](#)

Taxpayer: SCHENCK, JANET M Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062-8725 9-1-1 Address: Sec-Twn-Rng: 05-08-18 Property Use: 06100 - Grzgsol Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT POB N 01 DEG 53 MIN 20 SEC W 630.32 FT N 87 DEG 18 MIN 46 MIN E 1294.45 FT S 02 DEG 06 MIN 32 SEC E 630.06 FT S 87 DEG 18 MIN 09 SEC W 30 FT S 01 DEG 03 MIN 49 SEC E 67.21 FT S 87 DEG 18 MIN 09 SEC W 1260.09 FT N 06 DEG 15 MIN 45 SEC W 67.31 FT POB DEED APPEARS IN ERROR PER OR 2340/0236
---	--

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2016	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2015	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2014	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2013	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2012	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2011	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2010	Grzgsol Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2009	Grzgsol Class2	300	11700	0	0	11700	0	300	300	0	0	300	300
2008	Grzgsol Class2	300	11700	0	0	11700	0	300	0	0	0	300	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Pasture 2	A		Acre	2.34

## Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
01/24/2001	100	V	U	2340	236	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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### Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:18:27 PM ' '

Printer Friendly Page

Parcel: 03045-000-000 [GIS Map](#)

Taxpayer: MONAGHAN & SCHENCK TRUSTEES Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062 9-1-1 Address: 16615 NW US HWY 441 ALACHUA Sec-Twn-Rng: 08-08-18 Property Use: 06100 - Grzsoil Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: N1/4 OF SE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158
--	---

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzsoil Class2	5000	36000	114000	20400	170400	11720	127680	139400	0	0	127680	139400
2016	Grzsoil Class2	5000	36000	90800	20400	147200	0	116200	116200	0	0	116200	116200
2015	Grzsoil Class2	5000	36000	92900	20400	149300	0	118300	118300	0	0	118300	118300
2014	Grzsoil Class2	5000	36000	93500	20400	149900	0	118900	118900	0	0	118900	118900
2013	Grzsoil Class2	5000	36000	95600	20400	152000	0	121000	121000	0	0	121000	121000
2012	Grzsoil Class2	5000	36000	97700	20400	154100	0	123100	123100	0	0	123100	123100
2011	Grzsoil Class2	5000	36000	103400	20400	159800	0	128800	128800	0	0	128800	128800
2010	Grzsoil Class2	5000	36000	114900	20400	171300	0	140300	140300	0	0	140300	140300
2009	Grzsoil Class2	4900	36000	142500	20400	198900	0	167800	167800	0	0	167800	167800
2008	Grzsoil Class2	4900	36000	151500	20400	207900	0	176800	0	0	0	176800	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	9
SFR Acreage			Acre	1

Building

<a href="#">Actual Year Built</a>	1962	
<a href="#">Effective Year Built</a>	1962	
<a href="#">Building Quality</a>	Average	
<a href="#">Building Style</a>	01	
<a href="#">Building Use</a>	0100 - Single Family	
<a href="#">Bed rooms</a>	4	
<a href="#">Baths</a>	2.5	
<a href="#">Stories</a>	1.0	
<a href="#">Exterior Wall 1</a>	Concrete Block	
<a href="#">Exterior Wall 2</a>	N/A	
<a href="#">Interior Wall 1</a>	Drywall	
<a href="#">Interior Wall 2</a>	N/A	
<a href="#">Floor Cover 1</a>	Terrazzo	
<a href="#">Floor Cover 2</a>	Vinyl Tile	
<a href="#">Roof Cover</a>	Asphalt	
<a href="#">Roof Structure</a>	Gable/Hip	
<a href="#">AC</a>	Central	
<a href="#">Heating Type</a>	Forced - No Dt	
<a href="#">Heating System</a>	Gas	
<a href="#">Total Square Feet</a>	3766	
<a href="#">Heated Square Feet</a>	3532	
-----	-----	
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-	-----	



	----- ----- ----- -----
<a href="#">Area Type</a>	<a href="#">Square Footage</a>
BAS (BASE AREA)	2746
FEP (FINISHED ENCL PORCH)	786
FOP (FINISHED OPEN PORCH)	234

Miscellaneous

<a href="#">Description</a>	Unit Type	Units
0800 - Drive/Walk	SF	5571
0959 - FP 2	UNITS	1
0222 - Barn 2	SF	2600
1601 - OP 1	SF	350
1643 - Patio 3	SF	504
2480 - Wood Stove	UNITS	1
2221 - Stg 1	SF	220

Sale  
 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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.



Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:19:17 PM ' '

Printer Friendly Page

Parcel: 03046-000-000 [GIS Map](#)

Taxpayer: JEFFORDS, LILLIE BELLE TRUSTEE Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062 9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06500 - Grzgsol Class6 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: S1/2 OF NW1/4 S OF OLD SR 20 AND SW1/4 N/LY OF RR LESS SR 20 LESS COUNTY RD NW 15) ALSO N/LY 100 FT OF ABANDONED RR PER OR 767/366) & LESS THAT PART OF E1/2 OF SW1/4 LYING S OF US 441 PER OR 886/144 OR 1015/52-59) LESS W 50 FT R/W LYING BETWEEN NEW SR 25 & OLD SR 25 LESS THAT PART LYING S OF US 441) LESS ELY 210 FT PER OR 1283/409) LESS ABND R.W PER OR 2138/0286) LESS NE 1/4 OF SW1/4 & SE1/4 OF NW1/4 ALL LYING BETWEEN OLD SR-20 & US 441 LESS ELY 210 FT M/L PER OR 2270/757 & OR 2271/1900) OR 2274/158 ALSO R/W PER RES 85-78 OR 1597/2103 OR 1765/2622
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsol Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2016	Grzgsol Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2015	Grzgsol Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2014	Grzgsol Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2013	Grzgsol Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2012	Grzgsol Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2011	Grzgsol Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2010	Grzgsol Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2009	Grzgsol Class6	3400	58300	0	0	58300	0	3400	3400	0	0	3400	3400
2008	Grzgsol Class6	3400	58300	0	0	58300	0	3400	0	0	0	3400	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Hay	A		Acre	9.72

Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
01/28/2000	100	I	U	2274	158	MS	<a href="#">Official Public Record</a>
01/12/2000	100	V	U	2271	1900	MS	<a href="#">Official Public Record</a>
12/31/1999	100	V	U	2270	757	MS	<a href="#">Official Public Record</a>
03/13/1990	100	V	U	1765	2622	QD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:19:59 PM ' '

Printer Friendly Page

Parcel: 03046-005-000 [GIS Map](#)

Taxpayer: JEFFORDS, LILLIE BELLE LIFE ES Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062 9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06500 - Grzgsol Class6 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: NE1/4 OF SW1/4 & SE1/4 OF NW1/4 LYING N OF US 441 AND S OF C/L OF OLD SR 20 LESS THE ELY 210 FT (LESS MINERAL RIGHTS) OR 2270/757 & OR 2271/1900 & OR 2911/1395
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	<a href="#">Property Use</a>	<a href="#">Land Value</a>	<a href="#">Land Just Value</a>	<a href="#">Building Value</a>	<a href="#">Misc Value</a>	<a href="#">Total Just Value</a>	<a href="#">Deferred Value</a>	<a href="#">County Assessed</a>	<a href="#">School Assessed</a>	<a href="#">County Exempt</a>	<a href="#">School Exempt</a>	<a href="#">County Taxable</a>	<a href="#">School Taxable</a>
2017	Grzgsol Class6	3100	85200	0	0	85200	0	3100	3100	0	0	3100	3100
2016	Grzgsol Class6	3100	85200	0	0	85200	0	3100	3100	0	0	3100	3100
2015	Grzgsol Class6	3100	85200	0	0	85200	0	3100	3100	0	0	3100	3100
2014	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2013	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2012	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2011	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2010	Grzgsol Class6	2900	85200	0	0	85200	0	2900	2900	0	0	2900	2900
2009	Grzgsol Class6	3000	85200	0	0	85200	0	3000	3000	0	0	3000	3000
2008	Grzgsol Class6	3000	85200	0	0	85200	0	3000	0	0	0	3000	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Hay			Acre	8.52

Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
05/01/2004	100	V	U	2911	1389	MS	<a href="#">Official Public Record</a>
03/19/2004	100	V	U	2911	1395	MS	<a href="#">Official Public Record</a>
02/19/2004	100	V	U	2911	1393	MS	<a href="#">Official Public Record</a>
02/18/2004	100	V	U	2911	1391	MS	<a href="#">Official Public Record</a>
01/12/2000	100	V	U	2271	1900	MS	<a href="#">Official Public Record</a>
12/31/1999	100	V	U	2270	757	MS	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:20:48 PM '

Printer Friendly Page

Parcel: 03047-000-000 [GIS Map](#)

Taxpayer: MONAGHAN, M P & MARTHA Mailing: 10102 CHERRY HILLS AVENUE CIR BRADENTON, FL 34202-4064  9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06100 - Grzsoil Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: COM WHERE W LINE OF SECTION INTERSECTS N R/W OF OLD SR 20 RUN N 236.64 FT S 87 DEG E 1173.44 FT S 573.52 FT TO N R/W OLD SR 20 NW ALONG R/W TO POB OR 835/152 & OR 888/524-26 OR 925/851 LESS W 50 FT R/W PER OR 1348/753 & LESS OR 1386/971 OR 1572/305 ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1765/2624
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2016	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2015	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2014	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2013	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2012	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2011	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2010	Grzsoil Class2	1600	37900	0	1100	39000	0	2700	2700	0	0	2700	2700
2009	Grzsoil Class2	1500	37900	0	1100	39000	0	2600	2600	0	0	2600	2600
2008	Grzsoil Class2	1500	37900	0	1100	39000	0	2600	0	0	0	2600	0

## Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Pasture 2	A		Acre	10.54

## Miscellaneous

<a href="#">Description</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
2400 - Well	UNITS	1

## Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp.</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
03/13/1990	100	I	U	1765	2624	QD	<a href="#">Official Public Record</a>
08/01/1984	35600	V	Q	1572	305	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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352-374-5278



### Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:21:58 PM ' '

Printer Friendly Page

Parcel: 03047-001-000 [GIS Map](#)

<p>Taxpayer: JEFFORDS, LILLIE BELLE TRUSTEE</p> <p>Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062</p> <p>9-1-1 Address:</p> <p>Sec-Twn-Rng: 08-08-18</p> <p>Property Use: 06500 - Grzgsoil Class6</p> <p>Tax Jurisdiction: Alachua 1700</p> <p>Area: 8-18 Rural</p> <p>Subdivision: Placeholder</p>	<p>Legal: NW1/4 OF NW1/4 &amp; SE1/4 OF NW1/4 LYING N OF OLD SR-20 LESS N 10 ACRES &amp; SW1/4 OF NW1/4 LYING N OF OLD SR 20 LESS W 1173.44 FT MEAS ON N/L OF S 572.81 FT MEAS ON E/L OR 246/238 &amp; 888/524 OR 1015/52-59 LESS W 50 FT R/W AS PER OR 1348/766 ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER OR 1765/2622(LESS THE SW 1/4 OF THE FOLLOWING:COM NW COR SEC S 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N 735.82 FT POB PER OR 1648/178)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB PER OR 1648/180)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW COR SEC 5 E 50 FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 FT W 1260.69 FT N 67.31 FT POB PER OR 1648/184)(LESS ABND R/W PER OR 2138/286)(LESS THE SE1/4 OF THE NW1/4 LYING N OF OLD SR 20 LESS THE N1/4 PER OR 2270/757 &amp; OR 2271/1900)ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0237) ALSO LESS THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0238) (LESS MINERAL RIGHTS OR 1033/284 &amp; 2609/412) OR 1765/2632 &amp; 2274/158</p>
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Year	Property Use	Land Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Grzgsoil Class6	10200	93800	0	0	93800	0	10200	10200	0	0	10200	10200
2016	Grzgsoil Class6	10200	93800	0	0	93800	0	10200	10200	0	0	10200	10200
2015	Grzgsoil Class6	10200	93800	0	0	93800	0	10200	10200	0	0	10200	10200
2014	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2013	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900



2012	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2011	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2010	Grzgsoil Class6	8900	93800	0	0	93800	0	8900	8900	0	0	8900	8900
2009	Grzgsoil Class6	8600	93800	0	0	93800	0	8600	8600	0	0	8600	8600
2008	Grzgsoil Class6	8600	93800	0	0	93800	0	8600	0	0	0	8600	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Hay	A		Acre	14.67
Cropland 2			Acre	17.68

Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
01/28/2000	100	I	U	2274	158	MS	<a href="#">Official Public Record</a>
03/13/1990	100	V	U	1765	2622	QD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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352-374-5278





## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:22:37 PM '

Printer Friendly Page

Parcel: 03047-001-001 [GIS Map](#)

Taxpayer: WHITE, DIANE Mailing: 375 TIMBERWOOD TRAIL OVIEDO, FL 32765-8999 9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06100 - Grzgsoil Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE SW1/4 OF THE FOLLOWING DESC:COM NW COR OF SEC S 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N 735.82 FT POB (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 1648/178
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2016	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2015	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2014	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2013	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2012	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2011	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2010	Grzgsoil Class2	800	19100	0	0	19100	0	800	800	0	0	800	800
2009	Grzgsoil Class2	700	19100	0	0	19100	0	700	700	0	0	700	700
2008	Grzgsoil Class2	700	19100	0	0	19100	0	700	0	0	0	700	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Pasture 2	A		Acre	5.31

Sale  
 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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp.</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
12/01/1986	100	V	U	1648	178	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

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 352-374-5278



## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:23:08 PM '

Printer Friendly Page

Parcel: 03047-001-002 [GIS Map](#)

Taxpayer: MONAGHAN, MARTHA K Mailing: 10102 CHERRY HILLS AVENUE CIR BRADENTON, FL 34202-4064  9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06500 - Grzgsoil Class6  Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1648/180
--	--

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2016	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2015	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2014	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2013	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2012	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2011	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2010	Grzgsoil Class6	1800	19200	0	0	19200	0	1800	1800	0	0	1800	1800
2009	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	1900	0	0	1900	1900
2008	Grzgsoil Class6	1900	19200	0	0	19200	0	1900	0	0	0	1900	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Hay	A		Acre	5.33

**Sale**  
 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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp.</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
12/01/1986	100	V	U	1648	180	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:23:52 PM ' '

Printer Friendly Page

Parcel: 03047-001-003 [GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE LIFE ES	Legal:	THE SE1/4 OF THE NW1/4 LYING N OF C/L OF OLD SR 20 LESS THE N 1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 2270/757 & 2271/1900 & OR 2911/1389
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
9-1-1 Address:			
Sec-Twn-Rng:	08-08-18		
Property Use:	06500 - Grzgsol Class6		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsol Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2016	Grzgsol Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2015	Grzgsol Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2014	Grzgsol Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2013	Grzgsol Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2012	Grzgsol Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2011	Grzgsol Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2010	Grzgsol Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2009	Grzgsol Class6	8300	68900	0	0	68900	0	8300	8300	0	0	8300	8300
2008	Grzgsol Class6	8300	68900	0	0	68900	0	8300	0	0	0	8300	0

## Land

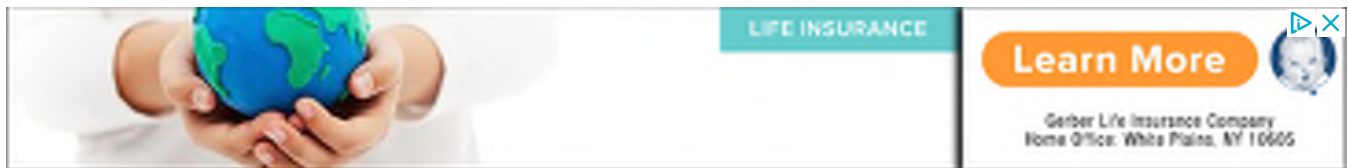
<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Hay	A		Acre	23.77

## Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp.</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
05/01/2004	100	V	U	2911	1389	MS	<a href="#">Official Public Record</a>
03/19/2004	100	V	U	2911	1395	MS	<a href="#">Official Public Record</a>
02/18/2004	100	V	U	2911	1393	MS	<a href="#">Official Public Record</a>
02/18/2004	100	V	U	2911	1391	MS	<a href="#">Official Public Record</a>
01/12/2000	100	V	U	2271	1900	MS	<a href="#">Official Public Record</a>
12/31/1999	100	V	U	2270	757	MS	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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## Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:24:27 PM ' '

Printer Friendly Page

Parcel: 03047-001-004 [GIS Map](#)

Taxpayer: MONAGHAN, MARTHA KAY Mailing: 10102 CHERRY HILLS AVE CIR BRADENTON, FL 34202  9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06500 - Grzgsol Class6 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE S1/2 OF THE N1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 803.13 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1193.99 FT S 01 DEG 03 MIN 49 SEC E 778.48 FT S 87 DEG 19 MIN 35 SEC W 1123.34 FT N 06 DEG 15 MIN 45 SEC W 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) DEED APPEARS IN ERROR PER OR 2340/238
--	--

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsol Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2016	Grzgsol Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2015	Grzgsol Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2014	Grzgsol Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2013	Grzgsol Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2012	Grzgsol Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2011	Grzgsol Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2010	Grzgsol Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2009	Grzgsol Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2008	Grzgsol Class6	900	13400	0	0	13400	0	900	0	0	0	900	0



## Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Hay	A		Acre	2.67

## Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
01/24/2001	100	V	U	2340	238	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:25:05 PM ' '

Printer Friendly Page

Parcel: 03047-001-005 [GIS Map](#)

Taxpayer: WHITE, DIANE Mailing: 375 TIMBERWOOD TRAIL OVIEDO, FL 32765 9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06500 - Grzgsol Class6 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN 09 SEC W 1193.99 FT N 06 DEG 15 MIN 45 SEC W 735.82 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 2340/237
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	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferr ed</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Grzgsol Class6	1000	13300	0	0	13300	0	1000	1000	0	0	1000	1000
2016	Grzgsol Class6	1000	13300	0	0	13300	0	1000	1000	0	0	1000	1000
2015	Grzgsol Class6	1000	13300	0	0	13300	0	1000	1000	0	0	1000	1000
2014	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2013	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2012	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2011	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2010	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2009	Grzgsol Class6	900	13300	0	0	13300	0	900	900	0	0	900	900
2008	Grzgsol Class6	900	13300	0	0	13300	0	900	0	0	0	900	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Hay	A		Acre	2.66

Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
01/24/2001	100	V	U	2340	237	WD	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



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Property Search Results

The data displayed is the most current data available to the Property Appraiser .

Search Date: 3/27/2018 at 1:25:46 PM ' '

Printer Friendly Page

Parcel: 03048-002-000 [GIS Map](#)

Taxpayer: JEFFORDS, LILLIE BELLE TRUSTEE Mailing: 2910 LASSITER MANOR DR MARIETTA, GA 30062  9-1-1 Address: Sec-Twn-Rng: 08-08-18 Property Use: 06100 - Grzgsol Class2 Tax Jurisdiction: Alachua 1700 Area: 8-18 Rural Subdivision: Placeholder	Legal: NE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158
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	<a href="#">Property Use</a>	<a href="#">Land Value</a>	<a href="#">Land Just Value</a>	<a href="#">Building Value</a>	<a href="#">Misc Value</a>	<a href="#">Total Just Value</a>	<a href="#">Deferred Value</a>	<a href="#">County Assessed</a>	<a href="#">School Assessed</a>	<a href="#">County Exempt</a>	<a href="#">School Exempt</a>	<a href="#">County Taxable</a>	<a href="#">School Taxable</a>
2017	Grzgsol Class2	6200	119200	0	1200	120400	0	7400	7400	0	0	7400	7400
2016	Grzgsol Class2	6200	119200	0	1300	120500	90	7410	7500	0	0	7410	7500
2015	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2014	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2013	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2012	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2011	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2010	Grzgsol Class2	6200	119200	0	1100	120300	0	7300	7300	0	0	7300	7300
2009	Grzgsol Class2	5800	119200	0	1100	120300	0	6900	6900	0	0	6900	6900
2008	Grzgsol Class2	5800	119200	0	1100	120300	0	6900	0	0	0	6900	0

Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Pasture 2	A		Acre	41.12

Miscellaneous

<a href="#">Description</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
2400 - Well	UNITS	1

Sale

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.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp.</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
01/28/2000	100	I	U	2274	158	MS	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03024 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2017-11-08 \$168.88  
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062  
Situs: Unassigned Location RE

Account number : 03024 000 000  
Alternate Key : 1011051  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 7,600  
School assessed value : 7,600  
Unimproved land value : 7,600

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$175.92  
Non-ad valorem : \$0.00  
Total Discountable : 175.92  
No Discount NA VA: 0.00  
Total tax :

Legal description

S1/4 LESS E 50 FT R/W OR 1015/52-59 LESS W 50 FT R/W PER OR 1348/766 (LESS COM SE COR S 87 DEG W 50.09 FT TO W R/W SR 235A - POB S 87 DEG W 2957.85 FT N 2 DEG W 1326.85 FT N 87 DEG E 2868.04 FT TO W R/W SR 235A S 6 DEG E ALG R/W 1328.81 - FT TO POB PER OR 1670/2710)(LESS THE SW 1/4 OF THE FOLLOWING DESC:COM SW COR SEC E 50 FT POB N 630.32 FT E 1294.45 FT S - 630.06 FT W 30 FT S 67.21 FT W 1260.69 FT N 67.31 FT POB PER OR 1648/184)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW - COR SEC E 50.02 FT N 630.32 FT POB N 697.11 FT E 1291.77 FT S 697.08 FT W 1294.45 FT POB PER OR 1648/182)ALSO LESS - THE S1/2 OF THE NW1/4 OF THE PRECEDING DESC PER OR 2340/0236) ALSO LESS THE S1/2 OF Location

Book, page, item : 2274-158-  
Geo number : 05-08-18-03024000000  
Range : 18  
Township : 08  
Section : 05  
Neighborhood : 233200.00  
Use code : 06100  
Total acres : 50.860





2017 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #03024 001 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-02-22 \$32.09  
Receipt # 17-0112832

Owner: LEMLEY, BARBARA ANN  
393 NW FAIRWAY DR  
LAKE CITY, FL 32055  
Situs: Unassigned Location RE

Account number : 03024 001 000  
Alternate Key : 1011052  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 1,400  
School assessed value : 1,400  
Unimproved land value : 1,400

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$32.41  
Non-ad valorem : \$0.00  
Total Discountable : 32.41  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC: COM SW COR E 50.02 FT N 630.32 FT TO POB N 697.11 FT E 1291.77 FT S 697.08 FT W - 1294.45 FT TO POB OR 1648/0182

Location

Book, page, item : 1648-182-  
Geo number : 05-08-18-03024001000  
Range : 18  
Township : 08  
Section : 05  
Neighborhood : 233200.00  
Use code : 05200  
Total acres : 5.160





2017 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #03024 002 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-11-10 \$31.11  
Receipt # 17-0011295

Owner: SCHENCK, JANET M  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062-8725  
Situs: Unassigned Location RE

Account number : 03024 002 000  
Alternate Key : 1011053  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 1,400  
School assessed value : 1,400  
Unimproved land value : 1,400

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$32.41  
Non-ad valorem : \$0.00  
Total Discountable : 32.41  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC: COM SW COR SEC E 50 FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 - FT W 1260.69 FT N 67.31 FT POB (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 1648/184

Location

Book, page, item : 1648-184-  
Geo number : 05-08-18-03024002000  
Range : 18  
Township : 08  
Section : 05  
Neighborhood : 233200.00  
Use code : 05200  
Total acres : 5.110





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03024 003 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-02-22 \$9.18  
Receipt # 17-0112832

Owner: LEMLEY, BARBARA ANN  
393 NW FAIRWAY DR  
LAKE CITY, FL 32055  
Situs: Unassigned Location RE

Account number : 03024 003 000  
Alternate Key : 1011054  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 400  
School assessed value : 400  
Unimproved land value : 400

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$9.27  
Non-ad valorem : \$0.00  
Total Discountable : 9.27  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT N 01 DEG 53 MIN 20 SEC W - 630.32 FT POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87 DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN 32 SEC E - 697.08 FT S 87 DEG 18 MIN 46 SEC W 1294.45 FT POB DEED APPEARS IN ERROR PER OR 2340/0235

Location

Book, page, item : 2340-235-  
Geo number : 05-08-18-03024003000  
Range: 18  
Township : 08  
Section : 05  
Neighborhood : 233200.00  
Use code : 06100  
Total acres : 2.580







2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03024 004 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-11-10 \$8.90  
Receipt # 17-0011295

Owner: SCHENCK, JANET M  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062-8725  
Situs: Unassigned Location RE

Account number : 03024 004 000  
Alternate Key : 1011055  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 400  
School assessed value : 400  
Unimproved land value : 400

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$9.27  
Non-ad valorem : \$0.00  
Total Discountable : 9.27  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT POB N 01 DEG 53 MIN 20 - SEC W 630.32 FT N 87 DEG 18 MIN 46 MIN E 1294.45 FT S 02 DEG 06 MIN 32 SEC E 630.06 FT S 87 DEG 18 MIN 09 SEC W 30 FT - S 01 DEG 03 MIN 49 SEC E 67.21 FT S 87 DEG 18 MIN 09 SEC W 1260.09 FT N 06 DEG 15 MIN 45 SEC W 67.31 FT POB DEED - APPEARS IN ERROR PER OR 2340/0236

Location

Book, page, item : 2340-236-  
Geo number : 05-08-18-03024004000  
Range: 18  
Township : 08  
Section : 05  
Neighborhood : 233200.00  
Use code: 06100  
Total acres : 2.340





2017 Roll Details — Real Estate Account At 16615 NW US HWY 441

[Print this page](#)

Real Estate Account #03045 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2017-11-08 \$3,209.38  
Receipt # 17-0007755

Owner: MONAGHAN & SCHENCK TRUSTEES  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062  
Situs: 16615 NW US HWY 441

Account number : 03045 000 000  
Alternate Key : 1011452  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 127,680  
School assessed value : 139,400  
Unimproved land value : 5,000

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$3,044.91  
Non-ad valorem : \$298.19  
Total Discountable : 3343.10  
No Discount NA VA: 0.00  
Total tax :

Legal description

N1/4 OF SE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158  
Location

Book, page, item : 2274-158-  
Geo number : 08-08-18-03045000000  
Range : 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06100  
Total acres : 10.000





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03046 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-11-08 \$77.79  
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062  
Situs: Unassigned Location RE

Account number : 03046 000 000  
Alternate Key : 1011453  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 3,500  
School assessed value : 3,500  
Unimproved land value : 3,500

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$81.03  
Non-ad valorem : \$0.00  
Total Discountable : 81.03  
No Discount NA VA: 0.00  
Total tax :

Legal description

S1/2 OF NW1/4 S OF OLD SR 20 AND SW1/4 N/LY OF RR LESS SR 20 LESS COUNTY RD NW 15) ALSO N/LY 100 FT OF ABANDONED RR PER - OR 767/366) & LESS THAT PART OF E1/2 OF SW1/4 LYING S OF US 441 PER OR 886/144 OR 1015/52-59) LESS W 50 FT R/W LYING - BETWEEN NEW SR 25 & OLD SR 25 LESS THAT PART LYING S OF US 441) LESS ELY 210 FT PER OR 1283/409) - LESS ABND R.W PER OR 2138/0286) LESS NE 1/4 OF SW1/4 & SE1/4 OF NW1/4 ALL LYING BETWEEN OLD SR-20 & US 441 LESS ELY 210 - FT M/L PER OR 2270/757 & OR 2271/1900) OR 2274/158 ALSO R/W PER RES 85-78 OR 1597/2103 OR - 1765/2622

Location

Book, page, item : 2274-158-  
Geo number : 08-08-18-03046000000  
Range: 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06500  
Total acres : 9.720





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03046 005 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-11-08 \$68.89  
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE LIFE ES  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062  
Situs: Unassigned Location RE

Account number : 03046 005 000  
Alternate Key : 1011463  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 3,100  
School assessed value : 3,100  
Unimproved land value : 3,100

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$71.76  
Non-ad valorem : \$0.00  
Total Discountable : 71.76  
No Discount NA VA: 0.00  
Total tax :

Legal description

NE1/4 OF SW1/4 & SE1/4 OF NW1/4 LYING N OF US 441 AND S OF C/L OF OLD SR 20 LESS THE ELY 210 FT (LESS MINERAL RIGHTS)  
OR - 2270/757 & OR 2271/1900 & OR 2911/1395

Location

Book, page, item : 2911-1389-  
Geo number : 08-08-18-03046005000  
Range : 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06500  
Total acres : 8.520





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03047 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-11-21 \$60.00  
Receipt # 17-0028442

Owner: MONAGHAN, M P & MARTHA  
10102 CHERRY HILLS AVENUE CIR  
BRADENTON, FL 34202-4064

Situs: Unassigned Location RE

Account number : 03047 000 000  
Alternate Key : 1011464  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 2,700  
School assessed value : 2,700  
Unimproved land value : 1,600

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$62.50  
Non-ad valorem : \$0.00  
Total Discountable : 62.50  
No Discount NA VA: 0.00  
Total tax :

Legal description

COM WHERE W LINE OF SECTION INTERSECTS N R/W OF OLD SR 20 RUN N 236.64 FT S 87 DEG E 1173.44 FT S 573.52 FT TO N R/W - OLD SR 20 NW ALONG R/W TO POB OR 835/152 & OR 888/524-26 OR 925/851 LESS W 50 FT R/W PER OR 1348/753 & LESS OR 1386/971 - OR 1572/305 ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1765/2624

Location

Book, page, item : 1765-2624-  
Geo number : 08-08-18-03047000000  
Range : 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06100  
Total acres : 10.540





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03047 001 000

Parcel details

Latest bill

Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$226.68  
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062  
Situs: Unassigned Location RE

Account number : 03047 001 000  
Alternate Key : 1011465  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 10,200  
School assessed value : 10,200  
Unimproved land value : 10,200

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$236.12  
Non-ad valorem : \$0.00  
Total Discountable : 236.12  
No Discount NA VA: 0.00  
Total tax :

Legal description

NW1/4 OF NW1/4 & SE1/4 OF NW1/4 LYING N OF OLD SR-20 LESS N 10 ACRES & SW1/4 OF NW1/4 LYING N OF OLD SR 20 LESS W - 1173.44 FT MEAS ON N/L OF S 572.81 FT MEAS ON E/L OR 246/238 & 888/524 OR 1015/52-59 LESS W 50 FT R/W AS PER - OR 1348/766 ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER OR 1765/2622(LESS THE SW 1/4 OF THE FOLLOWING:COM NW COR SEC S - 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N 735.82 FT POB PER OR 1648/178)(LESS THE SW1/4 OF THE - FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB PER OR - 1648/180)(LESS THE SW1/4 OF THE FOLLOWING DESC:COM SW COR SEC 5 E 50 FT POB N 630.32 FT E 1294.45 Location

Book, page, item : 2274-158-  
Geo number : 08-08-18-03047001000  
Range : 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06500  
Total acres : 32.350





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03047 001 001

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-12-25 \$17.95  
Receipt # 17-0069844

Owner: WHITE, DIANE  
375 TIMBERWOOD TRAIL  
OVIEDO, FL 32765-8999  
Situs: Unassigned Location RE

Account number : 03047 001 001  
Alternate Key : 1011466  
Millage code : 1700  
Millage rate : 23.1480

Assessed value : 800  
School assessed value : 800  
Unimproved land value : 800

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$18.51  
Non-ad valorem : \$0.00  
Total Discountable : 18.51  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC:COM NW COR OF SEC S 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N - 735.82 FT POB (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 1648/178

Location

Book, page, item : 1648-178-  
Geo number : 08-08-18-03047001001  
Range : 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06100  
Total acres : 5.310







2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03047 001 002

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-11-21 \$42.22  
Receipt # 17-0028442

Owner: MONAGHAN, MARTHA K  
10102 CHERRY HILLS AVENUE CIR  
BRADENTON, FL 34202-4064

Situs: Unassigned Location RE

Account number : 03047 001 002  
Alternate Key : 1011467  
Millage code : 1700  
Millage rate : 23.1480

Assessed value : 1,900  
School assessed value : 1,900  
Unimproved land value : 1,900

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$43.98  
Non-ad valorem : \$0.00  
Total Discountable : 43.98  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N - 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1648/180

Location

Book, page, item : 1648-180-  
Geo number : 08-08-18-03047001002  
Range : 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06500  
Total acres : 5.330





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03047 001 003

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2017-11-08 \$191.10  
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE LIFE ES  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062  
Situs: Unassigned Location RE

Account number : 03047 001 003  
Alternate Key : 1011468  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 8,600  
School assessed value : 8,600  
Unimproved land value : 8,600

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$199.06  
Non-ad valorem : \$0.00  
Total Discountable : 199.06  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE SE1/4 OF THE NW1/4 LYING N OF C/L OF OLD SR 20 LESS THE N 1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR - 2270/757 & 2271/1900 & OR 2911/1389

Location

Book, page, item : 2911-1389-  
Geo number : 08-08-18-03047001003  
Range : 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06500  
Total acres : 23.770





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03047 001 004

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-11-21 \$22.22  
Receipt # 17-0028442

Owner: MONAGHAN, MARTHA KAY  
10102 CHERRY HILLS AVE CIR  
BRADENTON, FL 34202  
Situs: Unassigned Location RE

Account number : 03047 001 004  
Alternate Key : 1011469  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 1,000  
School assessed value : 1,000  
Unimproved land value : 1,000

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$23.15  
Non-ad valorem : \$0.00  
Total Discountable : 23.15  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE S1/2 OF THE N1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 803.13 FT N 87 DEG 18 MIN 09 SEC E - 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1193.99 FT S 01 DEG 03 MIN 49 SEC E 778.48 FT S 87 DEG 19 MIN 35 SEC W - 1123.34 FT N 06 DEG 15 MIN 45 SEC W 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) DEED APPEARS IN - ERROR PER OR 2340/238

Location

Book, page, item : 2340-238-  
Geo number : 08-08-18-03047001004  
Range: 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code: 06500  
Total acres : 2.670





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03047 001 005

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2017-12-25 \$22.46  
Receipt # 17-0069844

Owner: WHITE, DIANE  
375 TIMBERWOOD TRAIL  
OVIEDO, FL 32765  
Situs: Unassigned Location RE

Account number : 03047 001 005  
Alternate Key : 1011470  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 1,000  
School assessed value : 1,000  
Unimproved land value : 1,000

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$23.15  
Non-ad valorem : \$0.00  
Total Discountable : 23.15  
No Discount NA VA: 0.00  
Total tax :

Legal description

THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E - 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN 09 SEC W - 1193.99 FT N 06 DEG 15 MIN 45 SEC W 735.82 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 2340/237

Location

Book, page, item : 2340-237-  
Geo number : 08-08-18-03047001005  
Range: 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06500  
Total acres : 2.660





2017 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03048 002 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2017-11-08 \$164.45  
Receipt # 17-0007755

Owner: JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA, GA 30062  
Situs: Unassigned Location RE

Account number : 03048 002 000  
Alternate Key : 1011473  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 7,400  
School assessed value : 7,400  
Unimproved land value : 6,200

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem : \$171.30  
Non-ad valorem : \$0.00  
Total Discountable : 171.30  
No Discount NA VA: 0.00  
Total tax :

Legal description

NE1/4 OF NW1/4 (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1015/52-59 & OR 2274/158  
Location

Book, page, item : 2274-158-  
Geo number : 08-08-18-03048002000  
Range: 18  
Township : 08  
Section : 08  
Neighborhood : 233200.00  
Use code : 06100  
Total acres : 41.120



**Application Package**  
**Table of Contents**

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
  - a. School Concurrency Form
  - b. Map Set

**Mailed Memorandum**





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## MEMORANDUM

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**To:** The Neighbors of 16615 NW U.S. Highway 441 17-0490  
**From:** Ryan Thompson, AICP, Project Manager  
**Date:** Friday, March 9, 2018  
**RE:** Neighborhood Workshop Public Notice

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A Neighborhood Workshop will be held to discuss a Large-scale Comprehensive Plan Amendment on ±218.04-acres (Alachua County Tax Parcels 03024-000-000, 03024-001-000 through 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001 through 03047-001-005, and 03048-002-000) within the City of Alachua located around the intersection of US 441 and NW 188<sup>th</sup> Street. The amendment will change the property's Future Land Use Designation from Agriculture (A) to Commercial and Moderate Density Residential.

**Date:** Monday, March 26, 2018

**Time:** 6:00 p.m.

**Place:** CHW  
11801 Research Dr.  
Alachua, FL 32615

**Contact:** Ryan Thompson, AICP, Project Manager  
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments.

**Directions to Workshop:** From the Project Site, head east on US 441. Turn right on Progress Boulevard, then left onto Research Drive. CHW is the second building on the right.

## Mailing Labels

03024-000-000  
JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA GA 30062

03024-001-000  
LEMLEY, BARBARA ANN  
393 NW FAIRWAY DR  
LAKE CITY FL 32055

03024-002-000  
SCHENCK, JANET M  
2910 LASSITER MANOR DR  
MARIETTA GA 30062-8725

03024-003-000  
LEMLEY, BARBARA ANN  
393 NW FAIRWAY DR  
LAKE CITY FL 32055

03024-004-000  
SCHENCK, JANET M  
2910 LASSITER MANOR DR  
MARIETTA GA 30062-8725

03024-010-013  
CARMICHAEL LAMAR & J  
MARILYN  
17579 NW 181ST ST  
ALACHUA FL 32615

03024-020-013  
BOYLE NEIL ANTHONY & SUSAN  
ANNE  
17994 NW 177TH AVE  
ALACHUA FL 32615-4769

03024-020-015  
DEPAOLA JOHN VINCENT &  
LAUREN WHITEHEAD  
17698 NW 181ST ST  
ALACHUA FL 32615

03024-020-016  
TAYLOR KENNETH T & BEVERLY A  
17983 NW 177TH AVE  
ALACHUA FL 32615-4770

03024-020-032  
WOODLAND III LTD  
PO BOX 357845  
GAINESVILLE FL 32635-7845

03025-000-000  
SPENCER, ARTHUR PRESCOTT JR  
TR  
4145 STATE RD 11  
DELAND FL 32724

03026-000-000  
MCGEHEE, CAROLYN S  
26317 NW 78TH AVE  
HIGH SPRINGS FL 32643-9768

03033-000-000  
WHITE, I L & JOAN  
115 COUNTRY CLUB RD  
ARDMORE OK 73401

03035-003-001  
LEVOCZ JOSEPH RUDOLPH  
137 HIGHLANDS LAKE DR  
LAKE PLACID FL 33852-9022

03035-003-003  
CASON BART E  
18832 NW 170TH LN  
HIGH SPRINGS FL 32643

03035-003-004  
BANK OF AMERICA  
PO BOX 31785  
TAMPA FL 33631-3785

03042-006-001  
GONZALES, P S & ROSA LEE  
16806 NW 175TH TER  
ALACHUA FL 32615

03042-008-000  
BRYAN, TAMMY D  
5560 EMERALD RIDGE BLVD  
LAKELAND FL 33813-5211

03042-050-003  
ALACHUA FARM & LUMBER INC  
PO BOX 2290  
ALACHUA FL 32616

03042-050-004  
CARTER, KEVIN L & SHIMA  
7853 GUNN HIGHWAY  
TAMPA FL 33626

03042-050-010  
GERARD, GREGORY S  
440 JEFF CLEMENTS RD  
MARION KY 42064-7512

03042-051-001  
GOLDEN POND FARMS INC  
PO BOX 357133  
GAINESVILLE FL 32635

03044-010-002  
FLORIDA TIMBER CO  
PO BOX 357133  
GAINESVILLE FL 32635-7133

03044-010-003  
GOLDEN POND FARMS INC  
PO BOX 357133  
GAINESVILLE FL 32635

03044-012-004  
FLORIDA TIMBER CO  
PO BOX 357133  
GAINESVILLE FL 32635-7133

03044-012-005  
FLORIDA TIMBER CO  
PO BOX 357133  
GAINESVILLE FL 32635-7133

03045-000-000  
MONAGHAN & SCHENCK  
TRUSTEES  
2910 LASSITER MANOR DR  
MARIETTA GA 30062

03046-000-000  
JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA GA 30062

03046-003-000  
CARTER, KEVIN L & SHIMA  
7853 GUNN HIGHWAY  
TAMPA FL 33626

03046-004-000  
NORTH FLA WATER SYSTEM INC  
11814 NW 202ND ST  
ALACHUA FL 32615-5924

03046-005-000  
JEFFORDS, LILLIE BELLE LIFE ES  
2910 LASSITER MANOR DR  
MARIETTA GA 30062

03047-000-000  
MONAGHAN, M P & MARTHA  
10102 CHERRY HILLS AVENUE CIR  
BRADENTON FL 34202-4064

03047-001-000  
JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA GA 30062

03047-001-001  
WHITE, DIANE  
375 TIMBERWOOD TRAIL  
OVIDO FL 32765-8999

03047-001-002  
MONAGHAN, MARTHA K  
10102 CHERRY HILLS AVENUE CIR  
BRADENTON FL 34202-4064

03047-001-003  
JEFFORDS, LILLIE BELLE LIFE ES  
2910 LASSITER MANOR DR  
MARIETTA GA 30062

03047-001-004  
MONAGHAN, MARTHA KAY  
10102 CHERRY HILLS AVE CIR  
BRADENTON FL 34202

03047-001-005  
WHITE, DIANE  
375 TIMBERWOOD TRAIL  
OVIDO FL 32765

03047-002-000  
BRAMLETT STEPHEN G  
16825 NW 188TH ST  
HIGH SPRINGS FL 32643

03048-002-000  
JEFFORDS, LILLIE BELLE TRUSTEE  
2910 LASSITER MANOR DR  
MARIETTA GA 30062

03024-010-014  
DOUGLAS JASON D  
17598 NW 181ST ST  
ALACHUA FL 32615

03024-010-016  
LOFTHOUSE CARLA RAE  
17502 NW 181ST ST  
ALACHUA FL 32615

03024-010-017  
KUNKEL, HARRY R  
14416 NW 148TH PL  
ALACHUA FL 32616

03024-010-018  
RICH, C H & SANDRA  
13704 55TH RD N  
ROYAL PALM BEACH FL 33411-8354

03024-020-014  
BECKER JOHN M  
18028 NW 177TH AVE  
ALACHUA FL 32615

03030-000-000  
SUWANNEE RIVER WATER  
MANAGEMENT  
9225 COUNTY RD 49  
LIVE OAK FL 32060

03030-001-001  
CROY MICHAEL W & GENENE  
RENE  
17758 NW 188TH ST  
HIGH SPRINGS FL 32643

03031-001-001  
DADANT AND SON INC  
PO BOX 888  
HIGH SPRINGS FL 32655-0888

03038-001-000  
LANG, VICTORIA S TRUSTEE  
242 SE ST JOHNS ST  
LAKE CITY FL 32025

03042-004-000  
FELLOWS, BARBARA L  
12330 NW 206TH TER  
ALACHUA FL 32615

03042-005-000  
WADFORD BETTY  
4985 NW 39TH AVE  
GAINESVILLE FL 32606-5947

03042-006-000  
PULLIAM R L  
18021 NW 164TH LN  
ALACHUA FL 32615-4753

03042-007-000  
ROBINSON & ROBINSON  
16527 NW US HIGHWAY 441  
ALACHUA FL 32615

**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 OF TCMOA  
1000 TURKEY CREEK  
ALACHUA, FL 32615**

**LINDA DIXON, AICP  
PO BOX 115050  
GAINESVILLE, FL 32611**

**CRAIG PARENTEAU  
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  
12 SE 1ST STREET  
GAINESVILLE, FL 32601**

**Newspaper Advertisement**

## NATION &amp; WORLD

# Study: False stories travel faster than truth on Twitter

By Seth Borenstein  
The Associated Press

WASHINGTON — Twitter loves lies. A new study finds that false information on the social media network travels six times faster than the truth and reaches far more people.

And you can't blame bots; it's us, say the authors of the largest study of online misinformation.

Researchers at the Massachusetts Institute of Technology looked at more than 126,000 stories tweeted millions of times between 2006 and the end of 2016 — before Donald Trump took office but during the combative presidential campaign. They found that "fake news" sped through Twitter "farther, faster, deeper and more broadly than the truth in all categories of information," according to the study in Thursday's *Journal Science*.

"No matter how you slice it, falsity wins out," said co-author Deb Roy, who runs MIT's Laboratory for Social Machines and is a former chief media scientist at Twitter.

Twitter funded the study but had no say in the outcome, according to the researchers.

The scientists calculated that the average false story takes about 10 hours to reach 1,500 Twitter users, versus about 60 hours for the truth. On average, false information reaches 35 percent more people than true news.



A Twitter sign is seen outside of the company's headquarters Oct. 26, 2016, in San Francisco. A new study published Thursday in the journal *Science* shows that false information on the social media network travels six times faster than the truth and reaches far more people. (ASSOCIATED PRESS FILE PHOTO)

While true news stories almost never got retweeted to 1,000 people, the top 1 percent of the false ones got to as many as 100,000 people.

And when the researchers looked at how stories cascade — how they link from one person to another like a family tree — fake information reached as many as 24 generations, while true information maxed out at a dozen.

Concern over bogus stories online has escalated in recent months because of evidence the Russians spread disinformation on social media during the 2016 presidential campaign to sow discord in the U.S. and damage Hillary Clinton.

Social media companies have experimented with using computer algorithms and human fact-checkers to try to weed out false information

and abuse online. Twitter earlier this month said it is seeking help from outside experts to better deal with the problem. And Facebook this week announced a partnership with The Associated Press to identify and debunk false and misleading stories about the midterm elections.

"We have witnessed abuse, harassment, troll armies, manipulation through bots and human-coordination, misinformation campaigns and increasingly divisive echo chambers," tweeted Twitter co-founder and CEO Jack Dorsey. "We aren't proud of how people have taken advantage of our service, or our inability to address it fast enough."

The MIT study took the 126,285 stories and checked them against six independent fact-checking sites — snopes.com, polifact.com, factcheck.

org, truthorfiction.com, hoax-slayer.com and urbanlegends.about.com — to classify them as true, false or mixed. Nearly two-thirds were false, just under one-fifth were true, and the rest were mixed.

The six fact-checking websites agreed with each other on classification at least 95 percent of the time, plus two outside researchers did some independent fact-checking to make sure everything was OK, said co-author Sinan Aral, an MIT management professor.

Lead author Soroush Voseoughi, an MIT data scientist, said the three false stories that traveled the farthest and fastest were about a Muslim guard called a hero in the Paris bombings of 2015; an Iraq war veteran finishing as runner-up to Caitlyn Jenner for an ESPN courage award; and an episode of "The Simpsons" that had a story line in 2000 about a Trump presidency. (It was in 2015.)

University of Pennsylvania communications professor Kathleen Hall Jamieson, a co-founder of factcheck.org, had problems with the way the study looked at true and false stories. The MIT team characterized a story's truth on a 1-to-5 scale, with 1 being completely false. Factcheck.org, Jamieson said, looks more at context and does not label something either true or false.

## UK police: 21 people sought treatment after ex-spy poisoning

By Jill Lawless,  
Gregory Katz  
and Danica Kirka  
The Associated Press

LONDON — Around 21 people have had hospital treatment after a nerve-agent attack on an ex-Russian spy, British police said Thursday, as the U.K. vowed strong action against whoever was responsible for the "brazen and reckless" act.

Three people remain hospitalized after the poisoning Sunday in the southern English city of Salisbury — former spy Sergei Skripal, his daughter and a British police officer who tried to help them.

Health authorities say there is little risk to the wider public. But Wiltshire county acting police chief Kier Pritchard said "around 21 people" have had treatment, including the Skripals, who were found unconscious on a bench.

Pritchard said some of the 21 had had blood tests, or received support and advice. Previously, authorities had said only that "several" people had sought treatment.

The ex-spy and his daughter remain in critical condition in a Salisbury hospital. A police officer who came to their aid, Sgt. Nick Bailey, is hospitalized in a serious condition, though he is conscious and talking, officials said.

British Home Secretary Amber Rudd said enormous resources are being

devoted to determining who poisoned Skripal, 66, and his 33-year-old daughter Yulia. They were found unconscious on a bench, triggering a police inquiry headed by counterterrorism detectives.

"The use of a nerve agent on British soil is a brazen and reckless act," Rudd told Parliament. "This was attempted murder in the most cruel and public way."

Rudd said Britain would respond strongly when it is clear who is to blame.

The Russian Embassy in London, which has mocked other British politicians for suggesting Russian involvement, tweeted that it agreed with Rudd: "First evidence then conclusions on Mr. Skripal's case. Responsible political approach."

Police have refused to publicly speculate on who is behind the attack, but many experts have focused on Russia because of the similarity to the 2006 killing of another former Russian spy who was poisoned in London with radioactive polonium-210.

A public inquiry found that Russia was responsible for killing Alexander Litvinenko, and that President Vladimir Putin probably approved it.

The Russian government has denied any involvement in the Litvinenko killing or the attempted killing of Skripal, a former Russian agent who had served jail time in his homeland for spying for Britain before being freed in a spy swap.

## At trial, Danish inventor denies killing journalist

By Jan M. Olsen  
The Associated Press

COPENHAGEN, Denmark — The Danish inventor accused of torturing and killing Swedish journalist Kim Wall during a private submarine trip before dismembering her body strongly denied killing her, asserting at his trial Thursday that she died accidentally because of a pressure problem in the submarine.

Peter Madsen, who is accused of torturing Wall before he either cut her throat or strangled her on his submarine, also denied he was sexually attracted to her.

Sitting on his hands as he testified at the opening of his trial in Copenhagen City Court, Madsen appeared irritated at times as he brushed off any suggestion of sexual activity with Wall before or after her death.

Prosecutor Jakob Buch-Jepsen read from a psychiatric report describing Madsen as an intelligent man "with psychopathic tendencies." Madsen himself told the court Thursday that he was "a promiscuous person."

Madsen has admitted to dismembering Wall's body before he "buried her at sea," saying he could not lift her up the submarine tower in one piece to throw her overboard so he had to cut her up.

Wall, a 30-year-old freelance journalist who wrote for *The New York Times*, *The Guardian* and other publications, embarked on Madsen's submarine on Aug. 10 to interview the 47-year-old co-founder of a company that develops and builds manned spacecraft. Her remains were found in plastic bags on the Baltic Sea bed weeks later, and her torso was found stabbed multiple times.

Buch-Jepsen started the 12-day trial by reading out the charges, describing in detail how Wall's body parts were found on the ocean bed. He said Madsen has "no empathy or feelings of guilt," citing the court-ordered psychiatric evaluation.

If found guilty, Madsen faces between five years and life in prison — which in this case means 16 years that could be extended as long as Madsen is deemed dangerous — or he could be locked up in a secure mental facility if deemed necessary by psychiatrists, for as long as he's considered sick and a danger to others.

Madsen, wearing glasses, a dark shirt and jeans, listened quietly with his fists closed. Wall's parents were also present Thursday at the trial.

Testifying, Madsen repeated his claim that Wall died accidentally inside the UC3 Nautilus

See INVENTOR, A6

# Dillard's

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Dillard's  
REWARDS

### PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Large-scale Comprehensive Plan Amendment on 12/18/04-12/18/04 (Alachua County Tax Parcel# 03024-000-000, 03024-001-000 through 03024-004-000, 03046-000-000, 03046-001-000, 03046-002-000, 03047-000-000, 03047-001-000, 03047-001-001 through 03047-001-005, and 03049-002-000) within the City of Alachua located around the intersection of US 441 and HW 188 Street. The application will change the FLU from Agriculture to Commercial and Medium Density Residential.

This is not public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments. Time: 6:00pm on Monday, March 26, 2018.

Location: CHW, 11801 Research Dr., Alachua, FL 32610.

Contact: Ryan Thompson, ACP

Phone Number: (352) 331-1570

CHW



## **Workshop Presentation**



**CHW**  
Professional Consultants

**Jeffords Farm**  
**Large-scale Comprehensive**  
**Plan Amendment (Ls-CPA)**

**Neighborhood Workshop**  
March 26, 2018

## Meeting Overview



### **The purpose of the neighborhood meeting:**

- City of Alachua requires all Ls-CPA applicants to host a neighborhood meeting;
- The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process; and
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

# Public Notification



**CHW**

**MEMORANDUM**

To: The Neighbors of 11811 NW U.S. Highway #41 17-0480  
 From: Ryan Thompson, AICP, Project Manager  
 Date: Friday, March 9, 2018  
 RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Large-scale Comprehensive Plan Amendment on ±218.04-acre Alachua County Tax Parcel 03024-000-000 through 03048-002-000 within the City of Alachua located around the intersection of US 441 and NW 188<sup>th</sup> Street. The amendment will change the property's Future Land Use Designation from Agriculture (A) to Commercial and Moderate Density Residential.

Date: Monday, March 26, 2018  
 Time: 6:00 pm  
 Place: CHW, 11801 Research Dr., Alachua, FL 32615

For more information, please contact Ryan Thompson at (352) 331-1976.

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Public Notice: This notice is being published in the City of Alachua's official newspaper, The Alachua News-Sun, on March 9, 2018.

**Steady Future stories spread faster than a wildfire**

**Dillard's**

**JOHNSTON & MURPHY**

**Take The 10-Day Walk Test**

APPLY. SHOP. EARN REWARDS.

**PUBLIC NOTICE**

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**Time:** 6:00pm on Monday, March 26, 2018  
**Location:** CHW, 11801 Research Dr., Alachua, FL 32615  
**Contact:** Ryan Thompson, AICP  
**Phone Number:** (352) 331-1976

**CHW**  
Professional Consultants

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# Application Review Process



➔ Neighborhood Workshop	March 26, 2018
Submit Ls-CPA Application	March 29, 2018
Staff Review	April - May
Planning Commission Public Hearing	June 12, 2018 (Tentative)
Board of County Commission Public Hearing #1	July 9, 2018 (Tentative)
Board of County Commission Public Hearing #2	August 13, 2018 (Tentative)

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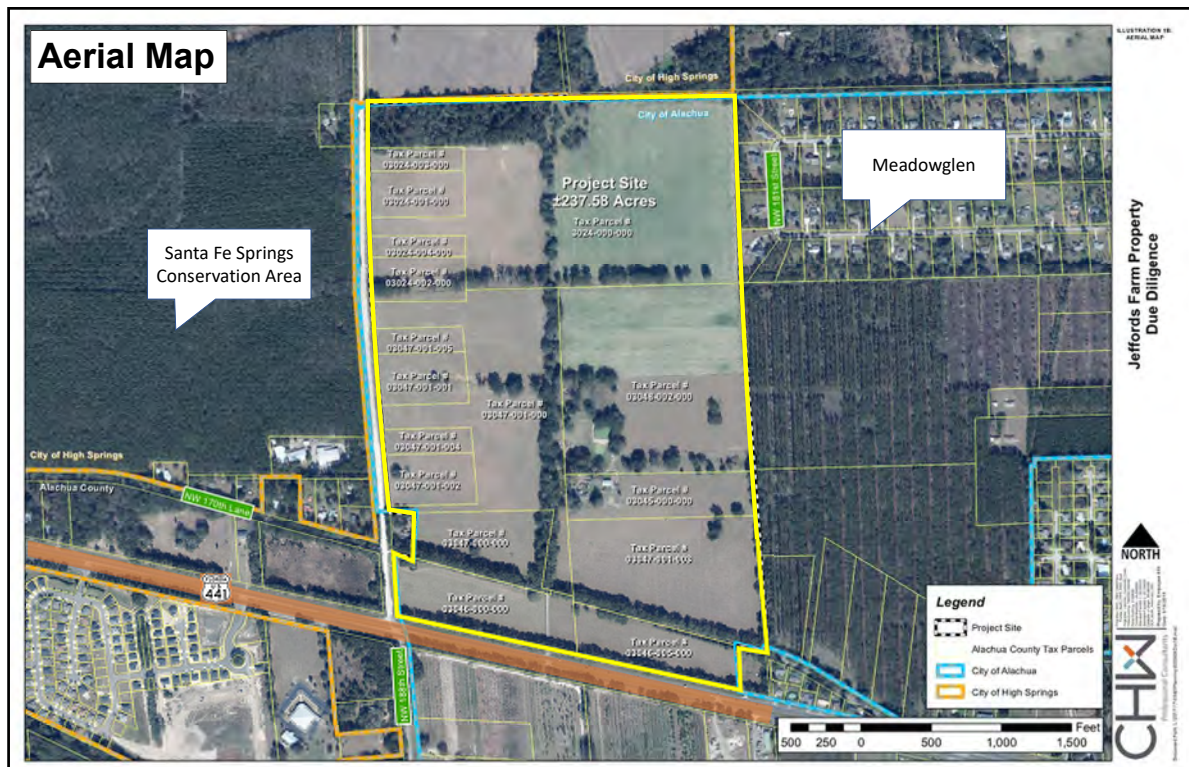
# Application Summary



- Request:
  - To change the ±237.58-acre site's existing Agriculture Future Land Use (FLU) designation to **Community Commercial (CC) and Moderate Density Residential**.
- Intent:
  - To allow for commercial and low-density residential development on the project site to future growth needs within the City of Alachua.

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# Current Conditions



Site from US 441

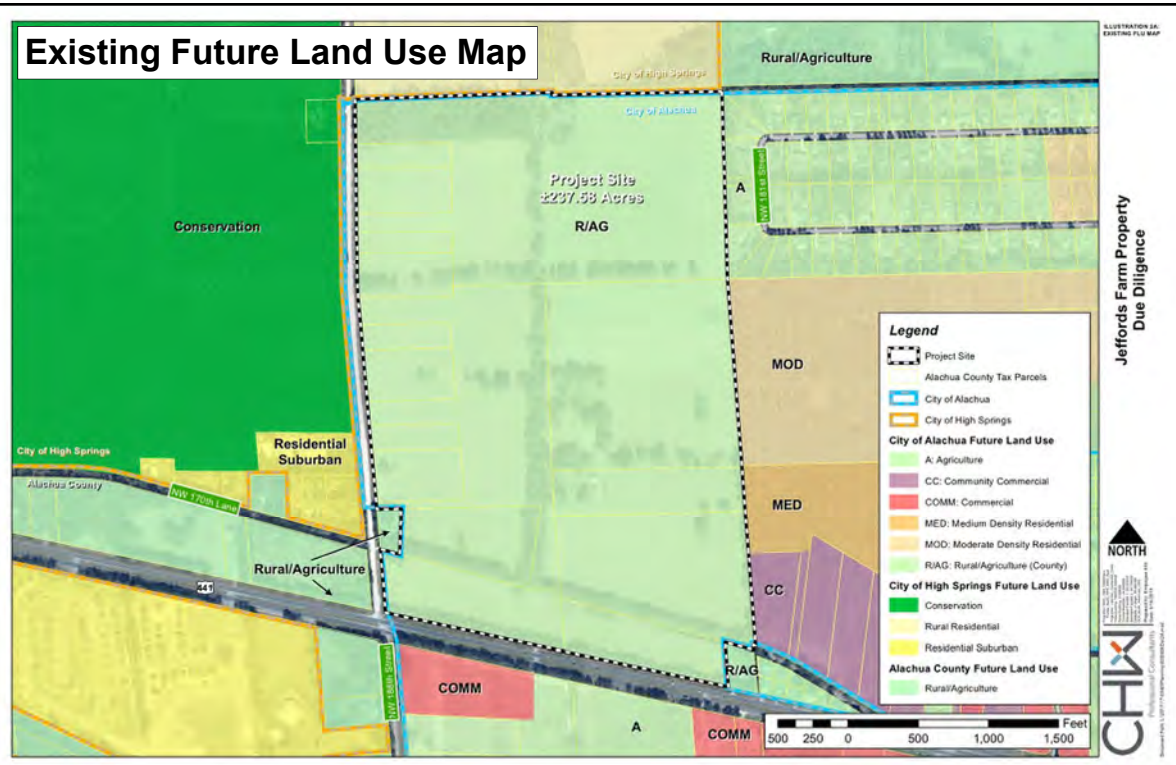
Site from NW 188 St

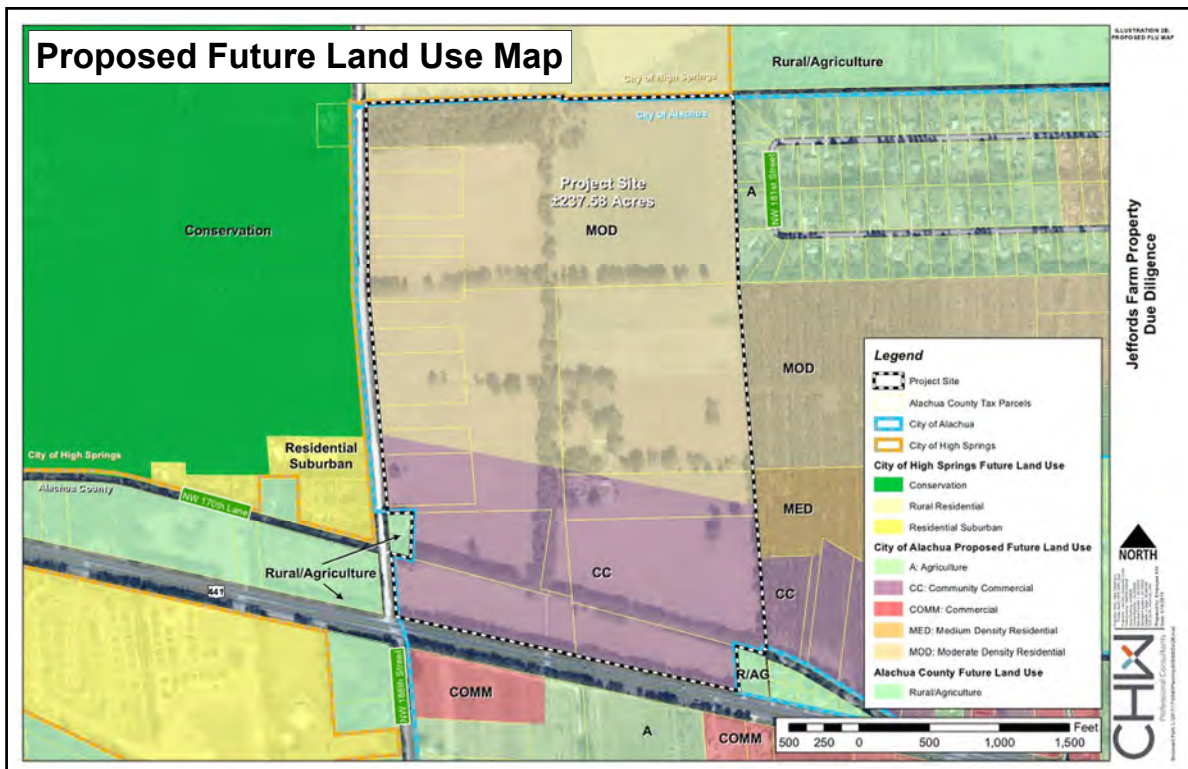
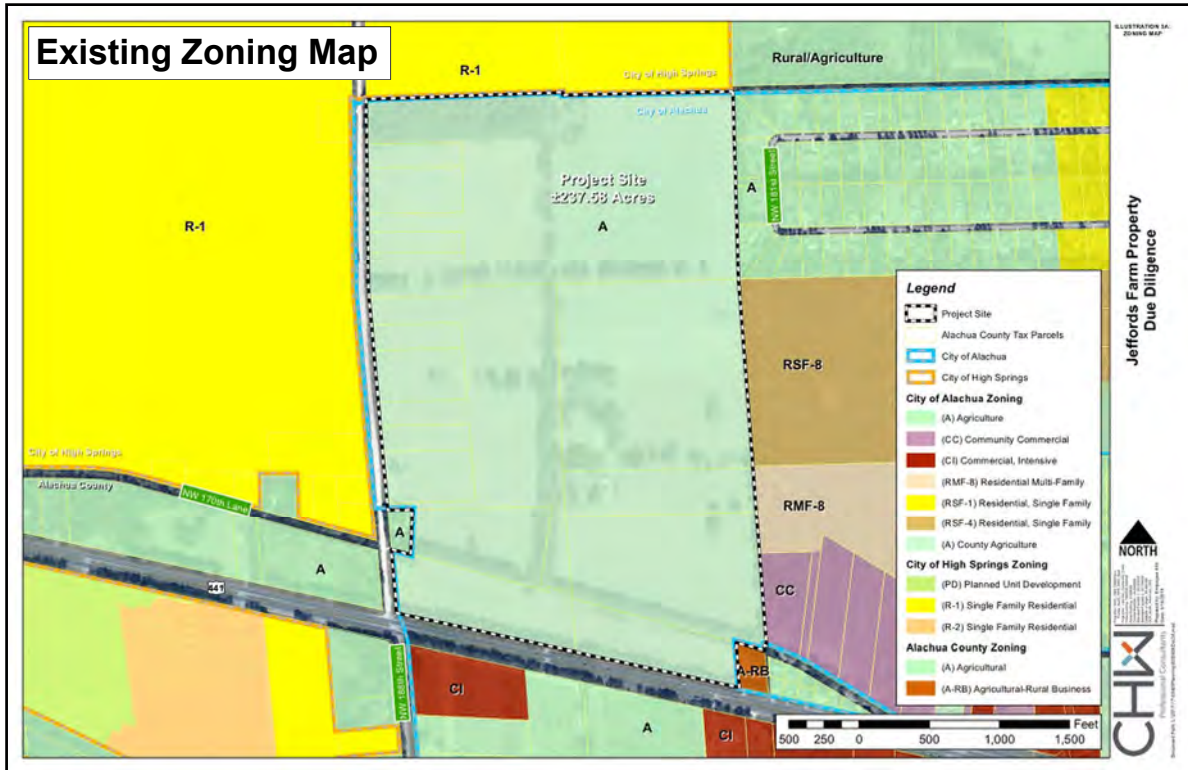


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## Existing Future Land Use Map

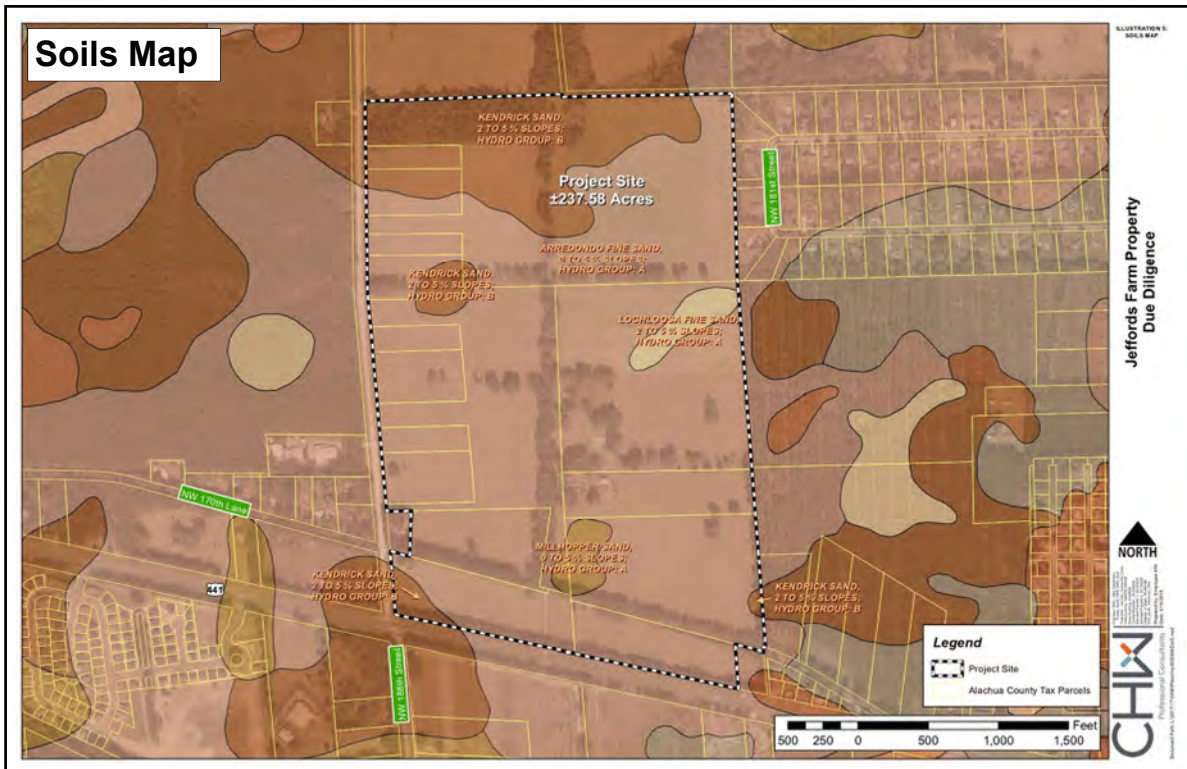
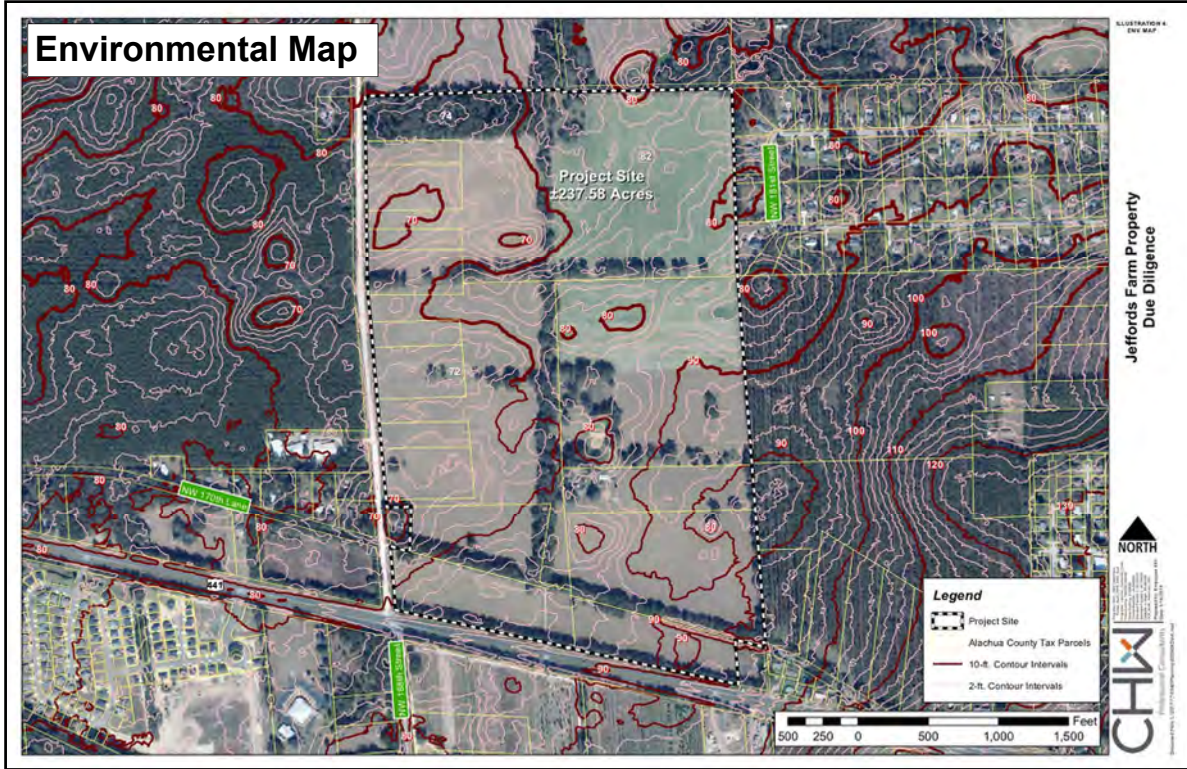












**Sign-In Sheet**

## SIGN-IN SHEET

**Event:** Neighborhood Meeting  
**Date/Time:** March 26, 2018 at 6:00pm  
**Place:** CHW, 11801 Research Drive, Alachua, FL  
**Re:** Jeffords Farm - Large-scale Comprehensive Plan Amendment

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Zelma Lang	17453 NW 177th Ave Alachua, FL	Zelma Lang
2	Ronald LANG	SAME AS ABOVE	Ronald G. Lang
3	Barbara Lemley	LC	Barbara Lemley
4	Steve LANG	16320 NW 188th St ALACHUA, FL 32615	Steve Lang
5	Noble Craig	17005 NW 171st Pl	Noble Craig
6	Tom Buchanan	17626 NW 175 AVE	Tom Buchanan
7	CAROL BUCHANAN	SAME AS ABOVE	Carol Buchan
8			
9			
10			
11			
12			
13			

## **Workshop Minutes**



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# NEIGHBORHOOD MEETING MINUTES

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## Jeffords Farm

### Large-Scale Comprehensive Plan Amendment

March 26, 2018 AT 6:00 PM

### CHW Office

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP; Celeste Lau

Community Members in Attendance: Seven, including three households from Willowglen Subdivision

CHW Planning Staff hosted the required Neighborhood Meeting for a Large-scale Comprehensive Plan Amendment application to amend the project site's Future Land Use designation from Rural/Agriculture to Community Commercial and Moderate Density Residential. During the meeting, CHW staff gave a brief presentation covering: the purpose of the meeting, the application's request and intent, public notification information, the application review process, various maps illustrating the project site's location and characteristics, and a partial conceptual plan. The following is a recount, prepared by CHW staff, of the discussions that occurred throughout the meeting:

**Question:** What type of commercial uses will there be?

**Response:** [CHW showed a conceptual plan for the commercial portion.] Currently, there are no end-users in mind or specifically lined up for the future development. Our efforts to date were limited to identifying types of uses that may be appropriate for the site and context area. This effort's intent was specifically to determine the delineation between commercial and residential Future Land Use (FLU) categories.

The concept plan consists of standalone quick-service, automobile-oriented uses along the US-441 frontage, a larger-scale retailer to the rear, and an office park. The concept was derived based on the existing development pattern along this segment of US-441 and looks at a combination of neighborhood, community, and regional needs, due to the site's proximity to I-75.

**Question:** Will there be Big Box commercial stores there, like Wal-Mart?

**Response:** A large-scale retailer, such as Wal-Mart would be permitted within the proposed Community Commercial category. We know that Walmart was interested in developing in the area at one time. We have no idea if they would be interested in this location. Again, the property owner has not indicated any potential end-users.

**Question:** Is the main road proposed the only access for the residential portion of the site?

**Response:** What you are looking at is conceptual and will not be considered by the City Commission as part of our application. Because we went through the effort to prepare the concept for determining the Commercial/Residential boundaries, we felt it helpful to share at this meeting. However, it is likely that the residential area will be accessible both through the commercial development (and US-441) and the dirt road along the west property boundary, at least in one location.

**Questions:** What about connection to Willowglen?

**Response:** Since Willowglen is a completed subdivision that does not have an existing roadway stub-out to the west, there is no opportunity to connect to that development specifically. Depending on the Benton Hills layout, a connection will be made.

The City of Alachua requires development applicants to provide future connections to future development. This allows vehicle operators to seek alternate routes during heavy traffic to minimize the impacts on any one roadway. The City will require us to provide a connection to the north as well. However, these details won't be addressed until we submit a site plan for that portion of development.

**Question/Comment:** My concern with Meadowglen is that our water runs along 235A and the proposed subdivision south of us, Bentley Hills, will be sharing our infrastructure and affect our water pressure. Will the Jeffords Farm project affect us too?

**Response:** Our firm is currently working with the City to both understand and recommend improvements to water pressure issues in this portion of the City. So, I am aware of the water pressure issues you may have. This application is for an amendment to the Future Land Use Map, which requires a preliminary evaluation of water capacity based on the site's maximum potential development. No capacity will be reserved based on this application, if approved. The landowner will have to apply for a Rezoning on the property as well, so that they correspond. Then, they will have to submit a site plan application, at which time specific infrastructure improvements will be evaluated.

**Comment:** The church located on US-441, Impact Family Church, is in High Springs but uses City of Alachua's water.

**Question:** Will there be a traffic signal for the site's proposed entrance?

**Response:** US-441 is a Florida Department of Transportation's (FDOT) highway. A traffic light could be considered. At this early stage, it is underdetermined whether it would meet FDOT's numerous criteria needed to warrant a traffic signal. This will be evaluated during site plan application.

**Question/Comment:** One of our concerns is drainage. Currently, our neighborhood, Meadowglen, doesn't have any drainage issues. But with all the new development and impervious structures, our concern is that we will begin to have drainage issues.

**Response:** Both the City of Alachua and Water Management District have strict policies regulating stormwater run-off. The site currently may have some level of run-off. The City/WMD will not allow any additional run-off following development. You can see that the concept shows stormwater basins. We are typically conservative at this stage and dedicate a minimum 15-20% of the site to SMF to ensure we are able to meet City/WMD standards.

**Question:** Who is the developer? Did Belle Jeffords already sell the property?

**Response:** We do not know who the developer is or if a developer has been hired. We're unsure if the property has been sold yet.

**Question/Comment:** Another one of our concerns is traffic. We moved here 20 years ago and there was barely any traffic. Now it is bumper to bumper on US 441.

**Response:** Detailed traffic analyses will be provided with all development plans that are submitted. Connections to adjacent properties will help provide alternative routes to U.S. 441 and improvements to impacted roadways will be constructed as deemed necessary by the traffic analyses.

**The meeting concluded at 6:45pm.**

**Application Package**  
**Table of Contents**

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments
  - a. School Concurrency Form
  - b. Map Set





# JEFFORDS FARM

**Large-scale Comprehensive Plan  
Amendment (Ls-CPA) –  
Justification Report  
March 29, 2018  
REVISED May 29, 2018**

**Prepared for:**

City of Alachua Planning & Zoning Department

**Prepared on behalf of:**

The Lillie Belle Jeffords Revocable Living Trust

**Prepared by:**

**CHW**

**PN# 17-0490**

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# 1. Executive Summary

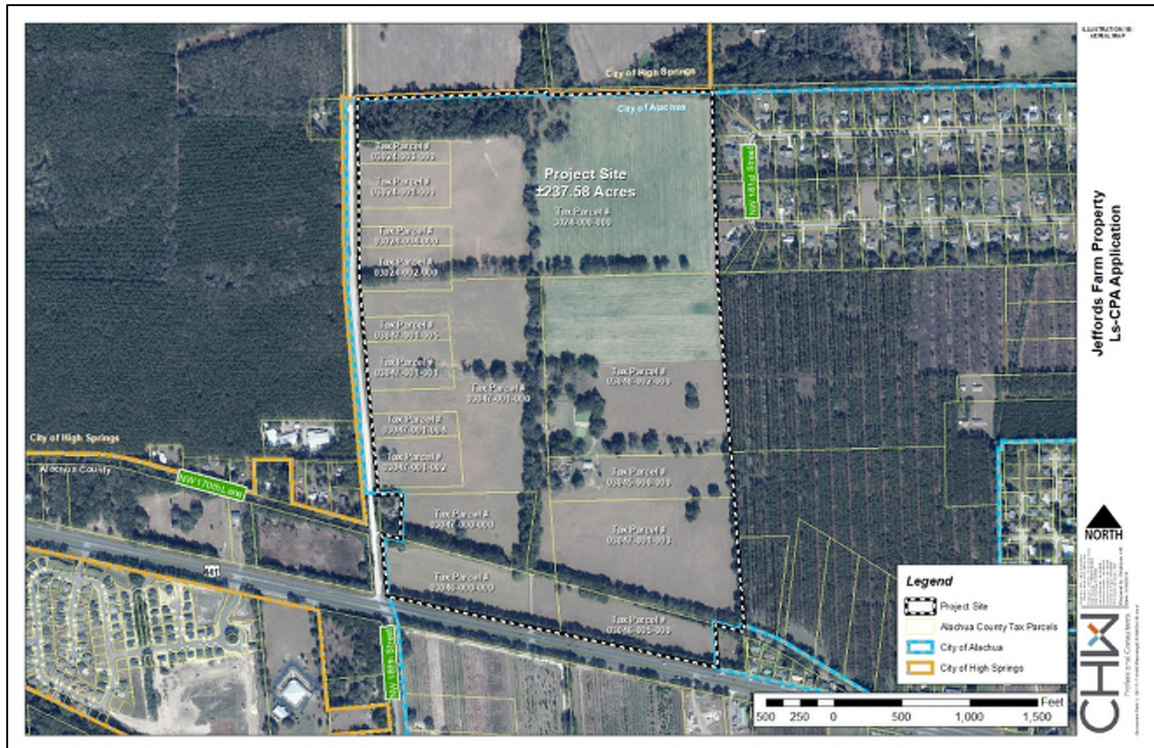
**To:** Kathy Winburn, AICP  
 City of Alachua Planning Director  
**From:** C. Ryan Thompson, AICP, Project Manager  
**Date:** ~~March 29, 2018~~ REVISED May 29, 2018  
**Re:** Jeffords Farm – Ls-CPA Application

PN #17-0490

<p><b>Jurisdiction:</b> City of Alachua</p>	<p><b>Intent of Application:</b> To permit Moderate Density Residential and Community Commercial FLU designations.</p>
<p><b>Physical Address:</b> 16615 NW U.S. Highway 441</p>	
<p><b>Parcel Number:</b> 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2</p>	<p><b>Acres:</b> ±237.58 acres (ac)  (Source: CHW Sketch and Legal Descriptions)</p>
<p><b>Existing Future Land Use (FLU) Classification:</b> <i>Rural/Agriculture (±237.58 ac)</i> This FLU category is established to maintain agriculture operations within the city limits as well as preserved the rural character and small-town charm of Alachua.</p>	<p><b>Proposed Future Land Use (FLU) Classification:</b> <i>Moderate Density Residential (0-4 du/ac) (±161.14 ac)</i> The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development. The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre.</p>
	<p><b>Proposed Future Land Use (FLU) Classification:</b> <i>Community Commercial (0.5 FAR)(±76.44 ac)</i> The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.</p>
<p><b>Density/Intensity:</b> Changes in maximum density and intensity are being requested as part of this Moderate Density Residential and Community Commercial Ls-CPA application.</p> <p>Existing Maximum Density</p> <ul style="list-style-type: none"> <li>• Residential: 47 dwelling units        - ±237.58-acres x 1 dwelling unit per 5-acres = <b>47.52 dwelling units</b></li> </ul> <p>Proposed Maximum Density/Intensity</p> <ul style="list-style-type: none"> <li>• Residential: 644 dwelling units        - ±161.14-acres x 4 du/ac = <b>644.56 dwelling units</b></li> <li>• Commercial: 1,664,863 sq. ft.        - 43,560 sq. ft. x ±76.44-acres x 0.5 FAR = <b>1,664,863.2 sq. ft.</b></li> </ul> <p>Realistic Maximum Density/Intensity</p> <ul style="list-style-type: none"> <li>• Residential: <b>±450 dwelling units</b></li> <li>• Commercial: <b>±150,000 sq. ft.</b></li> </ul>	

## 2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan Amendment (Ls-CPA) application requests to amend the City of Alachua Future Land Use Map (FLUM) on ±237.58 acres (Alachua County Tax Parcels 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2). The subject property is located along US 441 and NW 188th Street. Tax Parcel 03046-000-000 on the western boundary extends west to the section line, as illustrated on an attached sketch of the legal description. The Right-of-Way shall be deeded to the City of Alachua or other appropriate jurisdiction prior to the site plan application for the subject property. An aerial of the site's location can be found in Figure 1.



This submittal is a result of amending the City of Alachua Comprehensive Plan to allow for future commercial and residential development. The project site currently retains Alachua County Rural/Agriculture Future Land Use (FLU) and Agricultural (A) Zoning designations. This Ls-CPA application requests Community Commercial and Moderate Density Residential (0-4 du/ac) FLU, which would allow for commercial development along US 441 and single-family residential towards the northern portion of the project site. The intent is to permit commercial and residential uses that will be compatible to and support the surrounding existing commercial and residential development. This report is consistent with City of Alachua Comprehensive Plan goals, objectives, and policies. Adjacent FLU and Zoning designations are identified in Table 1 and Figures 2-4.

At this time, the only application being submitted is the Ls-CPA. A Zoning application will follow when utilities are available or can be provided. In order for a private developer to consider extending the utilities, it must be financially feasible for the project. Therefore, a large-scale non-residential, residential, or mixed-use project will be required to carry the

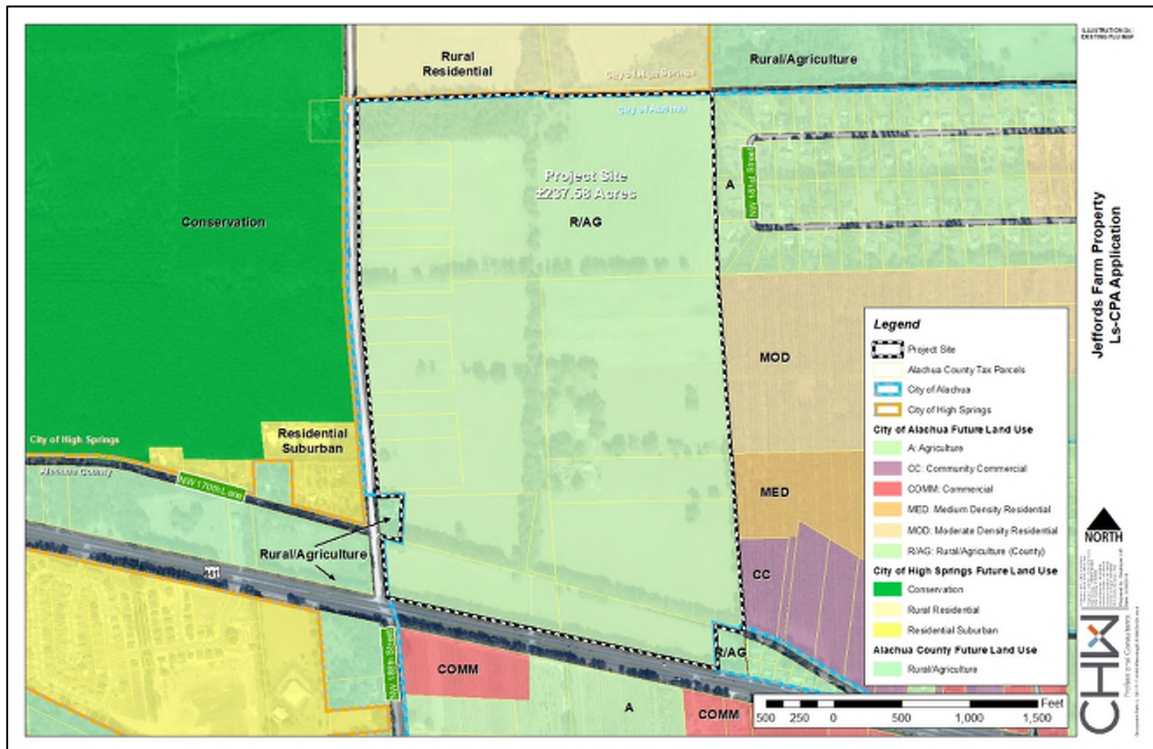


burden of the utility infrastructure improvements. Smaller projects will be unable to absorb these costs. The proposed Ls-CPA lets potential developers know the level of development they need to make the project financially feasible will be permitted.

A proposed development of this size is supported by the “Identifying Growth Trends” Report published in September 2016. According to the report, the City of Alachua’s population is expected to grow by approximately 10,000 people by the year 2040. Additionally, the City is currently at varying stages for two new subdivisions that would add 273 single-family lots. The proposed plan for this site will support the growing economic, commercial, retail, office, and social needs of the growing population in the City of Alachua.

**Table 1: Adjacent Future Land Use and Zoning Designations**

Direction	FLU Designation	Zoning Designation
North	<b>City of High Springs:</b> Rural Residential	<b>City of High Springs:</b> R-1
East	A/MOD/MED/CC <b>Alachua County:</b> R/AG	A/RSF-8/RMF-8/CC <b>Alachua County:</b> A-RB
South	A/COMM	A/CI
West	<b>Alachua County:</b> R/AG <b>City of High Springs:</b> Residential Suburban/Conservation	<b>Alachua County:</b> A <b>City of High Springs:</b> R-1



**Figure 2: Existing Future Land Use Map**



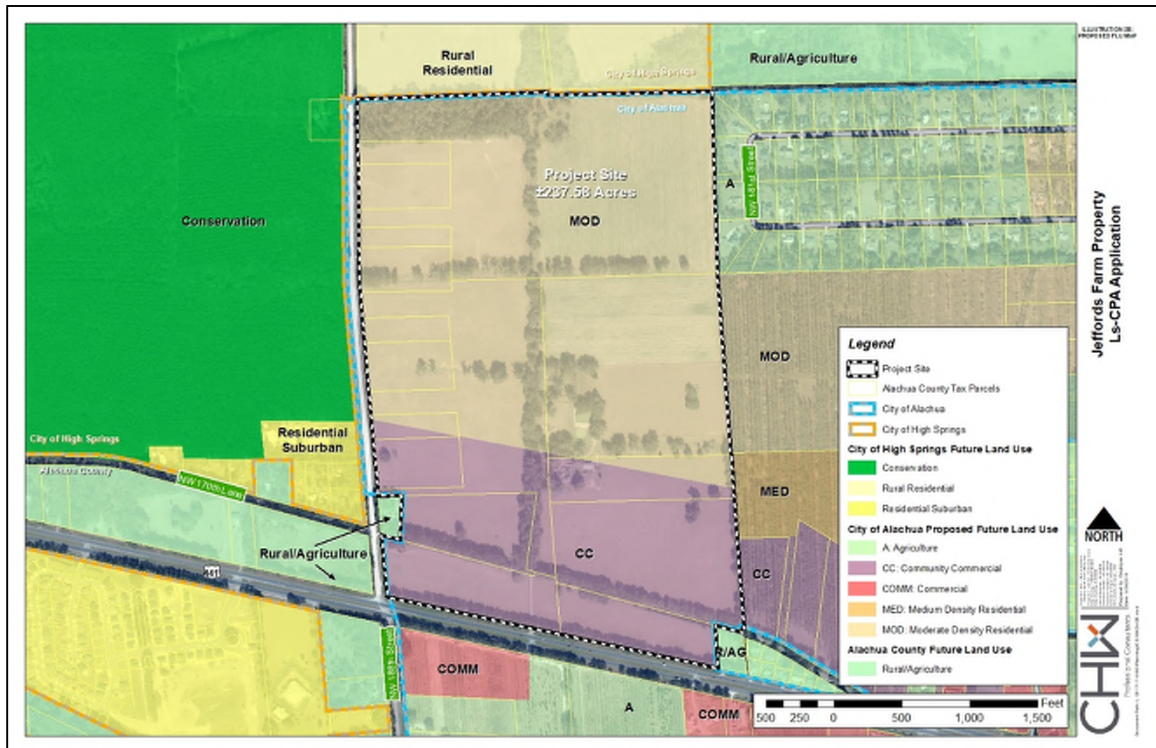


Figure 3: Proposed Future Land Use Map

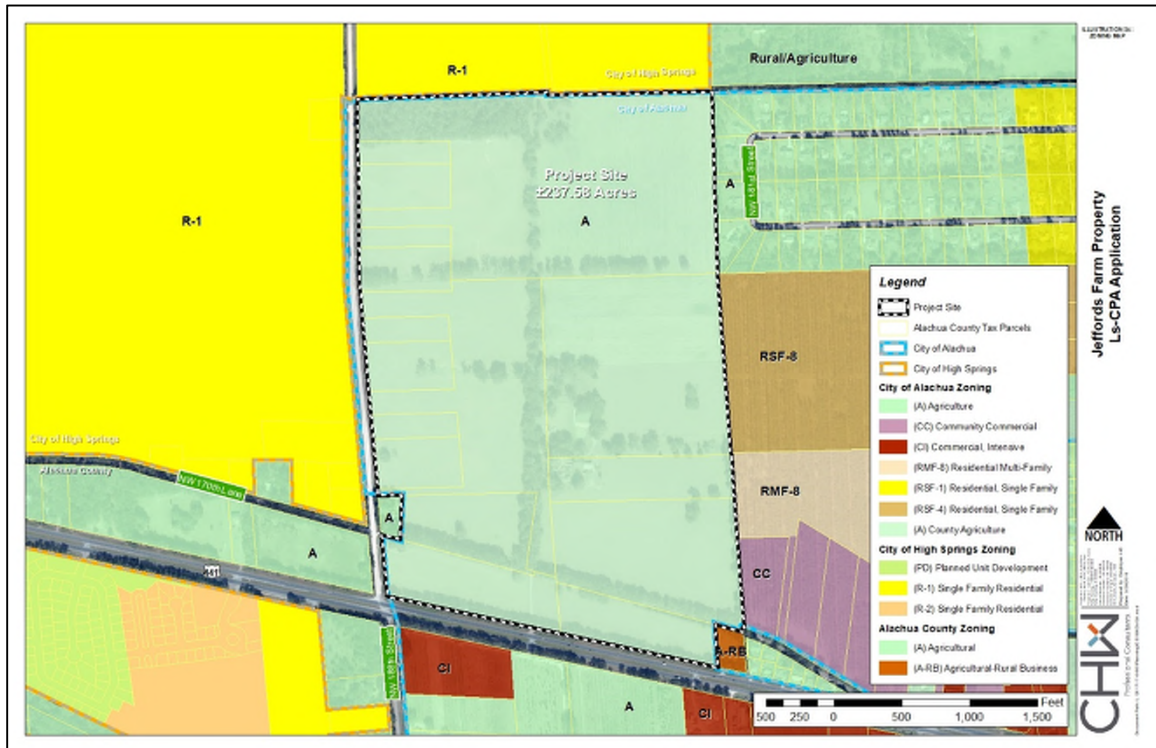


Figure 4: Existing Zoning Map

### 3. IMPACT ANALYSIS

#### IMPACT ON RESIDENTIAL STREETS

The site is located on US 441 and NW 188<sup>th</sup> Street. Adjacent properties include rural-scale residential, agricultural land, and agricultural businesses. No existing residential streets are anticipated to be impacted by the project site. The main access point on US 441 and internal vehicular system will lessen the impact on existing residential streets.

#### IMPACT ON NOISE AND LIGHTING

This application is being submitted to allow for the site to have commercial and residential development. The commercial portion of the site will run along US 441 and the residential portion is on the northern side of the site. The residential part of the site is not anticipated to significantly increase noise and lighting. The commercial portion of the site will run along US 441, a major commercial corridor, and is also not anticipated to significantly increase noise and lighting.

#### ENVIRONMENTAL FEATURES

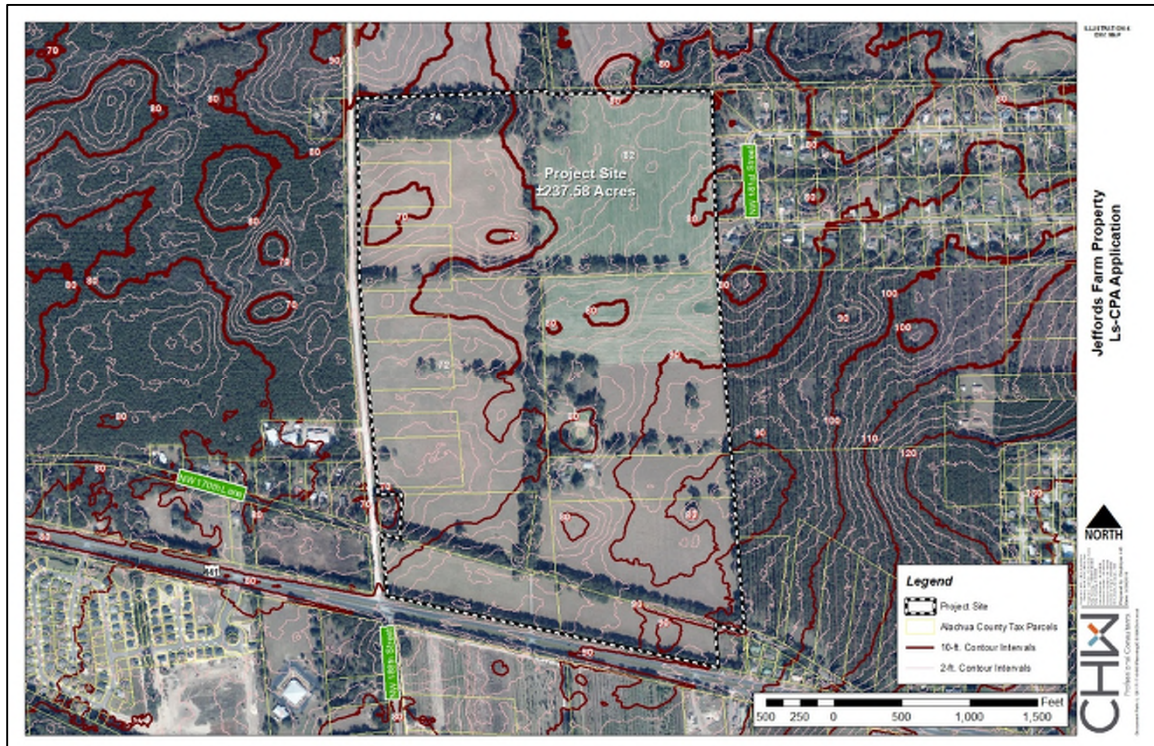


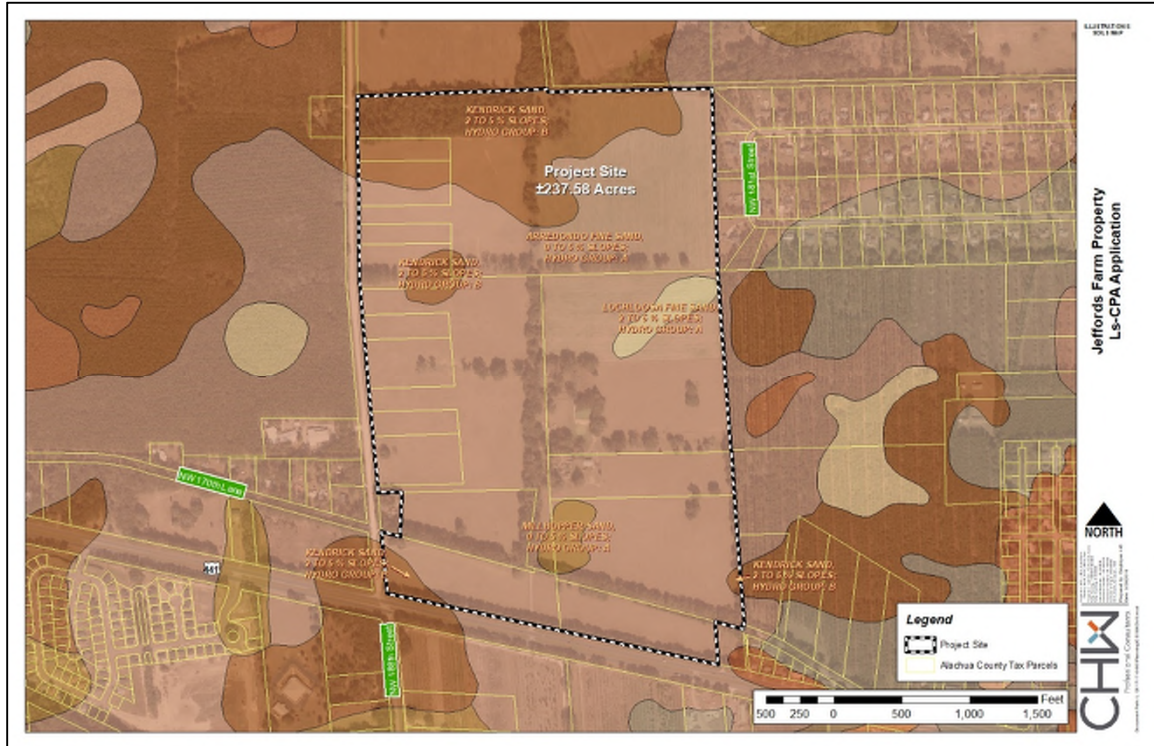
Figure 5: Topography, Wetlands, and FEMA Floodplain Map

No environmental features that require protection have been identified on the ±237.58-acre site. The site's topography slopes up from west to east and again from north to south with elevations ranging from 70' to 90' (see Figure 5). The onsite surface-water runoff derived from future redevelopment will be conveyed to onsite SMF is located in the site's lowest area(s). The SMF will be dry basins with gentle slopes while existing invasive onsite flora shall be removed and new landscaping will enhance the quality of existing site features.



Onsite soils are suitable for the proposed development and associated infrastructure include:

- Arredondo Fine Sand, 0 to 5% slopes
- Kendrick Sand, 2 to 5% slopes
- Lochloosa Fine Sand, 2 to 5% slopes
- Millhopper Sand, 0 to 5% slopes



**Figure 6: Natural Resources Conservation Service (NRCS) Soils Map**

### *HISTORIC AND ARCHEOLOGICAL RESOURCES*

The site is not located within, nor does it possess, historical sites or structures. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and preservation.

### *COMMUNITY CONTRIBUTIONS*

The residential uses permitted as a result of this application's approval will provide a variety of residential options to Alachua County residents. Commercial uses and development on the site will further support the residential developments in the surrounding areas. Onsite natural features shall be protected to the maximum extent practicable.

### *POTENTIAL LONG-TERM ECONOMIC BENEFITS*

The site's intended residential uses will provide long-term economic benefits to the surrounding community. The proposed residential units will provide a variety of housing options within the County. Future residents will contribute to the County's and City's tax rolls through property taxes and by patroning local non-residential uses to meet daily

needs. The commercial development will further support the community by providing a variety of goods, services, and employment to Alachua County and City of Alachua residents.

### *LEVEL OF SERVICE (LOS)*

This Ls-CPA application requests to change the site's existing FLU designation from City of Alachua Rural/Agriculture to City of Alachua Community Commercial and Moderate Density Residential with the intent to develop commercial uses along US 441 and residential uses towards the northern portion of the site. This impact analysis is based on the net difference between the existing and proposed impacts to transportation and public facility infrastructure. Existing, proposed, and realistic density/intensity for the project site are as follows:

#### Existing Maximum Density

- Residential: 47 dwelling units  
-  $\pm 237.58\text{-acres} \times 1 \text{ dwelling unit per } 5\text{-acres} = \mathbf{47.52 \text{ dwelling units}}$

#### Proposed Maximum Density/Intensity

- Residential: 644 dwelling units  
-  $\pm 161.14\text{-acres} \times 4 \text{ du/ac} = \mathbf{644.56 \text{ dwelling units}}$
- Commercial: 1,664,863 sq. ft.  
-  $43,560 \text{ sq. ft.} \times \pm 76.44\text{-acres} \times 0.5 \text{ FAR} = \mathbf{1,664,863.2 \text{ sq. ft.}}$

#### Realistic Maximum Density/Intensity

- Residential:  **$\pm 450 \text{ dwelling units}$**
- Commercial:  **$\pm 150,000 \text{ sq. ft.}$**

The .045 FAR used in the realistic intensities calculations was derived based on a conceptual layout for the project site and incorporates the site's specific characteristics and context to adjacent uses. Although other FAR measures have been appropriate for other sites. The proposed realistic FAR is appropriate for this site.

The realistic densities proposed in this report is based on the 1-4 du/ac permitted density of the Moderate Density Residential FLU designation. The realistic density of  $\pm 450$  dwelling units was based on an actual conceptual layout that incorporates the site's unique features, supporting infrastructure (e.g. stormwater management, rights-of-way, etc.) and required regulations, such as minimum lot size and width.

Following approval of this application, a Rezoning is required to ensure the site has a compatible zoning district designation. Only during site plan or subdivision plat approval shall public facility capacity be reserved for the site. To ensure of a development plan approval, the proposed development will not cause the cities public facilities and services to operate below the adopted LOS in the Comprehensive Plan. In addition, the requirements will be met to obtain a Certificate of Concurrency Compliance, as outlined in the City of Alachua LDR §2.4.14.

Trip Generation Analysis

**Table 2a: Proposed Maximum Density/Intensity Potential Net Trip Generation**

Land Use (ITE) <sup>1</sup>	Units	Daily		AM Peak		PM Peak	
		Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips
<b>Proposed</b>							
Single-Family Detached Housing (ITE 210)	644	9.44	6,080	.76	489	1.00	644
Shopping Center (ITE 820) <sup>2,3</sup>	1,665	37.75	62,854	3.00	4,995	4.21	7,010
<b>Existing</b>							
Single-Family Detached Housing (ITE 210)	47	9.44	444	.76	36	1.00	47
<b>Net Trip Generation</b>	-	-	<b>68,490</b>	-	<b>5,448</b>	-	<b>7,607</b>

1. Source: ITE Trip Generation 10<sup>th</sup> Edition
2. Units = (±76.44-acres x 43,560 sq. ft. x 0.5 FAR)/1,000 sq. ft.
3. There are no development plans for the project site being submitted at this time. As a result, ITE category 820 was chosen due to its flexible definition for onsite commercial uses.

**Table 2b: Realistic Density/Intensity Potential Net Trip Generation**

Land Use (ITE) <sup>1</sup>	Units	Daily		AM Peak		PM Peak	
		Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips
<b>Realistic</b>							
Single-Family Detached Housing (ITE 210)	350	9.44	3,304	.76	266	1.00	350
Multifamily Housing (Low-Rise) (ITE 220)	100	7.32	732	0.56	560	0.67	670
Shopping Center (ITE 820) <sup>2,3</sup>	150	37.75	5,663	3.00	450	4.21	632
<b>Existing</b>							
Single-Family Detached Housing (ITE 210)	47	9.44	444	.76	36	1.00	47
<b>Net Trip Generation</b>	-	-	<b>9,255</b>	-	<b>1,240</b>	-	<b>1,605</b>

1. Source: ITE Trip Generation 10<sup>th</sup> Edition
2. Units = 150,000 sq. ft./1,000 sq. ft.
3. There are no development plans for the project site being submitted at this time. As a result, ITE category 820 was chosen due to its flexible definition for onsite commercial uses.

*Conclusion:* Approval of this Ls-CPA application will result in an increase of the site's potential maximum daily trips. However, the project site's maximum permitted footprint and resulting trips will be significantly reduced if stormwater, parking, and roadway infrastructure are considered in trip generation calculations. Therefore, Table 2 shows the proposed maximum permitted density/intensity by the requested Community Commercial and Moderate Density Residential FLU designations while Table 2a illustrates a more realistic portrayal of what could feasibly be built within the subject property upon approval.

**Table 3a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 5**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 5: U.S. Hwy 441</b>	
	(From SR 235 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	25,926	2,463
Reserved Trips <sup>1</sup>	4,892	479
Available Capacity	4,682	258
Projected Trip Generation <sup>2</sup>	68,934	7,654
<b>Available Capacity w/ Application approval</b>	<b>-64,252</b>	<b>-7,396</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 100% for Segment 5.

**Table 3b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 5**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 5: U.S. Hwy 441</b>	
	(From SR 235 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	25,926	2,463
Reserved Trips <sup>1</sup>	4,892	479
Available Capacity	4,682	258
Projected Trip Generation <sup>2</sup>	9,255	1,605
<b>Available Capacity w/ Application approval</b>	<b>-4,573</b>	<b>-1,347</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 100% for Segment 5.

**Table 4a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 8**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 8: SR 235</b>	
	<b>(From 235/241 Intersection to US 441)</b>	
Maximum Service Volume <sup>1</sup>	13,300	1,200
Existing Traffic <sup>1</sup>	10,305	979
Reserved Trips <sup>1</sup>	0	0
Available Capacity	2,995	221
Projected Trip Generation <sup>2</sup>	3,447	383
<b>Available Capacity w/ Application approval</b>	<b>-452</b>	<b>-162</b>

1. Source: City of Alachua March 2018 Development Monitoring Report
2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 8.

**Table 4b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 8**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 8: SR 235</b>	
	<b>(From 235/241 Intersection to US 441)</b>	
Maximum Service Volume <sup>1</sup>	13,300	1,200
Existing Traffic <sup>1</sup>	10,305	979
Reserved Trips <sup>1</sup>	0	0
Available Capacity	2,995	221
Projected Trip Generation <sup>2</sup>	462	80
<b>Available Capacity w/ Application approval</b>	<b>2,532</b>	<b>141</b>

1. Source: City of Alachua March 2018 Development Monitoring Report
2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 8.

**Table 5a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment CR 235A South**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 235A South</b>	
	<b>(South of US 441)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	3,780	359
Reserved Trips <sup>1</sup>	217	30
Available Capacity	10,583	925
Projected Trip Generation <sup>2</sup>	13,787	1,531
<b>Available Capacity w/ Application approval</b>	<b>-3,204</b>	<b>606</b>

1. Source: City of Alachua March 2018 Development Monitoring Report
2. Source: Projected trip distribution percentage is estimated to be 20% for Segment CR 235A South.



**Table 5b: Realistic Density/Intensity Potential Impacts on Roadways, Segment CR 235A South**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 235A South</b>	
	<b>(South of US 441)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	3,780	359
Reserved Trips <sup>1</sup>	217	30
Available Capacity	10,583	925
Projected Trip Generation <sup>2</sup>	1,851	321
<b>Available Capacity w/ Application approval</b>	<b>8,732</b>	<b>604</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 20% for Segment CR 235A South.

**Table 6a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 2**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 2: I-75</b>	
	<b>(From US 441 to SCL of Alachua)</b>	
Maximum Service Volume <sup>1</sup>	85,600	7,710
Existing Traffic <sup>1</sup>	59,457	6,243
Reserved Trips <sup>1</sup>	152	17
Available Capacity	25,991	1,450
Projected Trip Generation <sup>2</sup>	24,127	2,679
<b>Available Capacity w/ Application approval</b>	<b>1,864</b>	<b>-1,229</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 35% for Segment 2.

**Table 6b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 2**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 2: I-75</b>	
	<b>(From US 441 to SCL of Alachua)</b>	
Maximum Service Volume <sup>1</sup>	85,600	7,710
Existing Traffic <sup>1</sup>	59,457	6,243
Reserved Trips <sup>1</sup>	152	17
Available Capacity	25,991	1,450
Projected Trip Generation <sup>2</sup>	3,239	561
<b>Available Capacity w/ Application approval</b>	<b>22,752</b>	<b>889</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 35% for Segment 2.

**Table 7a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 2054 West**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 2054 West</b>	
	<b>(From West of SR 235)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	1,686	160
Reserved Trips <sup>1</sup>	1,338	133
Available Capacity	11,556	1,021
Projected Trip Generation <sup>2</sup>	6,893	765
<b>Available Capacity w/ Application approval</b>	<b>4,663</b>	<b>256</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 10% for Segment CR 2054 West.

**Table 7b: Realistic Density/Intensity Potential Impacts on Roadways, CR 2054 West**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 2054 West</b>	
	<b>(From West of SR 235)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	1,686	160
Reserved Trips <sup>1</sup>	1,338	133
Available Capacity	11,556	1,021
Projected Trip Generation <sup>2</sup>	925	160
<b>Available Capacity w/ Application approval</b>	<b>10,631</b>	<b>861</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 10% for Segment CR 2054 West.

**Table 8a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 235A North**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 235A North</b>	
	<b>(From North of US 441)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	1,436	180
Reserved Trips <sup>1</sup>	180	26
Available Capacity	12,964	1,152
Projected Trip Generation <sup>2</sup>	3,447	383
<b>Available Capacity w/ Application approval</b>	<b>9,517</b>	<b>769</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment CR 235A North.

**Table 8b: Realistic Density/Intensity Potential Impacts on Roadways, CR 235A North**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 235A North</b>	
	<b>(From North of US 441)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	1,436	180
Reserved Trips <sup>1</sup>	180	26
Available Capacity	12,964	1,152
Projected Trip Generation <sup>2</sup>	462	80
<b>Available Capacity w/ Application approval</b>	<b>12,502</b>	<b>1,072</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment CR 235A North.

**Table 9a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 1**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 1: I-75</b>	
	<b>(From NCL of Alachua to US 441)</b>	
Maximum Service Volume <sup>1</sup>	85,600	7,710
Existing Traffic <sup>1</sup>	36,000	3,780
Reserved Trips <sup>1</sup>	346	55
Available Capacity	49,254	3,875
Projected Trip Generation <sup>2</sup>	3,447	383
<b>Available Capacity w/ Application approval</b>	<b>45,807</b>	<b>3,492</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 1.

**Table 9b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 1**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 1: I-75</b>	
	<b>(From NCL of Alachua to US 441)</b>	
Maximum Service Volume <sup>1</sup>	85,600	7,710
Existing Traffic <sup>1</sup>	36,000	3,780
Reserved Trips <sup>1</sup>	346	55
Available Capacity	49,254	3,875
Projected Trip Generation <sup>2</sup>	462	80
<b>Available Capacity w/ Application approval</b>	<b>48,792</b>	<b>3,795</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 1.

**Table 10a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 235**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 235</b>	
	(From SCL to CR 241)	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	5,165	491
Reserved Trips <sup>1</sup>	0	0
Available Capacity	9,415	823
Projected Trip Generation <sup>2</sup>	3,447	383
<b>Available Capacity w/ Application approval</b>	<b>5,968</b>	<b>440</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment CR 235.

**Table 10b: Realistic Density/Intensity Potential Impacts on Roadways, CR 235**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 235</b>	
	(From SCL to CR 241)	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	5,165	491
Reserved Trips <sup>1</sup>	0	0
Available Capacity	9,415	823
Projected Trip Generation <sup>2</sup>	462	80
<b>Available Capacity w/ Application approval</b>	<b>8,953</b>	<b>743</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment CR 235.

**Table 11a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 9**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 9: SR 235</b>	
	(From US 441 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	13,300	1,200
Existing Traffic <sup>1</sup>	7,537	716
Reserved Trips <sup>1</sup>	0	0
Available Capacity	5,763	484
Projected Trip Generation <sup>2</sup>	3,447	383
<b>Available Capacity w/ Application approval</b>	<b>2,316</b>	<b>101</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 9.

**Table 11b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 9**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 9: SR 235</b> (From US 441 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	13,300	1,200
Existing Traffic <sup>1</sup>	7,537	716
Reserved Trips <sup>1</sup>	0	0
Available Capacity	5,763	484
Projected Trip Generation <sup>2</sup>	462	80
<b>Available Capacity w/ Application approval</b>	<b>5,301</b>	<b>404</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 9.

**Table 12a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 3/4**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 3/4: U.S. Hwy 441</b> (From NW 126 <sup>th</sup> to SR 235)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	18,579	1,765
Reserved Trips <sup>1</sup>	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation <sup>2</sup>	3,447	383
<b>Available Capacity w/ Application approval</b>	<b>11,626</b>	<b>788</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 3/4.

**Table 12b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 3/4**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 3/4: U.S. Hwy 441</b> (From NW 126 <sup>th</sup> to SR 235)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	18,579	1,765
Reserved Trips <sup>1</sup>	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation <sup>2</sup>	462	80
<b>Available Capacity w/ Application approval</b>	<b>14,611</b>	<b>1,091</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 5% for Segment 3/4.

**Table 13a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 6**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 6: U.S. Hwy 441</b>	
	<b>(From CR 25A to NW 126<sup>th</sup> Ave)</b>	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	18,579	1,765
Reserved Trips <sup>1</sup>	23	2
Available Capacity	16,898	1,433
Projected Trip Generation <sup>2</sup>	1,379	153
<b>Available Capacity w/ Application approval</b>	<b>15,519</b>	<b>1,280</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment 6.

**Table 13b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 6**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 6: U.S. Hwy 441</b>	
	<b>(From CR 25A to NW 126<sup>th</sup> Ave)</b>	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	18,579	1,765
Reserved Trips <sup>1</sup>	23	2
Available Capacity	16,898	1,433
Projected Trip Generation <sup>2</sup>	185	32
<b>Available Capacity w/ Application approval</b>	<b>16,713</b>	<b>1,401</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment 6.

**Table 14a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 2054 East**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 2054 East</b>	
	<b>(From East of SR 235)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	2,161	205
Reserved Trips <sup>1</sup>	560	75
Available Capacity	11,859	1,034
Projected Trip Generation <sup>2</sup>	1,379	153
<b>Available Capacity w/ Application approval</b>	<b>10,480</b>	<b>881</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment CR 2054 East.

**Table 14b: Realistic Density/Intensity Potential Impacts on Roadways, CR 2054 East**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 2054 East</b>	
	<b>(From East of SR 235)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	2,161	205
Reserved Trips <sup>1</sup>	560	75
Available Capacity	11,859	1,034
Projected Trip Generation <sup>2</sup>	185	32
<b>Available Capacity w/ Application approval</b>	<b>11,674</b>	<b>1,002</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 2% for Segment CR 2054 East.

**Table 15a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, CR 241**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 241</b>	
	<b>(From SCL to CR 235)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	8,710	827
Reserved Trips <sup>1</sup>	9	1
Available Capacity	5,861	486
Projected Trip Generation <sup>2</sup>	689	77
<b>Available Capacity w/ Application approval</b>	<b>5,172</b>	<b>409</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment CR 241.

**Table 15b: Realistic Density/Intensity Potential Impacts on Roadways, CR 241**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment: CR 241</b>	
	<b>(From SCL to CR 235)</b>	
Maximum Service Volume <sup>1</sup>	14,580	1,314
Existing Traffic <sup>1</sup>	8,710	827
Reserved Trips <sup>1</sup>	9	1
Available Capacity	5,861	486
Projected Trip Generation <sup>2</sup>	92	16
<b>Available Capacity w/ Application approval</b>	<b>5,769</b>	<b>470</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment CR 241.



**Table 16a: Proposed Maximum Density/Intensity Potential Impacts on Roadways, Segment 7**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 7: U.S. Hwy 441</b>	
	(From MPO Boundary to CR 25A)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	21,000	1,890
Reserved Trips <sup>1</sup>	5	1
Available Capacity	14,495	1,309
Projected Trip Generation <sup>2</sup>	689	77
<b>Available Capacity w/ Application approval</b>	<b>13,806</b>	<b>1,232</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment 7.

**Table 16b: Realistic Density/Intensity Potential Impacts on Roadways, Segment 7**

	<b>AADT</b>	<b>PM</b>
<b>Traffic System Category</b>	<b>Segment 7: U.S. Hwy 441</b>	
	(From MPO Boundary to CR 25A)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	21,000	1,890
Reserved Trips <sup>1</sup>	5	1
Available Capacity	14,495	1,309
Projected Trip Generation <sup>2</sup>	185	32
<b>Available Capacity w/ Application approval</b>	<b>14,310</b>	<b>1,277</b>

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be 1% for Segment 7.

*Conclusion:* Approval of this Ls-CPA application will result in an increase of the site's potential impact to the County's roadway system. Two tables are shown for each roadway segment. The first table uses the figures of the proposed maximum density/intensity, while the second table uses realistic figures to calculate the impact. Furthermore, any proposed development on the site will be phased and will not occur simultaneously. Traffic analyses will be provided with each phase of development roadway improvements will be constructed, as necessary, to ensure that the County's roadways do not operate below the adopted level of service (LOS).

Potable Water Analysis

Potable water and sanitary sewer calculations are based on the site’s maximum development potential, existing maximum development potential, and the realistic development potential of the site. One table will illustrate the proposed maximum development potential and the other table will illustrate the realistic development potential and more feasible option.

**Table 17a: Proposed Maximum Density/Intensity Projected Potable Water Impact**

<b>System Category</b>	<b>Gallons Per Day (GPD)</b>
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>1</sup>	61,382
Residual Capacity <sup>1</sup>	937,618
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	59.23%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	343,586
<b>Residual Capacity after Proposed Project</b>	<b>594,032,</b>

1. Source: City of Alachua March 2018 Development Monitoring Report
2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (1,664,863 ft<sup>2</sup> x 0.1 gal.) + (644 du x 275 gal. per unit)

**Table 17b: Realistic Density/Intensity Potential Potable Water Impact**

<b>System Category</b>	<b>Gallons Per Day (GPD)</b>
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>1</sup>	60,524
Residual Capacity <sup>1</sup>	938,476
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	59.20%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	172,300
<b>Residual Capacity after Proposed Project</b>	<b>766,176</b>

1. Source: City of Alachua March 2018 Development Monitoring Report
2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (217,582 ft<sup>2</sup> x 0.1 gal.) – (1 du x 275 gal. per unit)

**Conclusion:** Approval of this Ls-CPA application will result in an increase of the site’s theoretical impact to the County’s potable water system. However, as shown in Table 17b, the Projected Potable Water Demand illustrates a more realistic portrayal of what could be built upon approval of the subject property than Table 17a, which shows the proposed maximum density/intensity of the site. Therefore, the site will not cause the County’s potable water system to operate below the adopted level of service (LOS).

**Table 18a: Proposed Maximum Density/Intensity Potential Sanitary Sewer Impact**

<b>System Category</b>	<b>Gallons Per Day (GPD)</b>
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>1</sup>	57,094
<b>Residual Capacity<sup>1</sup></b>	<b>788,906</b>
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	47.41%
Projected Sanitary Sewer Demand from Proposed Project <sup>2</sup>	327,486
<b>Residual Capacity after Proposed Project</b>	<b>461,420</b>

1. Source: City of Alachua August 2017 Development Monitoring Report
2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $(1,664,863 \text{ ft}^2 \times 0.1 \text{ gal.}) + (644 \text{ du} \times 250 \text{ gal. per unit})$

**Table 18b: Realistic Density/Intensity Potential Sanitary Sewer Impact**

<b>System Category</b>	<b>Gallons Per Day (GPD)</b>
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>1</sup>	57,094
<b>Residual Capacity<sup>1</sup></b>	<b>788,906</b>
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	47.41%
Projected Sanitary Sewer Demand from Proposed Project <sup>2</sup>	127,500
<b>Residual Capacity after Proposed Project</b>	<b>661,406</b>

1. Source: City of Alachua August 2017 Development Monitoring Report
2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $(150,000 \text{ ft}^2 \times 0.1 \text{ gal.}) + (450 \text{ du} \times 250 \text{ gal. per unit})$

*Conclusion:* Approval of this Ls-CPA application will result in an increase of the site's theoretical impact to the County's sanitary sewer system. However, as shown in Table 18b, the Projected Sanitary Sewer Demand illustrates a more realistic portrayal of what could be built upon approval of the subject property than Table 18a, which shows the proposed maximum density/intensity of the site. Therefore, the site will not cause the County's sanitary sewer system to operate below the adopted level of service (LOS).

Solid Waste Analysis

**Table 19a: Proposed Maximum Density/Intensity Potential Solid Waste Impact**

<b>System Category</b>	<b>LBs Per Day</b>	<b>Tons Per Year</b>
Existing Demand <sup>1</sup>	39,744.00	7,253.28
Reserved Capacity <sup>1</sup>	5,287.39	964.95
<b>New River Solid Waste Facility Capacity<sup>1</sup></b>	<b>50 years</b>	
<b>Solid Waste Generated By Proposed Project<sup>2</sup></b>		<b>4,868</b>

1. Source: City of Alachua May 2017 Development Monitoring Report
2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used:  $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 1,664,863 \text{ ft}^2) \times 365) / 2,000 + (644 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita})$

**Table 19b: Realistic Maximum Density/Intensity Potential Solid Waste Impact**

<b>System Category</b>	<b>LBs Per Day</b>	<b>Tons Per Year</b>
Existing Demand <sup>1</sup>	39,568.00	7,221.16
Reserved Capacity <sup>1</sup>	5,280.27	963.65
<b>New River Solid Waste Facility Capacity<sup>1</sup></b>	<b>50 years</b>	
<b>Solid Waste Generated By Proposed Project<sup>2</sup></b>		<b>1,184</b>

1. Source: City of Alachua May 2017 Development Monitoring Report.
2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used:  $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 150,000 \text{ ft}^2) \times 365/2,000) + (450 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita})$

*Conclusion:* Approval of this Ls-CPA application will increase the site’s theoretical impact to the County’s solid waste system. However, any proposed development on the site will be phased and will not occur simultaneously. As shown in Table 19a and more realistically, Table 19b, the New River Solid Waste Facility Capacity has the capacity to process various components of the solid waste stream for the next 50 years. Therefore, this facility has adequate capacity to meet the site’s theoretical demand and will not cause it to operate below the adopted LOS.

Education Facilities Analysis

The City of Alachua requires all Ls-CPA applications to evaluate public school concurrency based on the site’s maximum permitted density, existing permitted density, and realistic permitted density. Therefore, the site’s theoretical impact on Alachua County’s Public School System is evaluated in the Public School Generation form included with this application and in Table 20a and 20b of this document:

**Table 20a: Proposed Maximum Density/Intensity Potential Public School Demand**

<b>Land Use</b>	<b>Units</b>	<b>Elem.</b>		<b>Middle</b>		<b>High</b>	
		<b>Rate<sup>1</sup></b>	<b>Total</b>	<b>Rate<sup>1</sup></b>	<b>Total</b>	<b>Rate<sup>1</sup></b>	<b>Total</b>
<b>Proposed</b>							
Single-Family	644	.15	96	.07	45	.09	57
<b>Existing</b>							
Single-Family	47	.15	7	.07	3	.09	4
<b>Net Generation</b>	-	-	<b>89</b>	-	<b>42</b>	-	<b>53</b>

1. Source: City of Alachua March 2018 Development Monitoring Report.

**Table 20b: Realistic Maximum Density/Intensity Potential Public School Demand**

<b>Land Use</b>	<b>Units</b>	<b>Elem.</b>		<b>Middle</b>		<b>High</b>	
		<b>Rate<sup>1</sup></b>	<b>Total</b>	<b>Rate<sup>1</sup></b>	<b>Total</b>	<b>Rate<sup>1</sup></b>	<b>Total</b>
<b>Realistic</b>							
Single-Family	350	.15	53	.07	25	.09	32
Multi-Family	100	.08	8	.03	3	.03	3
<b>Existing</b>							
Single-Family	47	.15	7	.07	3	.09	4
<b>Net Generation</b>	-	-	<b>54</b>	-	<b>25</b>	-	<b>31</b>

1. Source: City of Alachua March 2018 Development Monitoring Report.

*Conclusion:* Approval of this Ls-CPA application will result in an increase of the site's theoretical impact to the County's Public School System, but it will not cause it to operate below the adopted LOS. Table 20a shows the proposed maximum density where the numbers are significantly higher than Table 20b, which illustrates a more realistic portrayal of what could be built within the subject property. During development plan review, these values may be updated to reflect the development's actual number of proposed single-family residential units.

**Table 21: Recreational Impact Table**

<b>System Category</b>	<b>Acreage</b>
Existing City of Alachua Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>1</sup>	49.68
Reserved Capacity <sup>1</sup>	.60
<b>Available Recreation Acreage<sup>1</sup></b>	<b>67.37</b>

2. Source: City of Alachua March 2018 Development Monitoring Report.

*Conclusion:* The City of Alachua currently possesses considerable excess acreage for local recreation activities. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

#### **4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN**

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Ls-CPA application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

##### Future Land Use Element

Policy 1.2.a: 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, conventional 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

**This application seeks to amend the project site from Rural/Agriculture to Community Commercial and Moderate Density Residential. This request is compatible with surrounding development and is consistent with surrounding FLU and Zoning patterns.**

**Policy 1.3.e:** The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible
2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.
3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

**The block for the project site is defined between NW 188<sup>th</sup> Street and NW 173<sup>rd</sup> Street (CR 235A). The subject property's block face, when including the subject property, is ±62% Commercial and Community Commercial FLU designation. The**

**block face south of US 441 has ±80% of its block face with a Commercial FLU designation.**

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.

**The project site will have a minimum of 10% open space.**

Conservation and Open Space Element

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

**There are no onsite species or habitats that require protections.**

OBJECTIVE 1.5: Soils

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

**There are four types of soils located onsite:**

- **Arredondo Fine Sand, 0 to 5% slopes**
- **Kendrick Sand, 2 to 5% slopes**
- **Lochloosa Fine Sand, 2 to 5% slopes**
- **Millhopper Sand, 0 to 5% slopes**

**According to NRCS soil database, each of the four soils mentioned above are conducive to developments of this nature with no severe limitations.**

OBJECTIVE 1.10: Wetlands

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

**The ±237.58-acre site does not contain any onsite wetlands or environmental features that require protection.**

Transportation Element

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

**The site's proposed development ensures the City's motorized and non-motorized transportation systems continue to meet adopted Level of Service standards. Section 3 within this report examines proposed development impacts to transportation facilities.**

Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.



**The site is accessed by US 441 and any future development will meet the City's access management standards as outlined in the Comprehensive Plan and LDR requirements.**

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

**Any future development on the project site will connect and utilize the City's wastewater systems and continue to meet the adopted level of service (LOS) standards. Section 3 of this report examines development impacts to wastewater facilities.**

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

**Any future development on the project site will connect and utilize the City's solid waste disposal services and continue to meet the adopted level of service (LOS) standards. Section 3 of this report examines development impacts to solid waste facilities.**

OBJECTIVE 1.7: Geological Resources

The City shall identify, protect and conserve significant geological resources and their natural functions.

**Any significant geological resources and their natural functions found on the project site will be protected and conserved.**

GOAL 3: Stormwater

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.

**Any future development will 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.**

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

**Any future development on the project site will connect and utilize the City's potable water services and continue to meet the adopted level of service (LOS)**

**standards. Section 3 of this report examines development impacts to potable water facilities.**

Policy 4.1.d: A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map.

**Any future development on the project site will adhere to this policy and establish a minimum of 500' around a community potable water facility wellhead.**

Goal 5: Natural Groundwater Aquifer Recharge

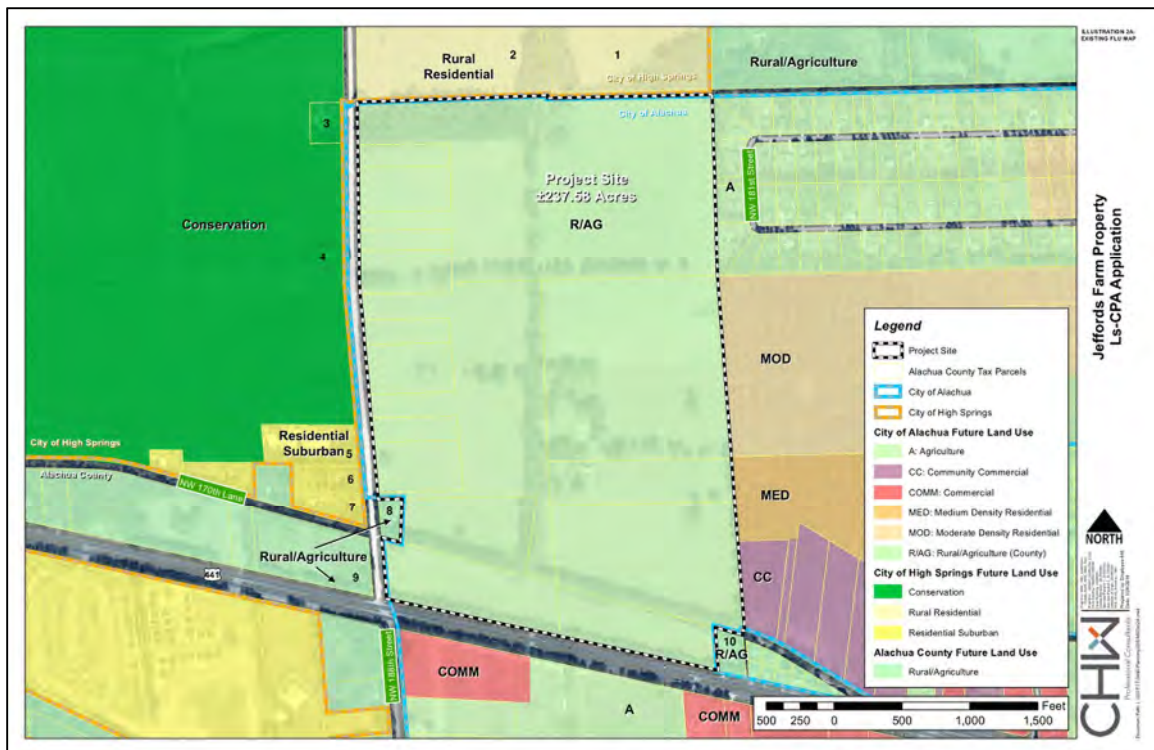
Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

**As illustrated in Figure 5, the developed site does not contain flood-prone areas, wetlands, and other sensitive natural features that require protection per City of Alachua and Suwannee River Water Management District design standards.**

Intergovernmental Coordination Element

Policy 1.2.b: The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.



#	Jurisdiction	Tax Parcel	FLU	Acres	Max. Density	Permitted Density	Max. Intensity (ISR)	Permitted Intensity
1	High Springs	03026-000-000	Rural Residential	±75.46	1 du/5 ac	15 du	0.7	52.8 acres
2	High Springs	03026-000-000	Rural Residential	±75.46	1 du/5 ac	15 du	0.7	52.8 acres
3	High Springs	03030-001-001	Conservation	±2.06	1 du/10 ac	0.2 du	0.1	0.4 acres
4	High Springs	03030-000-000	Conservation	±372.13	1 du/10 ac	37 du	0.1	37 acres
5	High Springs	03031-001-001	Residential Suburban	±5.03	1 - 4 du/ac	1 - 5 du	0.7	3.5 acres
6	High Springs	03035-003-001	Residential Suburban	±1.11	1 - 4 du/ac	1 du	0.7	0.7 acres
7	High Springs	03035-003-004	Residential Suburban	±1.39	1 - 4 du/ac	1 du	0.7	0.9 acres
8	Alachua County	03047-002-000	Rural/Agriculture	±1.13	1 du/5 ac	0.2 du	N/A	N/A
9	Alachua County	03033-000-000	Rural/Agriculture	±8.4	1 du/5 ac	1 du	N/A	N/A
10	Alachua County	03046-004-000	Rural/Agriculture	±1.35	1 du/5 ac	0.2 du	N/A	N/A

**The proposed plan for the project site is to have residential development towards the northern portion of the site and commercial development along US 441. As shown in the FLU map above, the development pattern is consistent with the adjacent development patterns. Additionally, any future development will be consistent and compatible with the surrounding FLU designations and their corresponding densities and intensities.**

#### Economic Element

Policy 1.8.f: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation.

**Currently, the project site is not being used for agri-business with a FLU designation of Rural/Agriculture. Submitting this application allows for future residential and non-residential development on the project site that would support the growth and needs of City of Alachua residents.**

## 5. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**The proposed Community Commercial and Moderate Density Residential FLU designation allows for the site to develop as a mixed-use development with residential and non-residential uses.**

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

**The project site is located in the City of Alachua and not in the rural area of unincorporated Alachua County. This application is being submitted to amend the FLU designation to Community Commercial and Moderate Density Residential, which is consistent with surrounding FLU and Zoning designations and is compatible with the surrounding development pattern. The site will be served by City of Alachua utilities.**

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

**The site is adjacent to developed urban areas and within close proximity to the City of High Springs. It will also follow the same development pattern as other urban developments by having commercial uses along US 441 and residential uses farther from state route. There is also potential for mixed-use development that links residential and non-residential uses, provides for common access points, and promotes non-strip development patterns.**

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

**Figure 6 does not illustrate any wetlands or floodplains on the project site. No other onsite environmental features that require protection have been identified. During the development plan review for each phase of the development, natural features that require preservation will be accurately delineated by a professional environmental scientist and site layout will address these features accordingly. Furthermore, development on the project site, which is located within the City of Alachua and its urban areas, will reduce development pressure in the rural areas of unincorporated Alachua County.**

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

**The property bordering the northern border of the site is designated for residential development, the eastern properties are designated for residential and non-residential development, and the western properties are owned by Suwannee River Water Management District (SRWMD) for future wellfields. Therefore, no agricultural lands will be impacted from the project site.**

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

**City of Alachua utilities will be extended to serve this site.**

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

**City of Alachua utilities will be extended to serve this site.**

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

**The project site is adjacent to existing residential and commercial developments. Sufficient public facilities and services are available and will serve this project site.**

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

**The project site is located within the City of Alachua. The city limits between Alachua and High Springs provide a clear separation between lands designated for rural and urban uses.**

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

**The proposed development is considered infill development, as it is located to developed residential and commercial uses. The site is also conveniently located proximate to city centers (Alachua and High Springs) and major roadways (US 441 and I-75).**

11. Fails to encourage a functional mix of uses.

**Approval of this Ls-CPA application will further diversify the residential and**

**commercial uses within this area, allowing residents to have more housing options and variety of goods and services.**

12. Results in poor accessibility among linked or related land uses.

**Future development will be required to include connections to existing uses and future stubs for future connections by the City of Alachua Comprehensive Plan and LDR.**

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

**Currently, the site is privately owned, and does not function as public open space. Future development plans for the project site incorporate natural areas while enhancing native landscaping and removing invasive exotics. Common open spaces shall be easily accessible by community residents.**

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): 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.

**The project site is located in an area that already has residential and commercial development. By placing a variety of residential and commercial options within close proximity to these new/expanded developments will reduce development pressure on lands less suitable for development.**

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**The site is adjacent to developed residential and commercial uses. Those areas are served by City of Alachua public facilities and City of Alachua and/or Alachua County services. The project site will ensure future phases will also make efficient use of public facilities and services.**

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**This Community Commercial and Moderate Density Residential application is requested to allow a variety of uses while maintaining a moderate density and intensity. The proposed amendment will allow for development in a compact efficient manner that maximizes onsite natural features, provides interconnectivity for multiple transportation modes, and a variety of housing options.**

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

**The site is located along US 441, which is characterized as a major commercial corridor. Within walking or biking distance to this site are developed commercial and residential areas. Approval of this Ls-CPA application will diversify the commercial uses and provide more housing options to the residents of the City.**





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- 8. Attachments**
  - a. School Concurrency Form**
  - b. Map Set**

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

**PROJECT #**

**APPLICATION DATE**

**NAME & DESCRIPTION OF PROJECT**

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)**

**Tax Parcel Numbers**

**Acreage**

**DEVELOPMENT DATA** (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)		
Number of Units	Number of Units			
<b>Level of Review</b>				
Pre-Application Conference	Preliminary	Final	Revised	Staff Administrative Review

*A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period*

### EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student 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 to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

[http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

**Elementary**

**Middle**

**High**

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	units X 0.15 Elementary School Multiplier	<b>Student Stations</b>
<b>MIDDLE</b>	units X 0.07 Middle School Multiplier	<b>Student Stations</b>
<b>HIGH</b>	units X 0.09 High School Multiplier	<b>Student Stations</b>

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	units X 0.08 Elementary School Multiplier	<b>Student Stations</b>
<b>MIDDLE</b>	units X 0.03 Middle School Multiplier	<b>Student Stations</b>
<b>HIGH</b>	units X 0.03 High School Multiplier	<b>Student Stations</b>

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

**EXEMPT DEVELOPMENTS (click 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 for 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 School Facilities Element or the ILA*

*Group quarters that do not generate public school students, as described in the ILA*

**AUTHORIZED AGENT**

Name:  
Mailing Address:

Phone:  
Email:

**PROPERTY OWNER**

Name:  
Mailing Address

Phone:  
Email

# CERTIFICATION

**PROJECT NAME :**

**PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject 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 (see 2015-2016 Capacity Tables)

## Elementary SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

## Middle SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

## High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

**Denial** for reasons stated

## Approved by

## City of Alachua

### School Board Staff Certification

A complete application for the development project was accepted on

Date:

### Vicki McGrath

Community Planning Director  
School Board of Alachua County  
352.955.7400 x 1423

Signed:

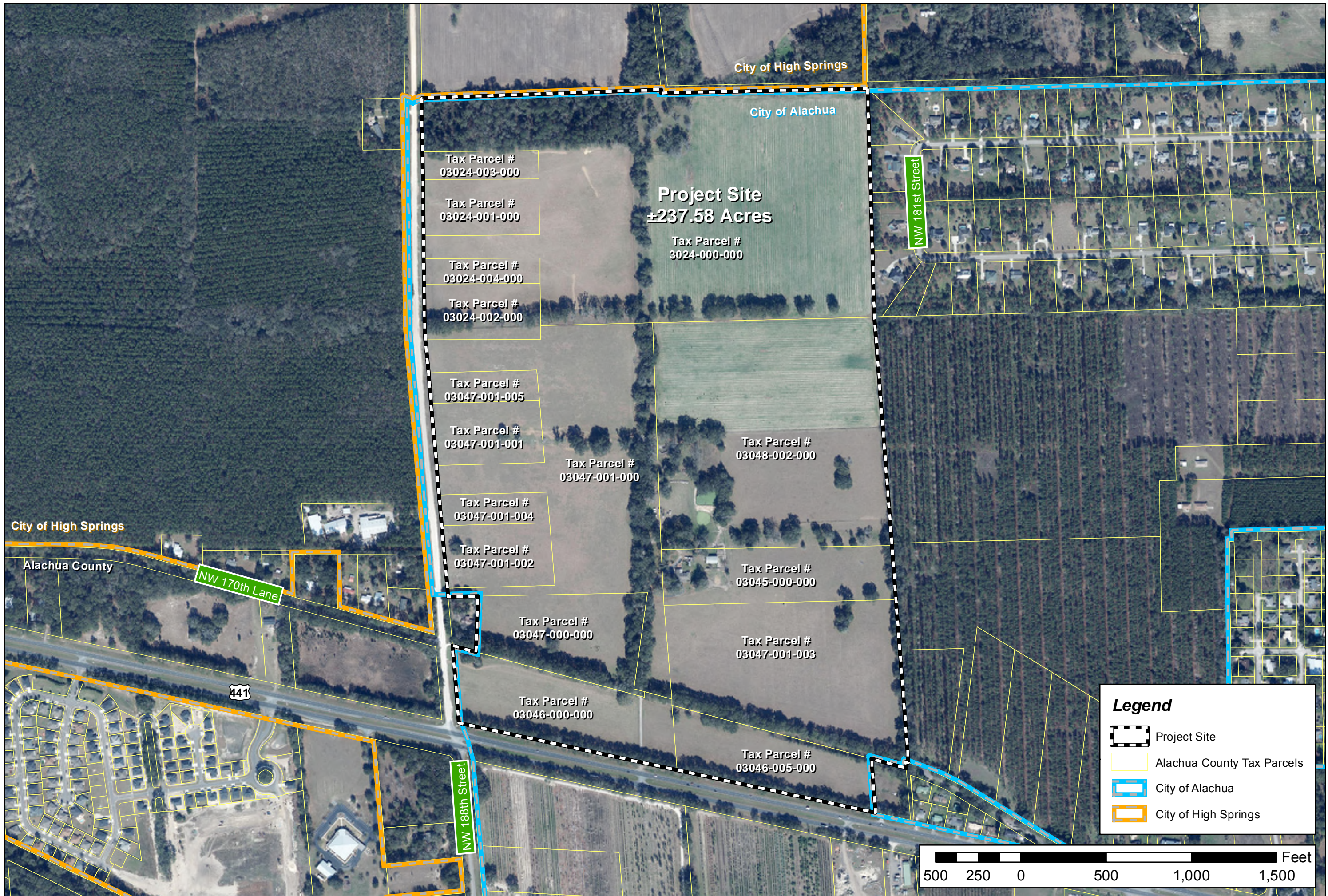
Printed Name:

Date:

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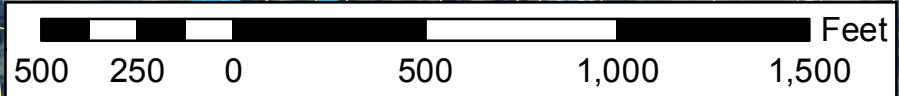




**Jeffords Farm Property  
Ls-CPA Application**

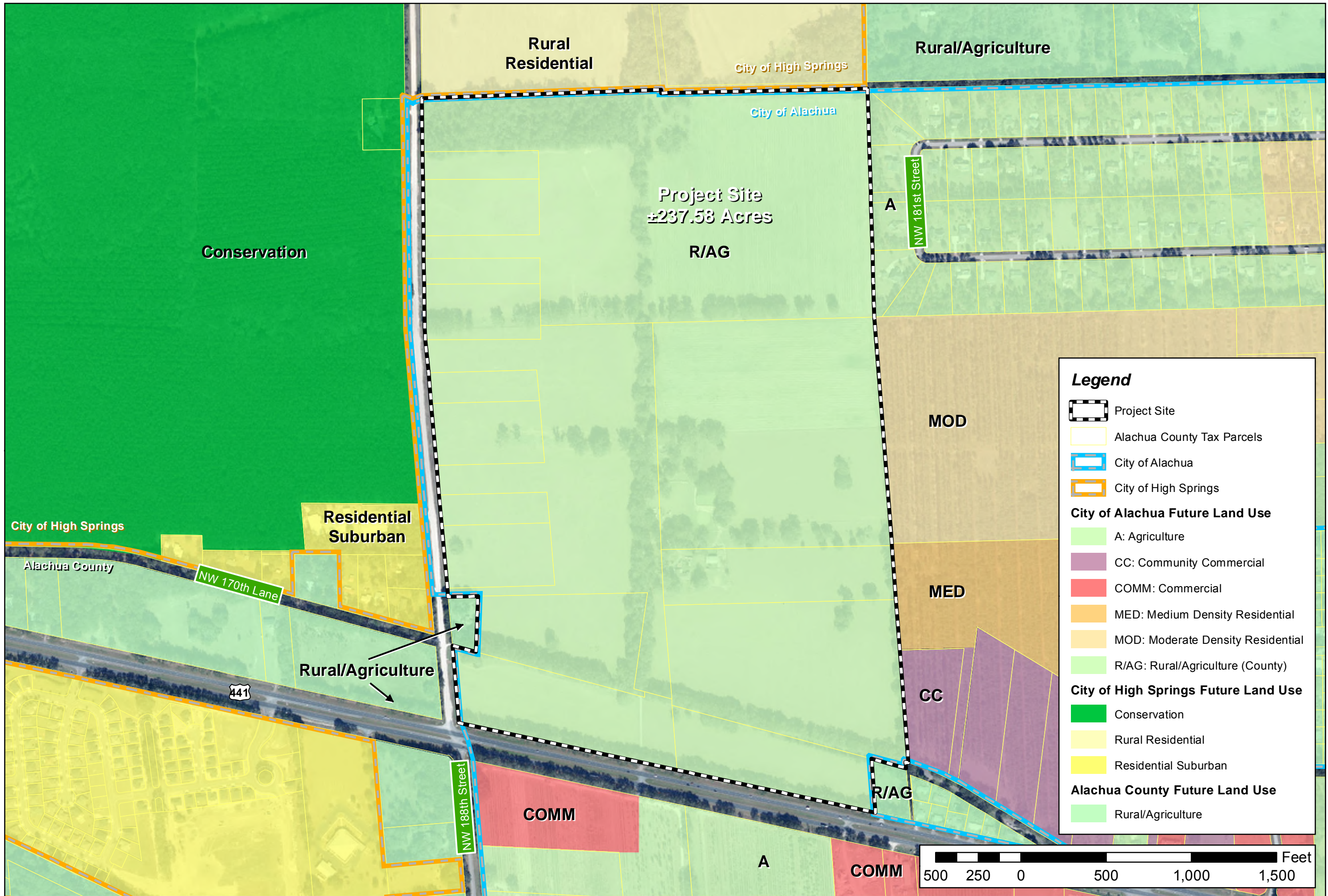
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- Project Site
- Alachua County Tax Parcels
- City of Alachua
- City of High Springs



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 Date: 3/28/2018





**Jeffords Farm Property  
Ls-CPA Application**

**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Alachua
- City of High Springs

**City of Alachua Future Land Use**

- A: Agriculture
- CC: Community Commercial
- COMM: Commercial
- MED: Medium Density Residential
- MOD: Moderate Density Residential
- R/AG: Rural/Agriculture (County)

**City of High Springs Future Land Use**

- Conservation
- Rural Residential
- Residential Suburban

**Alachua County Future Land Use**

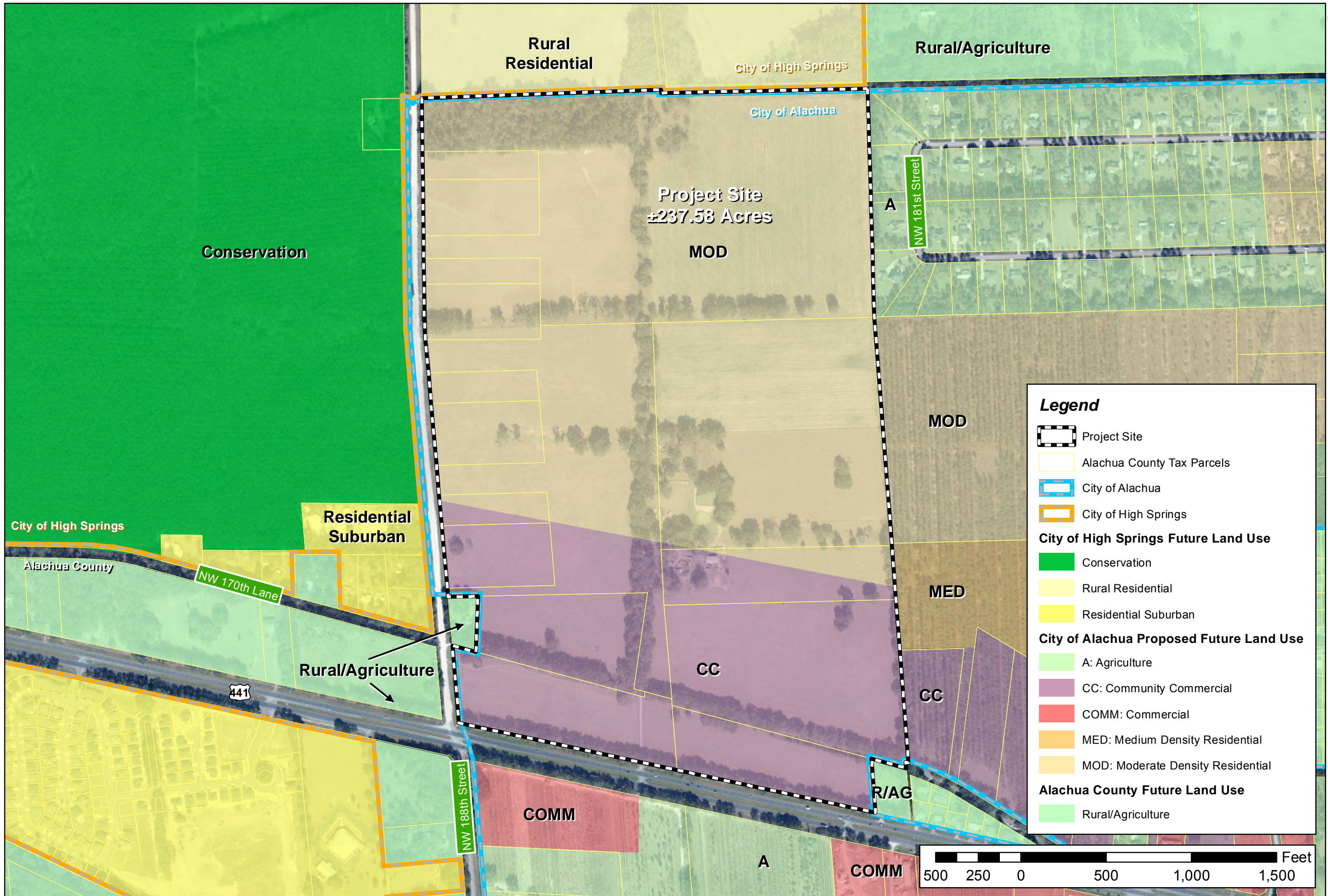
- Rural/Agriculture



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 Date: 3/28/2018







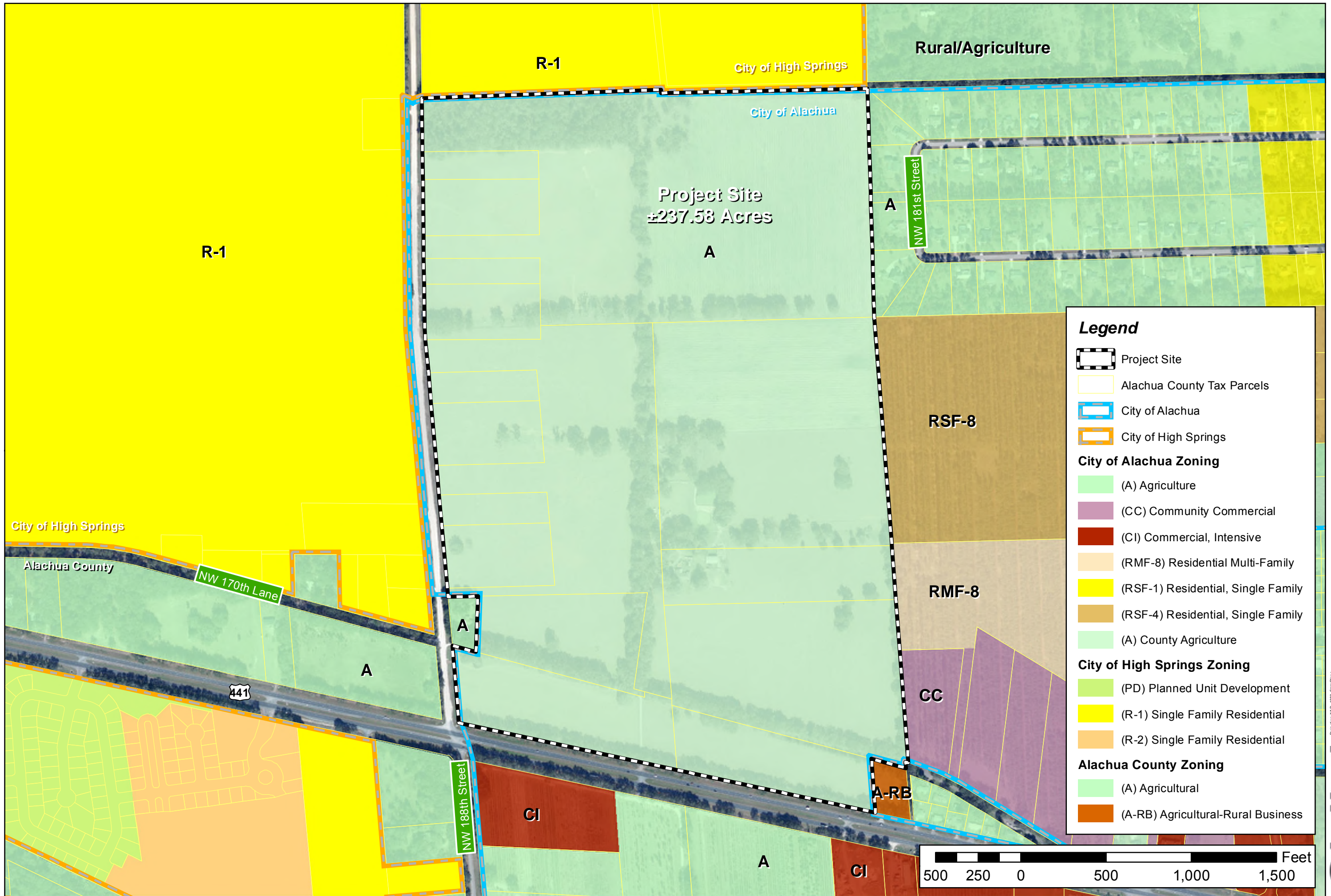
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Ls-CPA Application**



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 Prepared by: Employee 446







**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Alachua
- City of High Springs

**City of Alachua Zoning**

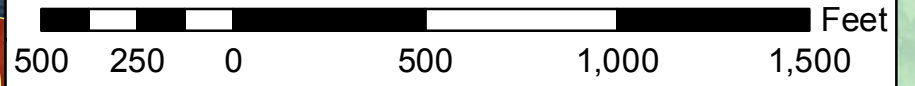
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential, Single Family
- (RSF-4) Residential, Single Family
- (A) County Agriculture

**City of High Springs Zoning**

- (PD) Planned Unit Development
- (R-1) Single Family Residential
- (R-2) Single Family Residential

**Alachua County Zoning**

- (A) Agricultural
- (A-RB) Agricultural-Rural Business



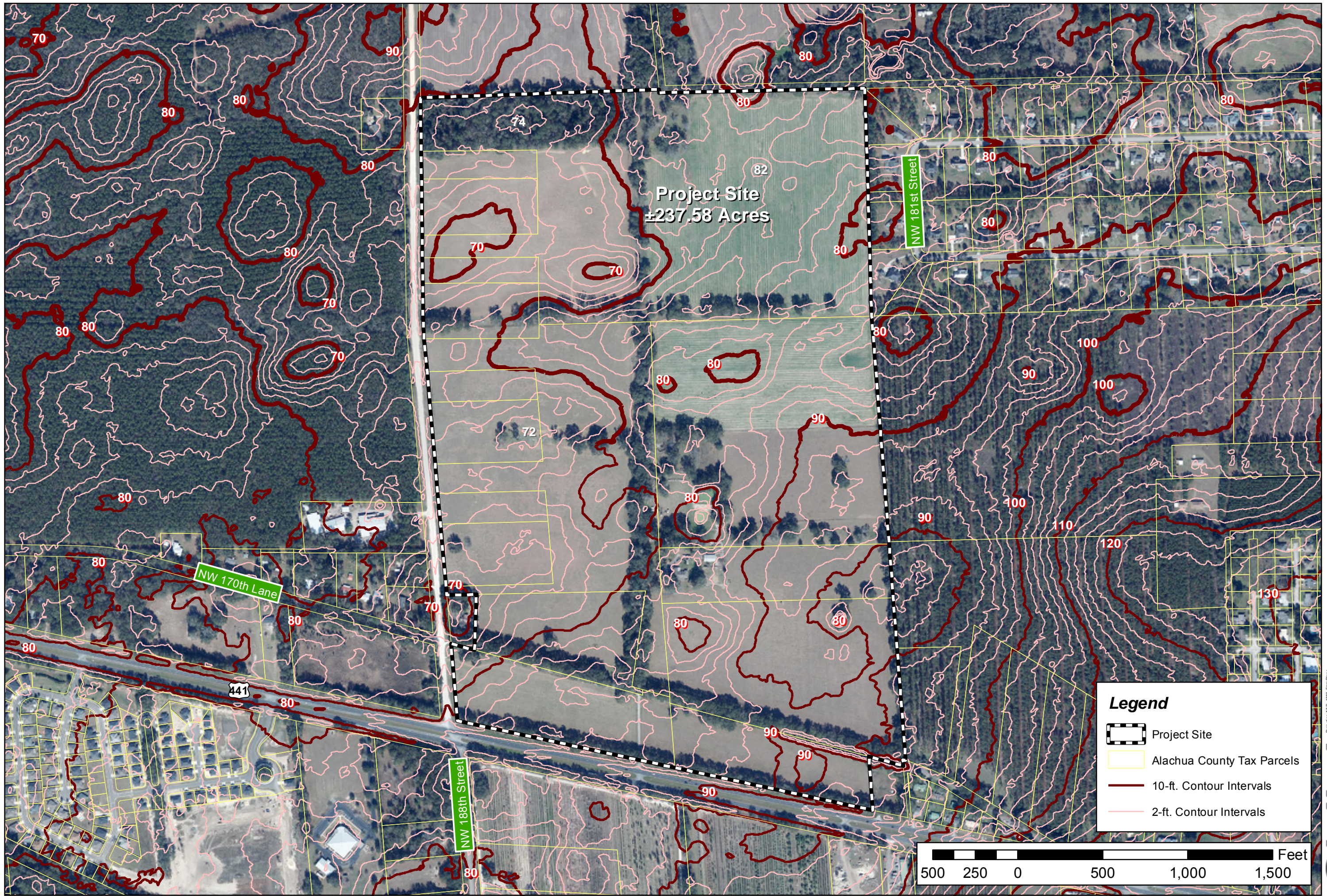
**Jeffords Farm Property  
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 Prepared by: Employee 446  
 Date: 3/28/2018











**Project Site**  
±237.58 Acres

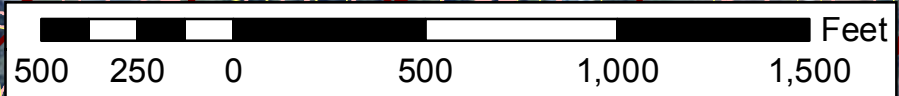
NW 181st Street

NW 170th Lane

NW 188th Street

**Legend**

-  Project Site
-  Alachua County Tax Parcels
-  10-ft. Contour Intervals
-  2-ft. Contour Intervals



**Jeffords Farm Property**  
**Ls-CPA Application**



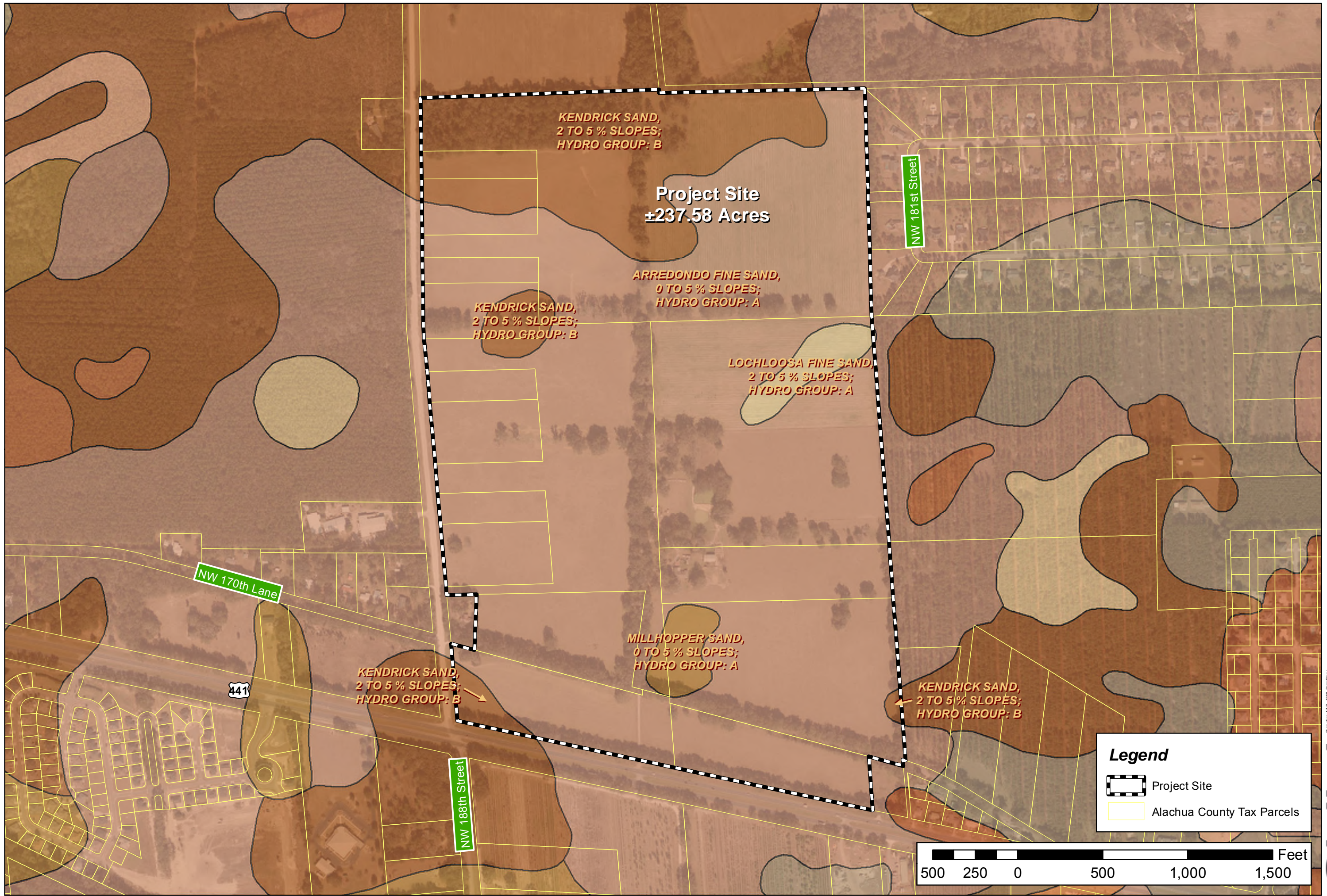
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Prepared by: Employee 446

Date: 3/28/2018



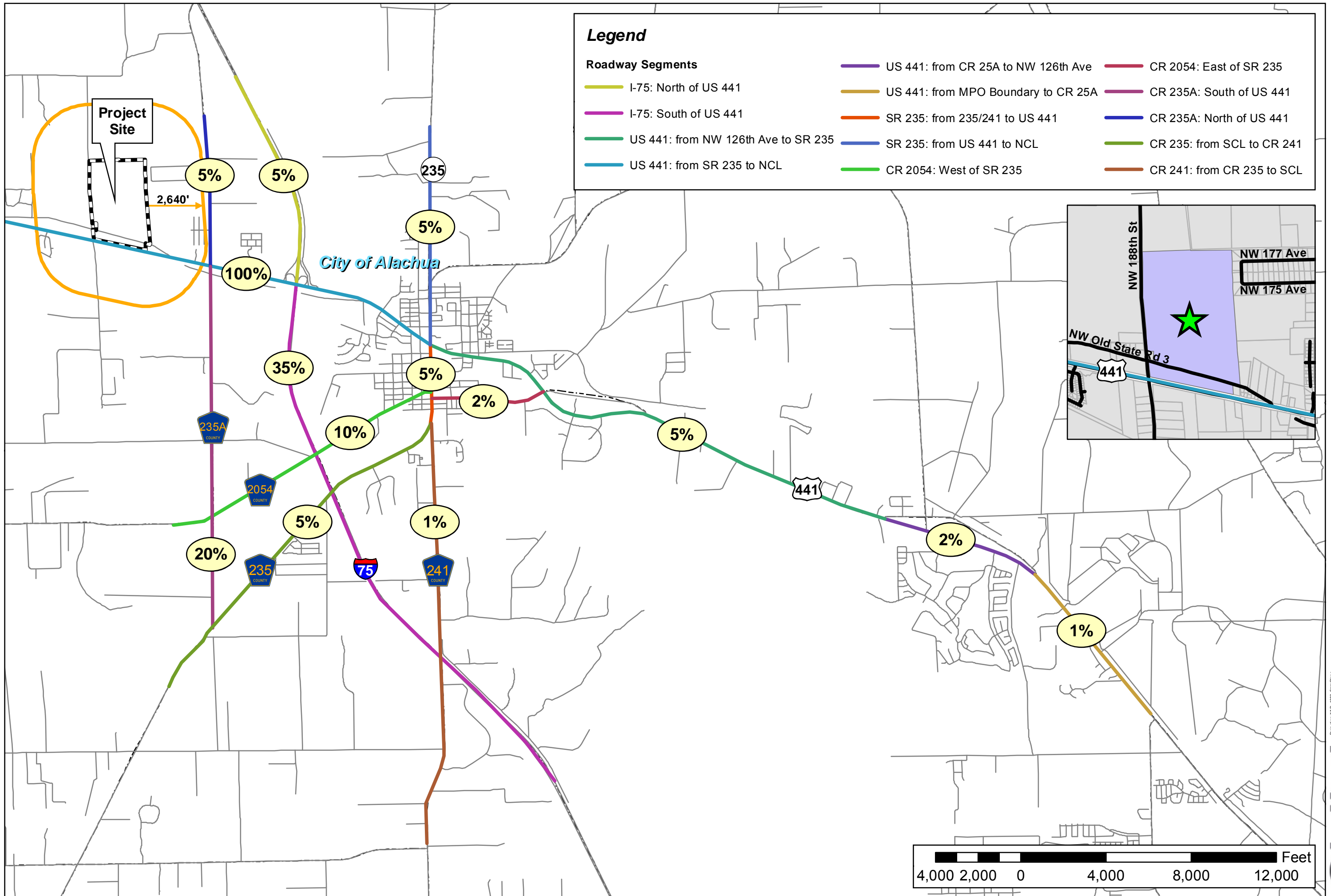


**Jeffords Farm Property  
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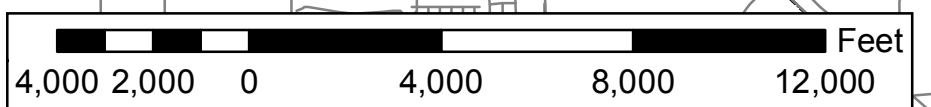




**Jeffords Farm Property  
Ls-CPA Application**



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  - c. Response to Development Review Team (DRT) Comments**



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## RESPONSE TO COMMENTS

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**To:** Adam Hall, AICP, City of Alachua Planning & Community Development 17-0490  
**From:** Ryan Thompson, AICP, Project Manager  
**Date:** Thursday, May 3, 2018  
**RE:** Jeffords Ls-CPA – Response to DRT Comments Received April 23<sup>rd</sup>, 2018

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### *A. Land Rights*

1. Please verify western property line at south end. Property line appears to extend into street, but is 100' wide to the north.

**Response:** Tax Parcel 03046-000-000 western boundary does extend west to the section line, as illustrated on the sketch of legal description. The Right-of-Way shall be deeded to the City of Alachua or other appropriate jurisdiction prior to site plan application for the subject property.

### *B. Comprehensive Plan Consistency Analysis*

1. Page 27 of Justification Report states that the adjacent lands are planned for wellfield development. Please address Policy 4.1.d of the CFNGR Element.

**Response:** The Justification Report (page 26) has been revised to address Policy 4.1.d of the CFNGR Element.

2. GIS Analysis indicates potential presence of a karst feature on property. Please address Objective 1.7 of the Conservation and Open Space Element.

**Response:** The Justification Report (page 25) has been revised to address Objective 1.7 of the Conservation and Open Space Element.

3. Please address Policy 1.2.b of the Intergovernmental Coordination Element, Please provide description and maximum intensities and densities of adjacent lands in unincorporated Alachua County and City of High Springs.

**Response:** The Justification Report (page 26-27) has been revised to address Policy 1.2.b of the Intergovernmental Coordination Element. A map and chart has been provided to illustrate the maximum densities and intensities of adjacent lands in both unincorporated Alachua County and City of High Springs.

4. Please address Policy 1.3.e of FLUE. Demonstrate that at least 50% of block face is either currently developed with commercial land uses or is designated for

**Response: The Justification Report (page 23) has been revised to address Policy 1.3.e of the FLUE.**

*C. Concurrency Impact Analysis*

1. "Realistic FAR" used for concurrency analysis is not similar to FAR trends within the City of Alachua. Proposed FAR of .045 is less than half of recent average FAR of .104. As a note, the realistic FAR for Alachua Commerce was .15.

**Response: The Justification Report (page 7) has been revised to justify the 0.045 realistic FAR, which was derived based on a conceptual layout for the project site and incorporates the site's specific characteristics and context to adjacent uses. Although other FAR measures have been appropriate for other sites. The proposed realistic FAR is appropriate for this site.**

2. Please provide justification for realistic densities for areas proposed for the Moderate Density Residential designation.

**Response: The Justification Report (page 7) has been revised to justify the realistic density proposed, which was based on an actual conceptual layout that incorporates the site's unique features, supporting infrastructure (e.g. stormwater management, rights-of-way, etc.) and required regulations, such as minimum lot size and width.**

3. Justification Report indicates rezoning will not be applied for until utilities are available. Please refer to Section 2.4.14 for all public facilities that are monitored for concurrency and for which capacity would need to be available before issuance of a Certificate of Concurrency Compliance.

**Response: The Justification Report (page 7-8) has been revised to address public facilities, and references Section 2.4.14 of the City of Alachua LDR.**

*D. Miscellaneous/General Issues*

1. Suggest reviewing "Identifying Growth Trends" (September 2016) Report issued by Planning and Community Development Department for additional data and analysis related to the proposed amendment. This report can be found here:[http://www.cityofalachua.com/images/Report\\_Identifying\\_Growth\\_Trends\\_and\\_Population\\_Statistics.pdf](http://www.cityofalachua.com/images/Report_Identifying_Growth_Trends_and_Population_Statistics.pdf)

**Response: The report has been reviewed and relevant information has been added as support for the justification report.**

2. Typo on Page 2 of Justification Report (second line from bottom of page).

**Response: The typo on Justification Report page 2 has been corrected.**