



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](#)

Submit Application to:
 Development Services Division
[Development Review Email](#)

Date: _____

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: _____

APPROXIMATE PROJECT ADDRESS: _____

TAX PARCEL NUMBER(S): _____ TOTAL ACREAGE: _____

EXISTING ZONING: _____

FUTURE LAND USE: _____

BRIEF DESCRIPTION OF PROPOSED PROJECT:

DEVELOPMENT DATA:

LEVEL OF REVIEW: _____

Check all that apply and fill out:

- TND/TOD Number of Lots: _____ Square Footage: _____
- Single Family Residential Number of Lots: _____
- Multi-Family Residential Number of Lots: _____
- Non-Residential Square Footage: _____
- Boat Dock Square Footage: _____
- Other: _____

CONTACT INFORMATION:

AUTHORIZED AGENT:

Name: _____

Mailing Address: _____

Email: _____

Phone: _____

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



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Submit Affidavit to:
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PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: GHFC - Tioga TC Outdoor Recreation

OWNER: Tioga Center LLC & Tioga Center RLKE LLC et al
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: Logan B. Peters, PE (JBPro)

PARCEL NUMBER(s): 04333-008-000

APPROXIMATE PROJECT ADDRESS: 12830 SW 1st Lane Newberry, FL 32669

I, the property owner of the subject property, being duly sworn, depose and say the following:

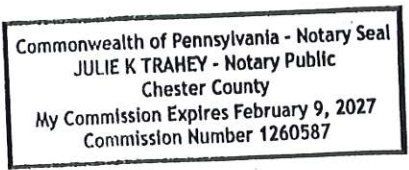
1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Owner Signature Michael Hankin Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 11 Day of January, 2024, by Michael Hankin who is personally known or has provided satisfactory identification _____.

STATE OF ~~FLORIDA~~ Pennsylvania
 COUNTY OF Chester

[Signature] Signature of Notary Public
Julie K Trahey Printed Name of Notary Public
1260587 Commission Number



(Notarial Stamp above)

2023 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

21032

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
04333 008 000	12830 SW 1ST LN	0300

TIOGA CENTER LLC & TIOGA CENTER
 RLKE LLC ET AL
 707 EAGLEVIEW BLVD
 EXTON, PA 19341

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	7,956,455	0	7,956,455	60,798.46
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	7,956,455	0	7,956,455	28,387.04
LIBRARY GENERAL	1.0339	7,956,455	0	7,956,455	8,226.18
SCHOOL CAP PROJECT	1.5000	12,821,500	0	12,821,500	19,232.25
SCHOOL DISCRNRY & CN	0.7480	12,821,500	0	12,821,500	9,590.48
SCHOOL GENERAL	3.1840	12,821,500	0	12,821,500	40,823.66
SCHOOL VOTED	1.0000	12,821,500	0	12,821,500	12,821.50
CHILDREN'S TRUST	0.4612	7,956,455	0	7,956,455	3,669.52
SUWANNEE RIVER WATER MGT DIST	0.3113	7,956,455	0	7,956,455	2,476.84
TOTAL MILLAGE	19.4476			AD VALOREM TAXES	\$186,025.93

LEGAL DESCRIPTION
TIOGA TOWN CENTER PH 3 OR 4507/2351

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
810 BOCC SOLID WASTE MGMT	1.000	@ 1685.7100	1,685.71
550 COUNTY FIRE SERVICES	1.000	Varies	17,400.42
555 COUNTY STORMWATER	1.000	Varies	2,028.50
NON-AD VALOREM ASSESSMENTS			\$21,114.63

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS **\$207,140.56**

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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JOHN POWER, CFC 2023 PAID REAL ESTATE 21032
 ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
04333 008 000	12830 SW 1ST LN

TIOGA CENTER LLC & TIOGA CENTER
 RLKE LLC ET AL
 707 EAGLEVIEW BLVD
 EXTON, PA 19341

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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

Please Retain this Portion for your Records. Receipt Available Online.



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POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

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APPOINTED AGENT: Logan B. Peters, PE

PARCEL NUMBER(s): 04333-008-000

APPROXIMATE PROJECT ADDRESS: 12830 SW 1st Rd, Newberry, FL 32669

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Logan Peters

Signature

Agent or Owner

Logan B. Peters, PE

Printed Name

Agent or Owner

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this

17th Day of January, 2024, by Logan Peters who is

personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF ALACHUA



Jennifer Newbegin
 Notary Public
 State of Florida
 Comm# HH075654
 Expires 12/29/2024

Jennifer Newbegin

Signature of Notary Public

Jennifer Newbegin

Printed Name of Notary Public

HH075654

Notary Commission Number

(Notarial Stamp above)



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REQUIREMENTS FOR POSTED NOTICE

Unified Land Development Code Section §402.16

- (a) *Content of notice.* When required, as shown in Table 402.12.1, posted notices shall include the following information clearly written on the sign:
1. The type of application, visible from the street (federal highway standards prescribed in the Manual on Uniform Traffic Control Devices, which is available on file with the department of public works).
 2. Description of proposal or request;
 3. Zoning districts and future land use designations for comprehensive plan amendments and zoning applications (zoning districts shall be spelled out, not abbreviated, and applicable densities shall be included with land use designations); and
 4. A phone number to contact the Department for additional information.
- (b) *Posting of notice.* Posting of property shall comply with the requirements listed below.
1. *Responsibility for posting.* Signs shall be posted by the applicant.
 2. *Form of required signs.* Notice shall be posted on weather resistant signs in a form established by the department.
- (c) *Timing of posted notice.* For any application requiring posted notice, signs shall be posted no later than 48 hours after the application has been accepted by the department. Applications will not be considered complete and will not be processed until the signed and notarized posted notice affidavit has been received.
- (d) *Location of signs.*
1. *Street frontage.* Signs shall be placed along each street at maximum intervals of 400 feet for properties within the urban cluster and maximum intervals of 1,320 feet for properties outside of the urban cluster. They shall be set back a maximum of five feet from the property line so that the signs are visible from the street.
 2. *Lack of street frontage.* If the land does not have frontage on a street, at least one sign shall be placed on the property at the access point and additional signs shall be placed on the nearest public right-of-way with an indication of the location of the subject property.
 3. *Installation.* Signs shall be posted in a professional manner, able to withstand normal weather events.
- (e) *Affidavit.* A notarized affidavit shall be submitted to the department *within 72 hours* after the posting, certifying that the signs were posted in compliance with the standards of this section. The Director may require submittal of photographs of all signs as part of the affidavit.
- (f) *Maintenance.* The applicant shall ensure that the signs are maintained on the land until completion of the final action on the application.
- (g) *Removal.* The applicant shall remove the sign within 10 days after final action on the application.