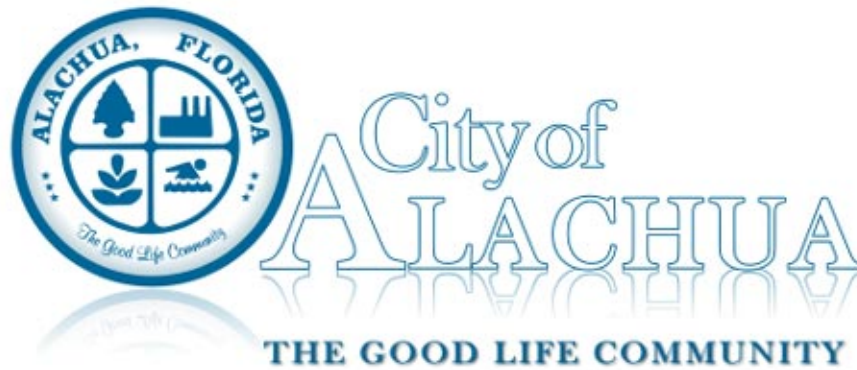




Planning and Zoning Board Agenda June 12, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Fred Hilton

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

Meeting Date: June 12, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

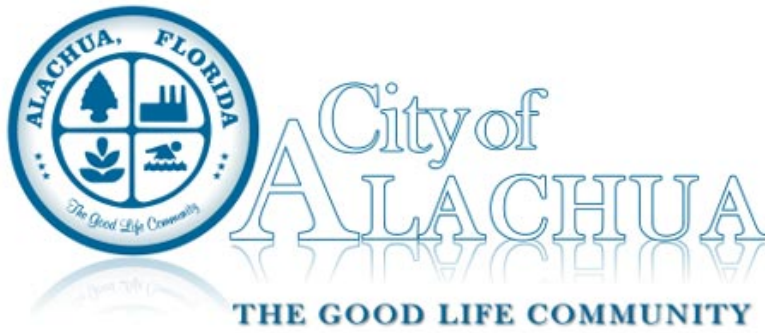
- A. Approval of the Minutes of the May 8, 2018 Planning & Zoning Board Meeting
- B. Large Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP of CHW,

Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ±76.44 acre portion of the subject property (± 237.58 acre in total size). Consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 (Legislative Hearing)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 6/12/2018

SUBJECT: Approval of the Minutes of the May 8, 2018 Planning & Zoning Board Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the May 8, 2018 Planning & Zoning Board Meeting.

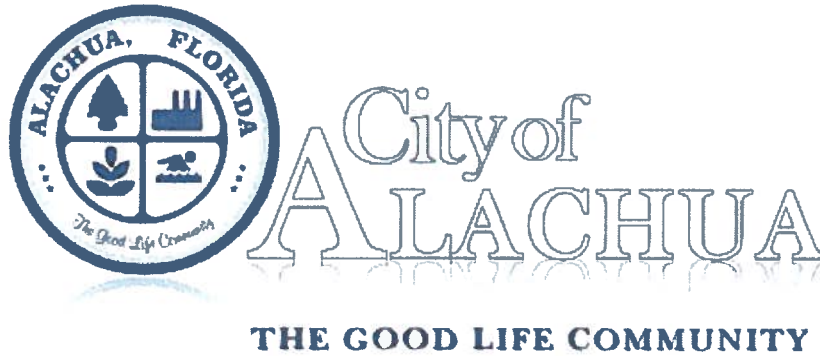
Summary

Approve the Minutes of the May 8, 2018 Planning & Zoning Board Meeting.

ATTACHMENTS:

Description

- ▢ May 08, 2018 PZB Meeting Minutes



**Planning and Zoning Board
Minutes
May 8, 2018**

Chair Gary Thomas
Vice Chair Anthony Wright
Member Sandy Burgess
Member Fred Hilton
Member Virginia Johns
School Board Member Rob Hyatt

City Manager Adam Boukari

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: May 8, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called the meeting to order. All Members were present.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Sandy Burgess.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the April 17, 2018 PZB Meeting

Member Fred Hilton moved to accept the minutes; seconded by Vice Chair Wright.

Chair Thomas opened the floor for comments.

Passed by unanimous consent.

B. Minor Subdivision / Final Plat: Replat of Lot 2 of Quail Roost Estates, an unrecorded subdivision - A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Heather and Brian Russell, property owners, to subdivide the subject property into a total of 4 lots. Tax Parcel No. 03986-002-002 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Member Hilton asked the applicant if he agreed to the conditions recommended by Staff.

Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant, agreed to accept Staff's recommended conditions and availed himself for questions.

Chair Thomas asked for clarification of the lands to be subdivided.

Mr. Sweger stated the application is to subdivide a 5 acre lot.

Chair Thomas opened the floor up for comments.

Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to three (3) conditions provided in Exhibit "A" and located on Page 16 of the May 8, 2018 Staff Report to the Planning & Zoning Board; seconded by Member Sandy Burgess.

Chair Thomas opened the floor for comments.

Motion Passed on a 5-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be June 12, 2018.

Member Burgess expressed her gratitude for her appointment to serve on the Board.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Wright moved to adjourn; seconded by Member Johns.

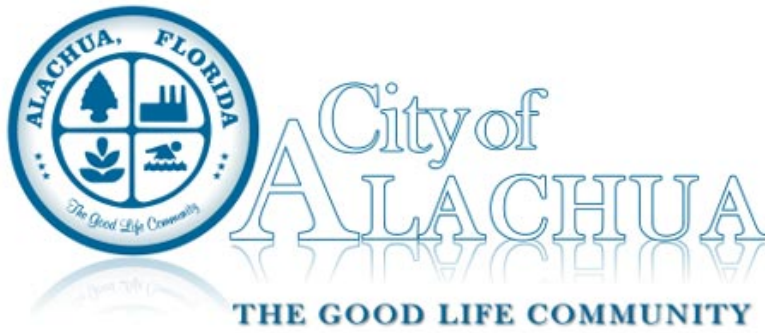
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 6/12/2018

SUBJECT: Large Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP of CHW, Inc., applicant and agent, for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ± 161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ± 76.44 acre portion of the subject property (± 237.58 acre in total size). Consisting of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board defer this application until the July 10, 2018 Planning and Zoning Board meeting, which will take place at 6:00 PM at the City of Alachua City Hall.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ± 161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ± 76.44 acre portion of the subject property. The subject property is comprised of Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000, and is approximately 237.58 acres in size.

The subject property is located northeast of the intersection US Highway 441 and NW 188th Street, and west of the Meadowglen Subdivision. The subject property has one single-family residence and several associated accessory farm structures.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential and Community Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 47 dwelling units for the subject property). The Community Commercial FLUM designation permits an intensity of .5 FAR (a maximum of 1,664,863 square feet of non-residential development for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling

units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.a of the Future Land Use Element establishes the Community Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. For parcels greater than 10 acres, the maximum F.A.R. is .50. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; residential/office; business and professional offices; personal services; financial Institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services, such as schools, houses of worship, parks, and community centers; traditional mixed-use neighborhood planned developments.

This application is for an amendment to the Future Land Use Map only. No proposed amendments to the Official Zoning Atlas have been submitted at this time. The zoning designation will remain County designated Agricultural (A). Per Section 1.7.7 of the City of Alachua Land Development Regulations, no development may take place until both the FLUM and Zoning Atlas have been amended to City of Alachua Land Use and Zoning designations, and site plan and/or subdivision has been approved.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Exhibit "A" to Staff Report: Staff Supporting Application Materials
- ☐ Application and Supporting Materials
- ☐ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

June 12, 2018

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ± 161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ± 76.44 acre portion of the subject property.

APPLICANT/AGENT: Ryan Thompson, AICP of CHW, Inc.

PROPERTY OWNERS: Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White

LOCATION: Northeast of the intersection US Highway 441 and NW 188th Street, west of the Meadowglen Subdivision

**PARCEL ID
NUMBER(S):** 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000

ACREAGE: ± 237.58 total

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP of CHW, Inc., applicant and agent for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Moderate Density Residential (0 – 4 units per acre) on a ±161.14 acre portion of the subject property and from Rural/ Agriculture (County) to Community Commercial on a ±76.44 acre portion of the subject property. The subject property is ±237.58 acres in total. The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006. The subject property is located northeast of the intersection US Highway 441 and NW 188th Street, west of the Meadowglen Subdivision. The subject property has one single-family residence and several associated accessory farm structures.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential and Community Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 47 dwelling units for the subject property). The Community Commercial FLUM designation permits an intensity of .5 FAR (a maximum of 1,664,863 square feet of non-residential development for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.a of the Future Land Use Element establishes the Community Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. For parcels greater than 10 acres, the maximum F.A.R. is .50. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; residential/office; business and professional offices; personal services; financial Institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services, such as schools, houses of worship, parks, and community centers; traditional mixed-use neighborhood planned developments.

This application is for an amendment to the Future Land Use Map only. No proposed amendments to the Official Zoning Atlas have been submitted at this time. The zoning designation will remain County designated Agricultural (A). Per Section 1.7.7 of the City of Alachua Land Development Regulations, no development may take place until both the

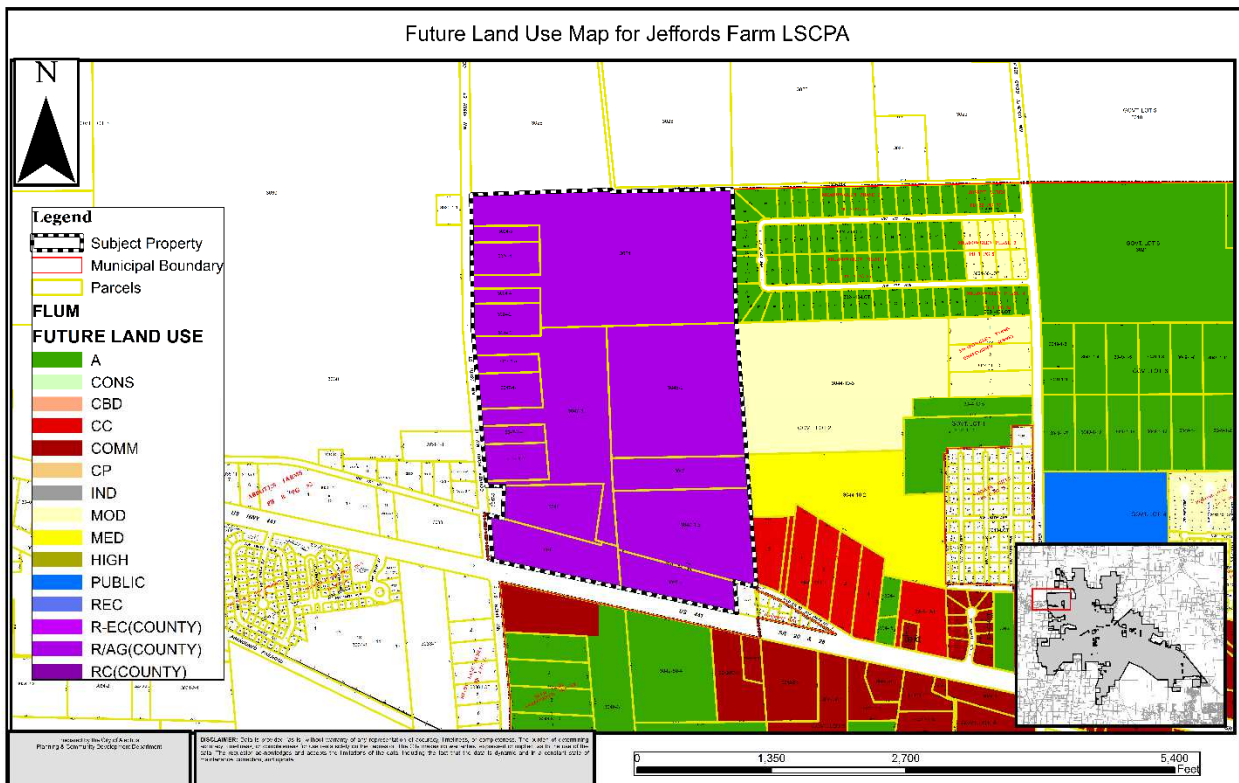
FLUM and Zoning Atlas have been amended to City of Alachua Land Use and Zoning designations, and site plan and/or subdivision has been approved.

FLUM DESIGNATION COMPARISON

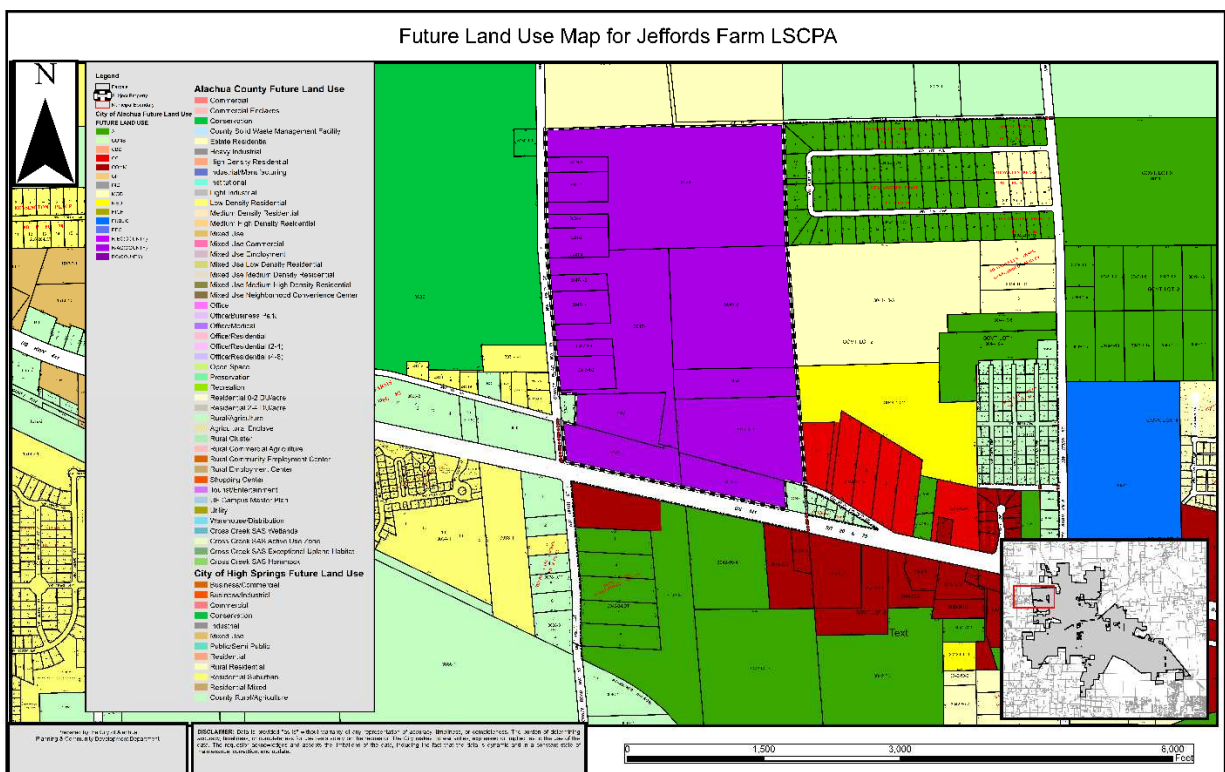
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±237.58)	Proposed FLUM Designation (±161.14 acres)	Proposed FLUM Designation (±76.44 acres)
FLUM District:	Rural/ Agriculture (County)	Moderate Density Residential	Community Commercial
Max. Gross Density:	.2 dwellings/acre 47 dwelling units	0 – 4 dwellings/acre 644 dwelling units	N/A
Floor Area Ratio:	N/A	N/A	.5 FAR Potential Maximum Intensity 1,664,863 square feet
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Neighborhood commercial establishments; Residential/office; Business and professional offices; Personal services; Financial Institutions; Retail sales and services that serve the community; Eating establishments; Indoor recreation/entertainment; Single-family and multi-family residential above first floor commercial uses; Bed and Breakfasts; Supporting community services, such as schools, houses of worship, parks, and community centers; Traditional Mixed-use Neighborhood Planned Developments;
* The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.			

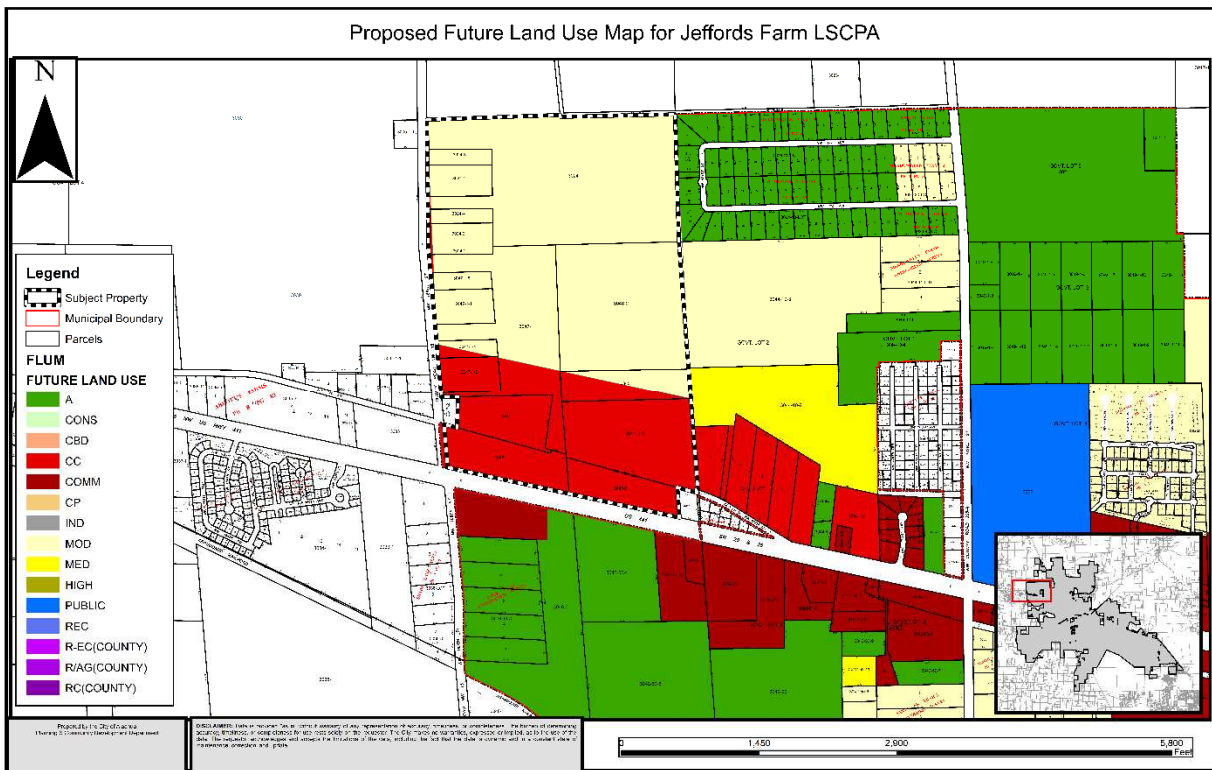
Map 1a. Future Land Use Map with Subject Property



Map 1b. Future Land Use Map (including Alachua County and City of High Springs Designations) with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Policy 1.3.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

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

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

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

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*

EXISTING USES

The subject property has one single-family residence and several associated accessory farm structures.

SURROUNDING USES

The subject property is located northeast of the intersection US Highway 441 and NW 188th Street, and west of the Meadowglen Subdivision.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

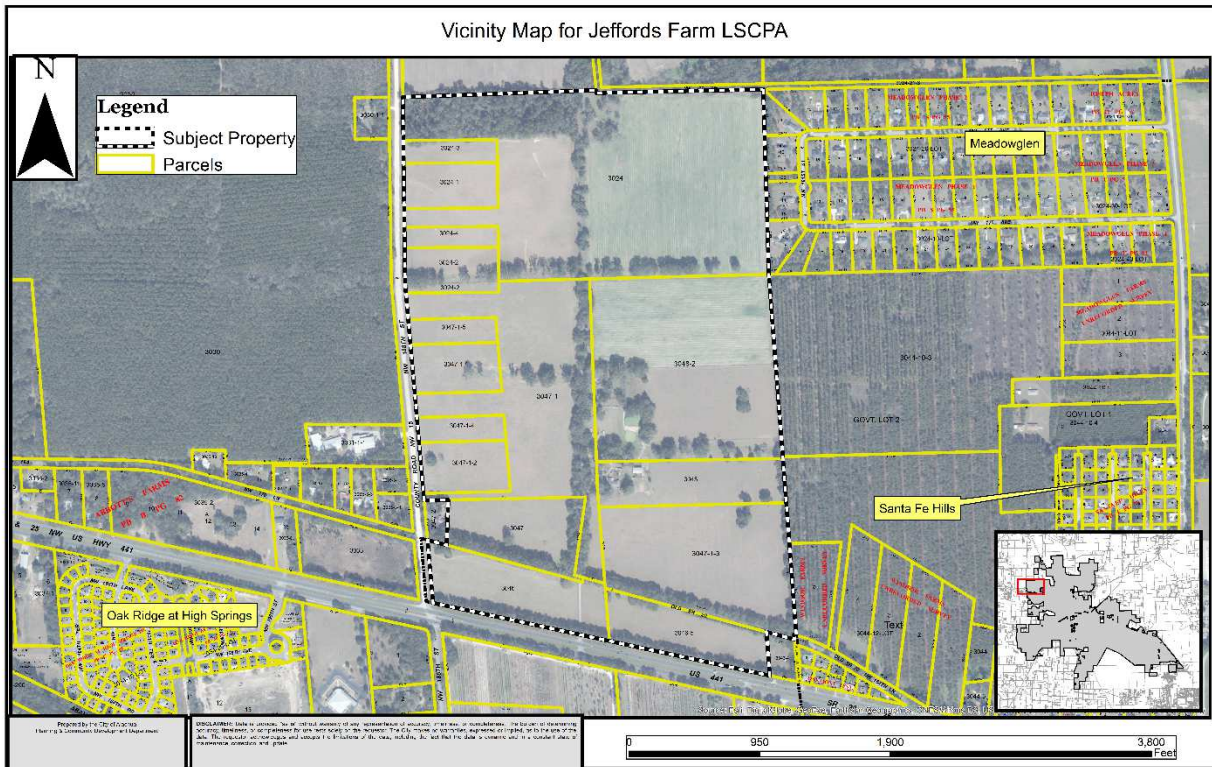


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Rural Residential (High Springs)	R-1 (High Springs)
East	Vacant Lands; Single Family Residential	Agriculture/ Moderate Density Residential/ Medium Density Residential/ Community Commercial	A/ RSF-6/ RMF-8 / CC
West	Agricultural and conservation lands, single family residential	Rural/Agricultural (County); Residential Suburban/ Conservation (High Springs)	A (County)/ R-1 (High Springs)
South	Agricultural	Agriculture; Commercial	A/ CI

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03024-000-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±67.55
03024-001-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±5.13
03024-002-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±5.11
03024-003-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±2.59
03024-004-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±2.34
03045-000-000	Single- Family Residential	Rural/ Agriculture (County)	Moderate Density Residential	±10.11
03046-000-000	Vacant	Rural/ Agriculture (County)	Community Commercial	12.21
03046-005-000	Vacant	Rural/ Agriculture (County)	Community Commercial	9.18
03047-000-000	Vacant	Rural/ Agriculture (County)	Community Commercial	10.36
03047-001-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential/ Community Commercial	32.28
03047-001-001	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	5.3
03047-001-002	Vacant	Rural/ Agriculture (County)	Community Commercial	5.34
03047-001-003	Vacant	Rural/ Agriculture (County)	Community Commercial	24.65
03047-001-004	Vacant	Rural/ Agriculture (County)	Moderate Density Residential/ Community Commercial	2.65
03047-001-005	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	2.65
03048-002-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	40.75

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use

required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant cites the Growth Trends Analysis performed by the City in September 2016, which estimates the population of the City will increase by 5,528 people from 2015 to 2025. Using an average number of persons per household of 2.6 persons (2010 US Census, US Census Bureau) for the City of Alachua, this population growth would demand 2,126 new housing units.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he 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...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which permits residential development at a density of 0 – 4 dwellings per acre, and from Rural/Agriculture (County) to Community Commercial.

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

Evaluation & Findings: The subject property is located along US Highway 441 and is located in proximity to major commercial and institutional development located to the east (Alachua Market Place, Raceway, Holiday Inn Express, Santa Fe High School) and in proximity to existing and planned residential development (Oak Ridge Subdivision (High Springs) to the west, Heritage Oaks to the east, and Alachua West to the south east).

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is located between developed areas of the City of Alachua and the City of High Springs.

- (IV) 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.

Evaluation & Findings: GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. There are no other major concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species or sensitive karst features exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

- (V) 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.

Evaluation & Findings: The subject property is not directly adjacent to agricultural areas.

- (VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Existing water and wastewater infrastructure are located along NW 173rd Street (CR 235A).

- (VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Existing water is located on the south side of US Highway 441. Any development of the subject property will be required by the City's Comprehensive Plan to connect to potable water. Wastewater services are currently not available. Future development may be required to install an extension to the City's wastewater system prior to development.

- (VIII) 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.

Evaluation & Findings: The subject property is located proximate to existing residential development and other developed areas along NW US Highway 441. Utility services and lines, including service and lines for water, wastewater, and electric, are located within the vicinity of the subject property.

- (IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The subject property is located along US Highway 441 and is located in proximity to major commercial and institutional development located to the east (Alachua Market Place, Raceway, Holiday Inn Express, Santa Fe High School) and in proximity to existing and planned residential development (Oak Ridge Subdivision (High Springs) to the west, Heritage Oaks to the east, and Alachua West to the south east).

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The subject property is located along NW 173rd Street proximate to existing residential development, and is located near developed areas near the US 441-I-75 interchange and surrounding area to the west of the interchange. The subject property is located north of the Dollar General, Sysco, and Wal-Mart distribution centers and other lower-density residential uses.

- (XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

- (XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The applicant proposes that indicated commercial and residential land uses will be interconnected. The applicant has also stated that efforts will be made, where possible, to connect to any planned or proposed residential and commercial development to the east.

- (XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: Approximately 13, 400 acres of the City are designated for agriculture, conservation, or recreation. This amendment would result in a reduction of this area by 1.7%. Any development of the property will be required to provide open space in accordance with the requirements of the City's Land Development Regulations (LDRs).

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

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

Evaluation & Findings: *According to the best available data, the subject property is located with Flood Zone "X" (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. If any environmentally sensitive*

lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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

Evaluation & Findings: *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development. Prior to the issuance of any preliminary development order, the applicant will need to demonstrate that any extension of public infrastructure will be efficient and cost-effective.*

3. 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.

Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a mix of commercial uses that will create a walkable urban form and will be located near employment centers in an area of the City where limited opportunities presently exist.*

4. Promotes conservation of water and energy.

Comment: The proposed amendment would result in a higher density and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the City of Alachua and the immediate vicinity.

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

Evaluation & Findings: *Development of this property will result in loss of an agricultural area and activity.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: *The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*

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

Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and industrial development.*

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing and planned residential subdivisions. The provision of commercial land use will increase mix of uses in area. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.2: Residential

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.

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

Analysis of Consistency with Objective 1.2, and Policy 1.2.a: The proposed amendment would result in an increase the maximum permitted density of the subject property (from 57 dwelling units to 644 dwelling units).

Objective 1.3 Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;
4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship,

parks, and community centers;
12. Traditional Mixed-use Neighborhood Planned Developments;

Analysis of Consistency with Objective 1.2, and Policy 1.2.a: Any development proposed on the property subject to the Community Commercial land use designation must be an allowable use as listed above.

- Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.
- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a farm. There are no wetlands, flood prone areas, concerns with soils or topography. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, the only facility that will potentially not meet the required Level of Service is Segment 5 (US Highway 441 from SR235 to north city limits). Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure

that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. Based on the concurrency analysis completed, the only facility that will potentially not meet the required Level of Service is Segment 5 (US Highway 441 from SR235 to north city limits). Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: If the subject property is located within the wastewater service area, any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately

adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A minimum threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

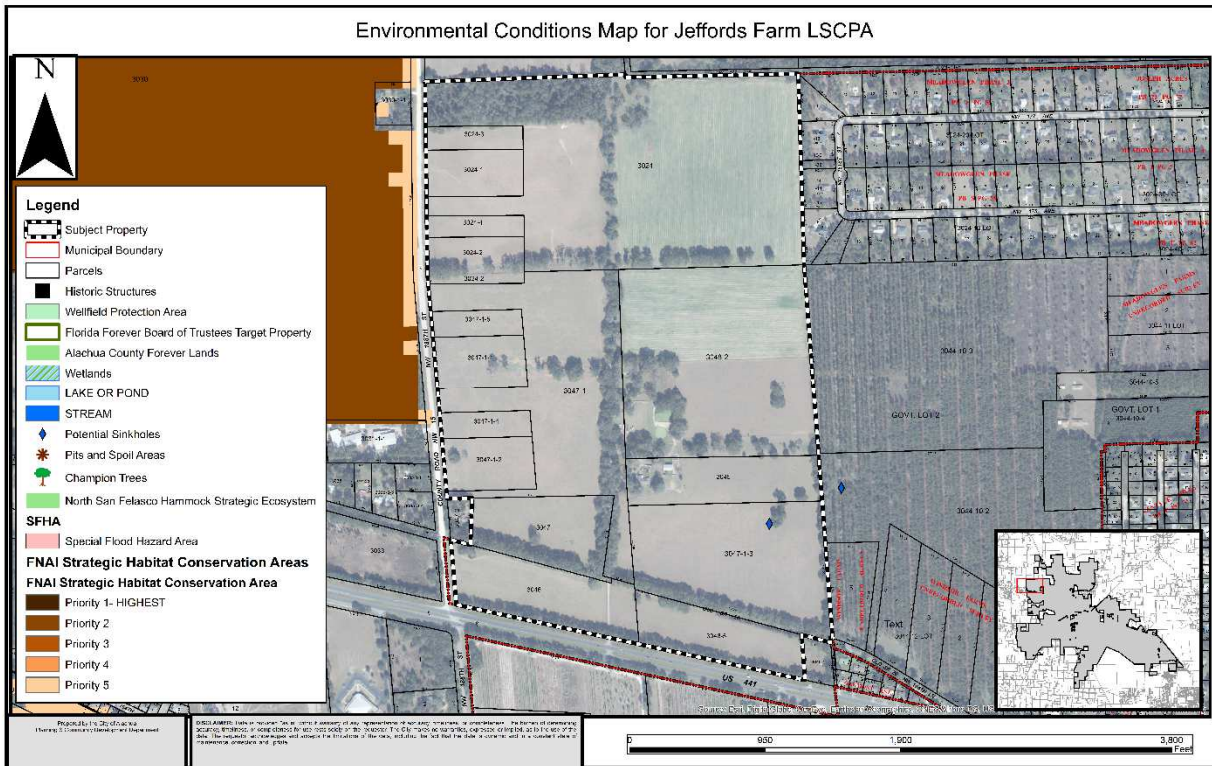
Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any lands

identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings, commercial structures, and local roads.

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings, commercial structures, and local roads.

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained, permeability is rapid and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Millhopper Sand (0-5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings, commercial structures, and local roads.

Evaluation: The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panels 0260D 0110D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection. There have been discussions regarding a joint wellfield with the City of High Springs on an adjacent piece of property located within the City of High Springs and owned by the Suwannee River Water Management District. If a wellfield is established compliance with this Policy will be required.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Moderate Density Residential (161.14 ac)	Community Commercial (76.44 ac)
Max. Gross Density:	.2 dwelling units/acre	0 – 4 dwelling units/acre	N/A
Floor Area Ratio:	N/A	N/A	.5
Maximum Density/ Intensity	47 dwelling units	644 dwelling units	1,664,863 square feet
Realistic Density/ Intensity	47 dwelling units	450 dwelling units	150,000 square feet

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation. Existing impacts are based upon the maximum development potential, however, proposed impacts are based upon impacts that could reasonably be anticipated to occur on the subject property and not maximum development potential.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility, except for Segment 5 (US Highway 441 from SR 235/241 to north City limits line), which shows a deficit of 171 trips during the PM peak hour. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from 235/241 intersection to US 441)	2U	Major Collector	Comm	D
2 (31)	I-75 (from US 441 to SCL of Alachua)	6/D	Freeway	Comm	C
NA	CR 2054 West (From West of SR 235)	2U	County Maintained Major Collector	N/A	D
NA	CR 235A (from US 441 to NCL)	2U	County Maintained Major Collector	N/A	D
1 (32)	I-75 (from NCL of Alachua to US 441)	6/D	Freeway	N/A	D
NA	CR235 (From SCL to CR 241)	2U	County Maintained Major Collector	N/A	D
9 (109/4109)	SR 235 (from US 441 to NCL of Alachua)	2U	Major Collector	Comm	D
3 & 4 (106)	US Highway 441 (From NW 126 th to SR 235)	4/D	Principle Arterial	Urban Trans	D
6 (106)	US Highway 441 (from CR 25A to NW 126 th Ave)	4/D	Principle Arterial	Urban Trans	D
NA	CR 2054 East (from East of SR 235)	2U	County Maintained Major Collector	N/A	D
NA	CR 241 (from SCL to CR 235)	2U	County Maintained Major Collector	N/A	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Existing FLUM Designation	Single-Family Detached Housing ² (ITE Code 220 (9th ed.))	444 (222/222)	36 (6/30)	47 (31/16)
Proposed FLUM Designation (Moderate Density Residential)	Single-Family Detached Housing ³ (ITE Code 220)	3,304 (1,652/1,652)	266 (45/80)	350 (234/116)
	Multifamily Housing Low Rise ⁴ (ITE Code 220(10th ed.))	732 (366/366)	56 (10/46)	67 (45/22)
Proposed FLUM Designation (Community Commercial)	Shopping Center ⁵ (ITE Code 820)	5,663 (680/681)	450 (279/171)	632 (303/329)
Net Increase in Potential Trips		9,699 (4849/4850)	736 (328/267)	1,002 (551/451)

¹ Source: ITE Trip Generation, 9th and 10th editions

² Formulas: AADT – 9.52 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).

³ Formulas: AADT – 9.52 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).

⁴ Formulas: AADT – 7.32 trips per dwelling unit x 100 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.56 trips per dwelling unit x 100 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.67 trips per dwelling unit x 100 dwelling units (67% entering/33% exiting).

⁵ Formulas: AADT – 37.75 trips per ksf x 1,665 thousand square feet (50% entering/50% exiting); AM Peak Hour – 3.00 trips per ksf x 1,665 thousand square feet (62% entering/38% exiting); PM Peak Hour – 4.21 trips per ksf x 1,665 thousand square feet (48% entering/52% exiting)

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235A South (South of US 441) ¹	US 441 Segment 5 (107/1407) ¹	SR 235 (from SR 235 to NCL) Segment 8 (108)	I-75 (from US 441 to SCL) Segment 2 (31)	CR 2054 West (from West of SR 235)	CR235A North (from US 441 to NCL)	I-75 (from NCL to US 441) Segment 1 (32)	CR 235 (from SCL to CR 241)	SR 235 (from US 441 to NCL) Segment 9 (109/4109)	US 441 (from NW 126th to SR 235) Segment 3 and 4 (106)	US 441 (from CR25A to NW 126th Ave) Segment 6 (106)	CR 2054 East (from East of SR 235)	CR 241 (from SCL to CR 235)	US 441 (from MPO Boundary to CR 25A) Segment 7 (4127)
Maximum Service Volume ²	15,120	39,000	14,400	91,600	15,120	15,120	91,600	15,120	14,400	45,700	45,700	15,120	20,880	43,000
Existing Traffic ³	3,780	25,926	10,305	59,457	1,774	1,436	36,000	6,341	7,537	18,579	18,579	2,161	8,710	21,000
Reserved Trips ⁴	217	1,825	0	152	1,338	180	346	0	29	1,589	23	474	9	5
Available Capacity ⁴	11,123	11,249	4,095	31,991	12,008	13,504	55,254	8,779	6,834	25,532	27,098	12,485	12,161	21,995
Potential Impact Generated by Proposed FLUM Designation	1,940	9,699	485	3,395	970	485	485	485	485	485	194	194	97	97
Residual Capacity after Proposed Amendment⁵	9,183	1,550	3,610	28,596	11,038	13,019	54,769	8,294	6,349	25,047	26,904	12,291	12,064	21,898
PM Peak Hour Traffic Analysis	CR 235A South (South of US 441) ¹	US 441 Segment 5 (107/1407) ¹	SR 235 (from SR 235 to North City Limits) Segment 8 (108)	I-75 (from US 441 to SCL of Alachua) Segment 2 (31)	CR 2054 West (from West of SR 235)	CR235A North (from US 441 to NCL)	I-75 (from NCL to US 441) Segment 1 (32)	CR 235 (from SCL to CR 241)	SR 235 (from US 441 to NCL) Segment 9 (109/4109)	US 441 (from NW 126th to SR 235) Segment 3 and 4 (106)	US 441 (from CR25A to NW 126th Ave) Segment 6 (106)	CR 2054 East (from East of Sr 235)	CR 241 (from SCL to CR 235)	US 441 (from MPO Boundary to CR 25A) Segment 7 (4127)
Maximum Service Volume ²	1,359	3,510	1,290	8,250	1,359	1,359	8,250	1,359	1,290	4,110	4,110	1,359	1,881	3,870
Existing Traffic ³	359	2,463	979	6,243	169	136	3,780	602	716	1,765	1,765	205	827	1,890
Reserved Trips ⁴	30	216	0	17	133	26	55	0	2	230	2	64	1	1
Available Capacity ⁴	970	831	311	1,990	1,057	1,197	4,415	757	572	2,115	2,343	1,090	1,053	1,979
Potential Impact Generated by Proposed FLUM Designation	143	1002	50	351	100	50	50	50	50	50	20	20	10	10
Residual Capacity after Proposed Amendment⁵	801	-171	260.9	1,639	957	1,147	4,365	707	522	2,065	2,323	1,070	1,043	1,969
¹ FDOT roadway segment numbers shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.														
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.														
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).														
⁴ Source: City of Alachua May 2018 Development Monitoring Report.														
⁵ Facility capacity and concurrency will <u>not</u> be reserved.														

Evaluation: As shown in Table 4, the maximum potential trips would be increased by approximately 9,699 average daily trips and by 1,002 PM peak hour trips. At build-out, Segment 5 (US 441 from SR 235 to NCL) would be operating below the Level of Service mandated by the Comprehensive Plan Traffic Element. This analysis is based on upon impacts that could reasonably be anticipated to occur on the subject property and not maximum development potential (350 single family detached residences, 100 townhomes, and 150,000 square feet of commercial retail). Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order (e.g., amendment to the Official Zoning Atlas) is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,301,000
Reserved Capacity*	61,382
Potential Potable Water Demand from Proposed Amendment **	172,300
Residual Capacity	766,176
Percentage of Permitted Design Capacity Utilized	66.69%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property from 22,325 gallons per day to 123,750 gallons per day. This analysis is based on the practicable development potential of 450 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	654,000
Reserved Capacity*	57,094
Projected Potential Wastewater Demand from Proposed Amendment **	127,500
Residual Capacity	661,406
Percentage of Permitted Design Capacity Utilized	55.91%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property from 11,750 gallons per day to 112,500 gallons per day. This analysis is based on the practicable development potential of 450 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.60
Potential Demand Generated by Development ³	5.33
Residual Recreational Capacity After Impacts	62.04
Sources: ¹ City of Alachua March 2018 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 450 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	1.07 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.13 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	40.14 %
¹ Source: City of Alachua March 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (1.86 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property from .56 acres of recreational acres to 5.33 acres, and for passive park space, from .11 acres to 1.07 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	5,287.39	964.95
Projected Solid Waste Demand from Application ³	5,983.56	1,092.00
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua March 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 450 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, March 2016		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property from 81.31 tons per year to 1,092.00 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated May 24, 2018, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”

TO

**LILLIE BELLE JEFFORDS LIFE ESTATE AND TRUSTEES, BARBARA ANN
LEMLEY, JANET SCHENCK, MONAGHAN AND SCHENCK TRUSTEES, MP
AND MARTHA MONAGHAN, AND DIANE WHITELARGE SCALE
COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT**

BOARD MEMBERS

April M. Griffin
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT

Karen D. Clarke



We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-549

www.sbac.ed
(352) 955-730
Fax (352) 955-670

*Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 **
352.955.7400 ext. 1429*

May 21, 2018

Justin Tabor, Planner
Planning & Community Development Department
City of Alachua
PO Box 9
Alachua, FL 32616

RE: Jeffords Farm Large scale Comprehensive Plan Amendment including 597 single family residential units. Tax Parcels 03024-000, 03024-001, 03024-002, 03024-003, 03024-004, 03045-000, 03046-000, 03046-005, 03047-000, 03047-001, 03047-001-001, 03047-001-005, and 03048-002

Dear Mr. Tabor:

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: JEFFORDS FARM LARGE SCALE CPA – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	597			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	89	42	53	358
MULTI FAMILY	0			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	0	0	0	0
TOTAL STUDENTS	89	42	53	16

Elementary Schools. Jeffords Farm CPA is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined capacity of 1,639 seats. The current enrollment is 1,355 students representing a 83% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 70% in five years and to 72% in ten years.

Student generation estimates for Jeffords Farm indicate that 89 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. Jeffords Farm is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 51% in five years and to 50% in ten years

Student generation estimates for Jeffords Farm indicate that 42 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. Jeffords Farm is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,402 seats. The current enrollment is 1,020 students representing a 73% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 76% in five years and to be 78% in ten years.

Student generation estimates for Jeffords Farm indicate that 53 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and , ten year planning periods.

Summary Conclusion. Students generated by **Jeffords Farm** at the elementary, middle levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2017-2018 Five Year District Facilities Plan adopted by the School Board of Alachua County. **Jeffords Farm** is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Regards,



Suzanne Wynn

CC: Gene Boles

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 17-0490

APPLICATION DATE March 29, 2018

NAME & DESCRIPTION OF PROJECT

Jeffords Farm Large-scale Comprehensive Plan

Amendment

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

16615 NW U.S. Highway 441

Tax Parcel Numbers

03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1,

03047-1-1 through 03047-1-5, and 03048-2

Acreage ±237.58-acres

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units 597

Number of Units

Level of Review

☐ 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/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua CSA

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	597	units X 0.15 Elementary School Multiplier	89	Student Stations
MIDDLE	597	units X 0.07 Middle School Multiplier	42	Student Stations
HIGH	597	units X 0.09 High School Multiplier	53	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.08 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

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: CHW
Mailing Address: 11801 Research Dr.
Alachua, FL 32615
Phone: 352-331-1976
Email: ryant@chw-inc.com

PROPERTY OWNER

Name: Jan Jeffords-Schenck
Mailing Address: 608 Parham Road
Milledgeville, GA 31061
Phone: 630-301-1351
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

☐

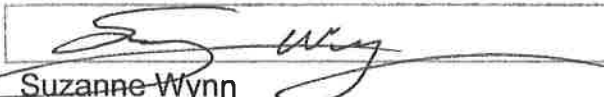
Denial for reasons stated

Approved by

City of Alachua

School Board Staff Certification

A complete application for the development project was accepted on



Suzanne Wynn

Community Planning Director
School Board of Alachua County
352.955.7400 x 1445

Date:

Signed:

Printed Name:

Date:

5.24.2018



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Hearing to be scheduled for Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr Thompson:

On May 3, 2018 the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **June 12, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, May 29, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 24, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: DRT Comments for Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr Thompson:

On March 29, 2018 the City of Alachua received your application for the Jeffords Farm LSCPA which proposes amending the Future Land Use of a ±237.5 acre subject property from Rural Agriculture (County Designation) to Community Commercial and Moderate Density Residential (Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2). A DRT meeting was held on April 23, 2018 to discuss this application.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, May 3, 2018. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

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.

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.
2. GIS Analysis indicates potential presence of a karst feature on property. Please 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.
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 commercial use.

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.
2. Please provide justification for realistic densities for areas proposed for the Moderate Density Residential designation.
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.

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
2. Typo on Page 2 of Justification Report (second line from bottom of page).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Hall'.

Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 5, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Conditional Application Acceptance Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr. Thompson:

On March 29, 2018 the City of Alachua received your application for the Jeffords Farm LSCPA which proposes amending the Future Land Use of a ±237.5 acre subject property from Rural Agriculture (County Designation) to Community Commercial and Moderate Density Residential (Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Property Rights
 - a. Authorized Agent Affidavits must be provided by all title holders listed in application, including all trustees of the Lille Belle Jeffords Revocable Living Trust.

2. Concurrency Analysis

- a. The application identifies a realistic density/intensity for purposes of concurrency analysis. Please provide justification or analysis for the calculation of this density/intensity.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



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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- 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**
 - c. Response to Development Review Team (DRT) Comments**

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- 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



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

May 29, 2018

Adam Hall, AICP
City of Alachua Planning & Community Development
15100 NW 142nd 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: Jeffords Farm
2. Address of Subject Property: 16615 NW U.S. Highway 441
3. Parcel ID Number(s): 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2
4. Existing Use of Property: Vacant/Agriculture, Single-Family Residential
5. Existing Future Land Use Map Designation: Rural/Agriculture
6. Proposed Future Land Use Map Designation: Community Commercial and Moderate Density Residential
7. Acreage: ±237.58-acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
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
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: 2910 Lassiter Manor Dr.
City: Marietta State: Georgia ZIP: 30062
* 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

Revised 9/1/2011

- (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 29th 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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 - a. School Concurrency Form
 - b. Map Set



City of
ALACHUA

THE GOOD LIFE COMMUNITY

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: janetfordts@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 - Schenck
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 29th 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



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PO Box 9 • Alachua, FL 32616 • (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03024, 03045, 03046, 03048-5, 03047-1, 03047-1-3, and 03048-2,

Acreage: ±176.34-acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: The Little 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

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 Schenck
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 29th day of march, 2018, by Janet m. schenck

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

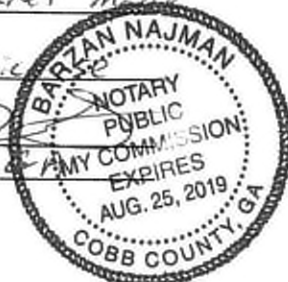
NOTARY SEAL

[Signature]
Signature of Notary Public, State of _____

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014





City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 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

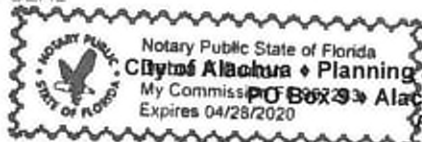
Michael P Monaghan
Typed or printed name of co-applicant

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



Notary Public State of Florida
City of Alachua • Planning and Community Development Department
My Commission # 008623 Alachua, FL 32616 • (386) 418-6121
Expires 04/28/2020 Revised 9/30/2014

Debra K. Burton
Signature of Notary Public, State of FLORIDA



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

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

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Columbia

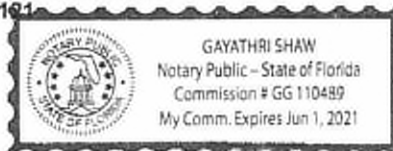
The foregoing application is acknowledged before me this 30th day of March, 2018, by Barbara
Lemley, who is/are personally known to me, or who has/have produced FL DL
as identification.

Signature of Notary Public, State of Florida

City of Alachua • Planning and Community Development Department

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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, 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 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

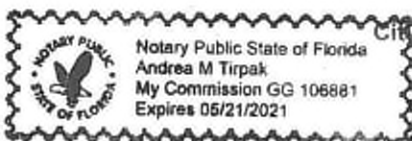
State of Florida

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 ♦ (386) 418-6121
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): 03047-1-1

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

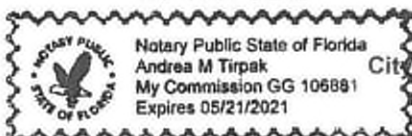
Typed or printed name and title of applicant

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

NOTARY SEAL



Andreas Inpal

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.

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

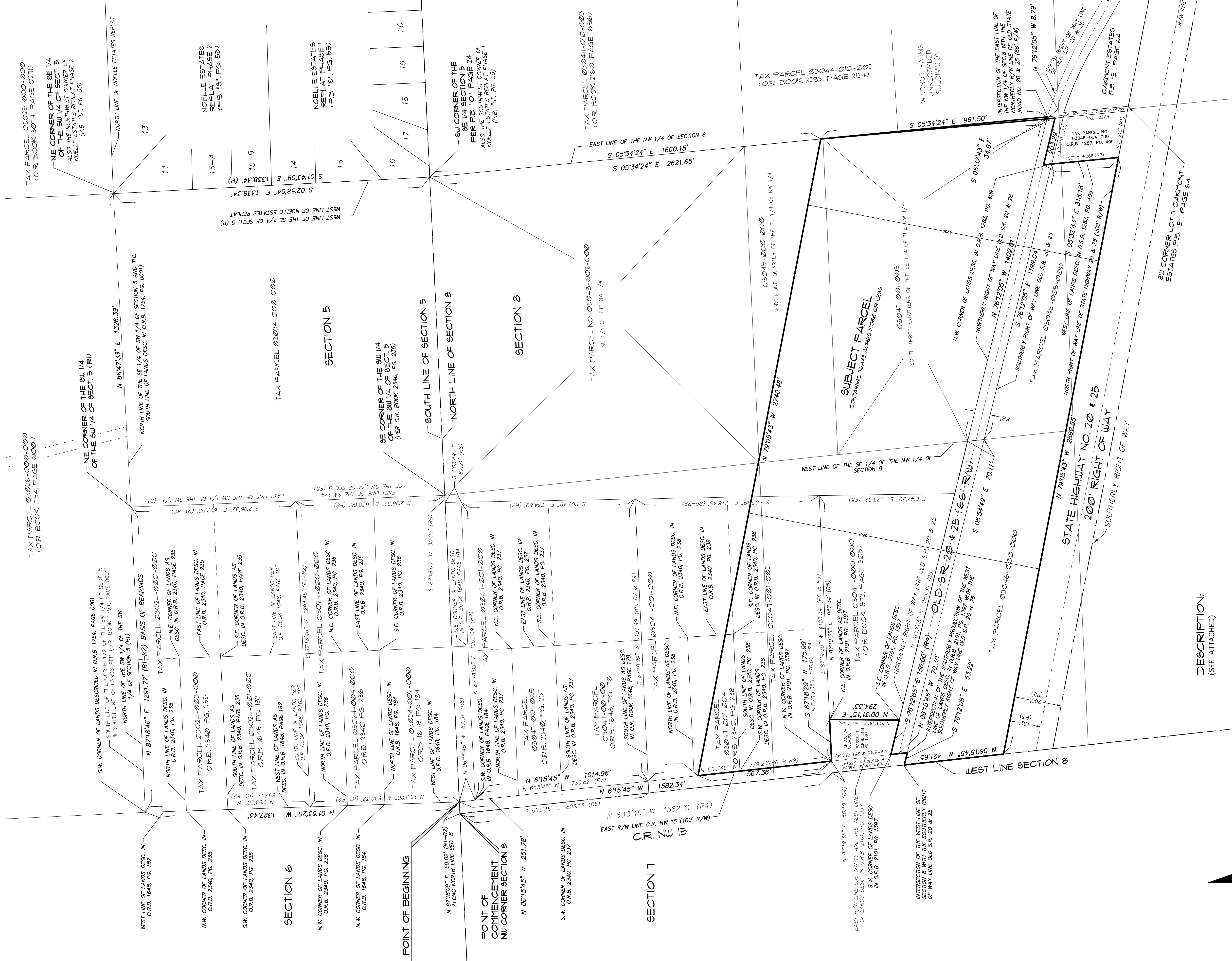
OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION 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.

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

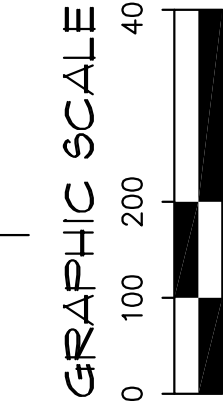
SKETCH OF LEGAL DESCRIPTION

** SKETCH - NOT A BOUNDARY SURVEY **



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 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.



LEGEND:

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

(P1) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 182
(P2) = DATA PER OFFICIAL RECORDS BOOK 2340, PAGE 235
(P3) = DATA PER OFFICIAL RECORDS BOOK 1283, PAGE 409
(P4) = DATA PER OFFICIAL RECORDS BOOK 2101, PAGE 1397
(P5) = DATA PER OFFICIAL RECORDS BOOK 1572, PAGE 305
(P6) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 178
(P7) = DATA PER OFFICIAL RECORDS BOOK 1848, PAGE 184
(P8) = DATA PER OFFICIAL RECORDS BOOK 2310, PAGE 238

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

TECHNICIAN: MICHAEL L. HARBERT
DATE: 3/28/2018
REVISION DATE: N/A
CHECKED BY: MLH
FIELD BOOK & PAGE: N/A

PROJECT NUMBER: 17-0490

SCALE: 1" = 200'
GRAPHIC SCALE
0 100 200 300 400
1" = 200'

CHW
Professional Geomatics
11801 Research Drive
Alachua, FL 32310
(352) 331-1976
www.chw-inc.com
est. 1988
FLORIDA
CA-5075

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: [Signature] 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 28th, 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.

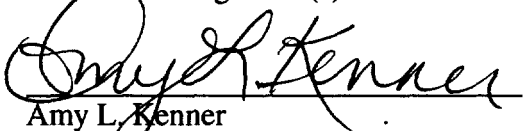
Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- 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

COUNTY OF ALACHUA
The foregoing instrument was acknowledged before me January 28, 2000 by Lillie Belle Jeffords who

(☒) is/are personally known to me.
(☐) produced a current Florida driver's license as identification.
(☐) produced _____ identification.

 Gary R. Kenner

Signature of Notary
My Commission Expires:
4757

(SEAL)



Amy L Kenner
My Commission CC716620
Expires February 15, 2002



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
party of the first part, and

in the State of Florida

BARBARA ANN LEMLEY

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

of the County of Columbia
party of the second part,

in the State of Florida

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—5 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.

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

817879

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

O.R. BOOK 1648 PAGE 182

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.

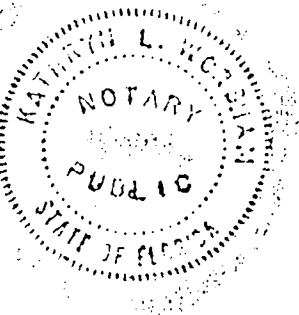
Witness my hand and official seal at Gainesville

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.

My Commission Expires

Kathryn L. Weeshorn
Notary Public



Abstracted

TO

Date

ABSTRACT OF DESCRIPTION

O.R. 800# 1648 PAGE 183

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

State 155
Fees 9.00
955



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,

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:

[Signature]
[Signature]
[Signature]

Lillie Belle Jeffords
LILLIE BELLE JEFFORDS

BOOK 1648 PAGE 184

817880

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

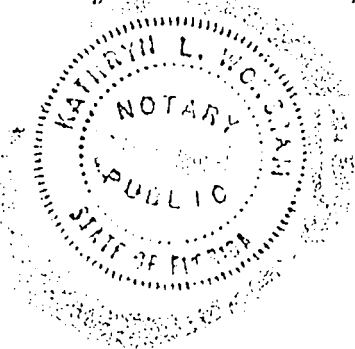
Notary Public, State of Florida

My Commission Expires Oct. 28, 1989

Bonded Thru Troy Fain - Insurance Inc.

My Commission Expires

Kathryn L. Wootton
Notary Public



RECEIVED

TO

Date

ABSTRACT OF DESCRIPTION

D.R. 1648 PAGE 185

State 1.55
Lead 9.00
555

MAIL TO A. Z. ADKINS, JR.
P. O. BOX 1103
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 - Dead: *0.70
By: Seba Shereka 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
Sarah S. Nystrom
Witness: Print Name Sarah S. Nystrom

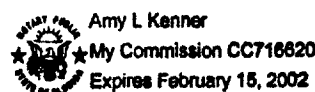
Lillie Belle Jeffords
Lillie Belle Jeffords

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



(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-Due: \$0.70
By: Seda S. Marsha 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:

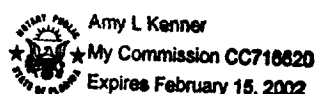
Amy L. Kenner
Witness: Print Name Amy L. Kenner
Lillie Belle Jeffords
Lillie Belle Jeffords
Sarah S. Nisum
Witness: Print Name SARAH S. NISUM

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 *John S. Wooten Jr.*

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

Harry 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
party of the first part, and

in the State of Florida

DIANE SHELDON

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

of the County of
party of the second part,

in the State of Louisiana

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.

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

Janet Collins

ALACHUA COUNTY FL
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:

[Signature]
[Signature]

Lillie Belle Jeffords
LILLIE BELLE JEFFORDS

U.S. 1648 PAGE 178

817877

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. 19 86

Notary Public, State of Florida

My Commission Expires Oct. 28, 1989

Bonded Third Troy-Sale Insurance Co.

My Commission Expires

Kathryn L. Warshaw
Notary Public



Inventory

TO

Date

ABSTRACT OF DESCRIPTION

O.R. BOOK 1648 PAGE 179

State .55
Lead .00
\$ 55.55



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
party of the first part, and

in the State of Florida

MARIHA KAY MONAGHAN

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

of the County of Manatee
party of the second part,

in the State of Florida

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.

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

ALACHUA COUNTY FL

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:

John A. Washburn

Lillie Belle Jeffords
LILLIE BELLE JEFFORDS

O.R. 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.

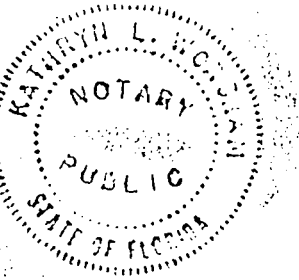
Witness my hand and official seal at Gainesville

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
Flood & Son, Notary Public Insurance Inc.

My Commission Expires

Kathryn L. Wauson
Notary Public



Abstract

TO

Date

ABSTRACT OF DESCRIPTION

MAILED TO A. Z. ADAMS, JR.
P. O. BOX 100
GAINESVILLE, FLORIDA 32602

O.R. BOOK 1648 PAGE 181

57072
Remd 155
9.00
955

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

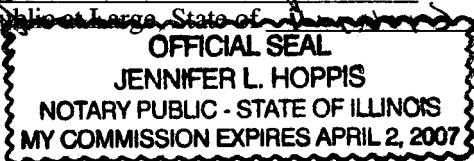
Janet M. Jeffords-Schenck
Janet M. Jeffords-Schenck

Kelly Pedersen
Witness: Print Name Kelly Pedersen

State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st 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
(X) who produced VALID IL DL as identification

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

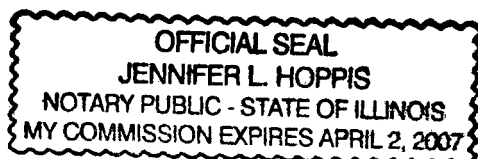
State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st 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
(X) 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: Sebn Mar Eln 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
Sarah J. Hystrom
Witness: Print Name Sarah J. Hystrom

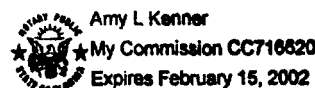
Lillie Belle Jeffords
Lillie Belle Jeffords

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



(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 A. Nystrom
Witness: Print Name Diane A. 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	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
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
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		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2016	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2015	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2014	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2013	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2012	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2011	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2010	Grzgsoil Class2	7600	147500	0	0	147500	0	7600	7600	0	0	7600	7600
2009	Grzgsoil Class2	7100	147500	0	0	147500	0	7100	7100	0	0	7100	7100

2008	Grzgsol Class2	7100	147500	0	0	147500	0	7100	0	0	0	0	7100	0
------	-------------------	------	--------	---	---	--------	---	------	---	---	---	---	------	---

Land

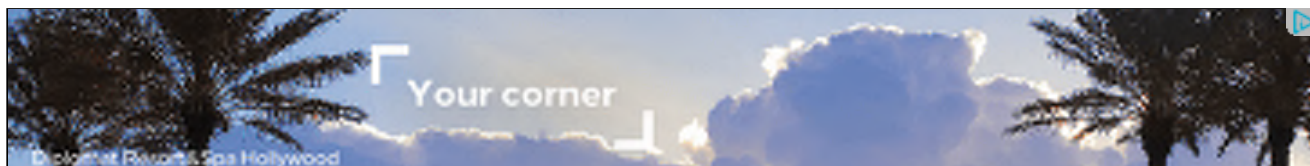
Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	50.86

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record

[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	Legal:	THE SW1/4 OF THE FOLLOWING DESC: COM SW
Mailing:	393 NW FAIRWAY DR		COR E 50.02 FT N 630.32 FT TO POB N 697.11 FT E
	LAKE CITY, FL 32055		1291.77 FT S 697.08 FT W 1294.45 FT TO POB OR
			1648/0182
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		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	182	WD	Official Public Record

[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 1:16:28 PM

Printer Friendly Page

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

Taxpayer:	SCHENCK, JANET M	Legal:	THE SW1/4 OF THE FOLLOWING DESC: COM SW COR SEC E 50
Mailing:	2910 LASSITER MANOR DR		FT POB N 630.32 FT E 1294.45 FT S 630.06 FT W 30 FT S 67.21 FT
	MARIETTA, GA 30062-8725		W 1260.69 FT N 67.31 FT POB (LESS MINERAL RIGHTS OR
9-1-1 Address:			1033/284 & 2609/412) OR 1648/184
Sec-Twn-Rng:	05-08-18		
Property Use:	05200 - Cropsoil Class2		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	184	WD	Official Public Record

[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 ' '

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

Taxpayer:	LEMLEY, BARBARA ANN	Legal:	THE S1/2 OF THE NW1/4 OF THE FOLLOWING
Mailing:	393 NW FAIRWAY DR		DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC
	LAKE CITY, FL 32055		E 50.02 FT N 01 DEG 53 MIN 20 SEC W 630.32 FT
9-1-1 Address:			POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87
Sec-Twn-Rng:	05-08-18		DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN
Property Use:	06100 - Grzgsoil Class2		32 SEC E 697.08 FT S 87 DEG 18 MIN 46 SEC W
Tax Jurisdiction:	Alachua 1700		1294.45 FT POB DEED APPEARS IN ERROR PER OR
Area:	8-18 Rural		2340/0235
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	235	WD	Official Public Record

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

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2016	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2015	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2014	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2013	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2012	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2011	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2010	Grzgsoil Class2	400	11700	0	0	11700	0	400	400	0	0	400	400
2009	Grzgsoil Class2	300	11700	0	0	11700	0	300	300	0	0	300	300
2008	Grzgsoil Class2	300	11700	0	0	11700	0	300	0	0	0	300	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	2.34

Sale

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Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	236	WD	Official Public Record

[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	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
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		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Actual Year Built	1962	FEP (528 sf) FEP (258 sf) BAS (2,746 sf) FOP (234 sf)
Effective Year Built	1962	
Building Quality	Average	
Building Style	01	
Building Use	0100 - Single Family	
Bed rooms	4	
Baths	2.5	
Stories	1.0	
Exterior Wall 1	Concrete Block	
Exterior Wall 2	N/A	
Interior Wall 1	Drywall	
Interior Wall 2	N/A	
Floor Cover 1	Terrazzo	
Floor Cover 2	Vinyl Tile	
Roof Cover	Asphalt	
Roof Structure	Gable/Hip	
AC	Central	
Heating Type	Forced - No Dt	
Heating System	Gas	
Total Square Feet	3766	
Heated Square Feet	3532	
-----	-----	
-----	-----	
-	-----	

	----- ----- ----- -----
Area Type	Square Footage
BAS (BASE AREA)	2746
FEP (FINISHED ENCL PORCH)	786
FOP (FINISHED OPEN PORCH)	234

Miscellaneous

Description	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

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Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record

[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 1:19:17 PM

Printer Friendly Page

Parcel: 03046-000-000

[GIS Map](#)

Taxpayer:	JEFFORDS, LILLIE BELLE TRUSTEE	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
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
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		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2016	Grzgsoil Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2015	Grzgsoil Class6	3500	58300	0	0	58300	0	3500	3500	0	0	3500	3500
2014	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2013	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2012	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2011	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2010	Grzgsoil Class6	3300	58300	0	0	58300	0	3300	3300	0	0	3300	3300
2009	Grzgsoil Class6	3400	58300	0	0	58300	0	3400	3400	0	0	3400	3400
2008	Grzgsoil Class6	3400	58300	0	0	58300	0	3400	0	0	0	3400	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

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

[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	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
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		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

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

[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	Legal:	COM WHERE W LINE OF SECTION INTERSECTS N
Mailing:	10102 CHERRY HILLS AVENUE		R/W OF OLD SR 20 RUN N 236.64 FT S 87 DEG E
	CIR		1173.44 FT S 573.52 FT TO N R/W OLD SR 20 NW
	BRADENTON, FL 34202-4064		ALONG R/W TO POB OR 835/152 & OR 888/524-26
9-1-1 Address:			OR 925/851 LESS W 50 FT R/W PER OR 1348/753 &
Sec-Twn-Rng:	08-08-18		LESS OR 1386/971 OR 1572/305 ALSO N 33 FT OF CR
Property Use:	06100 - Grzsoil Class2		NW-18 ADJ TO S LINE PER (LESS MINERAL
Tax			RIGHTS OR 1033/284 & OR 2609/412) OR 1765/2624
Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	10.54

Miscellaneous

Description	Unit Type	Units
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.

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

[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 1:21:58 PM

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

Taxpayer:	JEFFORDS, LILLIE BELLE TRUSTEE	Legal:	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 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 & 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 & 2609/412) OR 1765/2632 & 2274/158
Mailing:	2910 LASSITER MANOR DR MARIETTA, GA 30062		
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		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	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

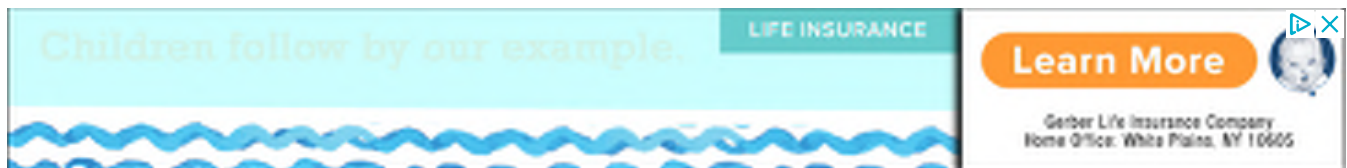
Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	14.67
Cropland 2			Acre	17.68

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.

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

[Link to TaxCollector Record](#)



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Property Search Results

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

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

Taxpayer:	WHITE, DIANE	Legal:	THE SW1/4 OF THE FOLLOWING DESC:COM NW
Mailing:	375 TIMBERWOOD TRAIL		COR OF SEC S 67.31 FT E 50 FT POB E 1260.69 FT S
	OVIDO, FL 32765-8999		734.69 FT W 1193.99 FT N 735.82 FT POB (LESS
9-1-1 Address:			MINERAL RIGHTS OR 1033/284 & 2609/412) OR
Sec-Twn-Rng:	08-08-18		1648/178
Property Use:	06100 - Grzgsoil Class2		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	178	WD	Official Public Record

[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 1:23:08 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
--	--

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

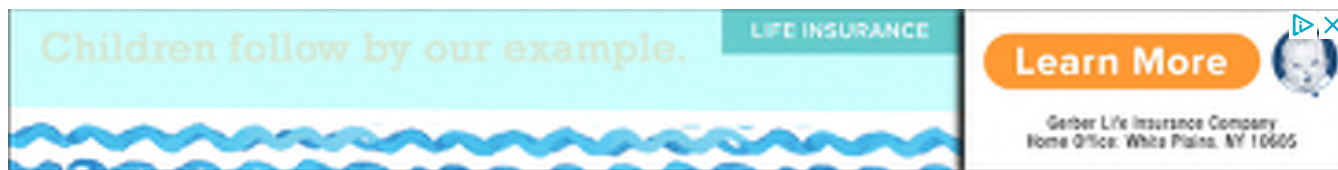
Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	5.33

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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/01/1986	100	V	U	1648	180	WD	Official Public Record

[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 - Grzgsoil Class6		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzgsoil Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2016	Grzgsoil Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2015	Grzgsoil Class6	8600	68900	0	0	68900	0	8600	8600	0	0	8600	8600
2014	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2013	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2012	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2011	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2010	Grzgsoil Class6	8100	68900	0	0	68900	0	8100	8100	0	0	8100	8100
2009	Grzgsoil Class6	8300	68900	0	0	68900	0	8300	8300	0	0	8300	8300
2008	Grzgsoil Class6	8300	68900	0	0	68900	0	8300	0	0	0	8300	0

Land

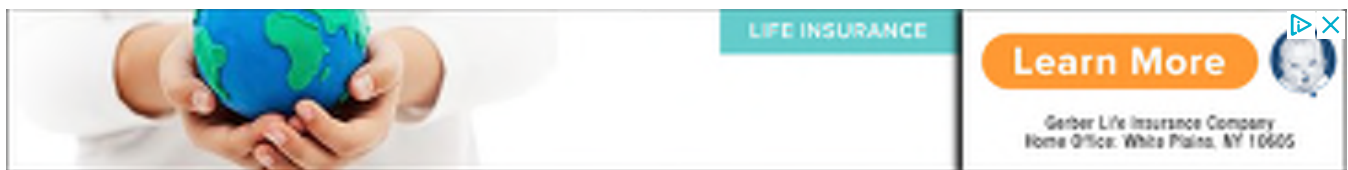
Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	A		Acre	23.77

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.

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

[Link to TaxCollector Record](#)



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Property Search Results

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

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

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

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Grzsoil Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2016	Grzsoil Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2015	Grzsoil Class6	1000	13400	0	0	13400	0	1000	1000	0	0	1000	1000
2014	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2013	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2012	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2011	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2010	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2009	Grzsoil Class6	900	13400	0	0	13400	0	900	900	0	0	900	900
2008	Grzsoil Class6	900	13400	0	0	13400	0	900	0	0	0	900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	238	WD	Official Public Record

[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	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
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		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/24/2001	100	V	U	2340	237	WD	Official Public Record

[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 /



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

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
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

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	41.12

Miscellaneous

Description	Unit Type	Units
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.

Date	Price	Vac/Imp.	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
01/28/2000	100	I	U	2274	158	MS	Official Public Record

[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

Print this page

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

Print this page

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 detailsLatest billFull bill history

2017201620152014...2002

PAIDPAIDPAIDPAIDPAID

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

PAID

2016

PAID

2015

PAID

2014

PAID

...

2002

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



MEMORANDUM

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

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 188th 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
OVIEDO 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
OVIEDO 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
MANAGEMT
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 & 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, politifact.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 Vosseghy, 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

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PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Large-scale Comprehensive Plan Amendment on 12/18/18. (Address: Alachua County Tax Parcel: 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 03049-002-000) within the City of Alachua located around the intersection of US 441 and NW 18th 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: CH2M, 11801 Research Dr., Alachua, FL 32615. Contact: Ryan Thompson, ACP. Phone Number: (352) 331-1576.

CH2M
Hatch Mott MacDonald

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.

CHW

[illegible]

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)

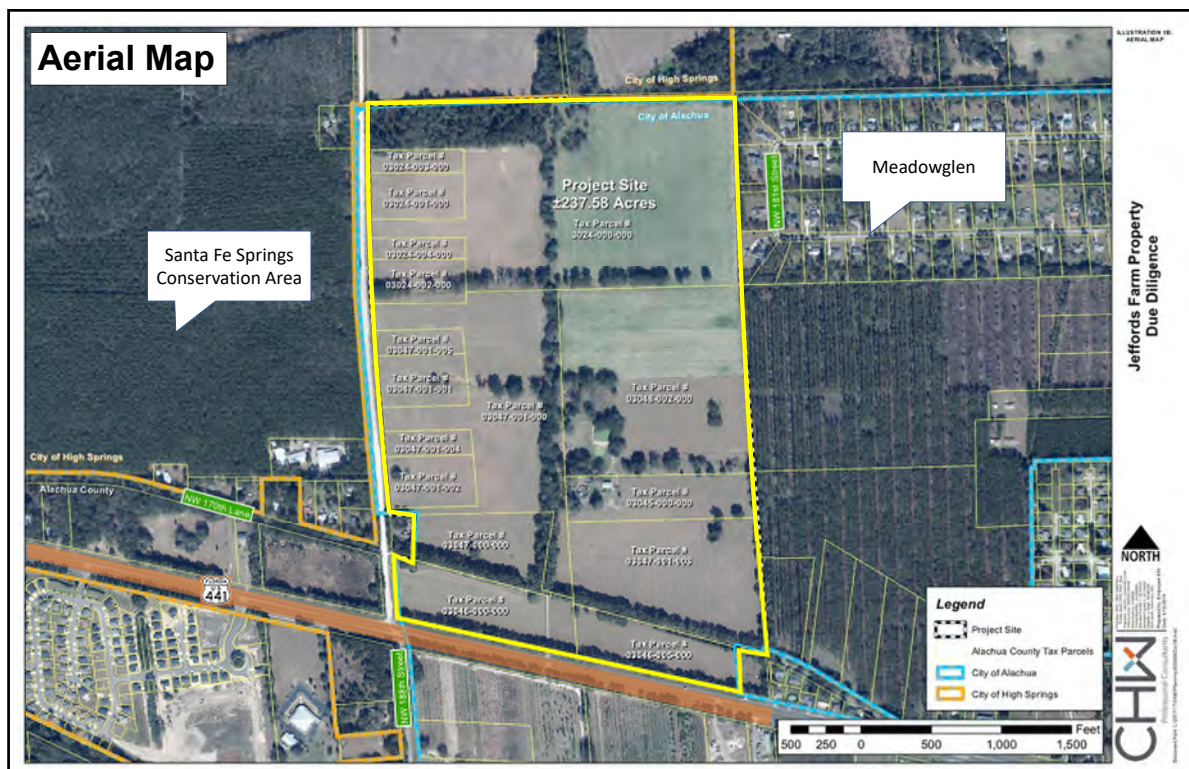
Application Summary



- 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.

planning.design.surveying.engineering.construction.

professional consultants



Current Conditions



Site from US 441

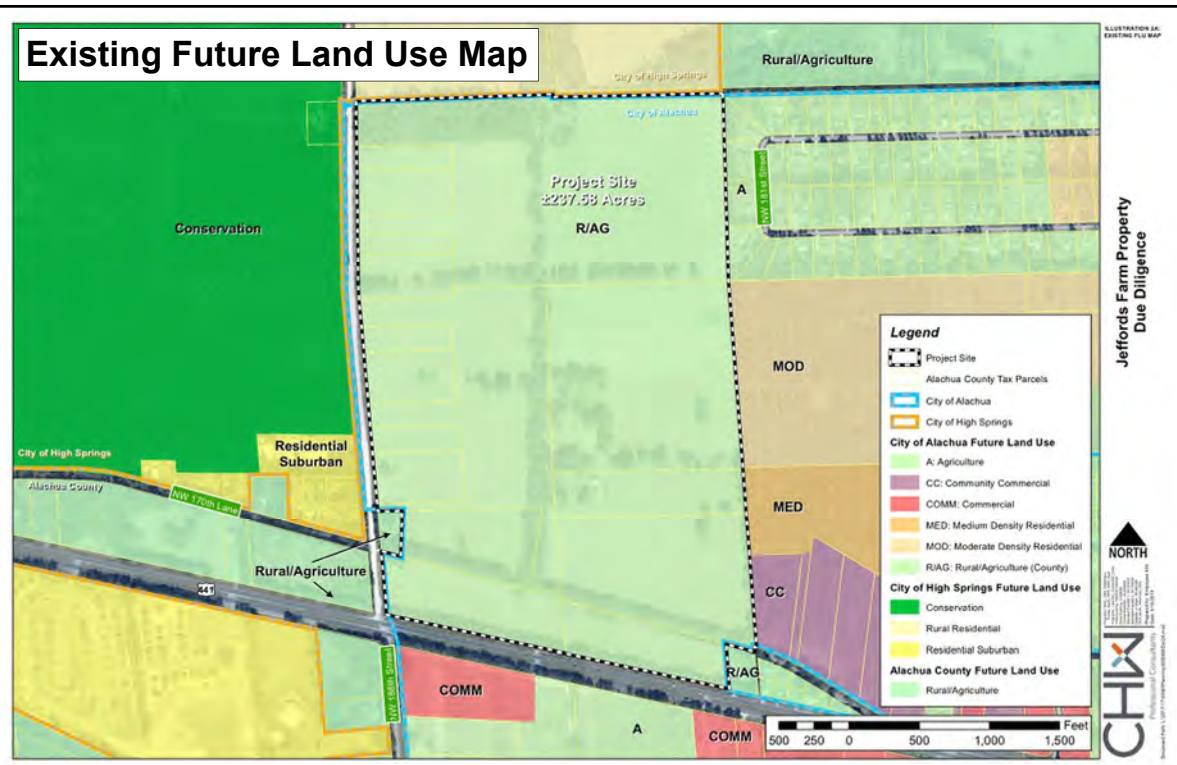
Site from NW 188 St

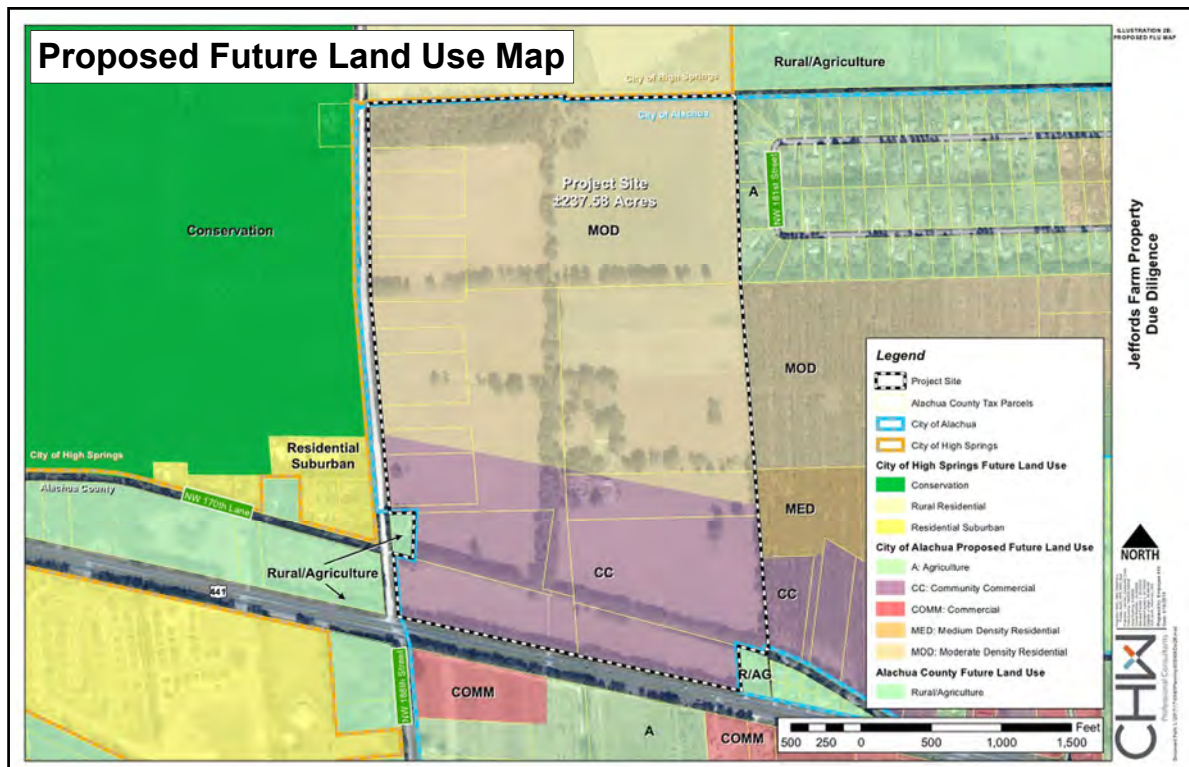
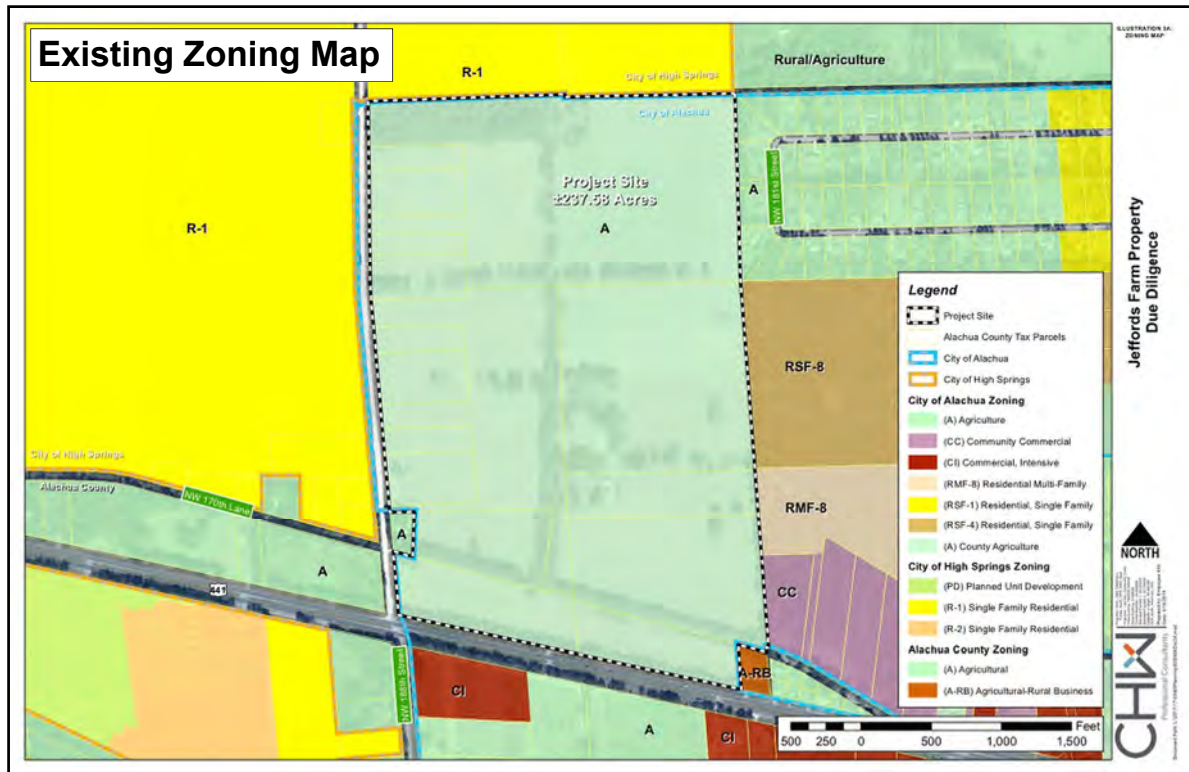


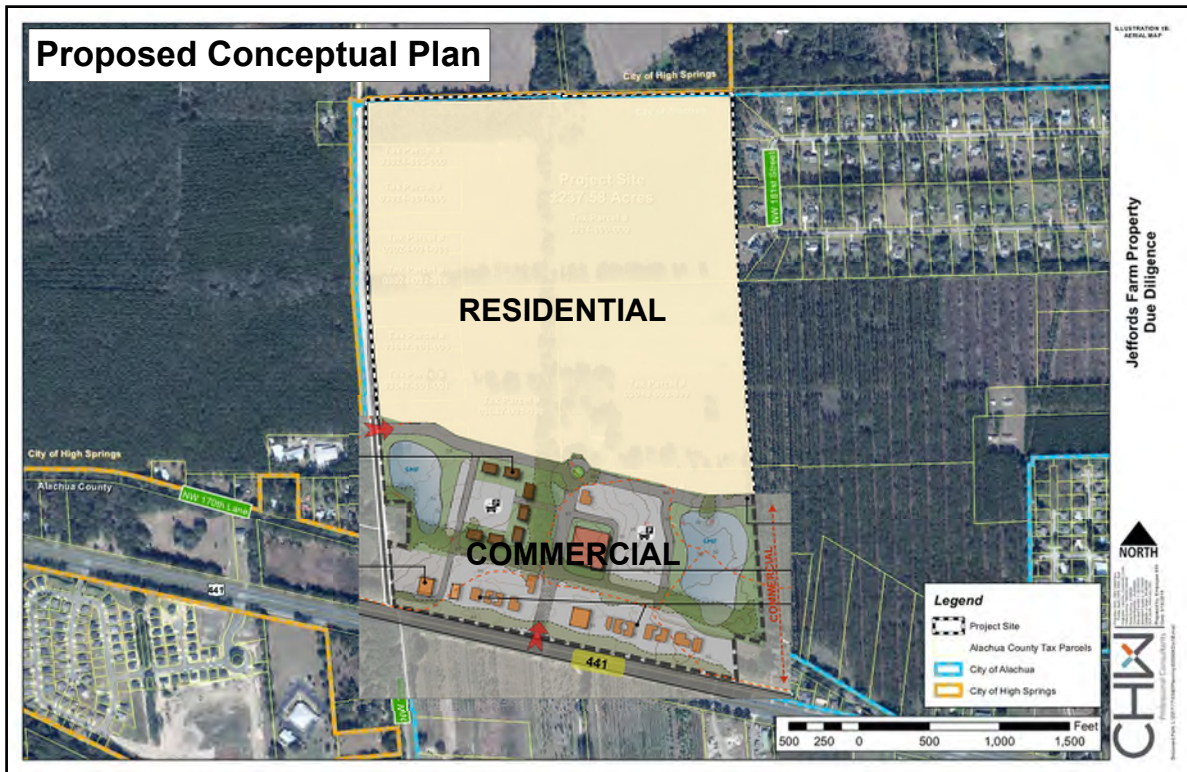
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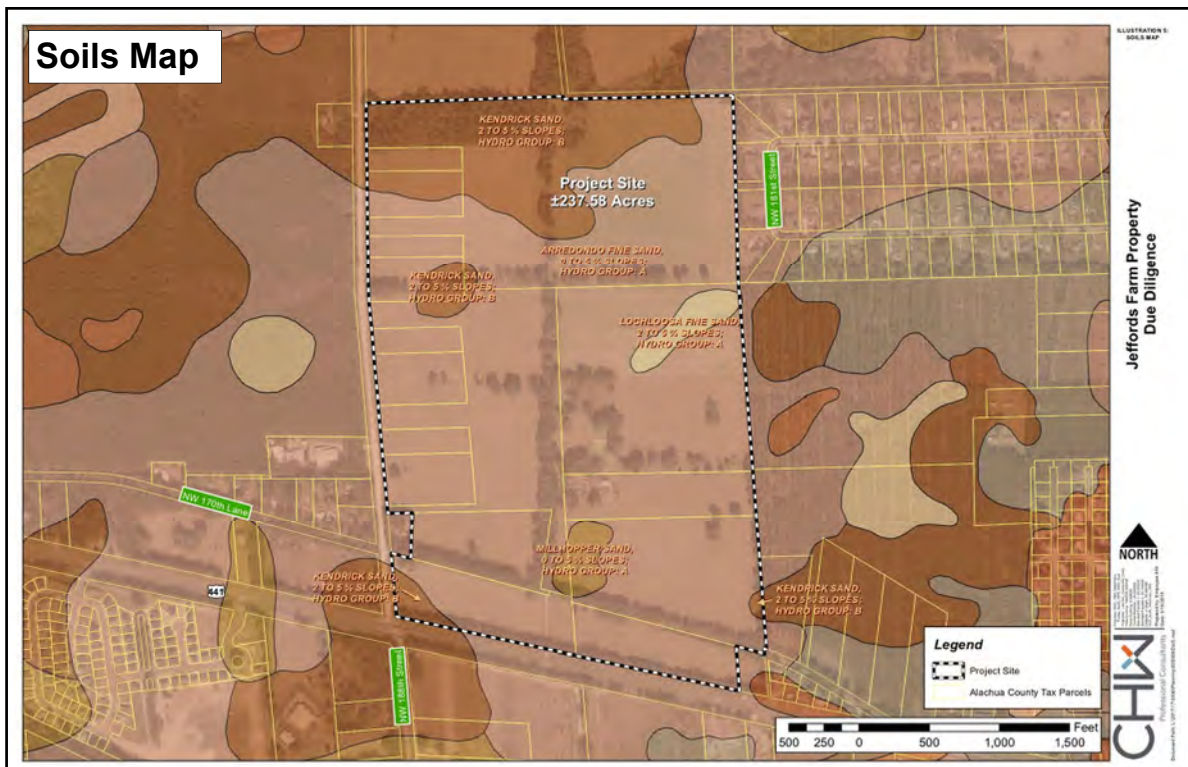
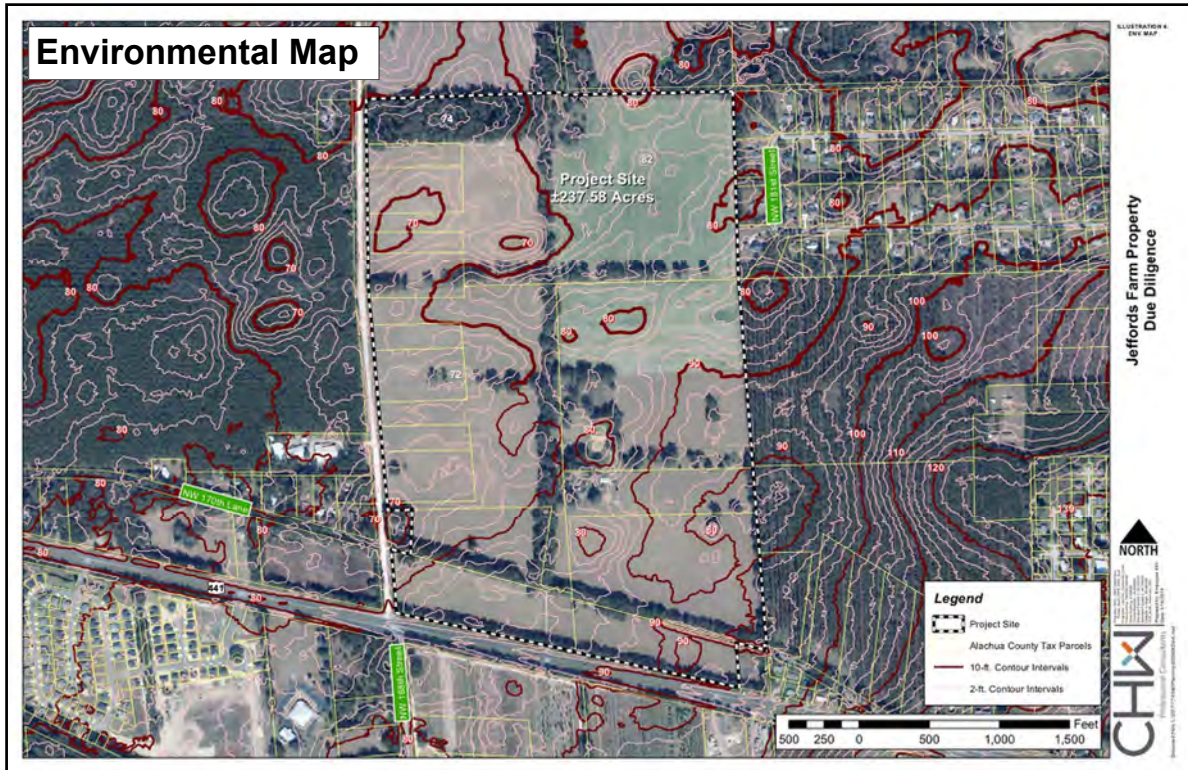
professional consultants

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

No.	Print Name	Street Address	Signature
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

NEIGHBORHOOD MEETING MINUTES

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
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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

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> To permit Moderate Density Residential and Community Commercial FLU designations.
<u>Physical Address:</u> 16615 NW U.S. Highway 441	
<u>Parcel Number:</u> 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2	<u>Acres:</u> ±237.58 acres (ac) (Source: CHW Sketch and Legal Descriptions)
<u>Existing Future Land Use (FLU) Classification:</u> <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.	<u>Proposed Future Land Use (FLU) Classification:</u> <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.
	<u>Proposed Future Land Use (FLU) Classification:</u> <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.
<u>Density/Intensity:</u> Changes in maximum density and intensity are being requested as part of this Moderate Density Residential and Community Commercial Ls-CPA application. Existing Maximum Density • <i>Residential: 47 dwelling units</i> - $\pm 237.58\text{-acres} \times 1 \text{ dwelling unit per } 5\text{-acres} = 47.52 \text{ dwelling units}$ Proposed Maximum Density/Intensity • <i>Residential: 644 dwelling units</i> - $\pm 161.14\text{-acres} \times 4 \text{ du/ac} = 644.56 \text{ dwelling units}$ • <i>Commercial: 1,664,863 sq. ft.</i> - $43,560 \text{ sq. ft.} \times \pm 76.44\text{-acres} \times 0.5 \text{ FAR} = 1,664,863.2 \text{ sq. ft.}$ Realistic Maximum Density/Intensity • <i>Residential: ±450 dwelling units</i> • <i>Commercial: ±150,000 sq. ft.</i>	

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.

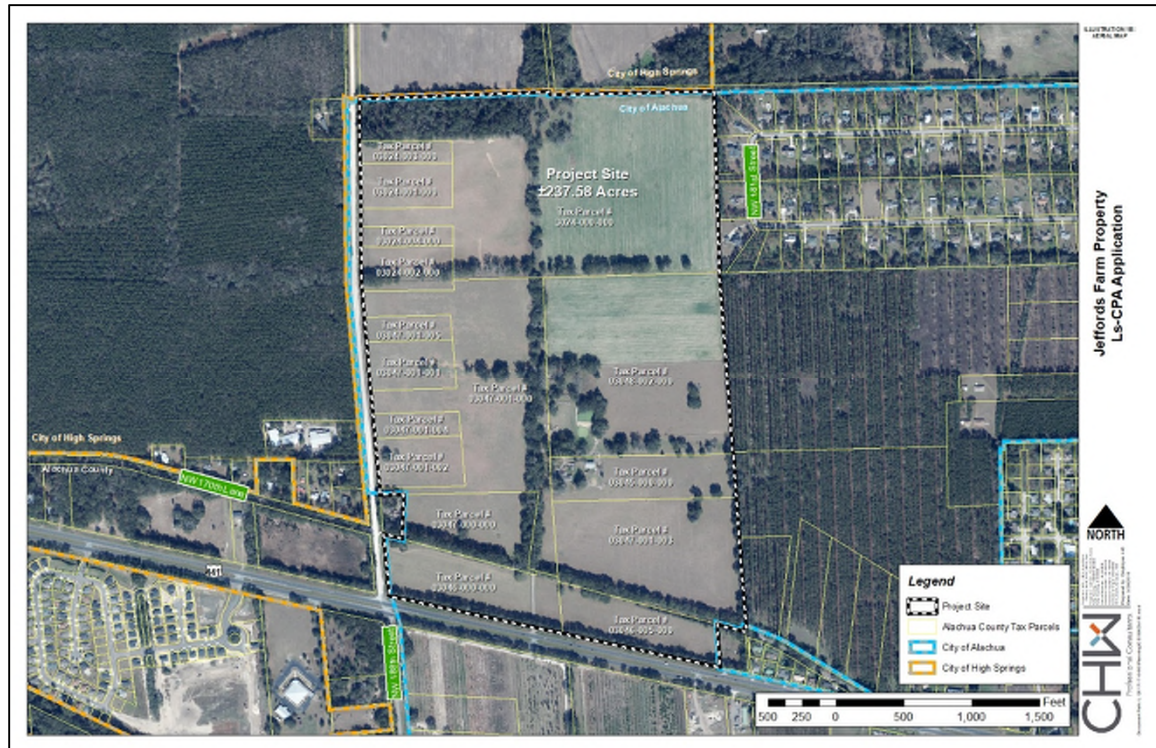


Figure 1: Aerial Map

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

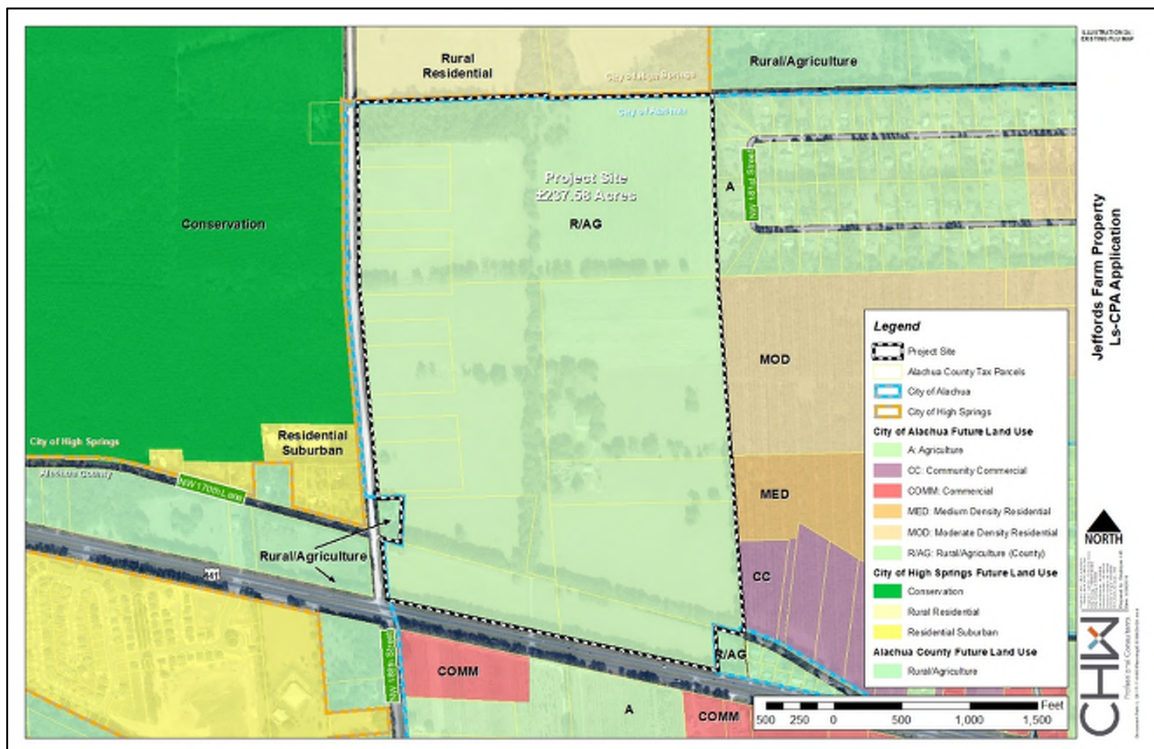


Figure 2: Existing Future Land Use Map

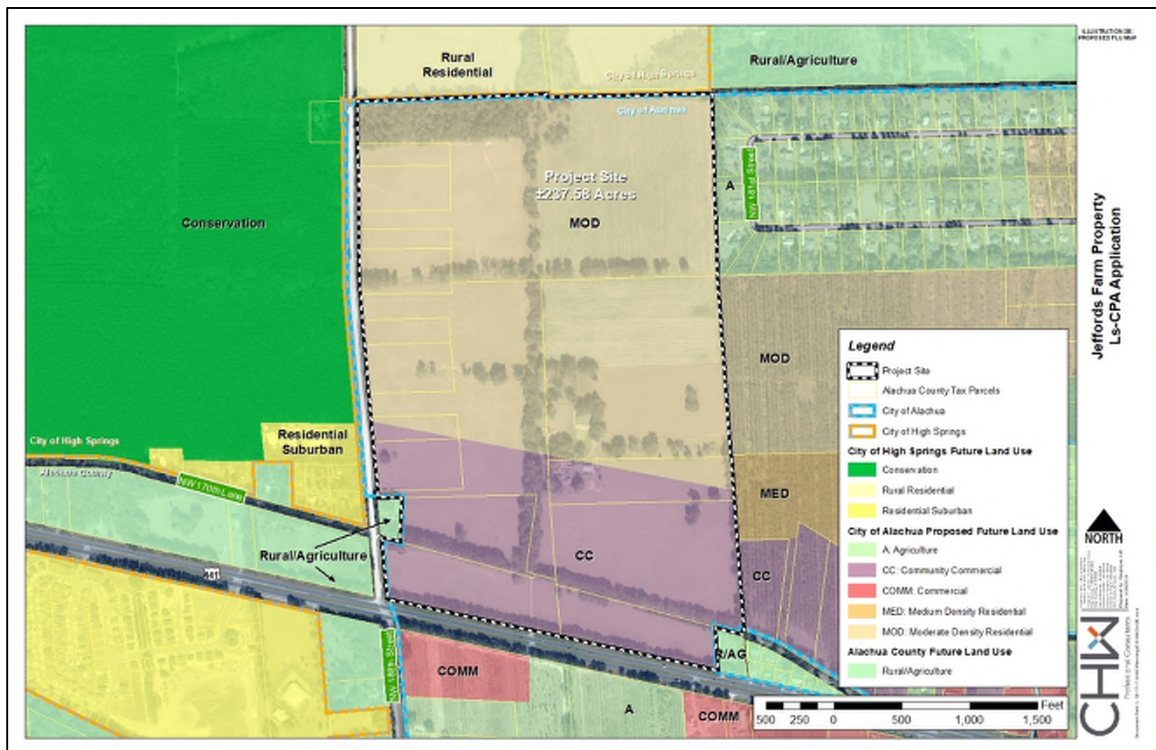


Figure 3: Proposed Future Land Use Map

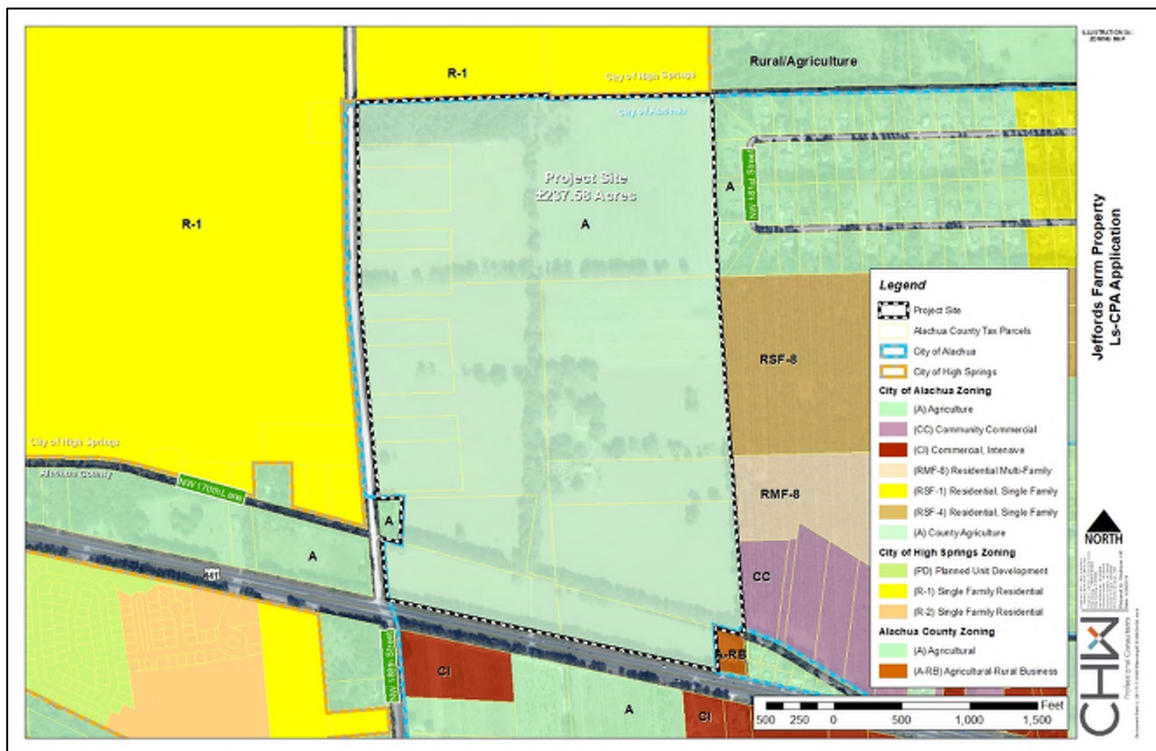


Figure 4: Existing Zoning Map

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The site is located on US 441 and NW 188th 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

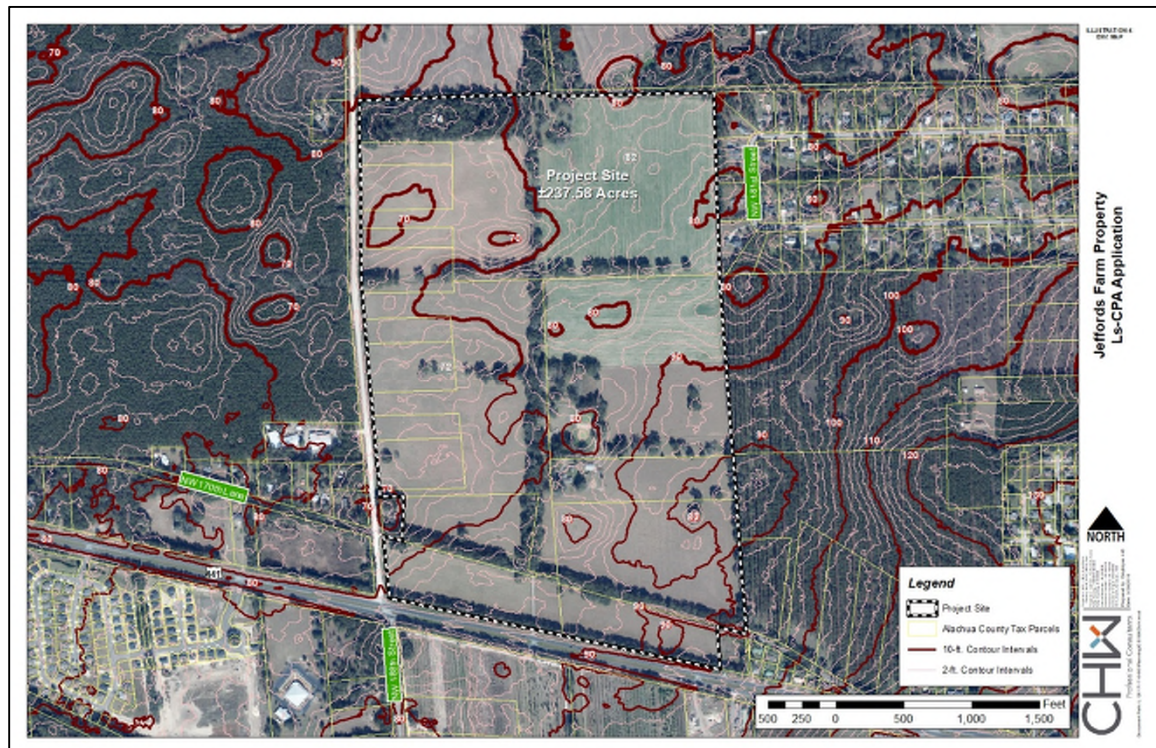


Figure 5: Topography, Wetlands, and FEMA Floodplain Map

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

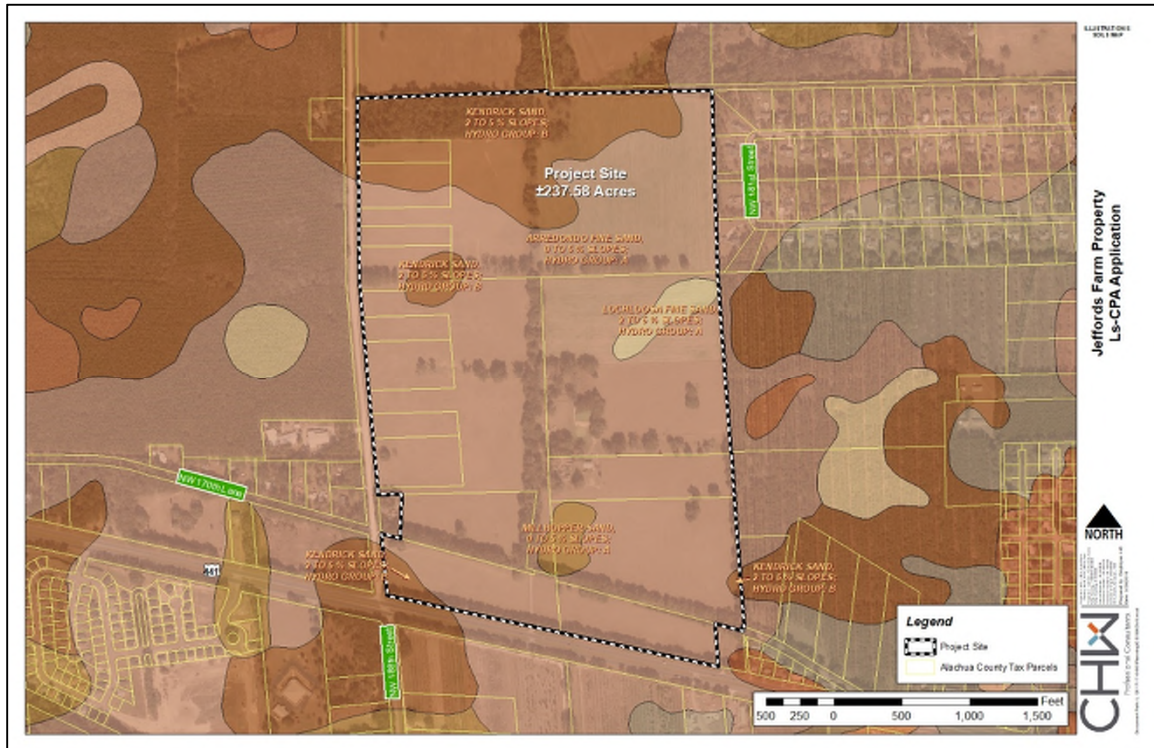


Figure 6: Natural Resources Conservation Service (NRCS) Soils Map

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

1. Source: ITE Trip Generation 10th 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	Units	Daily		AM Peak		PM Peak	
(ITE) ¹		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Realistic							
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) ^{2,3}	150	37.75	5,663	3.00	450	4.21	632
Existing							
Single-Family Detached Housing (ITE 210)	47	9.44	444	.76	36	1.00	47
Net Trip Generation	-	-	9,255	-	1,240	-	1,605

1. Source: ITE Trip Generation 10th 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	AADT	PM
Traffic System Category	Segment 3/4: U.S. Hwy 441	
	(From NW 126 th to SR 235)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation ²	462	80
Available Capacity w/ Application approval	14,611	1,091

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

	AADT	PM
Traffic System Category	Segment 6: U.S. Hwy 441 (From CR 25A to NW 126 th Ave)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	23	2
Available Capacity	16,898	1,433
Projected Trip Generation ²	1,379	153
Available Capacity w/ Application approval	15,519	1,280

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

	AADT	PM
Traffic System Category	Segment 6: U.S. Hwy 441 (From CR 25A to NW 126 th Ave)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	23	2
Available Capacity	16,898	1,433
Projected Trip Generation ²	185	32
Available Capacity w/ Application approval	16,713	1,401

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

	AADT	PM
Traffic System Category	Segment: CR 2054 East (From East of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	2,161	205
Reserved Trips ¹	560	75
Available Capacity	11,859	1,034
Projected Trip Generation ²	1,379	153
Available Capacity w/ Application approval	10,480	881

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

	AADT	PM
Traffic System Category	Segment: CR 2054 East	
	(From East of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	2,161	205
Reserved Trips ¹	560	75
Available Capacity	11,859	1,034
Projected Trip Generation ²	185	32
Available Capacity w/ Application approval	11,674	1,002

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

	AADT	PM
Traffic System Category	Segment: CR 241	
	(From SCL to CR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	8,710	827
Reserved Trips ¹	9	1
Available Capacity	5,861	486
Projected Trip Generation ²	689	77
Available Capacity w/ Application approval	5,172	409

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

	AADT	PM
Traffic System Category	Segment: CR 241	
	(From SCL to CR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	8,710	827
Reserved Trips ¹	9	1
Available Capacity	5,861	486
Projected Trip Generation ²	92	16
Available Capacity w/ Application approval	5,769	470

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

	AADT	PM
Traffic System Category	Segment 7: U.S. Hwy 441 (From MPO Boundary to CR 25A)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	21,000	1,890
Reserved Trips ¹	5	1
Available Capacity	14,495	1,309
Projected Trip Generation ²	689	77
Available Capacity w/ Application approval	13,806	1,232

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

	AADT	PM
Traffic System Category	Segment 7: U.S. Hwy 441 (From MPO Boundary to CR 25A)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	21,000	1,890
Reserved Trips ¹	5	1
Available Capacity	14,495	1,309
Projected Trip Generation ²	185	32
Available Capacity w/ Application approval	14,310	1,277

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

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	343,586
Residual Capacity after Proposed Project	594,032,

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: $(1,664,863 \text{ ft}^2 \times 0.1 \text{ gal.}) + (644 \text{ du} \times 275 \text{ gal. per unit})$

Table 17b: Realistic Density/Intensity Potential Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	60,524
Residual Capacity ¹	938,476
Percentage of Permitted Design Capacity Utilized ¹	59.20%
Projected Potable Water Demand from Proposed Project ²	172,300
Residual Capacity after Proposed Project	766,176

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: $(217,582 \text{ ft}^2 \times 0.1 \text{ gal.}) - (1 \text{ du} \times 275 \text{ gal. per unit})$

Conclusion: Approval of this Ls-CPA application will result in an increase of the site's theoretical impact to the County's 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

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	327,486
Residual Capacity after Proposed Project	461,420

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

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	127,500
Residual Capacity after Proposed Project	661,406

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

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project²		4,868

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

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ¹	5,280.27	963.65
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project ²		1,184

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

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single-Family	644	.15	96	.07	45	.09	57
Existing							
Single-Family	47	.15	7	.07	3	.09	4
Net Generation	-	-	89	-	42	-	53

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

Table 20b: Realistic Maximum Density/Intensity Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Realistic							
Single-Family	350	.15	53	.07	25	.09	32
Multi-Family	100	.08	8	.03	3	.03	3
Existing							
Single-Family	47	.15	7	.07	3	.09	4
Net Generation	-	-	54	-	25	-	31

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

System Category	Acreage
Existing City of Alachua Acreage ¹	117.65
Acreage Required to Serve Existing Population ¹	49.68
Reserved Capacity ¹	.60
Available Recreation Acreage ¹	67.37

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 188th Street and NW 173rd 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

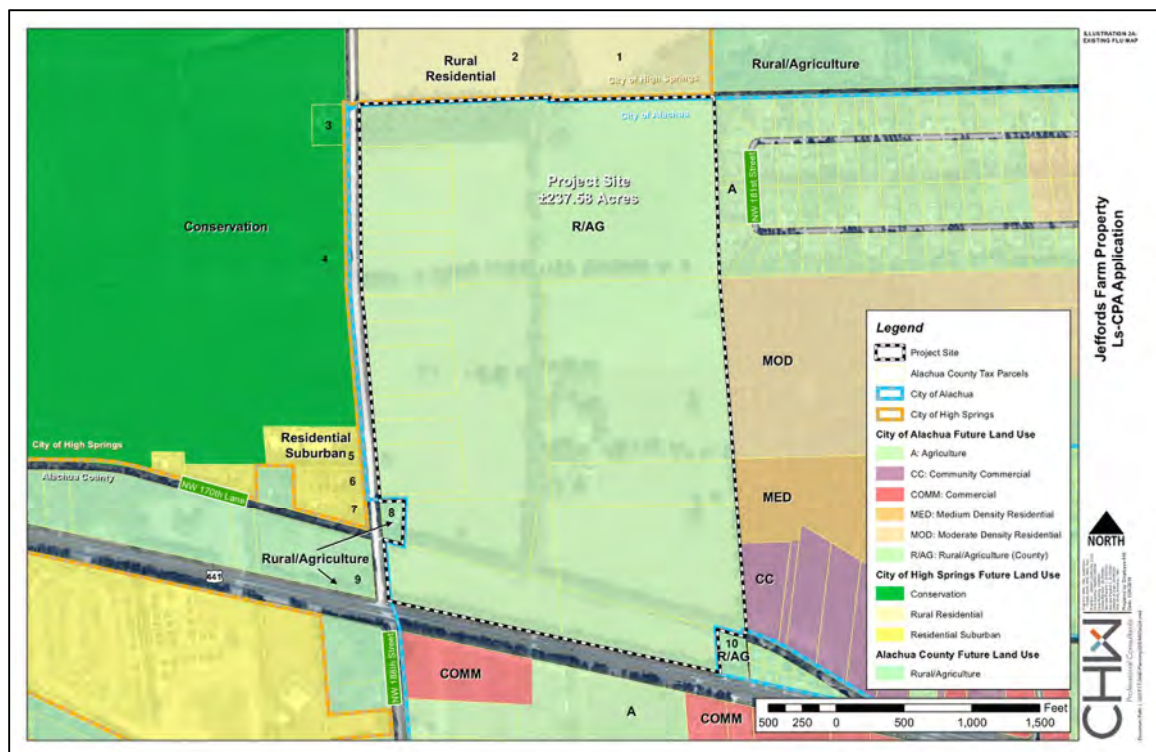
Objective 5.1:

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 # 17-0490

APPLICATION DATE March 29, 2018

NAME & DESCRIPTION OF PROJECT

Jeffords Farm Large-scale Comprehensive Plan

Amendment

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

16615 NW U.S. Highway 441

Tax Parcel Numbers

03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1,

03047-1-1 through 03047-1-5, and 03048-2

Acreage

±237.58-acres

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units 597

Number of Units

Level of Review

☐ 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/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua CSA

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	597	units X 0.15 Elementary School Multiplier	89	Student Stations
MIDDLE	597	units X 0.07 Middle School Multiplier	42	Student Stations
HIGH	597	units X 0.09 High School Multiplier	53	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.08 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

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:

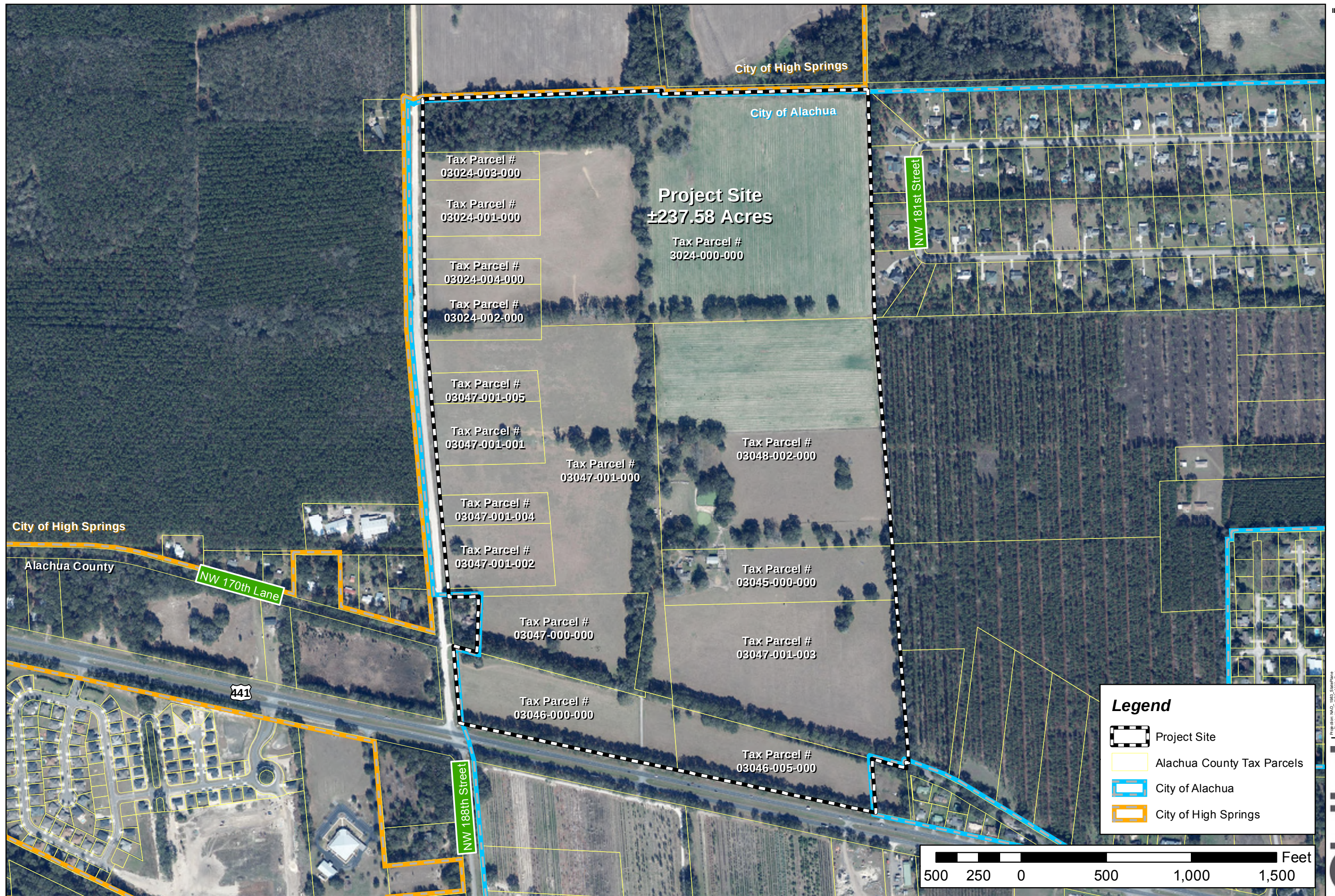
Printed Name:

Date:

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 - b. Map Set

Jeffords Farm Property
Ls-CPA Application

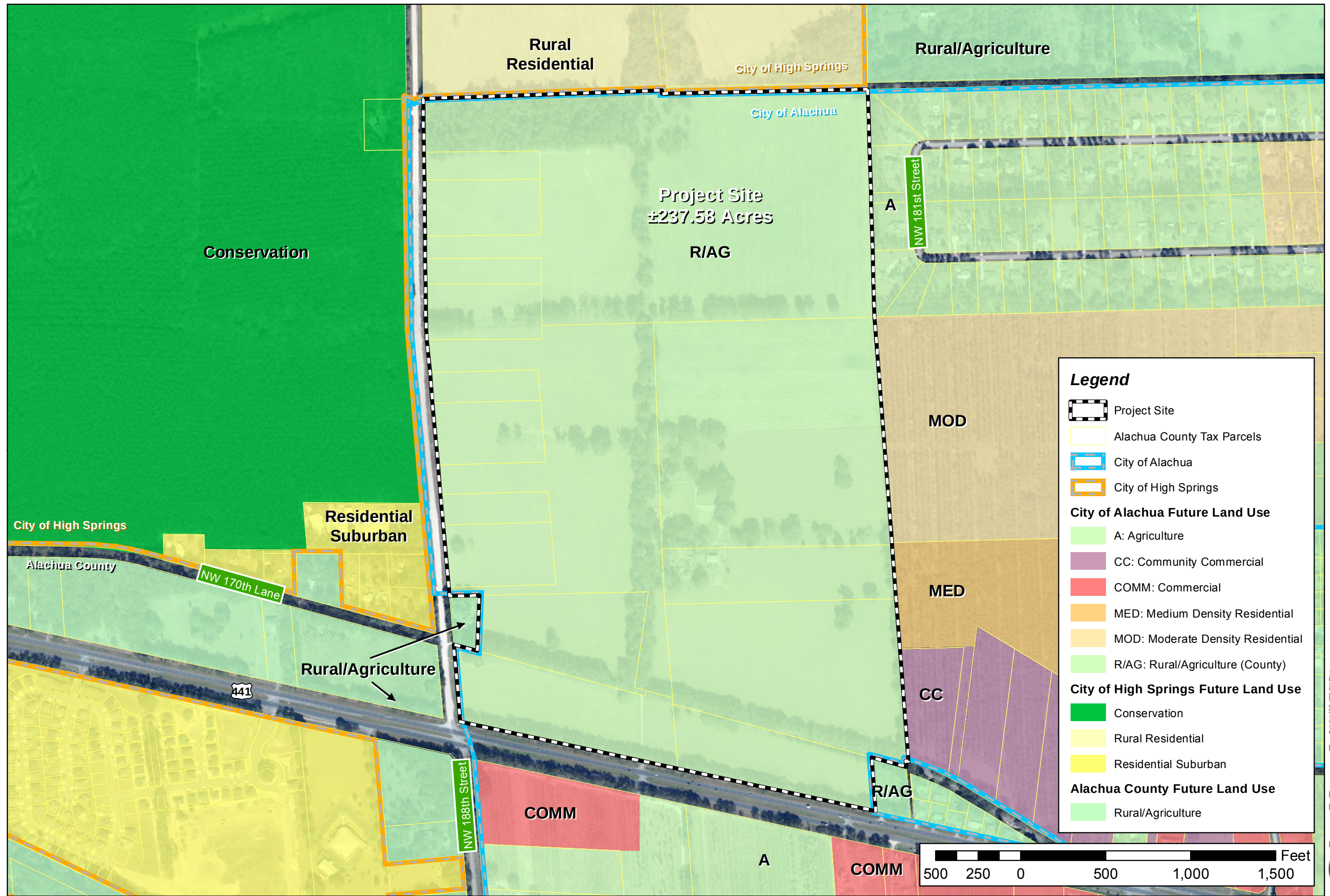


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False Northing: 0 000000
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Standard Parallel 2: 29.583333
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Prepared by: Employee 446
Date: 3/28/2018

Jeffords Farm Property
Ls-CPA Application



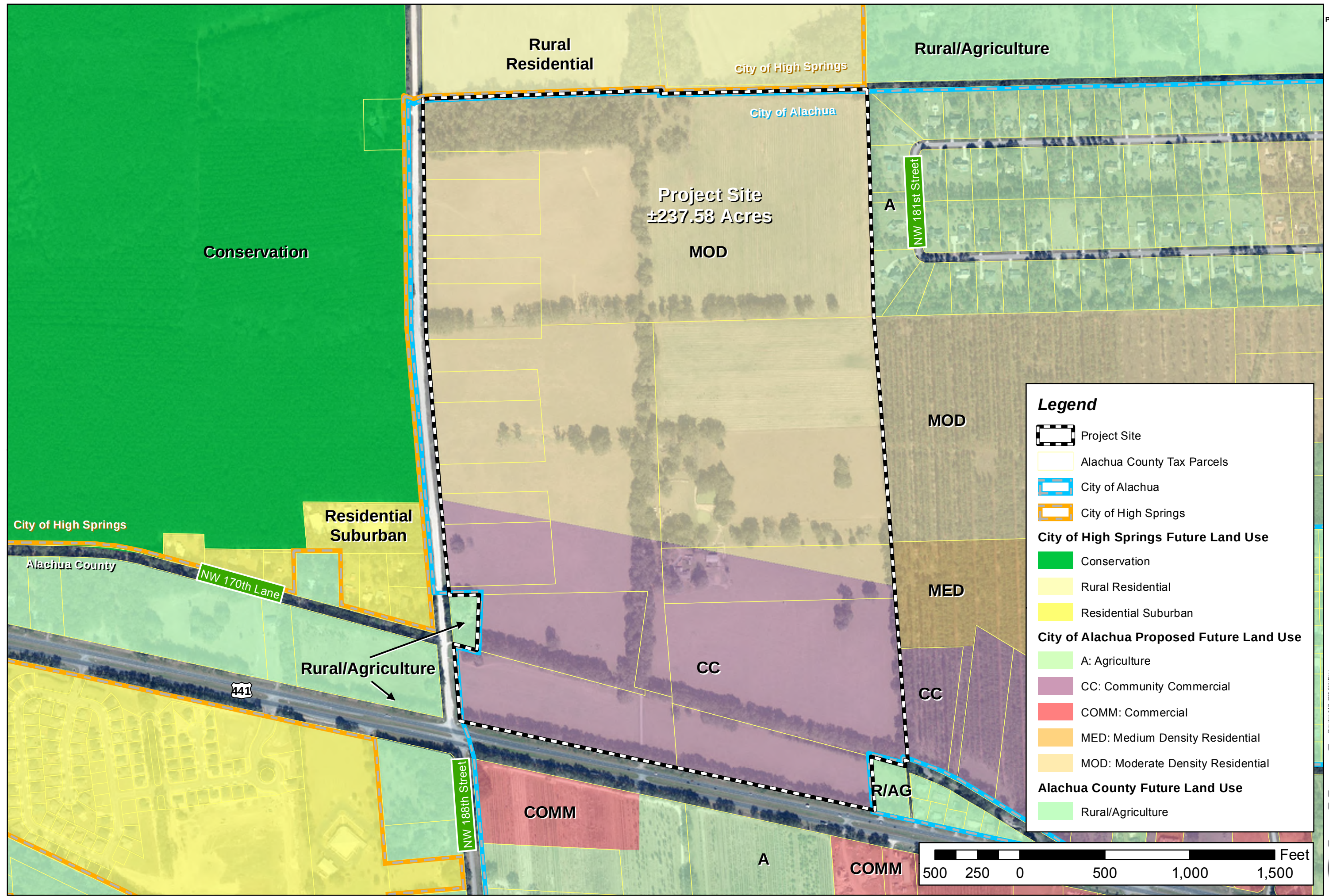
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GCS: North_American_1983
Prepared by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



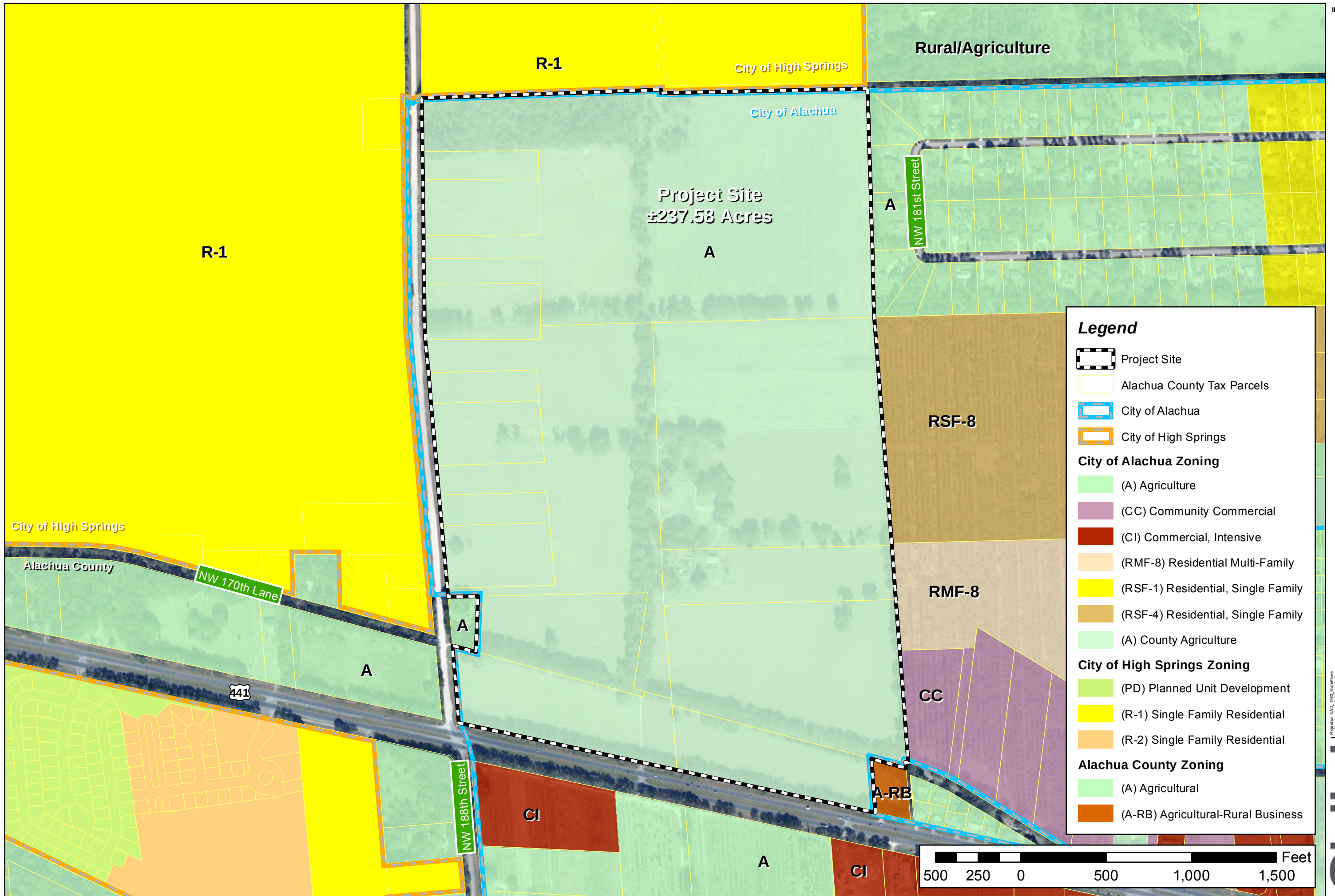
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Units: US Feet
Datum: North American 1983
Created by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



Projection: NAD 1983, StatePlane
Florida, North, FIPS 3100, Feet
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False Northing: 1198500.0000 00
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Latitude of Origin: 29.000000
Units: US Feet
GCS: North_American_1983
Prepared by: Employee 446
Date: 3/28/2018



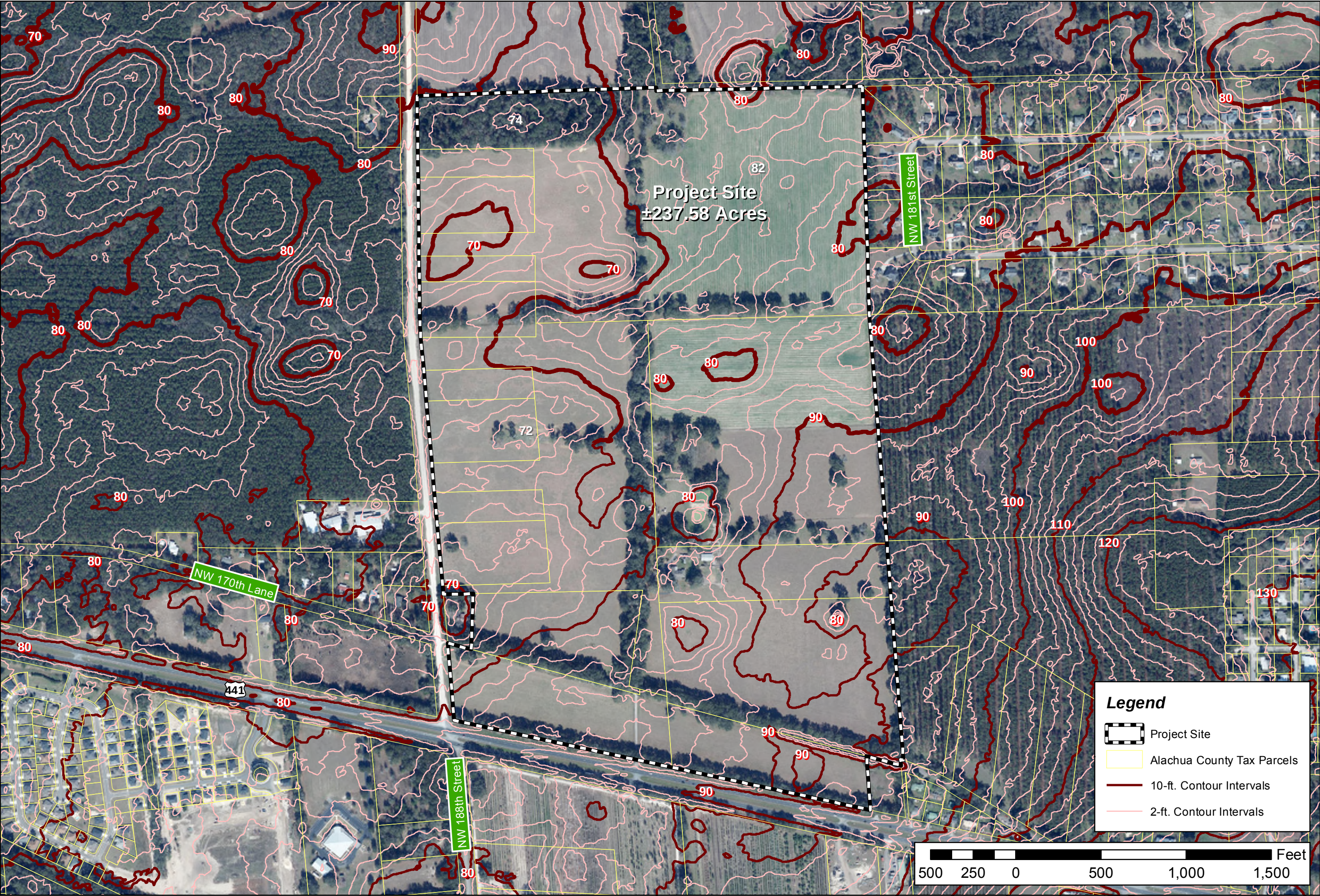


ILLUSTRATION 4:
ENV. MAP

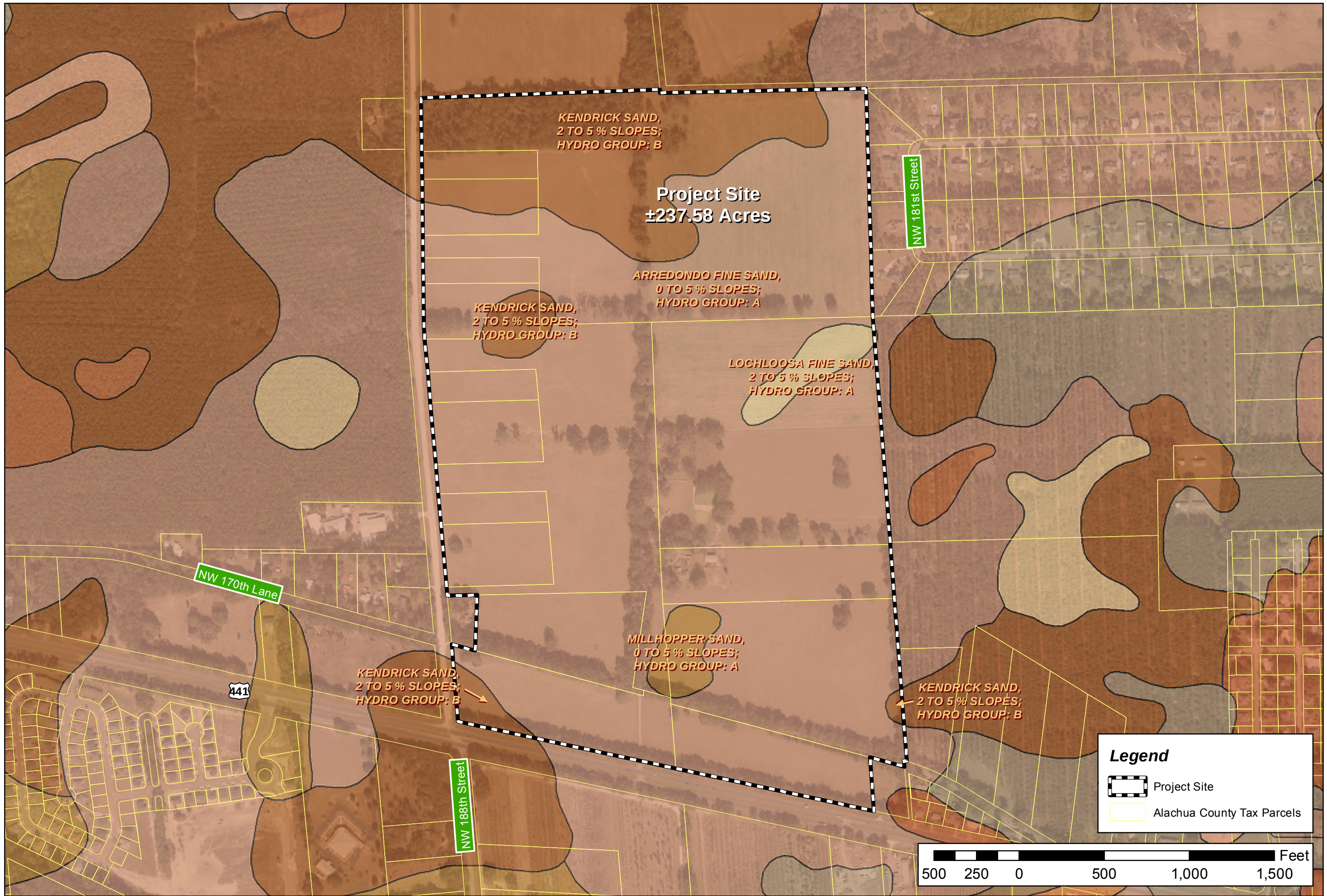
Jeffords Farm Property
Ls-CPA Application



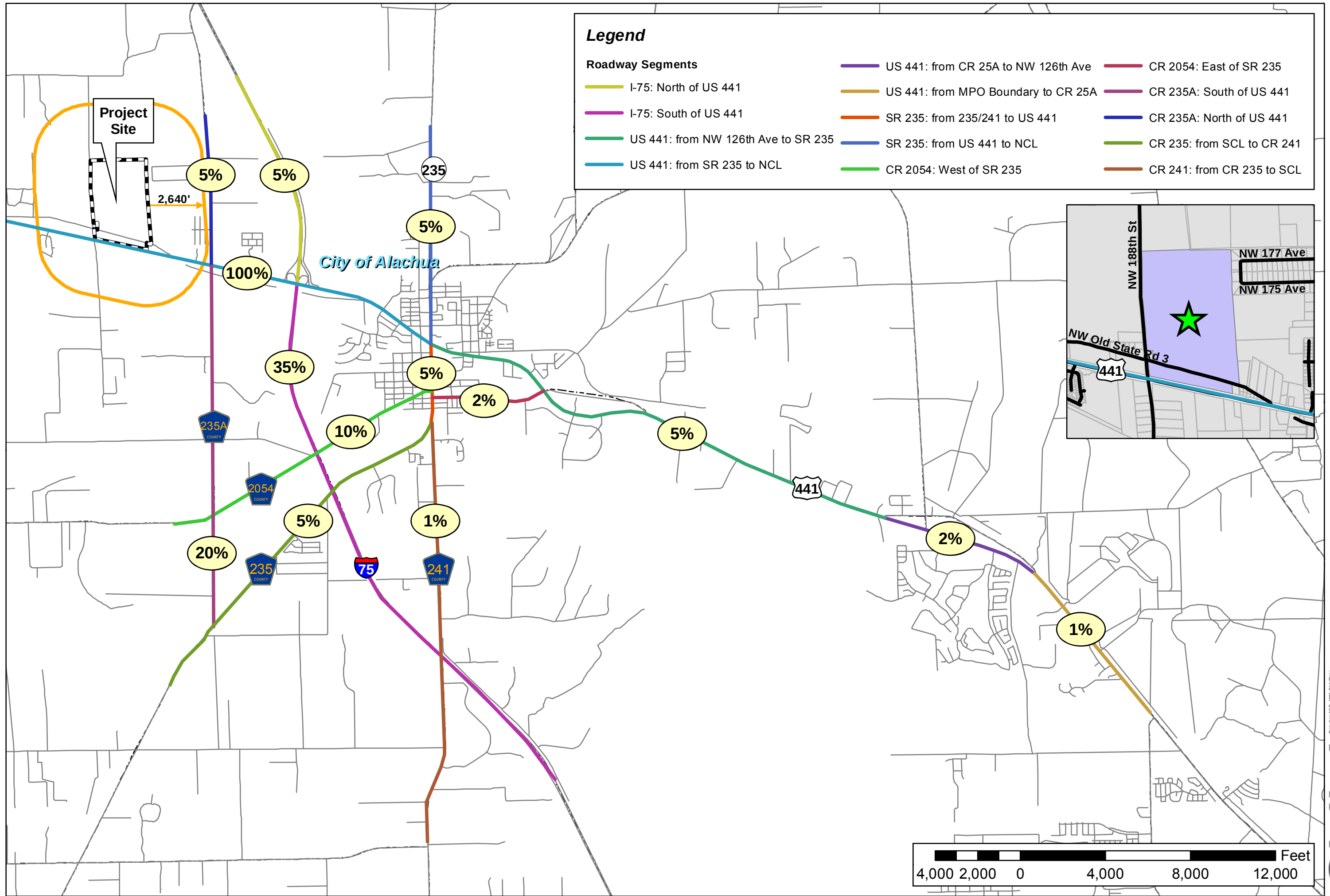
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False Northing: 1000000.000000
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Datum: North American 1983
GCS: North American 1983
Prepared by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



Projection: NAD_1983_StatePlane_Florida_North_FPS_5000_Feet
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Datum: North American 1983
Prepared by: Employee 446
Date: 3/28/2018



Jeffords Farm Property
Ls-CPA Application



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Units: Feet
Created By: Employee 481
Date: 3/29/2018

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 - a. School Concurrency Form
 - b. Map Set
 - c. Response to Development Review Team (DRT) Comments**

RESPONSE TO COMMENTS

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 23rd, 2018

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

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.

ORDINANCE 18-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A ±161.14 ACRE PORTION OF THE SUBJECT PROPERTY AND FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO COMMUNITY COMMERCIAL ON A ±76.44 ACRE PORTION OF THE SUBJECT PROPERTY (± 237.58 ACRES IN TOTAL) ; LOCATED NORTHEAST OF THE INTERSECTION US HIGHWAY 441 AND NW 188TH STREET, WEST OF THE MEADOWGLEN SUBDIVISION; TAX PARCEL NUMBERS 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 AND 03048-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 10, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, 2018, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 2018, and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Rural/Agriculture (Alachua County) to Moderate Density Residential and Community Commercial on Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the _____ day of _____, 2018.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2018.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000

LEGAL DESCRIPTION FOR PORTION TO BE AMENDED FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO COMMUNITY COMMERCIAL:

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.

-EXHIBIT "A" CONTINUES ON NEXT PAGE-

EXHIBIT "A" (CONTINUED)

LEGAL DESCRIPTION FOR PORTION TO BE AMENDED FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL:

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.

DRAFT

EXHIBIT “B”

