

**PROPERTY**

**NEWBERRY ROAD 122<sup>ND</sup> ACREAGE**

**121030 NORTHWEST NEWBERRY ROAD**

**GAINESVILLE, ALACHUA COUNTY, FLORIDA 32606**

# Emerson

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## Appraisal

Emerson Appraisal Company, Inc.  
Appraisers • Consultants • Market Analysts

Don Emerson, Jr., MAI, SRA  
CERT. GEN. RZ101

Charles Emerson  
CERT. GEN. RZ236

William Emerson, MAI  
CERT. GEN. RZ248

January 17, 2022

Mr. Mike Warren  
AMJ GROUP, INC.  
502 Northwest 16<sup>th</sup> Avenue, Suite 1  
Gainesville, FL 32601

RE: APPRAISAL OF NEWBERRY ROAD 122<sup>ND</sup> ACREAGE, 121030 NORTHWEST NEWBERRY ROAD, GAINESVILLE, ALACHUA COUNTY, FLORIDA 32606.

Dear Mr. Warren:

According to your request, I have completed an appraisal analysis of the above property, which is more fully located and described in the following appraisal report. This analysis is made and communicated using the "Appraisal Report" option consistent with the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, I performed an exterior viewing of the property and the property was appraised as a whole owned in fee simple interest. The real estate is evaluated on an "as is" basis as of the current date. The value estimate is for the real estate only and does not include any proposed improvements, equipment, timber value and/or any business goodwill (if any). The analysis is made contingent upon the enclosed Special Appraisal Assumptions relating to 1) survey/title search information and 2) site plan data and development status, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification.

As result of my investigation and data collected to support the estimate of value, in my opinion, the property has estimated market value of \$6,100,000 as of January 15, 2022.

Further information relating to the subject property, the appraisal process and information considered is summarized in the enclosed appraisal attachments.

If I can be of any further assistance, please feel free to call.

Sincerely,



Don Emerson, Jr., MAI, SRA  
State Certified General Real Estate Appraiser RZ101

DEjr/jp  
Attachments

2021-157  
Newberry Road 122<sup>nd</sup> Acreage

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### **LETTER OF TRANSMITTAL**

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### **ADDENDA**

Alachua County Area Analysis  
Sales Profile Sheets  
Zoning Information  
Tax Roll Information  
Appraiser Qualifications - Don Emerson, Jr., MAI, SRA

## APPRAISAL DATA AND SCOPE OF WORK

### Problem Identification:

#### Subject Property:

The subject property is a vacant tract of land owned by "122<sup>nd</sup> and Newberry, LLC", and is a vacant tract of land located at the northeast corner of the intersection of Newberry Road and Northwest 122<sup>nd</sup> Street in West Gainesville. This location is in an expanding mixed use suburban area in West Gainesville at the intersection of Newberry Road and Parker Road (Northwest 122<sup>nd</sup> Street). This is a vacant parcel of land containing about 19.5 acres that is in a state of flux at the current time from the former residential use supporting one home on the entire parcel to a mixed use TND multiple family and commercial development, as described in the appraisal report.

#### Existing Use of Real Estate as of Date of Value:

Vacant acreage.

#### Use of Real Estate Reflected in the Appraisal:

Vacant acreage considering current land use potential.

#### Relevant Characteristics:

The subject property is a vacant parcel of land located in a mixed use neighborhood commercial area along Newberry Road west of I-75 and east of the Jonesville area. This is vacant acreage in transition at time of appraisal and the enclosed value estimate considers typical uses that may be made of the property for the "as is" vacant land value estimate.

Date of Report: January 17, 2022

Effective Date of Appraisal  
(Date of Value): January 15, 2022

Date(s) of Viewing: November 20, 2021 and January 15, 2022

#### Client:

AMJ Group, Inc., c/o Mr. Mike Warren. There are no other clients.

#### Intended User:

AMJ Group, Inc., c/o Mr. Mike Warren. There are no other intended users.

#### Intended Use of Report:

This appraisal is being performed to assist the client in evaluating current "as is" land value to facilitate a negotiation process with the county for acquiring portions of the acreage for expansion of Northwest 122<sup>nd</sup> Street. This appraisal is being performed an "as is" market value basis to assist the client in evaluating a future sale of portions of the subject real estate and/or to facilitate a business decision. There are no other intended uses.



## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

### Property Interest Appraised:

Fee simple market value for real estate only. The value estimate does not include any furniture, fixtures, equipment, timber value, agricultural crops and/or any business goodwill.

### Type and Definition of Value:

The "type" of value estimated in this report is market value. The definition of market value is as follows:

#### Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used is from Federal Register "12", CFR Part 34 and is the typical definition of market value used for most appraisal assignments and for lending purposes.

### Assignment Conditions:

This assignment and value opinion are made contingent upon Special Appraisal Assumptions relating to either hypothetical conditions or extraordinary assumptions, as described in the report, together with the General Assumptions and Limiting Conditions and Appraisal Certification. This appraisal considers extraordinary assumptions relating to 1) survey and/or title search information and 2) site plan data available from EDA Associates and development status (see Special Appraisal Assumptions).

### Appraisal Solution:

The subject property is vacant land with minimal improvements, and as such, the Land Sales Comparison Approach is used in estimating vacant land value. All applicable methods are considered in the analysis.

### Property Identification Scope:

#### Extent Property is Identified:

- |            |  |
|------------|--|
| - Physical | Information relating to the physical characteristics of the subject property is based upon available public records data and a viewing of the property by the appraiser. |
|------------|--|

## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

- Legal                      At time of appraisal, a current site survey and/or title search information was not available. However, proposed site plan data was available, together with a historical survey by EDA Associates for the subject property. Also, the property information considers available data from Alachua County public records data sources, as described in the appraisal report.

The property is appraised on a fee simple basis for the real estate only considering probable future uses that may be made of the subject real estate given information described in the appraisal report. Actual parcel size, status of any easements, encroachments, wetlands, flood areas or other property characteristics could vary depending upon the results of a current survey and/or title search.

Legal description information is from Alachua County tax records without the benefit of the current survey. However, site plan information available from EDA Associates is considered in the appraisal report, as previously described. See the enclosed Special Appraisal Assumptions.

- Economic                Current economic conditions are considered for the "as is" value estimate.

### Extent Property Viewed:

Don Emerson, Jr., MAI, performed a viewing of the subject acreage on November 20, 2021 and January 15, 2022. Also, information relating to the property was ascertained from available public information data sources, including "Aerial Photographs" and other public records data.

### Type of Appraisal Analysis Applied:

The appraisal solution identified application of the Land Sales Comparison Approach in estimating vacant land value for the subject property. As such, the Cost and Income Approaches are not applicable and are not used for the analysis. The value estimate is for the real estate only and does not include any furniture, fixtures, equipment, timber value and/or any business goodwill or proposed construction.

### Type and Extent of Data Researched:

#### Type of Data:

Market data was collected sufficient to support the approaches to value used in the appraisal solution above. This includes physical data relating to land, any buildings and mechanical systems through a viewing of the property and other available information sources. Research was conducted as to the applicable tax data, zoning and land use information, flood zone data, area demographics, current market trends and comparable acreage sales and listings as appropriate. This includes sufficient information to support the approaches to value applied and the conclusions and opinions of the appraiser.

## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

### Time Frame:

This appraisal provides a current value opinion. To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the value conclusion. Typically, this is a subset of available sales data in the area of the subject property that is the most applicable and/or pertinent to the valuation or solution at hand.

### Geographical Scope:

This property is vacant land located in an expanding suburban area in West Gainesville with direct frontage along Newberry Road at Northwest 122<sup>nd</sup> Street. As such, the geographical scope of coverage includes the immediate area surrounding the subject property, as well as, expanding residential neighborhoods in the West Gainesville area with similar locational characteristics. This geographical scope of coverage is consistent with the size, magnitude and other property characteristics of the subject real estate.

### Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed as a minimum from public record sources. In many cases, land sales and/or market sales have been confirmed by public record sources, a principal to the transaction, sales agent or other verification in addition to public records information. Many sales and/or listings have been viewed along road frontage by Don Emerson, MAI, or other associates with Emerson Appraisal Company or have been analyzed considering aerial photographs, MLS data and/or photographs or other information sources without an individual site viewing. To the extent possible, cursory exterior viewings were made for most market sales by the appraiser or other associates at Emerson Appraisal. Any sales information from outside of Alachua County has been obtained from sources believed to be reliable and individual viewings have not been made.

### Report Format/Scope:

This communication provides a summary of the data and analysis considered by the appraiser. This appraisal is transmitted using the "Appraisal Report" criteria of USPAP:

This is an "Appraisal Report" which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

### Scope of Work Acceptability:

The above scope of work and defined research and analysis, in the opinion of the appraiser, will develop credible assignment results given the character of the property, the intended use and other aspects of scope of work defined above. Also, the appraiser(s) have the appropriate knowledge and experience to complete the appraisal assignment competently, consistent with the competency provisions of USPAP.

## AREA DATA

Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles southwest of Jacksonville, 100 miles northeast of Tampa/St. Petersburg and 143 miles southeast of Tallahassee, the state capitol. Gainesville is located in approximately the center of Alachua County and is the largest city and county seat and home to the University of Florida, Santa Fe College and Shands Regional Medical Center. Alachua County has a 2010 Census population of about 247,336 people and is the natural retail center for an eight county area in North Central Florida along the I-75 corridor. The 2025 estimate is 281,524 persons. The continuous support of the University of Florida, Shands Regional Medical Center, Santa Fe College and numerous other state funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville/Alachua County area with over 47 percent of the local employment in the governmental sector. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy. For a more detailed description of the Alachua County area, including demographics, see the "Alachua County Area Analysis Information" in the addenda of the appraisal report.

## NEIGHBORHOOD DATA

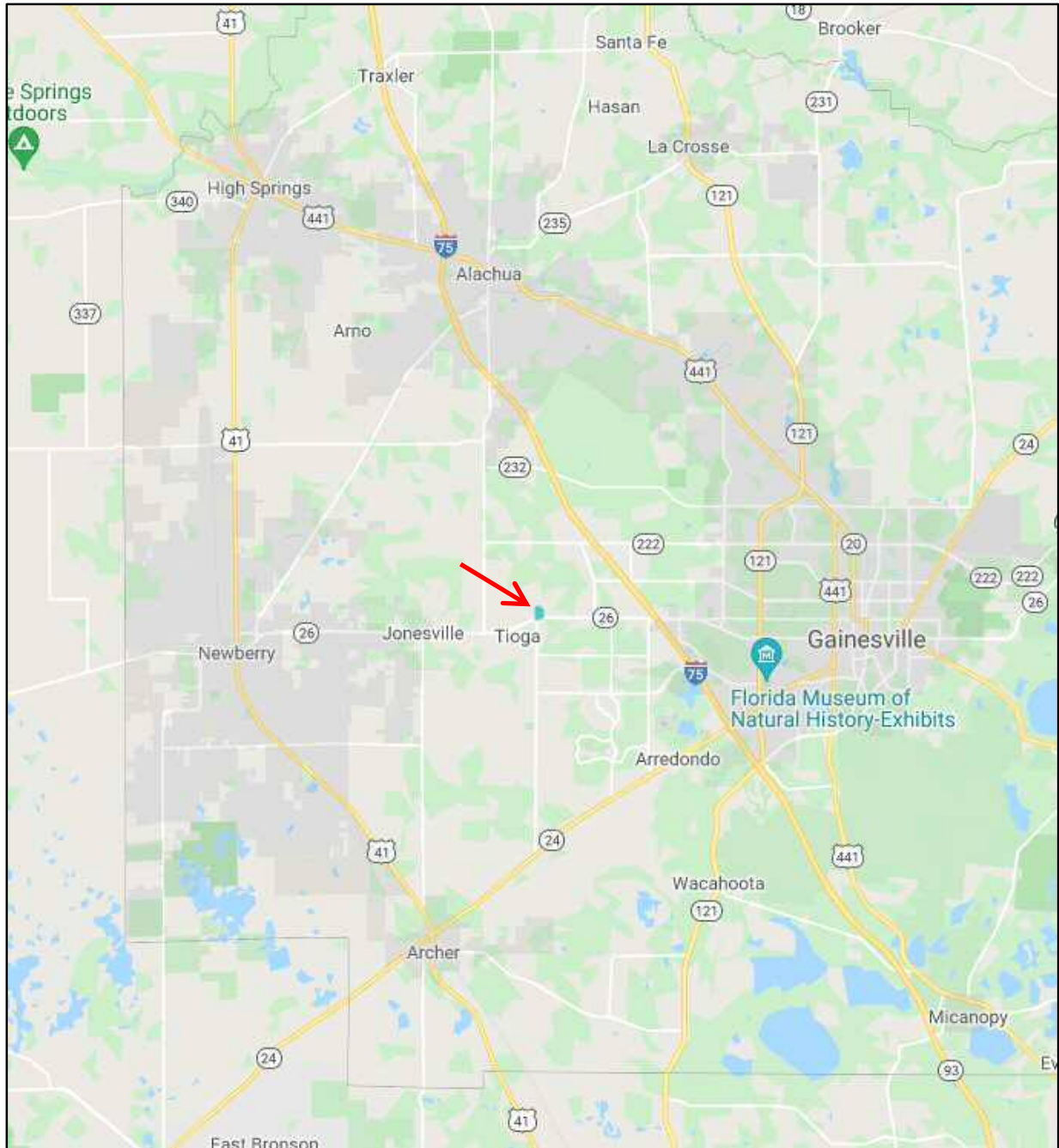
Information in this section of the appraisal provides a brief description of the subject neighborhood and overall growth and market characteristics (see "Alachua County Area Analysis" in addenda).

The subject property is located along Newberry Road and is about three miles west of Interstate 75 in an expanding mixed use suburban area for the City of Gainesville. Newberry Road is a four lane divided highway at this location and supports a significant traffic count of about 22,000 cars per day east of 122<sup>nd</sup> Street, with a similar traffic count west of 122<sup>nd</sup> Street extending to Jonesville Commercial District. The traffic count along 122<sup>nd</sup> Street just south of Newberry Road is about 10,500 cars per day, as shown enclosed "FDOT Traffic Map".

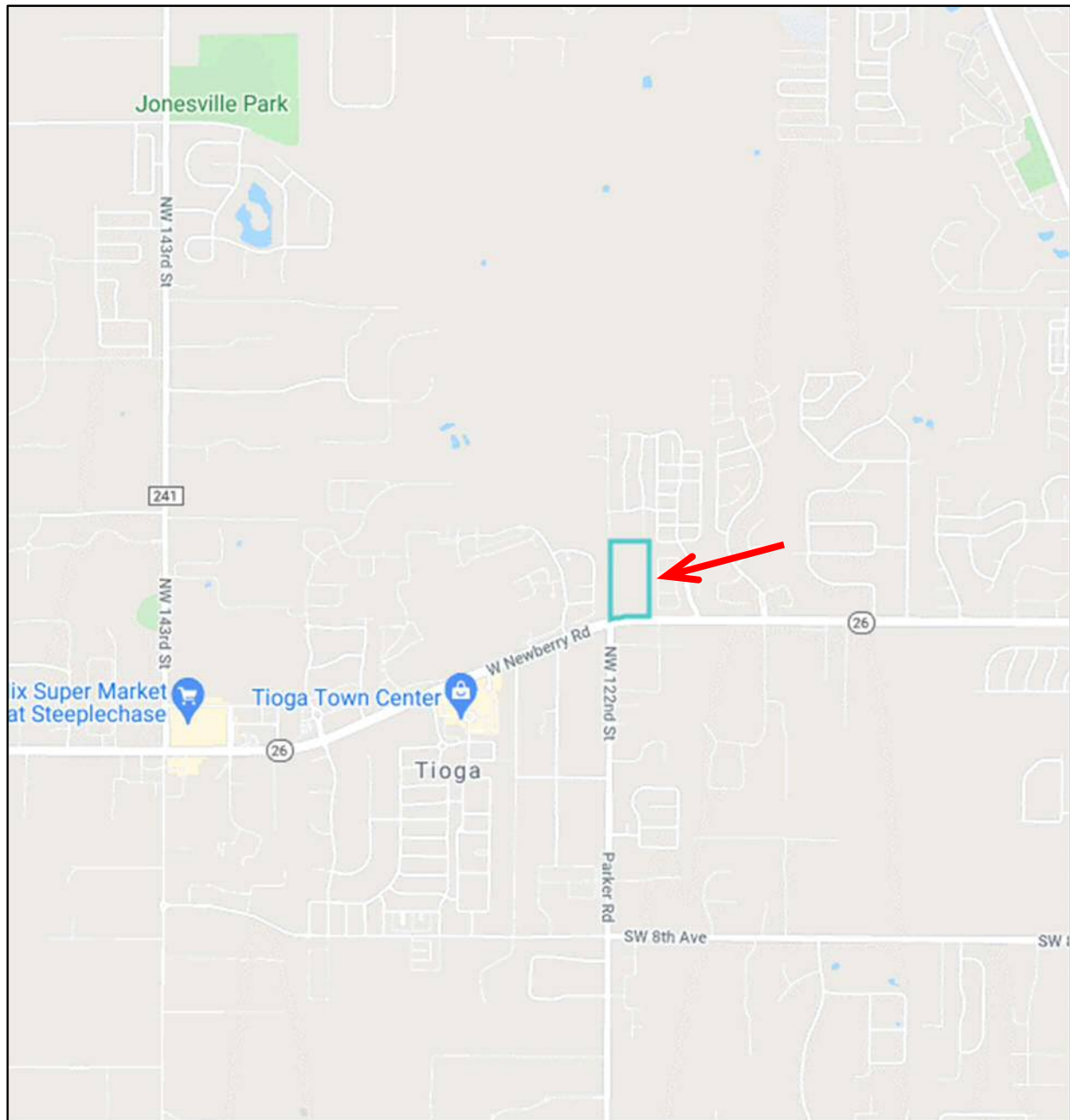
This location is at the northeast quadrant of the Newberry Road/Northwest 122<sup>nd</sup> Avenue intersection that is one of the few traffic light controlled breaks along Newberry Road between the interstate and the Jonesville Commercial District. The Jonesville Commercial District is located about one mile west of the subject property and supports a neighborhood oriented Publix shopping center with related retail plazas, office parks and other commercial development and is about midway between Interstate 75 and the City of Newberry further west.

This area of Gainesville is an expanding relatively high growth suburban residential area for the City of Gainesville and most of the neighborhood is serviced by central water, sewer and electric utilities provided by the City of Gainesville that extends westward along Newberry Road. Also, there is extensive development with numerous residential neighborhoods just north and south of Newberry Road in proximity to Parker Road (Northwest 122<sup>nd</sup> Street) supporting all residential price points for the City of Gainesville. This includes the Town of Tioga mixed use development.

The immediate area surrounding the subject property at the intersection of Newberry Road with 122<sup>nd</sup> Street supports a combination of neighborhood commercial and apartment or lower density single family residential developments, as shown enclosed "Aerial Photographs" and other exhibits. The subject property is located along the north side of Newberry Road adjacent to the South Pointe residential development to the north and east, the Patio Homes at West End are just west of the subject property along the north side of Newberry Road and there are commercial uses just south of the subject property in the Newberry Park TND development at the southeast corner of the intersection that supports multistory apartment facilities as well as a retail commercial outlet at the corner along Newberry Road supporting mixed use commercial and residential use. Further, the southwest corner of the intersection supports the North Florida Regional Hospital emergency center surrounded by the older West End Subdivision supporting low density residential use with private water wells and septic systems.



## Location Map



## Neighborhood Map





FDOT Traffic Count Map

## NEIGHBORHOOD DATA (CONT'D)

Generally, land zoning in the area is predominantly under the single family low density category both for the subject property and surrounding subdivisions as well as the Newberry Park TND located immediately across Newberry Road from the subject site. This TND is allowed under the low density residential land zoning as a Traditional Neighborhood Development supporting multiple family and commercial use that is very similar to the current development plan underway on the subject site also under the TND category. This does not require a rezoning, but does require an approval process with the county to support a TND development concept. This is described in more detail in the zoning section of the appraisal report.

At the current time, Parker Road dead ends at Newberry Road in proximity to the subject property and the county is in the process of extending the road further north to extend all along the west side of the subject ownership. The new road will extend further north providing access to urban areas north and east of the subject property to reduce neighborhood traffic flow on the interstate. This will require acquisition of a portion of the subject property for construction of the roadway extension, which will be a beneficial factor once the road is built providing the property with direct access to a traffic light controlled intersection on Newberry Road.

Overall, no major detrimental conditions were noted and current relatively high growth trends are expected to continue in the area for the immediate future.

## APPARENT OWNER AND RECENT SALES HISTORY

Based upon information from Alachua County tax records, the subject property is owned by 122<sup>nd</sup> and Newberry, LLC, 502 Northwest 16<sup>th</sup> Avenue, Gainesville, Florida 32601. Based upon tax records, there have been no recent sales concerning the property within the past three years. Currently, there is a pending purchase offer on the property at \$6,000,000 from Waypoint Residential for the north 14± acre apartment land component, with a density of 238 units. Further, the contract is contingent upon construction all offsite improvements to be completed by the seller (i.e., paved roads, curb cuts on Newberry Road and stubbed-out utilities).

## LEGAL DESCRIPTION

The legal description for the subject property is from Alachua County tax records and is included in the addenda of the appraisal report. At time of appraisal, a current site survey was not available for the property, and as such, actual parcel size, dimensions and other characteristics could change depending upon the results of a current survey and/or title search. However, a "Site Drawing" for the proposed TND on the subject property was provided by EDA Associates, together with a historical survey drawing that are considered in the appraisal analysis.

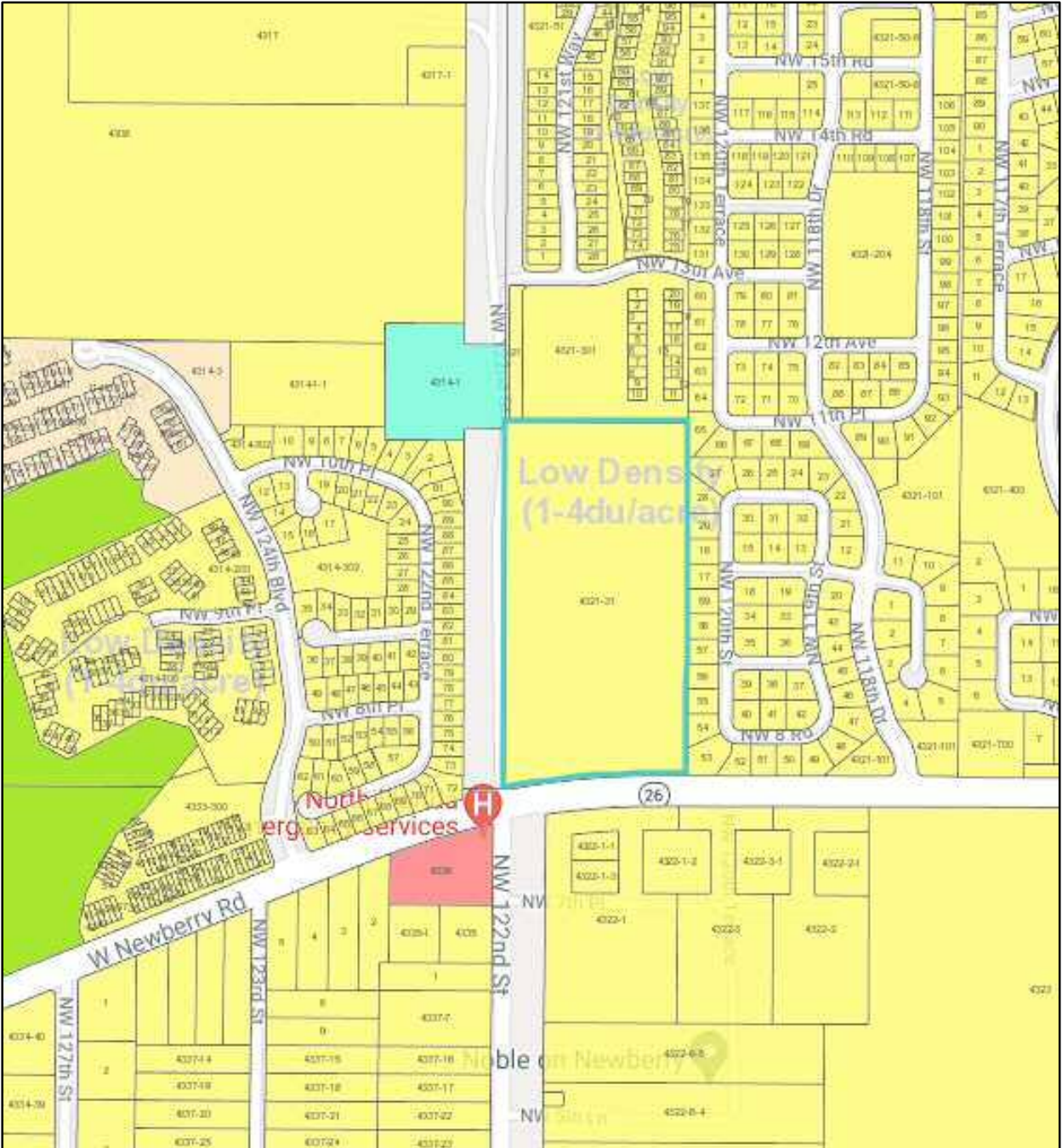
Actual parcel size and title characteristics could vary depending upon the results of a current survey and/or title search (see Special Appraisal Assumption 1 relating to survey/title search information).

## ZONING INFORMATION

Based upon information from Alachua County zoning and land use information, the subject property, as well as most of the land north of Newberry Road in proximity to the property, is zoned "R1A", low density residential development purposes, that has a typical density allotment of about 1 to 4 units per acre. The land use plan is "Low Density Residential" with an actual density of 1 to 4 units per acre consistent with land zoning. However, under county zoning provisions, typical low density residential land can implement a traditional neighborhood development concept (TND) where, through a site plan review process, higher densities of 12 units per acre can be achieved for multiple family residential use in addition to a commercial neighborhood center as part of a TND development concept. The interesting element of this zoning is that a new rezoning is not required to a higher commercial or multiple family use density. The TND can be supported under the current zoning and has been successfully used in many projects in the local marketplace, including the Newberry Park TND that was approved on the property just south and across Newberry Road from the subject ownership, also in proximity to existing single family residential uses.







**Land Use Map**

## ZONING INFORMATION (CONT'D)

This is a relatively flexible allowed use under the low density single family category and would receive good market acceptance for the subject property given the proximity to the intersection along Newberry Road at 122<sup>nd</sup> Street. Information relating to the "R1A" category and the TND development concept are included in the addenda of the appraisal report.

The owners of the subject property had been pursuing the implementation of a TND on the subject property and, currently, EDA Associates are currently working on a site plan review process for the property to be submitted to the county in the near future. As shown on the enclosed "TND Proposed Drawing", the property, based upon preliminary engineering and site plan activity by EDA consultants, is anticipated to support a residential density anywhere from 218 to 264 residential units on the 19.5 acre site, together with about 56,025 square feet of retail space at the front of the project overlooking Newberry Road. The proposed site plan would allow for about 647 onsite parking spaces, as shown on the enclosed drawings and would have access to the new road to be built by the county extending along the western lot line of the subject property at the traffic light controlled intersection with Parker Road (Northwest 122<sup>nd</sup> Street). This would be typical of a TND design layout for the property as well as other properties in the area and would maintain all onsite water retention as part of surface or underground storage basins, as shown on the enclosed drawing, and would preserve significant tree areas on the site and consider existing wetland and/or flood areas for the proposed project layout.

To facilitate development, underground water storage capacity is provided under some parking areas, as shown on the proposed plan, together with smaller retail storefronts and one larger anchor tenant space along the road frontage. The site would have one curb cut along Newberry Road in the southeast corner, together with access points to the new roadway to be built by the county for 122<sup>nd</sup> Street. The roadway will be built by the county and would be a beneficial marketing factor for the subject property. However, the property will not have full access to the new roadway in the immediate future, which, to the extent possible, is considered for the "as is" value estimate for the subject property at the current time frame.

## TAX DATA

The property is currently assessed as a separate tax parcel, with the current assessed value and taxes summarized on the following "Tax Data Table 1". Overall, the entire ownership is assessed for \$2,002,000, with an overall assessment of about \$100,000 per acre for the 20± acre site, as reflected on the tax roll. Actual parcel size is about 19.5 acres of land area, more or less. The current assessment is equivalent to about \$103,000 per acre and annual taxes are about \$47,429 per year and would be 4 percent less with the early payment discount. This is a vacant tract of land and there are no building improvements.

# Table 1

| Assessed Value & Tax Data 2021 |                           |   |               |
|--------------------------------|---------------------------|---|---------------|
| <b>Tax Parcel No:</b>          |                           | 04321-031-000   |               |
| <b>Owner:</b>                  |                           | 122nd AND Newberry, LLC<br>502 NW 16th Ave<br>Gainesville, FL 32601 |               |
| <b>Assessed Value:</b>         |                           |   |               |
|                                | Land:                     |   | \$2,000,000   |
|                                | Improvements:             |   | \$2,000       |
|                                | Miscellaneous:            |   | \$0           |
|                                | Deffered:                 |   | <u>\$0</u>    |
|                                |                           | Subtotal  | \$2,002,000   |
|                                | School Exempt:            |   | \$0           |
|                                | County Exempt:            |   | <u>\$0</u>    |
|                                | Total Assessment 2018:    |   | \$2,002,000   |
|                                | 2019 Trim Values:         | Just Value  | \$2,002,000   |
|                                |                           |   |               |
|                                | Parcel size Acres±:       |   | 19.50         |
|                                | Land Assessment/Acre:     |   | \$102,564     |
|                                |                           |   |               |
|                                | Building Size SF±:        |   | 0             |
|                                | Tax Per/SF Building Area: |   | n/a           |
|                                | Effective tax rate:       |   | 2.37%         |
| <b>Annual Taxes:</b>           |                           |   |               |
|                                | Base Tax:                 | 2020 Taxes  | \$47,429.38   |
|                                | Add: Fire & Solid Waste:  |   | <u>\$0.00</u> |
|                                | Total Tax:                |   | \$47,429.38   |
|                                | Tax with early pmt.:      | 4.0%  | \$45,532.20   |

Newberry Rd - 122nd Acreage.xlsx

Emerson Appraisal Company, Inc.



## SITE AND IMPROVEMENT DESCRIPTION

The subject property is generally a rectangular shaped parcel of land fronting along the north side of Newberry Road (a four lane divided highway), that extends to a depth of about what 1,267 feet along the east line adjacent to the South Pointe Subdivision and has an east/west depth of about 660 feet along the north line, as shown enclosed "Historical Survey Drawing". The road frontage along Newberry Road is curvilinear following the slight curve along Newberry Road and the west lot line borders along an existing GRU public utilities easement where a neighborhood regional transmission line extends north and south adjacent to the subject property. Currently, there is a one lane dirt road providing access along the power line right of way to larger residential properties further to the north and/or emergency access to the South Pointe Residential Subdivision along the western lot line that is north of the subject property and also borders the trail road along the power line easement.

Overall, the subject site is gently sloping in elevation, has two small flood areas, as shown on the enclosed "Flood Map", and appears to be well drained. Most of the site is wooded with pine or other trees as part of natural vegetation and, at one time, there is a single family home situated on the property that was demolished and removed several years ago. Currently, this is a tract of land with some perimeter wire fencing that is vacant and available for development.

All central water, sewer and electric utilities are available in immediate proximity to the subject property and currently service the South Pointe Subdivision to the east and additional residential projects to the west that are part of the West End development. At one time, the property had two curb cuts along Newberry Road serving a driveway connecting to the residential home and, currently, only the northern curb cut is used for access purposes. There are several access corridors to the dirt road to the west providing adequate access to the subject site with primary access along Newberry Road.

Based upon information provided by the property owner and discussions with the project engineer, Alachua County is pursuing plans to construct an extension of 122<sup>nd</sup> Street all along the west lot line of the subject property extending further north providing access north and east of the subject property to relieve traffic on Newberry Road and Interstate 75. The road will be on a portion of the power line right of way and/or part of the subject property to be acquired in the future. This appraisal provides an "as is" value estimate for the property under its current configuration and land use and zoning characteristics, recognizing that, in all probability, part of the property will be acquired by the county for extension of the roadway. In fact, part of the purpose of this appraisal is to assist the owner in a negotiation with the county in terms of reimbursement for land for the new roadway. In any case, the property does have good direct access along Newberry Road in its current "as is" status, with full available central utilities.

As described in the zoning and land use section of the appraisal report, the owners of the subject property are pursuing a TND (Traditional Neighborhood Development) concept for the subject property that would provide for a higher density mixed use residential apartment community supporting commercial outlets along the road frontage of Newberry Road that is allowed under the TND development concept. This does not require a rezoning of the subject property and the TND can be implemented under current zoning without a rezoning request. However, the project is required to go through a site plan review with the county for future development purposes, which is in progress at the current time for the subject property. Initial development drawings had been provided by the owner and EDA Consultants, Inc., is developing the conceptual plan for the property with approximate densities for both the residential component and the commercial component to be designed for the subject site in the near future. This is the same engineering firm that completed the engineering and design for the Newberry Town Park project immediately south and across Newberry Road from the subject property that did receive good acceptance by the county for mixed use apartment and commercial development concept similar to the TND proposed for the subject site.

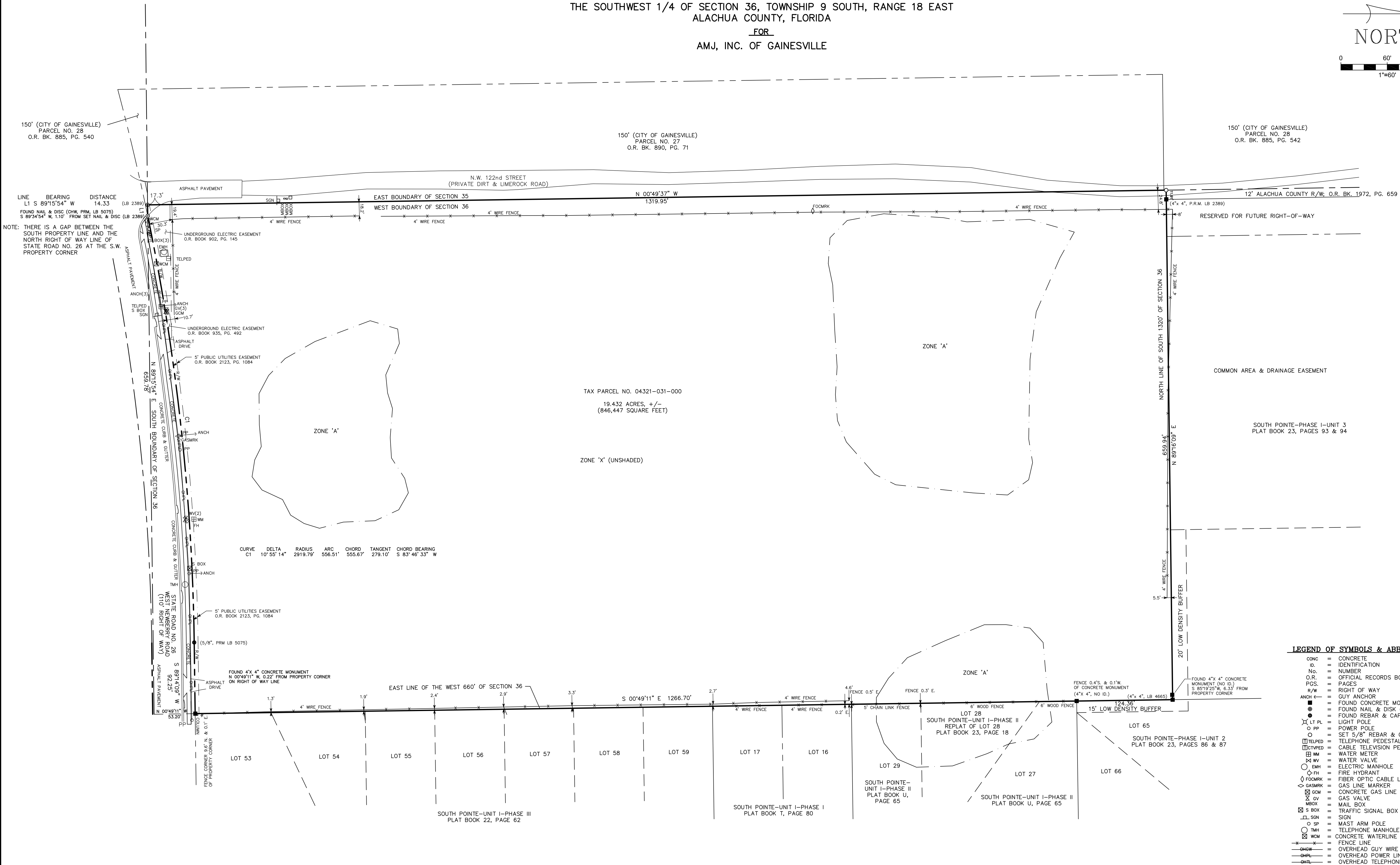
## Table 2

| Property and Site Improvement Data  |                     |  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|---|---------------------|--|---------------------------|--|-------------------------------------|-------------|--|-------|--------|-----|-------------|--------|---------|-----------------|--------|---------|------------------------|------------------------------|-------|--|-------------|-----------------|-----------------------------------|------|-----|----------|------------|-------------|-------|---------|---------------------------|------------|---------------------|---------|---------------------------|
| Property  |                     | Newberry Road 122nd Acreage<br>121030 NW Newberry Rd<br>Gainesville, FL 32606  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Site Characteristics  |                     | <table><thead><tr><th rowspan="2">Parcel</th><th colspan="2">Parcel Size</th><th rowspan="2"></th></tr><tr><th>Acres±</th><th>SF±</th></tr></thead><tbody><tr><td rowspan="2">Main Parcel</td><td>20.000</td><td>871,200</td><td>(From tax roll)</td></tr><tr><td>19.500</td><td>849,420</td><td>EDA Site Drawing 7-21*</td></tr><tr><td colspan="4">* EDA Area used for analysis</td></tr></tbody></table><br><table><thead><tr><th rowspan="2">Land Allocation</th><th rowspan="2">Acres</th><th>Land</th><th>B/L</th></tr><tr><th>Area SF±</th><th>Ratio</th></tr></thead><tbody><tr><td>Residential</td><td>13.85</td><td>603,306</td><td>40% (B/L ratio estimated)</td></tr><tr><td>Commerical</td><td>5.65</td><td>246,114</td><td>23% (B/L ratio estimated)</td></tr></tbody></table> |                           |  | Parcel                              | Parcel Size |  |       | Acres± | SF± | Main Parcel | 20.000 | 871,200 | (From tax roll) | 19.500 | 849,420 | EDA Site Drawing 7-21* | * EDA Area used for analysis |       |  |             | Land Allocation | Acres                             | Land | B/L | Area SF± | Ratio      | Residential | 13.85 | 603,306 | 40% (B/L ratio estimated) | Commerical | 5.65                | 246,114 | 23% (B/L ratio estimated) |
| Parcel  | Parcel Size         |  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | Acres±              | SF±  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Main Parcel   | 20.000              | 871,200  | (From tax roll)           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | 19.500              | 849,420  | EDA Site Drawing 7-21*    |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| * EDA Area used for analysis  |                     |  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Land Allocation   | Acres               | Land   | B/L                       |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   |                     | Area SF±   | Ratio                     |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Residential   | 13.85               | 603,306  | 40% (B/L ratio estimated) |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Commerical  | 5.65                | 246,114  | 23% (B/L ratio estimated) |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Zoning & Land Use   |                     | Land Use Jurisdiction: Alachua County<br>Zoning: R-1A Low density residential<br>Land Use Plan: Low Density Residential (1-4) du/ac<br>Urban Cluster Line: Inside<br>Urban Services Area: Inside   |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Flood Map Information   |                     | Map Number: 12001C-290E<br>Map Date: 9/24/2021<br>Map Designation: X - Area of minimal flood hazard and<br>A - Areas with a 1% annual chance of flooding   |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Site Utilities  |                     | Water: GRU available<br>Sewer: GRU available<br>Electricity: GRU available<br>Phone & TV: Available  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Site Access   |                     | Corner exposure at the NE corner of Newberry Road and NW 122nd Street.   |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Initial Development Plan<br>(Preliminary Site Data EDA Consurts Inc., see enclosed drawing) |                     | <table><tr><td colspan="3">Approximate Apartment/MF Allocation</td></tr><tr><td>Units</td><td>Low</td><td>216</td></tr><tr><td></td><td>High</td><td>264</td></tr><tr><td></td><td>Avg</td><td>240</td></tr><tr><td></td><td>Acres±</td><td>13.85</td></tr><tr><td></td><td>Units/Acre±</td><td>17.3</td></tr><tr><td colspan="3">Approximate Commercial Allocation</td></tr><tr><td></td><td>Retail SF±</td><td>56,025</td></tr><tr><td></td><td>Acres±</td><td>5.65</td></tr><tr><td></td><td>Building/Land Ratio</td><td>28.7%</td></tr></table>  |                           |  | Approximate Apartment/MF Allocation |             |  | Units | Low    | 216 |             | High   | 264     |                 | Avg    | 240     |                        | Acres±                       | 13.85 |  | Units/Acre± | 17.3            | Approximate Commercial Allocation |      |     |          | Retail SF± | 56,025      |       | Acres±  | 5.65                      |            | Building/Land Ratio | 28.7%   |                           |
| Approximate Apartment/MF Allocation   |                     |  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Units   | Low                 | 216  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | High                | 264  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | Avg                 | 240  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | Acres±              | 13.85  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | Units/Acre±         | 17.3   |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
| Approximate Commercial Allocation   |                     |  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | Retail SF±          | 56,025   |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | Acres±              | 5.65   |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |
|   | Building/Land Ratio | 28.7%  |                           |  |                                     |             |  |       |        |     |             |        |         |                 |        |         |                        |                              |       |  |             |                 |                                   |      |     |          |            |             |       |         |                           |            |                     |         |                           |



# Tax Parcel Map

IN  
THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA  
FOR  
AMJ, INC. OF GAINESVILLE



THE SOUTH 1,320 FEET OF THE WEST 660 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING NORTH OF THE RIGHT OF WAY FOR STATE ROAD NO. 26, AND LESS ALL ROAD RIGHT OF WAY, ALACHUA COUNTY, FLORIDA.

- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°49'37" W ON THE WEST BOUNDARY OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA
- 2) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEYOR'S FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
- 3) INTERIOR IMPROVEMENTS WERE NOT FIELD LOCATED.
- 7) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
- 8) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

[illegible]

**FLOOD INSURANCE RATE MAP STATEMENT**

THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE ZONE(s) 7(A) AND "X"(UNSHARED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP. MAP NUMBER: 120010292000; COMMUNITY NUMBER: 120001; PANEL: 029300; EFFECTIVE DATE: JUNE 16, 2008. SAID MAP DESCRIBES ZONE(S) 7(A) AND "X"(UNSHARED) AS BEING "SPECIAL HAZARD AREAS (SEHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED." AND ZONE "X" (UNSHARED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA".



|             |             |  |   |             |
|-------------|-------------|--|---|-------------|
| Project No. | 1919-23-S00 |  | eda engineers-surveyors-planners, inc.<br>Corporate Authorization No. LB 2389 | P.S.M. 4239 |
| Drawn       | B. C.       |  |   |             |
| Check       | B. C.       |  |   |             |

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT ©2019

|           |              |           |             |           |                   |         |
|-----------|--------------|-----------|-------------|-----------|-------------------|---------|
| 1000<br>F | 1-11<br>PAGE | 5/23/2019 | Survey Date | 5/23/2019 | Drawing Completed | Revised |
|-----------|--------------|-----------|-------------|-----------|-------------------|---------|

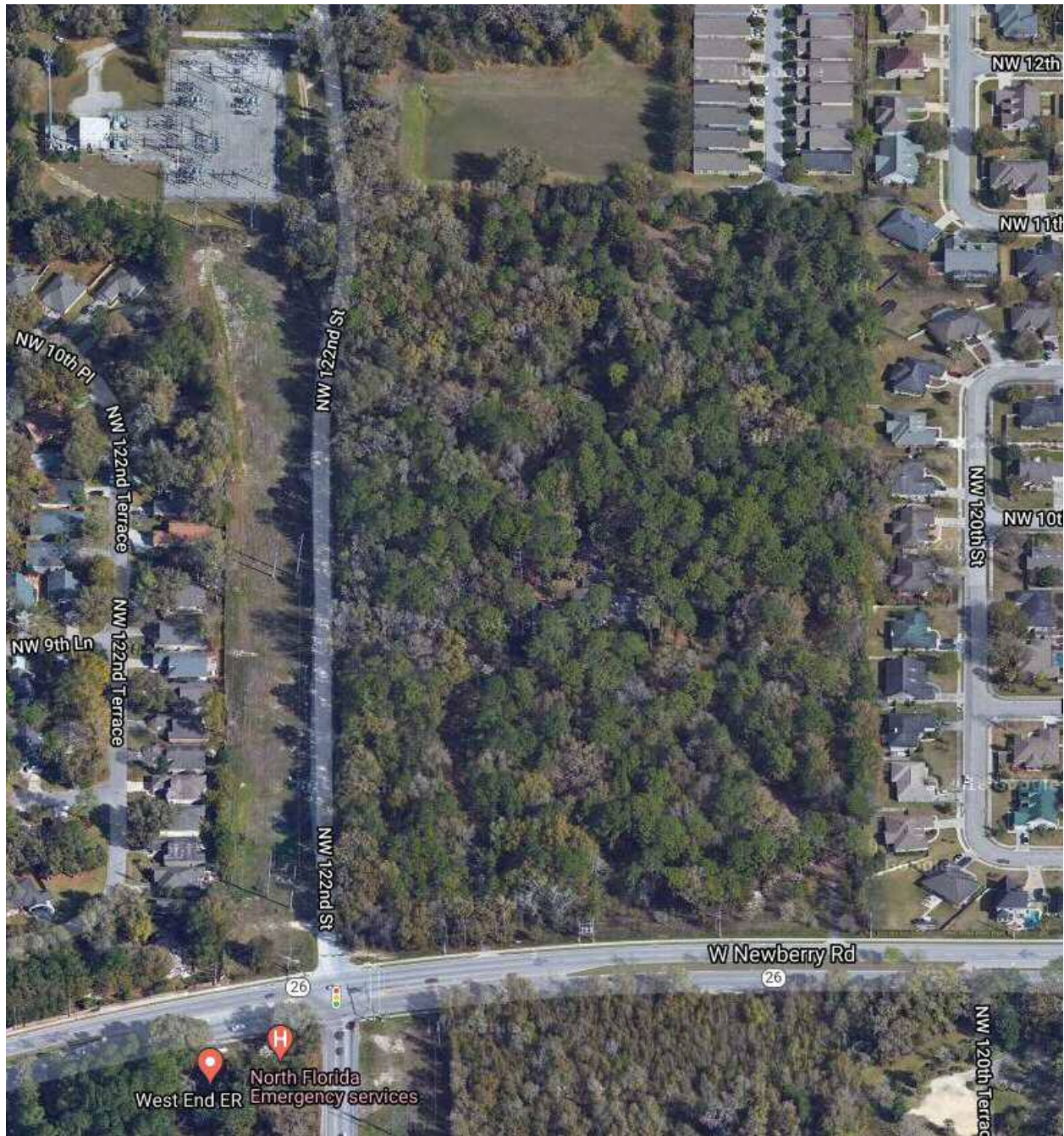
PREPARED FOR: AMJ, INC. OF GAINESVILLE

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS, INC., UNDER ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2018), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 5/23/2019.

Sheet No.:

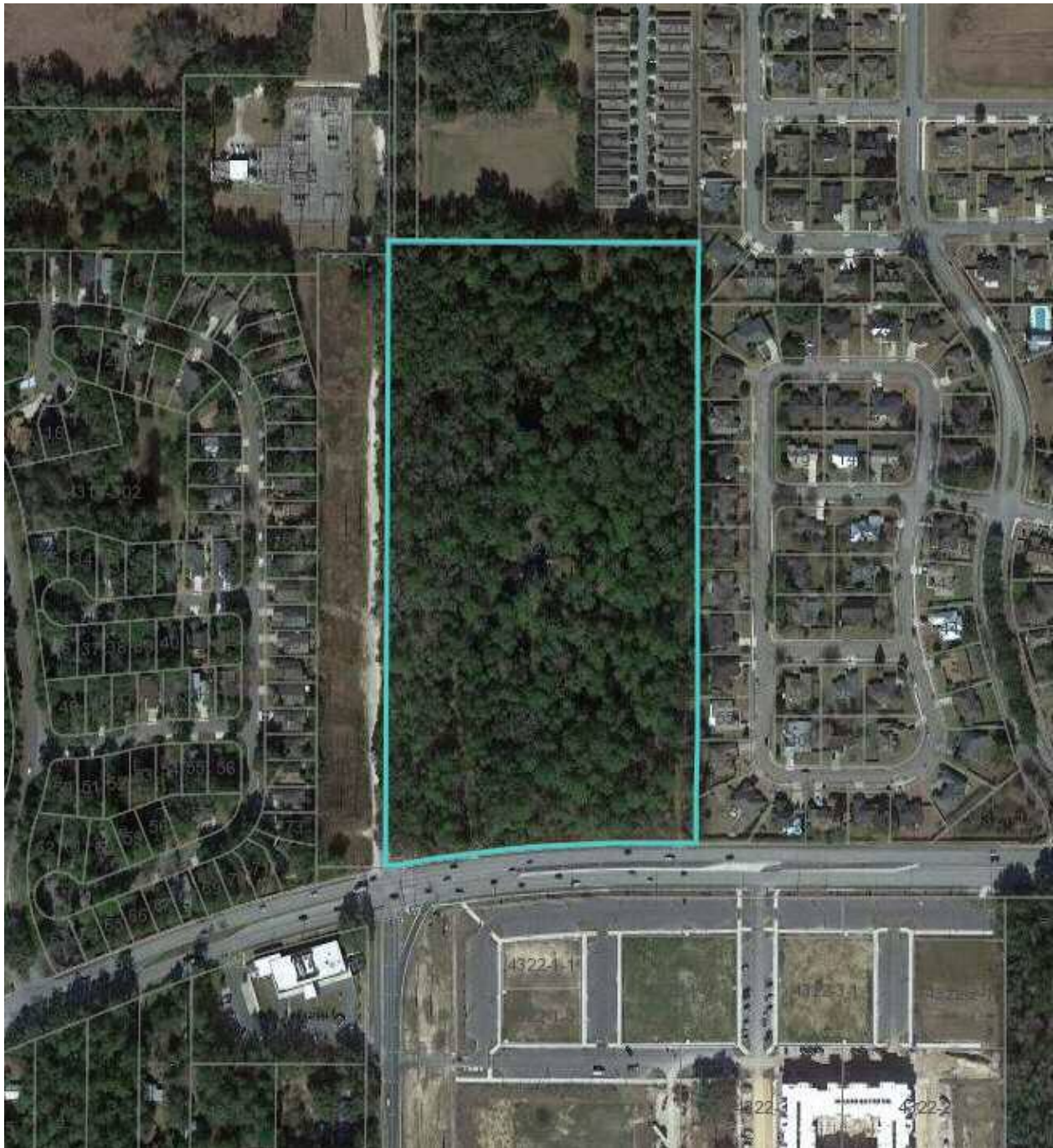
V-01





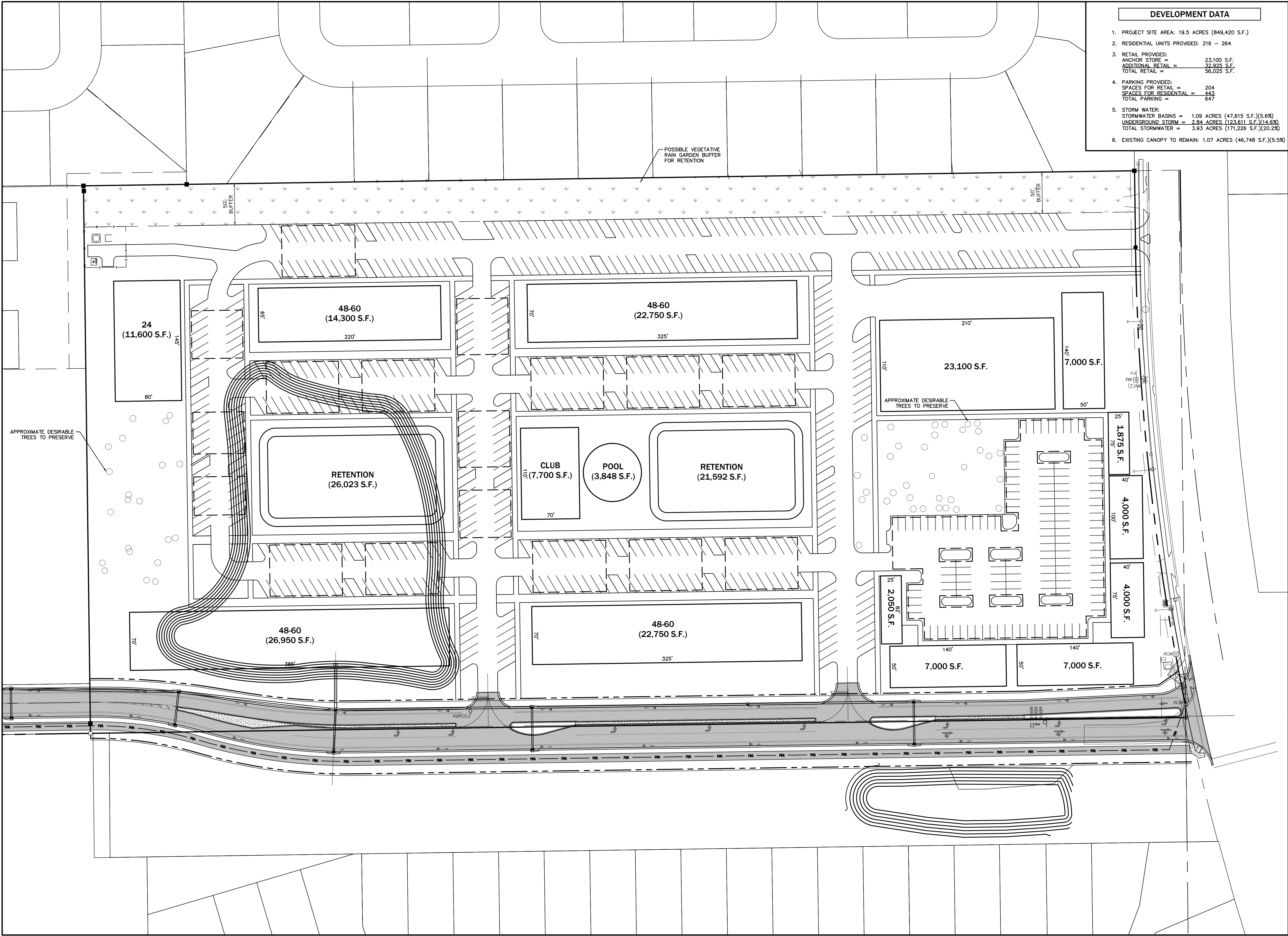
**Aerial Photograph 1**





**Aerial Photograph 2**





| DEVELOPMENT DATA               |                                  |
|--------------------------------|----------------------------------|
| 1. PROJECT SITE AREA:          | 19.5 ACRES (849,420 S.F.)        |
| 2. RESIDENTIAL UNITS PROVIDED: | 216 - 264                        |
| 3. RETAIL PROVIDED:            |                                  |
| ANCHOR STORE =                 | 23,100 S.F.                      |
| ADDITIONAL RETAIL =            | 32,925 S.F.                      |
| TOTAL RETAIL =                 | 56,025 S.F.                      |
| 4. PARKING PROVIDED:           |                                  |
| SPACES FOR RETAIL =            | 204                              |
| SPACES FOR RESIDENTIAL =       | 443                              |
| TOTAL PARKING =                | 647                              |
| 5. STORM WATER:                |                                  |
| STORMWATER BASINS =            | 1.09 ACRES (47,615 S.F.)(5.6%)   |
| UNDERGROUND STORM =            | 2.84 ACRES (123,611 S.F.)(14.6%) |
| TOTAL STORMWATER =             | 3.93 ACRES (171,226 S.F.)(20.2%) |
| 6. EXISTING CANOPY TO REMAIN:  | 1.07 ACRES (46,748 S.F.)(5.5%)   |

eda

consultants inc.

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

NORTH

SCALE: 1" = 50'

02550100

GRAPHIC SCALE

| No. | Date | Comment |
|-----|------|---------|
|     |      |         |
|     |      |         |
|     |      |         |
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|     |      |         |

Professional Engineer of Record:

EngineerCertificate No.

Project No:19-023

Project phase:CONCEPTUAL

Project title:  
AMJ - NEWBERRY  
ROAD & 122ND TND  
CONCEPT PLAN  
ALACHUA COUNTY,  
FLORIDA

Sheet title:  
CONCEPT PLAN

Designed: TAR

Drawn: TAR

Checked: SJR

Date: 07/29/21

Sheet No.:

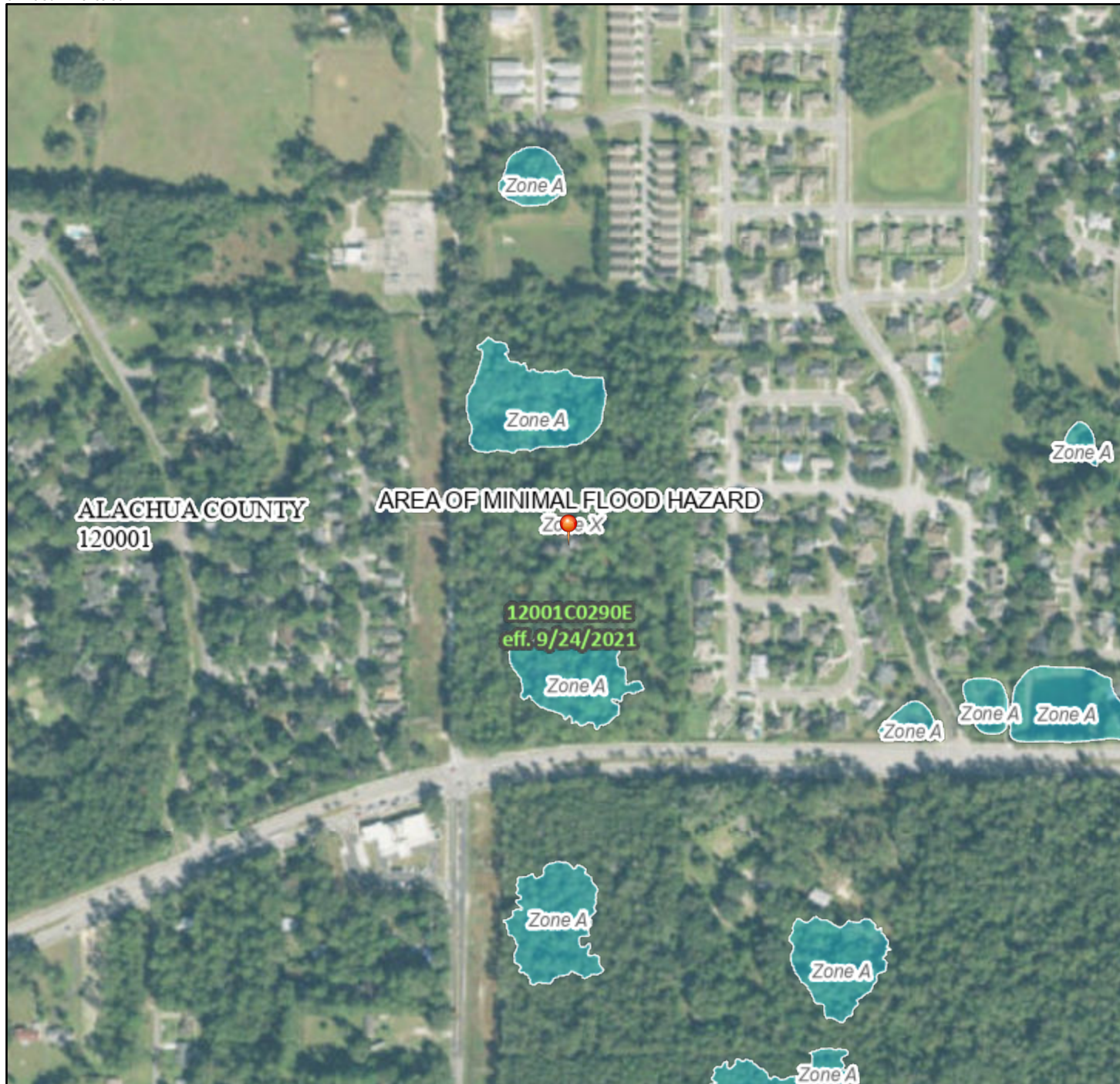
C810



# National Flood Hazard Layer FIRMette



82°28'36"W 29°39'58"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°27'58"W 29°39'27"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |   |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                             |  | Regulatory Floodway   |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                             |  | Area with Flood Risk due to Levee Zone D  |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                             |  | Effective LOMRs   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D  |
|                             |  | Channel, Culvert, or Storm Sewer  |
|                             |  | Levee, Dike, or Floodwall   |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                             |  | 17.5  |
|                             |  | Coastal Transect  |
|                             |  | Base Flood Elevation Line (BFE)   |
|                             |  | Limit of Study  |
|                             |  | Jurisdiction Boundary   |
|                             |  | Coastal Transect Baseline   |
|                             |  | Profile Baseline  |
| MAP PANELS                  |  | Digital Data Available  |
|                             |  | No Digital Data Available   |
|                             |  | Unmapped  |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/29/2021 at 9:50 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# Property Photographs



Photographs Page 1 of 4



## Property Photographs



Photographs Page 2 of 4



## Property Photographs



Photographs Page 3 of 4



## Property Photographs



Photographs Page 4 of 4



## SITE AND IMPROVEMENT DESCRIPTION (CONT'D)

Based upon discussions with the county, the TND is in progress and, in all likelihood, once technical issues for site plan approval are worked out, will be approved in the future. However, densities for either the residential or the commercial components could vary depending upon the final approval process for the property. In any case, there is a high probability that a TND concept can be implemented on the subject property similar to the characteristics proposed under the current plan for the subject property, which is considered for the appraisal analysis and is described in more detail in the valuation section of the appraisal report. Currently, there are no improvements on the subject site, and as such, a separate description of any existing building improvements is not applicable and is not provided.

See attached maps, drawings, "Site Plans" and "Photographs".

## HIGHEST AND BEST USE

Highest and best use has been defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value". The highest and best use of the land as vacant and property as improved must meet four criteria. The highest and best use must be: 1) physically possible (i.e., what uses of the site in question are physically possible); 2) legally permissible (i.e., what uses of the site are permissible by zoning and deed restrictions); 3) financially feasible (i.e., which possible and permissible uses will produce a positive net return); and, 4) maximally productive (i.e., of the uses, which meet the above three criteria and which use produces the highest net return or the highest worth).

It is recognized that in cases where a site has existing improvements, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. In determining the highest and best use, the above four criteria must first be applied to the land as if vacant and available for development. Secondly and independently, consideration must be given to the site as improved.

## HIGHEST AND BEST USE OF SITE AS VACANT

As described in the zoning and site description sections of the appraisal report, the subject property is currently vacant land and does not have any existing building improvements. The property has an underlying land zoning for low density residential purposes, together with a similar land use designation and could support typical single family residential densities for traditional urban subdivision development of about four units per acre. However, the county zoning provisions also allow for implementation of a "TND" (Traditional Neighborhood Development) concept under the low density category, and as such, the property would be able to support a mixed use apartment and commercial development community under a unified development plan. This is a similar process that was employed on the Newberry Park TND immediately south and adjacent to the subject property across Newberry Road.

Initial design concept work has been performed by EDA Consultants, Inc., for the property and typical allowed densities are designed within the proposed concept, with the final determination based upon a site review process by the county and the physical characteristics of the subject site, including access, available utilities, wetland areas, water retention and other elements, that must be considered for the proposed development. The preliminary plan is consistent with the TND concept and, depending upon a final review, will support a density range anywhere from 216 to 264 family residential units, together with about 56,023 square feet of commercial use along the road frontage in the commercial pod of the TND. Stormwater would be provided either aboveground or underground on about 3.93 acres and the significant tree canopy will be retained on 1.07 acres, as shown on the "Proposed Plan".

This plan appears to be maximally productive for the subject property and is allowed under current land zoning, but must go through a final site plan review process, which is in progress at the current time. Based upon discussions with the county and the project engineer, there is a high likelihood that the TND will be approved with densities consistent with the initial plan for the subject property, but could vary slightly depending upon the final review process and "truing" of the site plan.

### HIGHEST AND BEST USE OF SITE AS VACANT (CONT'D)

Considering current land zoning and the ability to support a TND plan, the highest and best use of site as vacant is for implementation of a Traditional Neighborhood Development (TND) design concept for the property, which would be maximally productive and is estimated as the highest and best use. Most likely, densities similar to the proposed densities will be achieved and, in fact, are consistent with densities achieved on the property adjacent to the subject property to the south that was approved by the county over the recent past. Also, as part of the implementation of the TND, in all likelihood, the county will be pursuing an expansion of Parker Road further north along the west lot line of the subject property, which is a beneficial marketing factor and, to the extent possible, is considered for the appraisal analysis. In summary, the highest and best use of the site as vacant is for implementation of a TND development plan similar to the proposed plan for the subject property in the immediate future.

### HIGHEST AND BEST USE OF SITE AS IMPROVED

The subject property is vacant land and there are no improvements. Accordingly, a separate analysis of improvements is not applicable and is not provided.

### APPRAISAL PROCESS

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide data from the market from three different sources when all are available. These three approaches are the Cost Approach, the Income Approach and the Market Approach. Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each approach are reconciled to arrive at a final value estimate.

For vacant land similar to the subject property, the most applicable appraisal technique is the Direct Land Sales Comparison Approach where recent sales of similar commercial properties and/or mixed use development acreage parcels are compared with the subject property. To the extent possible, market sales with similar land use, location and other property characteristics are considered for the comparison.

### LAND SALES COMPARISON APPROACH

The subject Newberry Road 122<sup>nd</sup> Acreage is a relatively unique appraisal problem because the site is in a state of "flux" at the current time where a site plan approval process is being performed on the property, but has not been finalized as of the date of appraisal. However, other projects in the area in immediate proximity to the subject property had been approved for retail commercial and/or mixed use multiple family and commercial purposes at the intersection and, based upon discussions with the county, there is a good probability that the plan will be approved supporting a mixed use development scenario. However, as part of the review process, there could be some changes in actual allowed densities, configuration and other property characteristics, which, to the extent possible, are considered for the "as is" value estimate. Also, to the extent possible, the appraisal considers the fact that there is some risk inherent in receiving final approval of the plan exactly as presented, and as such, adjustments are made to the market value estimate to approximate the current "as is" market value for the property recognizing that the approval process is still in progress for the subject acreage.

### Land Sales Table 3 Apartment - Multiple Family Land Sales

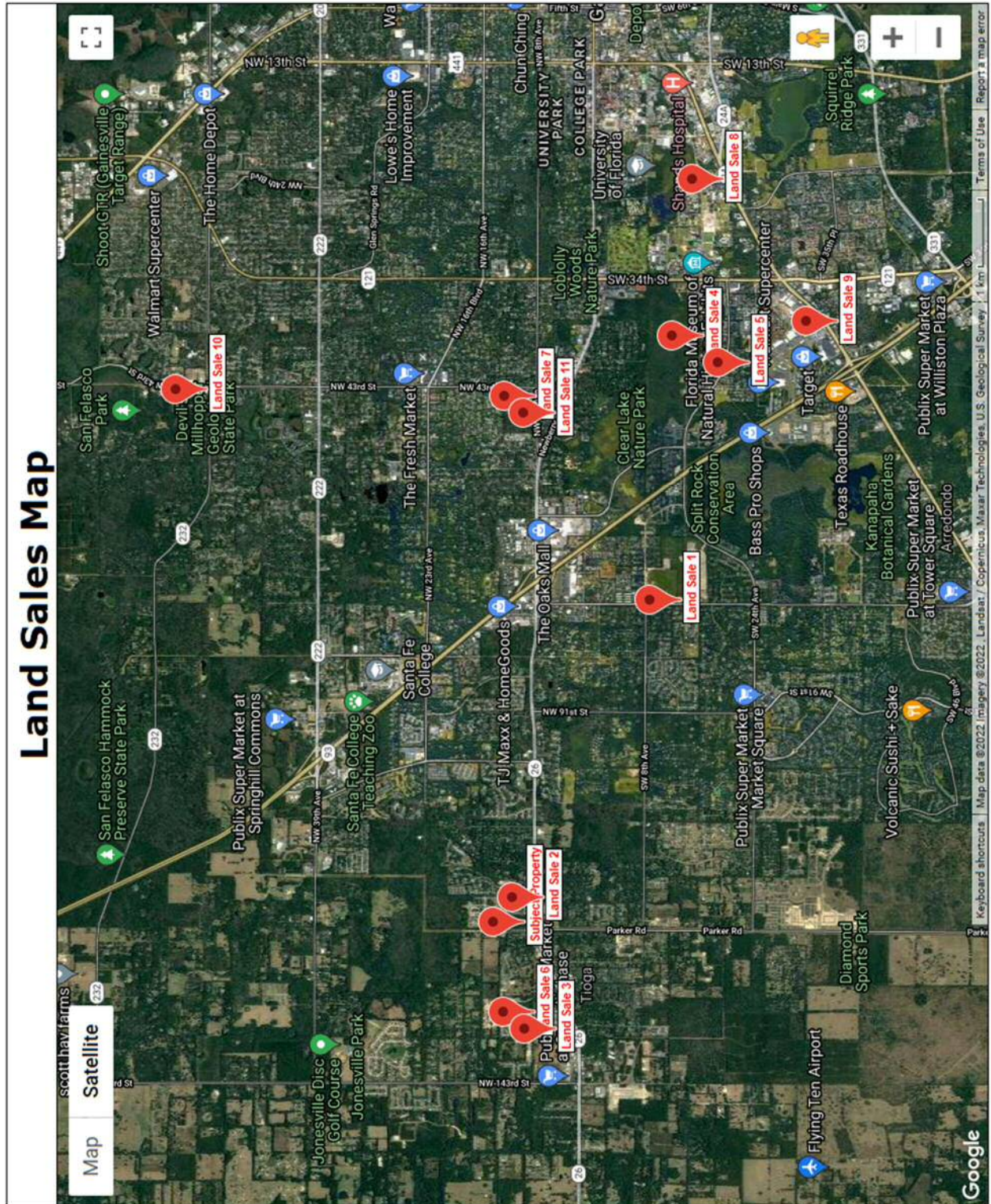
| Sale No.   | Date   | Property              | Address                | Sale Price <sup>1</sup> | Lot Size    |         | Condo/<br>Apt Units | Density<br>Units/Ac | Zoning | Time Adj.       | Indicated Price |           |
|--|--------|-----------------------|------------------------|-------------------------|-------------|---------|---------------------|---------------------|--------|-----------------|-----------------|-----------|
|  |        |                       |                        |                         | SF±         | Acrest± |                     |                     |        | Price           | Per SF±         | Per Unit± |
|  |        |                       |                        |                         |             |         |                     |                     |        | Jan-22<br>2.00% |                 |           |
| <u>Apartment Land Use</u>                                    |        |                       |                        |                         |             |         |                     |                     |        |                 |                 |           |
| 1  | Feb-21 | Novo Markets West     | 7400 SW 13th Rd.       | \$5,250,000             | 920,858     | 21.14   | 300                 | 14.2                | RMF-7  | \$5,337,500     | \$5.80          | \$17,792  |
| 2  | Oct-19 | Noble Apartments Lots | 12000 Blk Newberry Rd. | \$6,750,000             | 189,307     | 4.35    | 300                 | 69.0                | TND    | \$7,053,750     | \$37.26         | \$23,513  |
| 3  | Feb-19 | Veve at Arbor Greens  | 13577 NW 2nd Ln.       | \$3,500,000             | 641,203     | 14.72   | 255                 | 17.3                | PD     | \$3,698,333     | \$5.77          | \$14,503  |
| 4  | Oct-18 | Campus Circle Land    | 1634 SW 38th Terr.     | \$3,200,000             | 498,624     | 11.45   | 156                 | 13.6                | U9     | \$3,402,667     | \$6.82          | \$21,812  |
| Sales Analysis :   |        |                       |                        | Low                     | \$3,200,000 | 189,307 | 4.35                | 156                 | 13.6   | \$3,402,667     | \$5.77          | \$14,503  |
|  |        |                       |                        | High                    | \$6,750,000 | 920,858 | 21.14               | 300                 | 69.0   | \$7,053,750     | \$37.26         | \$23,513  |
|  |        |                       |                        | Average                 | \$4,675,000 | 562,498 | 12.91               | 253                 | 28.5   | \$4,873,063     | \$13.91         | \$19,405  |
| Subject: Potential MF - Apartment Units 216 - 264, Avg = 240 |        |                       |                        |                         |             |         |                     |                     |        |                 |                 |           |

### Commercial Land Sales

| Sale No.  | Date   | Property            | Address              | Sale Price <sup>1</sup> | Lot Size    |         | Building to Land Ratio | Supported Building Area | Zoning    | Time Adj. Price | Indicated Price |               |
|---|--------|---------------------|----------------------|-------------------------|-------------|---------|------------------------|-------------------------|-----------|-----------------|-----------------|---------------|
|   |        |                     |                      |                         | SF±         | Acre±   |                        | Per/SF±                 |           | Jan-22 2.00%    | Per/SF± Land    | Per/SF± Bldg. |
|   |        |                     |                      |                         |             |         |                        |                         |           |                 |                 |               |
| Office & Commercial Land Use                      |        |                     |                      |                         |             |         |                        |                         |           |                 |                 |               |
| 5   | Aug-21 | Bubblemania Lot     | 4041 SW 24th Ave     | \$395,000               | 44,088      | 1.01    | 18%                    | 8,090                   | U9        | \$397,633       | \$9.02          | \$49.15       |
| 6   | Jun-20 | Arbor Greens Pad P  | 13565 NW 1st lane    | \$385,000               | 6,496       | 0.15    | 77%                    | 5,000                   | PD-Office | \$396,550       | \$61.05         | \$79.31       |
| 7   | Mar-19 | August Holdings Lot | 4400 Blk NW 8th Ave. | \$695,000               | 44,461      | 1.02    | 27%                    | 12,000                  | CP        | \$733,225       | \$16.49         | \$61.10       |
| 8   | Apr-18 | StorQuest Lot       | 2350 SW Archer Rd.   | \$1,220,000             | 87,870      | 2.02    | 92%                    | 81,000                  | W,LU      | \$1,309,467     | \$14.90         | \$16.17       |
| 9   | Jan-18 | Drummond Bank       | 3833 SW 37th St      | \$1,148,800             | 65,776      | 1.51    | n/a                    | n/a                     | MU-1      | \$1,238,789     | \$18.83         | n/a           |
| 10  | Sep-16 | Boss Commercial Lot | 4322 NW 53rd Ave.    | \$2,000,000             | 117,176     | 2.69    | 28%                    | 32,232                  | MU-1      | \$2,210,000     | \$18.86         | \$68.57       |
| 11  | Mar-16 | Beville Land        | 600 Blk. NW 43rd St. | \$1,750,000             | 303,178     | 6.96    | 15%                    | 46,794                  | CP        | \$1,951,250     | \$6.44          | \$41.70       |
| Sales Analysis :                                  |        |                     |                      | Low                     | \$385,000   | 6,496   | 0.15                   | 15%                     | 5,000     | \$396,550       | \$6.44          | \$16.17       |
|   |        |                     |                      | High                    | \$2,000,000 | 303,178 | 6.96                   | 92%                     | 81,000    | \$2,210,000     | \$61.05         | \$79.31       |
|   |        |                     |                      | Average                 | \$1,084,829 | 95,578  | 2.19                   | 43%                     | 30,853    | \$1,176,702     | \$20.80         | \$52.67       |
| Subjec Building to Land Ratio Commercial Frontage |        |                     |                      |                         |             |         | 29%                    |                         |           |                 |                 |               |



# Land Sales Map



**Table 4**  
**Land Value Analysis**

**Analysis by Use Category**

|   |        |            |                       |             |
|---|--------|------------|-----------------------|-------------|
| Apartment/Multiple<br>(Approximate Units/Ac = 17.3) | 240    | Units± @   | \$20,000 Per/Unit     | \$4,800,000 |
| Commercial Land Area                                | 56,025 | Bld. SF± @ | \$42.00 Per/SF±       | \$2,353,050 |
| Total Land Area                                     | 19.5   | Acres      |                       |             |
|   |        |            | Estimated Value       | \$7,153,050 |
|   |        |            | Rounded               | \$7,150,000 |
|   |        |            | Average Value Per/Ac± | \$366,667   |

\* Note: amounts could vary based on a survey with flood area determination and site plan approval

**Estimated "As Is" Vacant Land Value**

|  |                           |             |
|--|---------------------------|-------------|
| Future Value Upon Site Plan Approval   |                           | \$7,150,000 |
| Less:  |                           |             |
| Costs for site planning and approval process   |                           | -\$100,000  |
| Holding Costs: Real Estate Tax & Misc.   |                           | -\$60,000   |
| Less:  |                           |             |
| Discount for zoning risk in receiving full approvals at proposed densities and future market risk within the next 8 to 16 months | 12.5%                     | -\$893,750  |
|  |                           |             |
|  | Approximate "As Is" Value | \$6,096,250 |
|  | Rounded                   | \$6,100,000 |
|  | Per/Acre Overall Site     | \$312,821   |

## LAND SALES COMPARISON APPROACH (CONT'D)

A land sales search was performed for recent sales of similar acreage properties in proximity to the subject property with similar land zoning and use potential. No recent sales of a similar mixed use project, with the same stratification of uses, were available for comparison purposes. Accordingly, sales with "straight" multiple family land zoning and use, together with market sales supporting commercial use are used for comparison purposes. Accordingly, consideration is given to the subcomponents of the subject property in approximating "as is" value for the entire tract of land. The use densities are based upon approximate allocations within the proposed plan prepared by EDA & Associates and adjustments are made at the end of the analysis to reflect possible risk in actually achieving full available densities and/or timing of approval considering holding costs and other elements where, in all probability, any potential purchaser of the property as of the current date would discount the final market value because of the remaining development costs and timeframe needed to achieve the final site plan approval for the property. Accordingly, an "as is" value is provided for the property in its current state.

Two groups of sales are used for comparison purposes and are summarized on the enclosed "Land Sales Table 3". The first group of four land sales is for multiple family parcels ranging anywhere from about 4 to 21 acres in size, supporting overall apartment density anywhere from a low of 14 units per acre to a high of about 69 units per acre, with an average of about 28.5 units per acre. These sales are in the western suburban area of Gainesville and support a time adjusted price range, with a market conditions adjustment for inflation at about 2 percent per year, anywhere in range from a low of about \$5.77 per square foot of site area to a high of about \$37.26 per square foot, with an average of about \$13.91 per square foot. Generally, the smaller sales, especially Sale 2 containing only about 4 acres, are at the upper end of the price per square foot and the price per acre range, while the larger tracts have a lower over overall price distribution given their larger parcel size. Ignoring the smaller 4 acre Sale 2 would reflect price per acre range anywhere from a low of around \$17,800 per acre to a high of about \$21,800 per acre, with a similar stratification in the price per square foot of site area.

The subject property is unique because it has two separate use components, including the rear apartment configuration supporting an approximate density of about 240 units on about 13.85 acres, with a unit density of about 17.3 units per acre for multiple family rear land component. Using approximate land area for the commercial frontage configuration as described in the EDA "Site Plan" reflects about 5.65 acres supporting about 56,025 square feet of enclosed building area that would indicate a building to land area ratio of about 28.7 percent for the front commercial land area that can support a combination of retail commercial, office and other similar commercial activity.

The second group of land sales described in Table 3 is for office and commercial use primarily in the western sector of the City of Gainesville and surrounding suburban areas similar to the apartment land sales. A total of seven commercial sales are used for comparison purposes, reflecting a relatively diverse group of properties and market locations ranging anywhere from the smaller Arbor Greens Office Pad Site containing less than 1 acre to larger commercial parcels supporting office and/or commercial use approximating 7 acres in size. The average size is about 2.19 acres for the commercial land sales that compares with the commercial land component at the front of the subject acreage in proximity to the Newberry Road frontage containing about 5.65 acres.

The initial land value for both the multiple family and commercial components of the subject project is estimated as of the current date assuming that all entitlements are in place at time of appraisal, with full approvals for future development purposes. An adjustment is made at the end of the analysis to anticipate the holding and sales cost over the remaining approval period before the site achieves full entitlements as well as the cost to go through the process in terms of completing the site planning and review process to be completed by EDA & Associates to achieve the site plan. Further, real estate tax, and other expenses are anticipated, over a typical holding period, to most likely be between 9 to 12 months before the project achieves approval and can move forward for immediate development. Accordingly, aspects of "time value" before approval is achieved as well as the actual costs for approval and inherent risk characteristics of actually achieving allowed densities are considered for the "as is" value estimate for the subject property.



#### LAND SALES COMPARISON APPROACH (CONT'D)

Based upon the available land sales for comparison purposes and the two use category supporting for the subject acreage, the apartment/multiple family portion of the project with the ability to support about 240 units on about 17.3 acres is estimated have a value of about \$20,000 per unit when using the Price Per Unit Method, as shown in Table 4. This is near the average of the price per unit indications for all four sales, as described in Table 3 for the apartment and multiple family land sales. Also, the subject density is about 17 units per acre for the apartment land component, with the most weight given to Sales 2 and 3 in proximity to the subject property.

The commercial land analysis is based upon the recent commercial land sales applied to the supporting building area on the front commercial portion of the subject site, with about 26,025 square feet of enclosed building area. The commercial land sales support an overall price range that has a relatively wide distribution anywhere from a low of about \$6.44 to a high of around \$61.00 per square foot for the small individual pad site sale in the Arbor Greens Park just west of the subject property.

Dropping the smaller sales from comparison purposes and with more weight given to similar larger commercial sites, including Sales 8 (StorQuest), 9 (Drummond Bank) and 10 (Boss Commercial Lot), land value for the subject commercial frontage is estimated at about \$42 per square foot of enclosed building area, which indicates a contributory market value for the commercial road frontage component of the TND of about \$2,353,000, as shown enclosed Table 4. The indicated market value for the entire parcel at the point in time when full zoning and land use approvals have been achieved and the site made available for immediate use for mixed use commercial development in place today is estimated at about \$7,150,000. This reflects an average price per acre of about \$367,000 per acre, as shown at the top of "Table 4 Land Value Analysis".

However, the subject site is not fully approved for immediate development at time of appraisal and must go through a remaining approval process where there will be significant expenses for engineering, land planners and other soft costs associated with project approval estimated at about \$100,000, with the most likely timeframe of about 6 to 12 months to achieve full approval. Also, there is a risk factor associated with actually achieving the proposed densities for the project and/or other elements in terms of market risk into the future for the subject project. An estimated discount of about 12.5 percent is also applied in addition to holding costs to approximate current "as is" value for the property recognizing that is not fully "ripe" for development at the current time frame because zoning approvals are still in progress for the property. Subtracting the adjustments at the bottom of Table 4 indicates an approximate "as is" land value based upon available known information at time of analysis of about \$6,100,000. This is the appraiser's best approximation given available information at time of analysis, current stage of project development and/or approval and the locational and other site-specific characteristics of the subject property.

**Estimated "As Is" Land Value**

**\$6,100,000**

## RECONCILIATION AND FINAL CONCLUSION OF VALUE

This appraisal provides a market value estimate for a relatively unique property that consists of 19.5 acres in an expanding growth area for the City of Gainesville along Newberry Road about midway between Interstate 75 and the Jonesville Commercial District. The property is located at the intersection of Parker Road (Northwest 122<sup>nd</sup> Street) and Newberry Road that currently supports commercial use at two of the corners of the interchange with established residential use at the northwest corner and the subject property at the northeast corner with a vacant tract of land containing about 19.5 acres with a high likelihood of achieving a Traditional Neighborhood Development (TND) site plan approval in the near future. Current land zoning supports the use of a TND planned development for the subject property and, based upon discussions with the county planning department, a review process is in progress for the acreage at the current time with a high likelihood that a Traditional Neighborhood Development (TND) can be approved for the site. However, the site plan process has not been finalized for the property and, as with any site plan review process, there may be changes in allowed unit densities, configuration because of wetlands, woodlands and other significant topographic characteristics, as well as, access to Newberry Road and/or Northwest 122<sup>nd</sup> Street and other site-specific criteria.

A current TND plan has been designed for the property and is in process of approval of the current time. However, since final site plan approval has not been achieved. There are remaining costs that must be considered to take the property through the review process with required engineering, consultants and other planning activities, together with consideration of "market risk" where there may be changes in demand, price points achievable for development, as well as, actual densities that may be achieved on final approval of the project.

The Direct Land Sales Comparison Approach was used in the appraisal, with an initial value estimate made assuming the property were achieved today exactly as designed with the plan drawing with supported unit densities for both the multiple family residential and commercial components of the TND. Adjustments are then made to consider holding costs, development costs for approvals and market risk, as described in the land value analysis, to report an approximate "as is" value for the property as of the current date. Obviously, no one can predict exact events that may or may not occur in the future. However, there is risk associated with future events and actual approved densities for the project, which must be considered by any purchaser who acquires the project today and must continue to take the project through a site plan review process. Accordingly, "as is" land value must be something less than the full value that would be achieved if the project were 100 percent approved as of the current date and ready for immediate development. "As is" land value was estimated at about \$6,100,000 for the subject property. This is the appraiser's best approximation given available information at time of analysis, reporting an "as is" value for the property as of the date of valuation on January 15, 2022. See the following "Table 5 Summary of Conclusions".

|                                 |                       |
|---------------------------------|-----------------------|
| <b>Estimate Market Value</b>    | <b>\$6,100,000.00</b> |
| <b>(As Is Fee Simple Basis)</b> |                       |

Date of Valuation: January 15, 2022



**Table 5**  
**Valuation Summary**

---

**Land Value Summary**

Estimated Market Value (See Table 4)     \$6,100,000

As Is - Fee Simple Basis

Date of Value   1/15/2022

## APPRAISAL CERTIFICATION

I certify that, to the best of my knowledge and belief:

**Required USPAP Disclosures:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment, except as follows: None.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection (type of viewing described below) of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person(s) signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated, see below.)


**Financial Institution Disclosures:**

11. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraisers completing this analysis have complied with USPAP appraisal standards including the competency provision.

**Appraisal Institute Disclosures:**

13. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, Don Emerson, MAI, has completed the continuing education program of the Appraisal Institute.

Property: Newberry Road 122<sup>nd</sup> Acreage  
121030 Northwest Newberry Road  
Gainesville, Florida 32606

  
\_\_\_\_\_  
Don Emerson, Jr., MAI, SRA  
State Certified General Real Estate Appraiser RZ101  
Personally Viewed Interior and Exterior of Property

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## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal has been made with the following assumptions and limiting conditions:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in the report and letter of transmittal. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the economic period and purchasing power of the American dollar existing on the date of value.
2. The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the report and/or letter of transmittal accompanying this report. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. The appraiser is not obligated to predict future political, economic or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was obtained from County Public Records and/or the client and is considered reliable. Title is assumed to be good and marketable, unless otherwise stated, and free and clear of all liens, encumbrances, easements and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent property management, and available for its highest and best use.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
6. Unless otherwise stated, the subject property is appraised assuming it to be in full compliance with all applicable zoning and use regulations and restrictions, unless a non-conformity has been described in the appraisal report.
7. It is assumed that all required licenses, permits, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
8. No engineering surveys or studies have been made by the appraiser. All engineering studies or information provided by other sources is assumed to be correct. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless expressly noted in the report.
9. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
10. Maps, drawings and other illustrative material in this report are included only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.
11. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

12. The physical condition of the improvements is based upon visual viewing. No liability is assumed for the soundness of the structure, if any, since no engineering tests were made of the building.
13. The distribution, if any, of the total valuation in this report between land, improvements, equipment or any business value or good will applies only under the stated program of utilization. The separate values allocated for land, buildings and other components must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated intended use.
15. The appraiser's duties, pursuant to his/her employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report.
16. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the previous written consent of the appraiser and/or of the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon with the appraiser.
18. The intended use of this appraisal report and the intended user(s) are described in the scope of work section of the appraisal. This appraisal may not be appropriate for other use(s) or user(s).
19. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property or in proximity that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity of the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser(s) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

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## **SPECIAL APPRAISAL ASSUMPTIONS**

This appraisal analysis and conclusions are contingent upon the following Assumptions and/or Conditions. The use of these hypothetical conditions and extraordinary assumptions may have affected the value conclusions and other assignment results.

### **Hypothetical Conditions**

(That which is contrary to what exists but is supposed for purposes of analysis).

None.

### **Extraordinary Assumptions**

(An assumption directly related to a specific assignment which, if found to be false, could alter the appraiser's opinions or conclusions).

#### **1) Survey/Title Search Information**

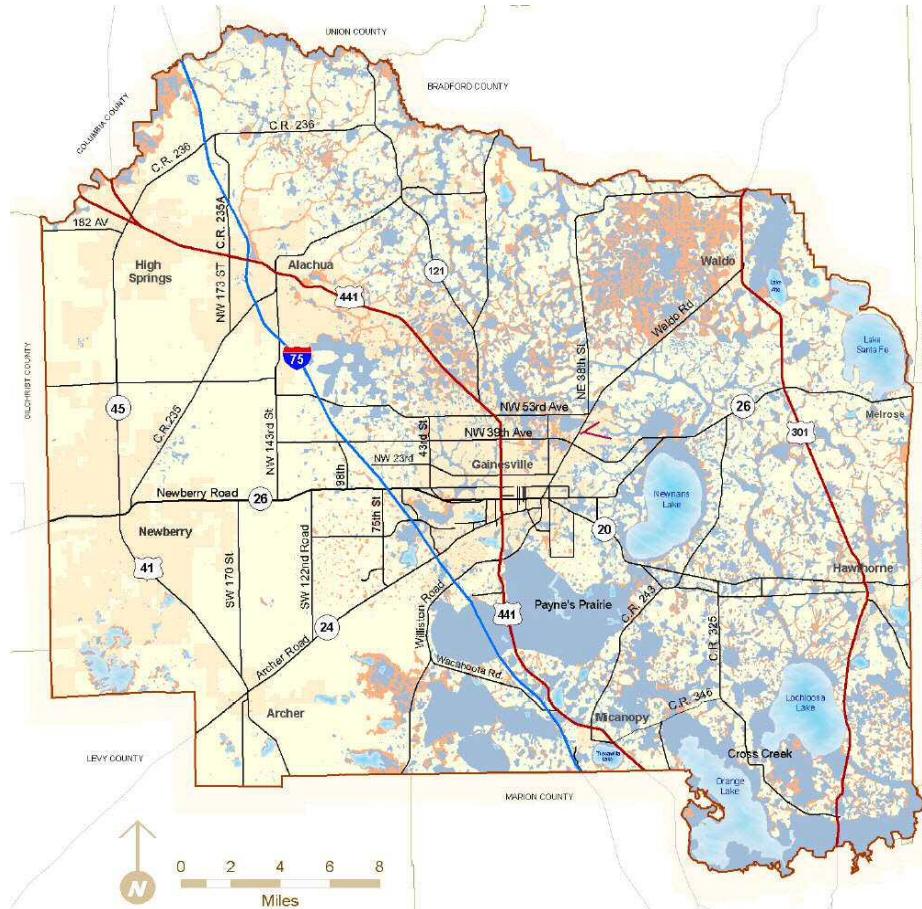
At time of appraisal, a current survey and title search information was available and considered in the analysis. As described in the report, the survey indicated a possible fence encroachment along the north line and/or a shed that appears to be on the property from the adjoining owner to the north. These encroachments appear to be relatively minimal and not a significant or substantial adverse marketing factor. No specific adjustment is made in the analysis for the encroachments. However, the value could vary depending upon actual status of the encroachments situation, as described in the report.

#### **2) Site Plan Data and Development Status**

This appraisal is made based upon conditions of uncertainty with respect to actual unit densities that may be achieved by the subject site, wetland status, amount of wetland area, title search information and other typical site criteria that is needed for a final site plan review process by Alachua County for any future development. Land values for properties that have not gone through a final site plan review process can vary depending upon the outcome of the process and any "stipulations" required for development. Since the property has not been taken through a final site plan review process for future development land values can vary. The land value is estimated based upon available information at time of analysis, but could vary depending upon more accurate information that may be available in the future and/or the final site plan and entitlements approved by the county.

## **GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW**

This area summary provides a brief overview of the underlying population, housing and economic factors influencing growth and trends in the Gainesville and Alachua County areas. This information is provided as background for the enclosed analysis and is a broad overview of demographic characteristics that influence the area.



Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles Southwest of Jacksonville, 100 miles Northeast of Tampa/St. Petersburg and 143 miles Southeast of Tallahassee, the state capital.

Gainesville, the county seat, is located in approximately the center of Alachua County and is the largest city in the county. Gainesville has a commissioner form of government and was established as a community in 1854, and incorporated by 1869. The city has approximately 32± square miles of land area and an elevation of about 75 feet above sea level.



## **GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW**

### Population

The 2000, 2010 and 2019 Census populations for the county and individual cities are as follows:

Gainesville's 2010 Census population was 124,354 persons within the city limits. The surrounding unincorporated area had a population of 99,113, and the combined population for all of Alachua County was 247,336 (2010 Census). The projected Alachua County population for 2019 is 267,306 persons, which indicates that the county is projected to grow in population at a rate of about 1.15± percent over the nine year period. The 2025 estimate is 281,524 reflecting a 6 year growth estimate of 5.3 percent or about 0.88 percent per year.

| Area             | 2000<br>Census | 2010<br>Census | Percent<br>Change       | 2019<br>Estimate | Percent<br>Change       |
|------------------|----------------|----------------|-------------------------|------------------|-------------------------|
|                  |                |                | 2000 to 2010<br>Per/Yr. |                  | 2010 to 2019<br>Per/Yr. |
| Alachua County   | 217,955        | 247,336        | 1.35%                   | 267,306          | 1.15%                   |
| Alachua (City)   | 6,098          | 9,059          | 4.86%                   | 10,298           | 1.95%                   |
| Archer           | 1,289          | 1,118          | -1.33%                  | 1,201            | 1.06%                   |
| Gainesville      | 95,477         | 124,354        | 3.02%                   | 133,068          | 1.00%                   |
| Hawthorne        | 1,415          | 1,417          | 0.01%                   | 1,456            | 0.39%                   |
| High Springs     | 3,863          | 5,350          | 3.85%                   | 6,444            | 2.92%                   |
| LaCrosse         | 143            | 360            | 15.17%                  | 392              | 1.27%                   |
| Micanopy         | 653            | 600            | -0.81%                  | 615              | 0.36%                   |
| Newberry         | 3,316          | 4,950          | 4.93%                   | 6,573            | 4.68%                   |
| Waldo            | 821            | 1,015          | 2.36%                   | 960              | -0.77%                  |
| Unincorporated   | 104,910        | 99,113         | -0.55%                  | 106,229          | 1.03%                   |
| State of Florida | 15,982,378     | 18,801,310     | 1.76%                   | 21,208,589       | 1.83%                   |

Source: UF Bureau of Economic Research and Florida EDR

Historical growth in the county from 2000 through 2010 reflected an average increase

of 1.35 percent per year for the overall county and about 3 percent for the City of Gainesville. This included some areas that were annexed into the city reflecting in the relatively high growth rate. The county growth is just below the state average for the same time period, which is typical for most areas in the North Central Florida geographical region.

The population mix by sex and age is shown on the following Population Mix Table. The 2023 population growth estimates are included both for the male and female categories. In terms of the age distribution, a significant portion of the local population is between 15 and 24 and the age group 25 through 44, which primarily relates to the university city characteristics of Gainesville.

| <b>Population Mix</b> |                |                |                |                      |
|-----------------------|----------------|----------------|----------------|----------------------|
| 2010 Data             |                | 2023 Estimates |                | Change               |
| Category              | Population     | Category       | Estimate       |                      |
| <u>Sex</u>            |                | <u>Sex</u>     |                | <u>Annual Growth</u> |
| Male                  | 119,786        | Male           | 136,317        | 1.06%                |
| Female                | 127,550        | Female         | 143,246        | 0.95%                |
| Total                 | 247,336        | Total          | 279,563        | 1.00%                |
| <u>Age</u>            | <u>Percent</u> | <u>Age</u>     | <u>Percent</u> | <u>Change</u>        |
| 0 - 14                | 14.7%          | 0 - 14         | 14.0%          | -0.09%               |
| 15 - 24               | 31.0%          | 15 - 24        | 23.6%          | -0.93%               |
| 25 - 44               | 25.3%          | 25 - 44        | 26.0%          | 0.09%                |
| 45 - 64               | 22.9%          | 45 - 64        | 20.2%          | -0.34%               |
| 65 - over             | 10.8%          | 65 - over      | 16.1%          | 0.66%                |

Gainesville is a young community, due primarily to the University of Florida and Santa Fe College, which typically have students in an age range of around 18 to 25 years. The average age for the county is about 31 years. Enrollment at the University of Florida and Santa Fe College has increased significantly over the past 20 years. In 2019, the fall enrollment was 56,567 at UF and 15,055 at Santa Fe for total student enrollment of 71,622. This student population has also contributed to the high percentage of rental housing (primarily apartment units) in the Gainesville market.

## GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

### Employment and Labor Force

Gainesville is home to a diverse group of employers, including a world-class university and nationally-renowned community college, a thriving IT and Biotechnology community, and several national distribution and call centers. Employment distribution by industry category and major private employers in the Gainesville and Alachua County area are shown in the following tables.

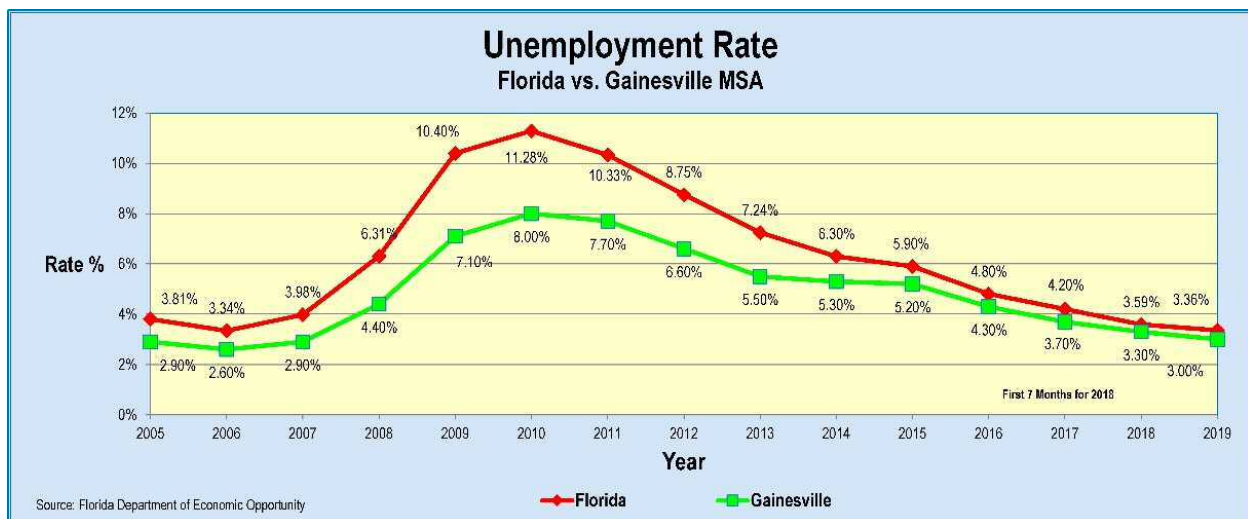
Alachua County and the City of Gainesville have a high percentage of government employment. In 2019, about 26.9 percent of Alachua County workforce is in local government employees, with an additional 19.6 percent in education and health services, including Shands Hospitals and the VA Medical Center. Accordingly, about 47 percent of the local economic base in terms of employment is government related. This contributes to stability in employment and, historically, Gainesville and Alachua County have had unemployment rates significantly below the state average.

Also, because of the high governmental employment and numerous governmental building facilities, there are many properties that are exempt from real estate taxes. This primarily explains the relatively high real estate tax rates for Alachua County and the City of Gainesville.

The unemployment relationship between the Gainesville MSA and the State of Florida is shown in the chart below. Throughout upturns and downturns in the economy, Gainesville has continuously supported a lower unemployment rate in comparison with the State of Florida with about a 0.4 to 3 percent spread throughout the last 14 years. Again, this is primarily because of the high governmental employment in the local area and the stable economic base in Alachua County.

| Average Annual Employment         |                |
|-----------------------------------|----------------|
| Category                          | Alachua County |
| All Industries 2019               | 134,140        |
|                                   | <u>Percent</u> |
| Natural Resource & Mining         | 0.8%           |
| Construction                      | 4.2%           |
| Manufacturing                     | 3.3%           |
| Trade, Transportation & Utilities | 15.1%          |
| Information                       | 1.2%           |
| Financial Activities              | 4.7%           |
| Professional & Business Services  | 10.0%          |
| Education & Health Services       | 19.6%          |
| Leisure & Hospitality             | 11.7%          |
| Other Services                    | 2.4%           |
| Government                        | 26.9%          |

Source: Florida EDR - Employment by Industry



## **GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW**

### **Major Employers**

The more significant employers in the Gainesville market are summarized on the following Major Employers Table. By far, the University of Florida and the UF Shands Healthcare System supports a very large group of governmental employees and, combined with Alachua County, Santa Fe College and the VA Hospital, significant portions of the local marketplace are provided by government employment and the county has a relatively large influx of out of county workers that regularly commute to the Gainesville urban area for employment opportunities. The private sector employers also have a significant impact on area employment. The service and retail areas account for a significant amount of local employment, together medical related facilities. The county does not have a large workforce in typical industrial categories, but does support specialty manufacturing opportunities for medical, biotechnology and other spinoff and startup employers with technology transfer from the University of Florida. This includes the RTI Surgical employer that has a large medical manufacturing plant in the research park just north of Gainesville inside the city limits of Alachua.

The county also has numerous small cities that serve as bedroom communities for the Gainesville urban area and also support local oriented business and commercial activities. The cities of High Springs, Alachua, Newberry, Hawthorne and Waldo have central water and sewer systems that facilitate local oriented growth. However, several small cities, including Archer, Micanopy, Melrose and LaCrosse do not have central sewer systems, which provides for more limited growth opportunities, especially for new commercial or industrial development. Most of the major new growth in the county has been in the western sector of Alachua County primarily in the I-75 corridor. However, there have been incentives spearheaded by the county and the City of Gainesville to increase development interest in the eastern sector of the county.

| Major Employers                      |                  |            |
|--------------------------------------|------------------|------------|
| Company                              | Industry         | Employees± |
| University of Florida                | Education        | 27,567     |
| UF Health Shands System              | Healthcare       | 12,705     |
| VA Medical Center                    | Healthcare       | 6,127      |
| Alachua County School Board          | Public Education | 3,904      |
| City of Gainesville                  | Government       | 2,072      |
| North Florida Evaluation & Treatment | Healthcare       | 2,000      |
| Gator Dining Services                | Food Service     | 1,200      |
| Nationwide Insurance                 | Insurance        | 960        |
| Alachua County                       | Government       | 806        |
| Publix Supermarkets                  | Grocery          | 780        |
| Wal-Mart Stores                      | Grocery          | 312        |
| Santa Fe Community College           | Education        | 750        |
| Wal-Mart Distribution Center         | Grocery          | 738        |
| Dollar General Distribution Center   | Retail           | 600        |
| RTI Surgical                         | Cardio Implants  | 518        |

Source: Council for Economic Outreach

### **Housing Profile**

Information relating to the housing profile for Alachua County is published by ESRI "Housing Profile" for various housing categories. In 2018, the county had total housing units of 120,082, which is anticipated to increase to 5 percent in 2023 to 126,086. The distribution in 2010 was about 48.6 percent for owner occupied, 40.6 percent for renter occupied and about 10.9 percent vacant. The 2023 forecast is estimating about 48 percent owner occupied, 41.5 percent renter occupied, with vacancy at about 10.1 percent. Data is provided relating to owner occupied housing units by value stratified from \$50,000 to over \$1,000,000, with the largest category from about \$100,000 to \$400,000 in the local marketplace. Upper end homes, greater than about \$500,000, make up about 7.3 percent for 2018, which is anticipated to increase to just over 9.8 percent in 2023. Because of the large student population in Gainesville, there is almost an even division between owner occupied and renter occupied units in the local marketplace.

## **GAINESVILLE & ALACHUA COUNTY AREA ANALYSIS**

### **Economic and Geographic Profile**

Summary information is provided on the following attachments from the State of Florida Office of Economic and Demographic Research (EDR). This provides additional demographic information relating to the overall county.

### **Summary**

The continuous support of the University of Florida, Santa Fe College and numerous other governmental funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville and Alachua County area. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy.

Rev. 6/20

# Alachua County

Florida's 23rd most populous county

with 1.3% of Florida's population



## Population

| Census Population                      | Alachua County | Florida    |
|--|----------------|------------|
| 1980 Census                            | 151,369        | 9,746,961  |
| 1990 Census                            | 181,596        | 12,938,071 |
| % change 1980-90                       | 20.0%          | 32.7%      |
| 2000 Census                            | 217,955        | 15,982,824 |
| % change 1990-00                       | 20.0%          | 23.5%      |
| 2010 Census                            | 247,336        | 18,801,332 |
| % change 2000-10                       | 13.5%          | 17.6%      |
| Age                                    |                |            |
| % Under 18 years of age                | 17.9%          | 21.3%      |
| % 65 years of age and over             | 10.8%          | 17.3%      |
| Race & Ethnicity                       |                |            |
| % White alone                          | 69.6%          | 75.0%      |
| % Black or African American alone      | 20.3%          | 16.0%      |
| % Hispanic or Latino (of any race)     | 8.4%           | 22.5%      |
| Estimates and Projections              |                |            |
| 2019 Estimate                          | 267,306        | 21,208,589 |
| % change 2010-19                       | 8.1%           | 12.8%      |
| 2020 Projection based on 2019 estimate | 269,820        | 21,555,986 |
| % change 2019-20                       | 0.9%           | 1.6%       |
| 2025 Projection based on 2019 estimate | 281,524        | 23,130,870 |
| % change 2020-25                       | 4.3%           | 7.3%       |
| 2018 Median Age                        | 31.5           | 41.7       |

|                         |       |       |
|-------------------------|-------|-------|
| Density                 |       |       |
| Persons per square mile |       |       |
| 2000                    | 249.3 | 296.4 |
| 2010                    | 282.7 | 350.6 |
| 2019                    | 305.3 | 399.7 |

## Population Characteristics

|  | Alachua County | Florida |
|--|----------------|---------|
| Language spoken at home other than English |                |         |
| Persons aged 5 and over                    | 13.8%          | 29.1%   |
| Place of birth                             |                |         |
| Foreign born                               | 10.3%          | 20.5%   |
| Veteran status                             |                |         |
| Civilian population 18 and over            | 7.0%           | 8.9%    |

## Households and Family Households

| Households                          | Alachua County | Florida   |
|-------------------------------------|----------------|-----------|
| Total households, 2000 Census       | 87,509         | 6,338,075 |
| Family households, 2000 Census      | 47,819         | 4,210,760 |
| % with own children under 18        | 46.2%          | 42.3%     |
| Total households, 2010 Census       | 100,516        | 7,420,802 |
| Family households, 2010 Census      | 53,500         | 4,835,475 |
| % with own children under 18        | 41.3%          | 40.0%     |
| Average Household Size, 2010 Census | 2.32           | 2.48      |
| Average Family Size, 2010 Census    | 2.91           | 3.01      |

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.  
Census counts may be corrected for Census Count Question Resolution (CQR).

## Employment by Industry

| Number of Establishments            | Alachua County | Florida |
|-------------------------------------|----------------|---------|
| 2019 preliminary                    |                |         |
| All industries                      | 7,581          | 728,687 |
| Natural Resource & Mining           | 90             | 5,301   |
| Construction                        | 669            | 75,725  |
| Manufacturing                       | 210            | 20,782  |
| Trade, Transportation and Utilities | 1,294          | 140,766 |
| Information                         | 116            | 11,897  |
| Financial Activities                | 691            | 77,987  |
| Professional & Business Services    | 1,870          | 174,242 |
| Education & Health Services         | 1,008          | 77,515  |
| Leisure and Hospitality             | 769            | 59,068  |
| Other Services                      | 653            | 57,596  |
| Government                          | 137            | 6,044   |

Industries may not add to the total due to confidentiality and unclassified.

## Real Gross Domestic Product

| Real GDP<br>(Thousands of Chained 2012 Dollars) | Alachua County | Florida     |
|---|----------------|-------------|
| 2015 GDP  | 11,487,691     | 839,124,321 |
| Percent of the State                            | 1.4%           |             |
| 2016 GDP  | 11,755,588     | 866,730,997 |
| Percent of the State                            | 1.4%           |             |
| 2017 GDP  | 12,031,399     | 896,117,037 |
| Percent of the State                            | 1.3%           |             |
| 2018 GDP  | 12,447,381     | 924,873,329 |
| Percent of the State                            | 1.3%           |             |

## Housing

| Housing Counts             | Alachua County | Florida   |
|----------------------------|----------------|-----------|
| Occupied                   | 87,509         | 6,337,929 |
| Owner-occupied             | 48,085         | 4,441,799 |
| Renter-occupied            | 39,424         | 1,896,130 |
| Vacant                     | 7,604          | 965,018   |
| Housing units, 2010 Census | 112,766        | 8,989,580 |
| Occupied                   | 100,516        | 7,420,802 |
| Owner-occupied             | 54,768         | 4,998,979 |
| Renter-occupied            | 45,748         | 2,421,823 |
| Vacant                     | 12,250         | 1,568,778 |

|                 |       |         |
|-----------------|-------|---------|
| Units Permitted |       |         |
| 1990            | 1,137 | 126,384 |
| 2000            | 1,973 | 155,269 |
| 2010            | 454   | 38,679  |
| 2011            | 444   | 42,360  |
| 2012            | 589   | 64,810  |
| 2013            | 770   | 86,752  |
| 2014            | 762   | 84,075  |
| 2015            | 1,171 | 109,924 |
| 2016            | 1,060 | 116,240 |
| 2017            | 2,211 | 122,719 |
| 2018            | 1,504 | 144,427 |
| 2019            | 2,320 | 154,302 |

| Residence 1 Year Ago              | Alachua County | Florida |
|-----------------------------------|----------------|---------|
| Persons aged 1 and over           |                |         |
| Same house                        | 77.2%          | 84.3%   |
| Different house in the U.S.       | 21.7%          | 14.6%   |
| Same county in Florida            | 12.6%          | 8.7%    |
| Different county in Florida       | 6.6%           | 3.1%    |
| Different county in another state | 2.5%           | 2.8%    |
| Abroad                            | 1.1%           | 1.1%    |



## Employment by Industry

Average Annual Employment,  
% of All Industries, 2019 preliminary

|                                     | Alachua County | Florida   |
|-------------------------------------|----------------|-----------|
| All industries                      | 134,140        | 8,878,680 |
| Natural Resource & Mining           | 0.8%           | 0.8%      |
| Construction                        | 4.2%           | 6.3%      |
| Manufacturing                       | 3.3%           | 4.3%      |
| Trade, Transportation and Utilities | 15.1%          | 20.3%     |
| Information                         | 1.2%           | 1.6%      |
| Financial Activities                | 4.7%           | 6.6%      |
| Professional & Business Services    | 10.0%          | 15.7%     |
| Education & Health Services         | 19.6%          | 14.9%     |
| Leisure and Hospitality             | 11.7%          | 14.2%     |
| Other Services                      | 2.4%           | 3.2%      |
| Government                          | 26.9%          | 12.1%     |

Industries may not add to the total due to confidentiality and unclassified.

Average Annual Wage  
2019 preliminary

|                                     | Alachua County | Florida  |
|-------------------------------------|----------------|----------|
| All industries                      | \$49,146       | \$51,761 |
| Natural Resource & Mining           | \$34,335       | \$35,649 |
| Construction                        | \$46,575       | \$52,926 |
| Manufacturing                       | \$56,689       | \$63,883 |
| Trade, Transportation and Utilities | \$36,810       | \$46,237 |
| Information                         | \$64,942       | \$86,109 |
| Financial Activities                | \$56,792       | \$77,030 |
| Professional & Business Services    | \$49,699       | \$63,747 |
| Education & Health Services         | \$51,989       | \$52,050 |
| Leisure and Hospitality             | \$20,416       | \$26,681 |
| Other Services                      | \$33,491       | \$37,972 |
| Government                          | \$65,495       | \$55,897 |

## Labor Force

Labor Force as Percent of Population  
Aged 18 and Older

|      | Alachua County | Florida |
|------|----------------|---------|
| 1990 | 66.4%          | 64.3%   |
| 2000 | 66.7%          | 62.2%   |
| 2010 | 63.2%          | 63.7%   |
| 2019 | 63.6%          | 61.2%   |

## Unemployment Rate

|      | Alachua County | Florida |
|------|----------------|---------|
| 1990 | 3.6%           | 6.1%    |
| 2000 | 3.0%           | 3.7%    |
| 2010 | 8.0%           | 11.1%   |
| 2019 | 2.9%           | 3.1%    |

## Income and Financial Health

## Personal Income (\$000s)

|                  | Alachua County | Florida         |
|------------------|----------------|-----------------|
| 1990             | \$3,217,618    | \$257,571,430   |
| 2000             | \$5,487,497    | \$472,238,563   |
| 2010             | \$8,814,693    | \$725,074,023   |
| 2011             | \$9,184,786    | \$764,633,664   |
| % change 2010-11 | 4.2%           | 5.5%            |
| 2012             | \$9,233,122    | \$793,428,830   |
| % change 2011-12 | 0.5%           | 3.8%            |
| 2013             | \$9,317,222    | \$795,424,889   |
| % change 2012-13 | 0.9%           | 0.3%            |
| 2014             | \$9,871,944    | \$856,161,682   |
| % change 2013-14 | 6.0%           | 7.6%            |
| 2015             | \$10,354,251   | \$915,895,494   |
| % change 2014-15 | 4.9%           | 7.0%            |
| 2016             | \$10,732,292   | \$942,461,242   |
| % change 2015-16 | 3.7%           | 2.9%            |
| 2017             | \$11,327,807   | \$1,004,144,269 |
| % change 2016-17 | 5.5%           | 6.5%            |
| 2018             | \$11,983,398   | \$1,066,446,916 |
| % change 2017-18 | 5.8%           | 6.2%            |

## Earnings by Place of Work (\$000s)

|                  |             |               |
|------------------|-------------|---------------|
| 1990             | \$2,541,263 | \$161,135,722 |
| 2000             | \$4,473,884 | \$308,751,767 |
| 2010             | \$6,888,713 | \$438,991,235 |
| 2011             | \$6,900,836 | \$450,502,115 |
| % change 2010-11 | 0.2%        | 2.6%          |
| 2012             | \$7,086,987 | \$468,412,894 |
| % change 2011-12 | 2.7%        | 4.0%          |
| 2013             | \$7,282,781 | \$482,900,406 |
| % change 2012-13 | 2.8%        | 3.1%          |
| 2014             | \$7,576,619 | \$512,381,351 |
| % change 2013-14 | 4.0%        | 6.1%          |
| 2015             | \$7,906,376 | \$545,198,370 |
| % change 2014-15 | 4.4%        | 6.4%          |
| 2016             | \$8,188,746 | \$568,197,880 |
| % change 2015-16 | 3.6%        | 4.2%          |
| 2017             | \$8,652,572 | \$601,927,042 |
| % change 2016-17 | 5.7%        | 5.9%          |
| 2018             | \$9,137,962 | \$634,065,871 |
| % change 2017-18 | 5.6%        | 5.3%          |

Personal Bankruptcy Filing Rate  
(per 1,000 population)

|                                      | Alachua County | Florida |
|--------------------------------------|----------------|---------|
| 12-Month Period Ending Dec. 30, 2018 | 1.04           | 2.02    |
| 12-Month Period Ending Dec. 30, 2019 | 0.89           | 2.11    |
| State Rank                           | 52             | NA      |

NonBusiness Chapter 7 &amp; Chapter 13

## Median Income

|                         | Alachua County | Florida  |
|-------------------------|----------------|----------|
| Median Household Income | \$49,078       | \$53,267 |
| Median Family Income    | \$72,134       | \$64,312 |

## Percent in Poverty, 2018

|  |       |       |
|--|-------|-------|
| All ages in poverty                              | 19.8% | 13.7% |
| Under age 18 in poverty                          | 21.1% | 20.0% |
| Related children age 5-17 in families in poverty | 19.3% | 18.8% |

## Health Insurance Status

## Percent Insured by Age Group

|                | Alachua County | Florida |
|----------------|----------------|---------|
| Under 65 years | 88.4%          | 83.9%   |
| Under 19 years | 93.8%          | 92.4%   |
| 18 to 64 years | 86.8%          | 80.8%   |

## Education

## Public Education Schools

|  | Alachua County<br>School District | Florida |
|--|-----------------------------------|---------|
| Traditional Setting (2019-20)                  |                                   |         |
| Total (state total includes special districts) | 54                                | 3,721   |
| Elementary                                     | 30                                | 1,878   |
| Middle   | 9                                 | 575     |
| Senior High                                    | 10                                | 713     |
| Combination                                    | 5                                 | 555     |

## Educational attainment

|                               | Alachua County | Florida |
|-------------------------------|----------------|---------|
| Persons aged 25 and older     |                |         |
| % HS graduate or higher       | 92.4%          | 88.0%   |
| % bachelor's degree or higher | 42.5%          | 29.2%   |

## Quality of Life

|   | Alachua County | Florida |                                    | Alachua County | Florida |
|---|----------------|---------|------------------------------------|----------------|---------|
| Crime   |                |         | Workers Aged 16 and Over           |                |         |
| Crime rate, 2019<br>(index crimes per 100,000 population) | 3,370.7        | 2,551.1 | Place of Work in Florida           |                |         |
| Admissions to prison FY 2018-19                           | 642            | 28,782  | Worked outside county of residence | 6.3%           | 17.7%   |
| Admissions to prison per 100,000<br>population FY 2018-19 | 240.2          | 135.7   | Travel Time to Work                |                |         |
|   |                |         | Mean travel time to work (minutes) | 22.0           | 27.4    |



## Reported County Government Revenues and Expenditures

| Revenue 2016-17                                | Alachua County | Florida*       | Expenditures 2016-17                           | Alachua County | Florida*        |
|--|----------------|----------------|--|----------------|-----------------|
| Total - All Revenue Account Codes (\$000s)     | \$356,605.4    | \$40,731,496.5 | Total - All Expenditure Account Codes (\$000s) | \$350,231.30   | \$39,394,697.74 |
| Per Capita \$                                  | \$1,371.54     | \$2,083.74     | Per Capita \$                                  | \$1,347.03     | \$2,015.35      |
| % of Total                                     | 100.0%         | 100.0%         | % of Total                                     | 100.0%         | 96.7%           |
| Taxes (\$000s)                                 | \$165,691.8    | \$13,687,250.5 | General Government Services** (\$000s)         | \$78,857.87    | \$6,547,675.45  |
| Per Capita \$                                  | \$637.27       | \$700.21       | Per Capita \$                                  | \$303.30       | \$334.97        |
| % of Total                                     | 46.5%          | 33.6%          | % of Total                                     | 22.5%          | 16.1%           |
| Permits, Fee, and Special Assessments (\$000s) | \$13,698.1     | \$1,808,371.6  | Public Safety (\$000s)                         | \$115,691.00   | \$9,663,422.97  |
| Per Capita \$                                  | \$52.68        | \$92.51        | Per Capita \$                                  | \$444.96       | \$494.36        |
| % of Total                                     | 3.8%           | 4.4%           | % of Total                                     | 33.0%          | 23.7%           |
| Intergovernmental Revenues (\$000s)            | \$35,586.1     | \$4,227,303.5  | Physical Environment (\$000s)                  | \$27,039.48    | \$4,526,172.84  |
| Per Capita \$                                  | \$136.87       | \$216.26       | Per Capita \$                                  | \$104.00       | \$231.55        |
| % of Total                                     | 10.0%          | 10.4%          | % of Total                                     | 7.7%           | 11.1%           |
| Charges for Services (\$000s)                  | \$70,813.7     | \$13,106,114.1 | Transportation (\$000s)                        | \$19,884.02    | \$4,707,206.44  |
| Per Capita \$                                  | \$272.36       | \$670.48       | Per Capita \$                                  | \$76.48        | \$240.81        |
| % of Total                                     | 19.9%          | 32.2%          | % of Total                                     | 5.7%           | 11.6%           |
| Judgments, Fines, and Forfeits (\$000s)        | \$1,006.6      | \$199,164.2    | Economic Environment (\$000s)                  | \$14,746.87    | \$1,634,167.21  |
| Per Capita \$                                  | \$3.87         | \$10.19        | Per Capita \$                                  | \$56.72        | \$83.60         |
| % of Total                                     | 0.3%           | 0.5%           | % of Total                                     | 4.2%           | 4.0%            |
| Miscellaneous Revenues (\$000s)                | \$10,564.4     | \$1,007,848.6  | Human Services (\$000s)                        | \$15,883.74    | \$3,418,401.32  |
| Per Capita \$                                  | \$40.63        | \$51.56        | Per Capita \$                                  | \$61.09        | \$174.88        |
| % of Total                                     | 3.0%           | 2.5%           | % of Total                                     | 4.5%           | 8.4%            |
| Other Sources (\$000s)                         | \$59,244.9     | \$6,695,444.1  | Culture / Recreation (\$000s)                  | \$3,437.81     | \$1,544,775.45  |
| Per Capita \$                                  | \$227.86       | \$342.52       | Per Capita \$                                  | \$13.22        | \$79.03         |
| % of Total                                     | 16.6%          | 16.4%          | % of Total                                     | 1.0%           | 3.8%            |
|  |                |                | Other Uses and Non-Operating (\$000s)          | \$57,051.86    | \$6,446,610.64  |
|  |                |                | Per Capita \$                                  | \$219.43       | \$329.79        |
|  |                |                | % of Total                                     | 16.3%          | 15.8%           |
|  |                |                | Court-Related Expenditures (\$000s)            | \$17,638.64    | \$906,265.43    |
|  |                |                | Per Capita \$                                  | \$67.84        | \$46.36         |
|  |                |                | % of Total                                     | 5.0%           | 2.2%            |

\* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

\*\* (Not Court-Related)

## State Infrastructure

| Transportation                              | Alachua County | Florida     |
|---|----------------|-------------|
| State Highway                               |                |             |
| Centerline Miles                            | 293.4          | 12,115.3    |
| Lane Miles                                  | 1,038.5        | 44,700.9    |
| State Bridges                               |                |             |
| Number                                      | 70             | 6,929       |
| State Facilities                            |                |             |
| Buildings/Facilities (min. 300 Square Feet) |                |             |
| Number                                      | 365            | 9,498       |
| Square Footage                              | 1,715,400      | 64,170,217  |
| State Owned Lands                           |                |             |
| Conservation Lands                          |                |             |
| Parcels                                     | 160            | 38,326      |
| Acreage                                     | 39,553.9       | 3,140,422.9 |
| Non-Conservation Lands                      |                |             |
| Parcels                                     | 266            | 5,880       |
| Acreage                                     | 12,458.7       | 160,353.7   |

## State and Local Taxation

| 2019 Ad Valorem Millage Rates | Alachua County               |
|-------------------------------|------------------------------|
|                               | County-Wide Not County-Wide* |
| County                        | 8.2729 1.5514                |
| School                        | 7.1440                       |
| Municipal                     | 3.1675                       |
| Special Districts             | 1.1825 0.2824                |

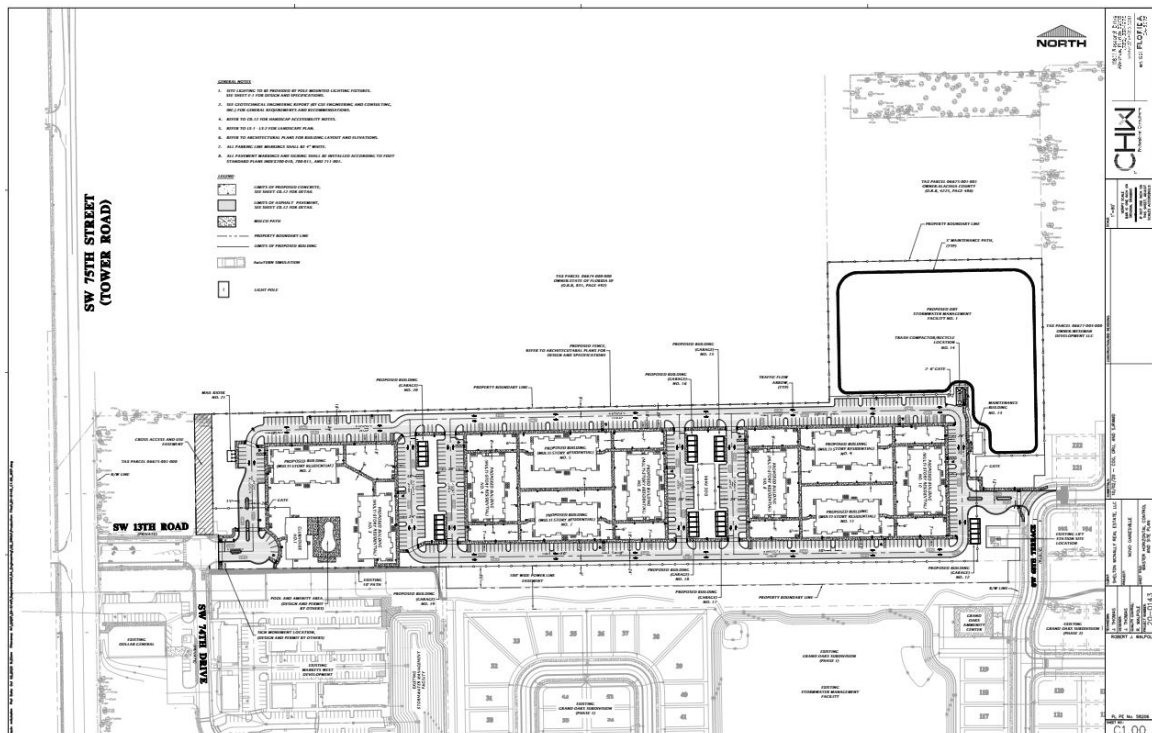
\*MSTU included in Not County-Wide "County" category

Prepared by:  
Florida Legislature  
Office of Economic and Demographic Research  
111 W. Madison Street, Suite 574  
Tallahassee, FL 32399-6588  
(850) 487-1402 <http://edr.state.fl.us>



June 2020

## Land Sale No. 1



### **Land Sale No. 1 (Cont.)**

#### **Property Identification**

|                            |   |
|----------------------------|---|
| <b>Record ID</b>           | 1291  |
| <b>Property Type</b>       | Multi-family, Apartment Land                                  |
| <b>Property Name</b>       | Nova Markets West Apartments                                  |
| <b>Address</b>             | 7400 SW 13th Road, Gainesville, Alachua County, Florida 32607 |
| <b>Location</b>            | SW 75th Street Markets West area                              |
| <b>Tax ID</b>              | 06675-001-000   |
| <b>Latitude, Longitude</b> | W29.640236, N-82.421679                                       |
| <b>MSA</b>                 | Gainesville, Florida  |
| <b>Market Type</b>         | Apartments  |

#### **Sale Data**

|                           |   |
|---------------------------|---|
| <b>Grantor</b>            | Tanglewood Properties of Gainesville, LLC   |
| <b>Grantee</b>            | Novo Markets West Owner, LLC  |
| <b>Sale Date</b>          | February 10, 2021   |
| <b>Deed Book/Page</b>     | 4854/1590   |
| <b>Property Rights</b>    | Fee Simple  |
| <b>Conditions of Sale</b> | Arms length   |
| <b>Financing</b>          | Trustmark National Bank Mtg. \$28,170,000 Conventional  |
| <b>Sale History</b>       | No sales within 3 years   |
| <b>Verification</b>       | Dan Drotos, Agent; 954-551-9846, May 20, 2021; Other sources: Public records, Confirmed by Bill Emerson |

|                        |             |
|------------------------|-------------|
| <b>Sale Price</b>      | \$5,250,000 |
| <b>Cash Equivalent</b> | \$5,250,000 |
| <b>Adjusted Price</b>  | \$5,250,000 |

#### **Land Data**

|                   |                               |
|-------------------|-------------------------------|
| <b>Zoning</b>     | RMF-7, Multi-Family           |
| <b>Topography</b> | Level                         |
| <b>Utilities</b>  | City water, sewer & electric. |

#### **Land Size Information**

|                        |                            |
|------------------------|----------------------------|
| <b>Gross Land Size</b> | 21.140 Acres or 920,858 SF |
| <b>Planned Units</b>   | 300                        |

#### **Indicators**

|                                |           |
|--------------------------------|-----------|
| <b>Sale Price/Gross Acre</b>   | \$248,344 |
| <b>Sale Price/Gross SF</b>     | \$5.70    |
| <b>Sale Price/Planned Unit</b> | \$17,500  |

### **Land Sale No. 1 (Cont.)**

#### **Remarks**

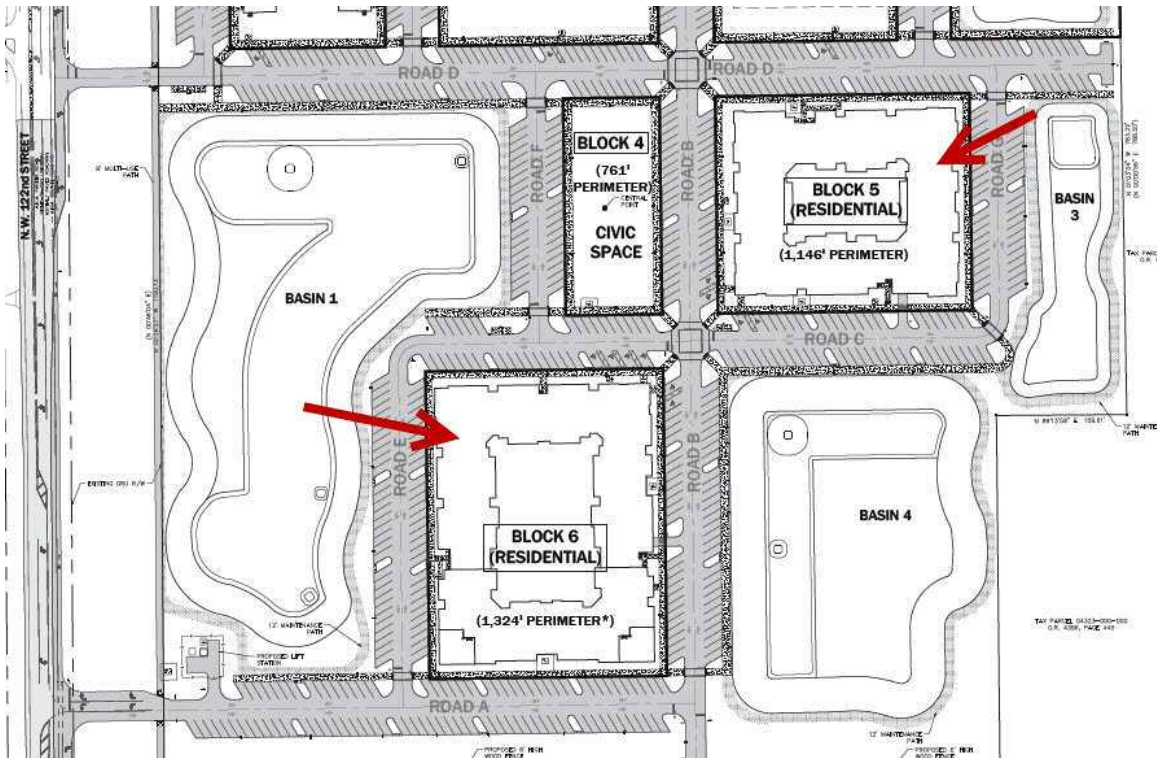
This is the Novo Markets West apartment project site located just north of the Markets west commercial development along Southwest 75th Street at 7400 Southwest 13th Road in West Gainesville. The site is located about one block east of Southwest 75th Street (Tower Road) with access through the adjoining Markets West commercial project. The site contains about 21.14 acres of land area and is proposed to be improved with the Novo Markets West apartment project to contain 300 apartment units. The project will consist of ten three story apartment buildings and a commons building with swimming pool and surface parking. The property sold in February 2021 for \$5,250,000 indicating a price level of about \$5.70 per square foot of land area and \$17,500 per apartment unit.

## Land Sale No. 2





## Land Sale No. 2 (Cont.)





## Land Sale No. 2 (Cont.)



### **Property Identification**

|                            |  |
|----------------------------|--|
| <b>Record ID</b>           | 1292   |
| <b>Property Type</b>       | Multi-family, Apartment Land                                     |
| <b>Property Name</b>       | Noble Apartment Lots   |
| <b>Address</b>             | 658 NW 120th Terrace, Gainesville, Alachua County, Florida 32607 |
| <b>Location</b>            | Newberry Park TND project/newberry road at 122 Street            |
| <b>Tax ID</b>              | 04322-006-005 & 6  |
| <b>Latitude, Longitude</b> | W29.657282, N-82.470013  |
| <b>MSA</b>                 | Gainesville, Florida   |
| <b>Market Type</b>         | Apartments   |

### **Sale Data**

|                           |  |
|---------------------------|--|
| <b>Grantor</b>            | Parkwood Alachua Land Investments, Inc.    |
| <b>Grantee</b>            | Newberry Park Properties, LLC              |
| <b>Sale Date</b>          | October 01, 2019                           |
| <b>Deed Book/Page</b>     | 4722/301                                   |
| <b>Property Rights</b>    | Fee Simple                                 |
| <b>Conditions of Sale</b> | Arms length                                |
| <b>Financing</b>          | Wells Fargo Mtg. \$37,200,000 Conventional |

## **Land Sale No. 2 (Cont.)**

**Sale History** No sales within 3 years  
**Verification** Dan Drotos, Agent; 954-551-9846, May 20, 2021; Other sources: Public records, Confirmed by Bill Emerson

**Sale Price** \$6,750,000  
**Cash Equivalent** \$6,750,000  
**Adjusted Price** \$6,750,000

### **Land Data**

**Zoning** TND, Multi-Family  
**Topography** Level  
**Utilities** City water, sewer & electric.

### **Land Size Information**

**Gross Land Size** 4.346 Acres or 189,307 SF  
**Planned Units** 300

### **Indicators**

**Sale Price/Gross Acre** \$1,553,191  
**Sale Price/Gross SF** \$35.66  
**Sale Price/Planned Unit** \$22,500

### **Remarks**

This is the Noble Apartment project site located in the Newberry Park project at the Southeast corner of Newberry Road and Parker Road (NW 122 Street) in west Gainesville. This location is at 658 Northwest 120th Terrace within the project. The sale is for two "footprint" lots including site infrastructure including roadways, parking, remote water retention and utility connections. The sale was for blocks 5 and 6 containing 4.35 acres on which will be constructed the Noble Apartment project in two four story apartment buildings to contain 300 apartments units. The property sold in October 2019 for \$6,750,000 indicating a price level of about \$35.66 per square foot of land area and \$22,500 per apartment unit.

### Land Sale No. 3



#### Property Identification

|                      |  |
|----------------------|--|
| <b>Record ID</b>     | 1166   |
| <b>Property Type</b> | Multi-family, Apartment Land                               |
| <b>Property Name</b> | Veve at Arbor Greens Land                                  |
| <b>Address</b>       | 13577 NW 2nd Lane, Newberry, Alachua County, Florida 32669 |
| <b>Location</b>      | Arbor Park Development, Jonesville area                    |
| <b>Tax ID</b>        | 04338-001-000 (Portion)                                    |
| <b>Market Type</b>   | Apartments   |

#### Sale Data

|                           |  |
|---------------------------|--|
| <b>Grantor</b>            | Arbor Greens Community, LLC  |
| <b>Grantee</b>            | Arbor Greens Apartments, LLC   |
| <b>Sale Date</b>          | February 19, 2019  |
| <b>Deed Book/Page</b>     | 4666/1564  |
| <b>Marketing Time</b>     | 12 Months  |
| <b>Conditions of Sale</b> | Arms length  |
| <b>Financing</b>          | Ameris Bank \$31,450,000 construction financing  |
| <b>Sale History</b>       | No prior sales within 3 years  |
| <b>Verification</b>       | Dan Drotos, Listing agent; 954-551-9846, March 15, 2019;<br>Other sources: Public records, Confirmed by Bill Emerson |

### **Land Sale No. 3 (Cont.)**

|                        |             |
|------------------------|-------------|
| <b>Sale Price</b>      | \$3,500,000 |
| <b>Cash Equivalent</b> | \$3,500,000 |

#### **Land Data**

|                   |   |
|-------------------|---|
| <b>Zoning</b>     | PD Planned Development, Planned Development |
| <b>Topography</b> | Mostly level                                |
| <b>Utilities</b>  | City water, sewer & elec.                   |
| <b>Shape</b>      | Irregular                                   |

#### **Land Size Information**

|                        |                            |
|------------------------|----------------------------|
| <b>Gross Land Size</b> | 14.720 Acres or 641,203 SF |
| <b>Planned Units</b>   | 255                        |

#### **Indicators**

|                                |           |
|--------------------------------|-----------|
| <b>Sale Price/Gross Acre</b>   | \$237,772 |
| <b>Sale Price/Gross SF</b>     | \$5.46    |
| <b>Sale Price/Planned Unit</b> | \$13,725  |

#### **Remarks**

This is the Veve at Arbor Greens Apartment site located at 13577 Northwest 2nd Lane which is in the Arbor Greens mixed use development. This is a suburban location in the Jonesville area of west Gainesville. The property is part of a larger mixed use development which includes office, apartments and single family residential homes. This sale was for an apartment component of the project on which is being built the Veve at Arbor Greens apartment project which consists of 255 apartments with 453 bedrooms or 1.78 bedrooms per unit. The project will be oriented in two to three story buildings with surface car parking and the lot has use of some remote water retention areas. The lot sold in February 2019 for \$3,500,000 which is \$5.46 per square foot, \$13,725 per unit and \$7,726 per bedroom based on the development density of the apartment project. At time of sale the lot was wooded and includes a small asphalt parking lot that was part of the adjoining office park.



## Land Sale No. 4



### Property Identification

|               |  |
|---------------|--|
| Record ID     | 1149   |
| Property Type | Multi-family, Apartment Land                                     |
| Property Name | Campus Circle Land   |
| Address       | 1634 SW 38th Terrace, Gainesville, Alachua County, Florida 32607 |
| Location      | Five blocks west of SW 34th St. near UF Campus                   |
| Tax ID        | 06724-004-000  |
| MSA           | Gainesville, Florida   |
| Market Type   | Student Apartments   |

### Sale Data

|                    |  |
|--------------------|--|
| Grantor            | Garrison SW 17th Avenue, LLC             |
| Grantee            | Campus Circle Gainesville Owner, LLC     |
| Sale Date          | October 12, 2018                         |
| Deed Book/Page     | 4637/752                                 |
| Property Rights    | Fee Simple                               |
| Marketing Time     | 12 Months                                |
| Conditions of Sale | Arms length                              |
| Financing          | First United Bank and Trust \$22,800,000 |
| Sale History       | No sales within 3 years                  |

#### **Land Sale No. 4 (Cont.)**

**Verification** Casey Schaefer, CBRE; January 30, 2019; Other sources:  
Public records/Site Plans, Confirmed by Bill Emerson

**Sale Price** \$3,200,000  
**Cash Equivalent** \$3,200,000

#### **Land Data**

**Zoning** U9 - Urban 9, Mixed Use  
**Topography** Level  
**Utilities** City W,S and Elec.  
**Shape** Irregular

#### **Land Size Information**

**Gross Land Size** 11.447 Acres or 498,624 SF  
156

#### **Indicators**

**Sale Price/Gross Acre** \$279,553  
**Sale Price/Gross SF** \$6.42  
**Sale Price/ Unit** \$20,513

#### **Remarks**

This is the Campus Circle Apartments site located in the 3800 block of Hull Road which is about five blocks west of the intersection of Southwest 34th Street with Hull Road which is the main west entrance to the University of Florida campus. The property is part of a larger mixed use development which includes the apartments as well as office, retail and hotel use. This sale was for an apartment component of the project on which is being built the Campus Circle apartment project which consists of 156 apartments with 492 bedrooms or 3.15 bedrooms per unit. The project has 4 four story apartment buildings with surface car parking of 419 spaces. The property had good proximity to the University Campus by Hull Road and is just west of the park and ride bus terminal which facilitates access to the University Campus for the tenants. The lot sold in October 2018 for \$3,200,000 which is \$6.42 per square foot, \$20,513 per unit and \$6,504 per bedroom based on the development density of the apartment project. At time of sale the lot was wooded and encumbered with both a power line and underground gas line easement which were incorporated into the site plan layout for the proposed project.



## Land Sale No. 5



## Land Sale No. 5 (Cont.)



### **Property Identification**

|                            |  |
|----------------------------|--|
| <b>Record ID</b>           | 1307   |
| <b>Property Type</b>       | Retail, Retail Lot   |
| <b>Property Name</b>       | Bubblemania Lot  |
| <b>Address</b>             | 4041 SW 24th Avenue, Gainesville, Alachua County, Florida<br>32607 |
| <b>Location</b>            | Butler Retail area along north side of SW 24h Avenue               |
| <b>Tax ID</b>              | 06741-001-000  |
| <b>Latitude, Longitude</b> | W29.631077, N-82.385180  |
| <b>MSA</b>                 | Gainesville, Florida   |
| <b>Market Type</b>         | Retail Lot   |

### **Sale Data**

|                           |                  |
|---------------------------|------------------|
| <b>Grantor</b>            | WE4042, LLC      |
| <b>Grantee</b>            | Bubblemania, LLC |
| <b>Sale Date</b>          | April 01, 2021   |
| <b>Deed Book/Page</b>     | 4875/1901        |
| <b>Property Rights</b>    | Fee Simple       |
| <b>Marketing Time</b>     | 24 Months        |
| <b>Conditions of Sale</b> | Arms length      |
| <b>Financing</b>          | Cash sale        |

### **Land Sale No. 5 (Cont.)**

**Sale History** No sales within 3 years  
**Verification** Josh Williams, listing agent; 352-363-0132, August 24, 2021;  
Other sources: Public records & Appraisal, Confirmed by Bill Emerson

**Sale Price** \$395,000  
**Cash Equivalent** \$395,000

#### **Land Data**

**Zoning** U9- Urban 9 District, Mixed Use  
**Topography** Level  
**Utilities** City water, sewer, Elec. & Gas  
**Dimensions** 105 x 420  
**Shape** Rectangular

#### **Land Size Information**

**Gross Land Size** 1.012 Acres or 44,088 SF  
**Front Footage** 105 ft SW 24th Avenue;  
**Actual/Planned Building SF** 8,090

#### **Indicators**

**Sale Price/Gross Acre** \$390,269  
**Sale Price/Gross SF** \$8.96  
**Sale Price/Planned Bldg. SF** \$48.83

#### **Remarks**

This is the Bubblemania lot located just north of the Butler Retail district in an established apartment district in Southwest Gainesville at 4042 Southwest 24th Avenue. This is a 1.01 +/- acre commercial lot zoned Urban 9 which allows for a wide range of commercial and residential uses for the property. The property was purchased in April 2021 for \$395,000 with the buyer planning to build a 8,080 square foot Laundromat on the site. The lot had been listed for sale for about 2 years with an initial listing price of \$450,000. The lot indicated a purchase price of about \$8.96 per square foot of land area.



## Land Sale No. 6



### Property Identification

|                     |  |
|---------------------|--|
| Record ID           | 1290   |
| Property Type       | Planned Development, Planned Development                   |
| Property Name       | Arbor Greens Pad P   |
| Address             | 13565 NW 1st Lane, Newberry, Alachua County, Florida 32669 |
| Tax ID              | 04338-001-012  |
| Latitude, Longitude | W29.655779, N-82.487110                                    |

### Sale Data

|                    |  |
|--------------------|--|
| Grantor            | Arbor Greens Community, LLC  |
| Grantee            | Arbor Greens Investments, LLC  |
| Sale Date          | June 25, 2020  |
| Deed Book/Page     | 4788/2277  |
| Conditions of Sale | Arms length  |
| Financing          | Conventional   |
| Sale History       | No sales within 3 years  |
| Verification       | Dan Drotos, listing agent; 954-551-9846, June 21, 2021; Other sources: Public Records , Confirmed by Don Emerson |

|                 |           |
|-----------------|-----------|
| Sale Price      | \$385,000 |
| Cash Equivalent | \$385,000 |
| Adjusted Price  | \$385,000 |

## Land Sale No. 6 (Cont.)

### Land Data

**Zoning** PD, Planned Development

### Land Size Information

**Gross Land Size** 0.149 Acres or 6,496 SF

**Front Footage** NW 1st LN;

**Actual/Planned Building SF** 5,000

### Indicators

**Sale Price/Gross Acre** \$2,581,681

**Sale Price/Gross SF** \$59.27

**Sale Price/Planned Bldg. SF** \$77.00

### Remarks

This sale is the Arbor Greens Pad Site P that is an individual office pad site in a new office development in the Jonesville Commercial District. This lot is part of the larger Arbor Greens Community that supports an office/commercial park at the front of the development near the Newberry Road frontage. The pad site has the ability to support 5,000 square feet of ground floor office area and has all infrastructure already installed, including the asphalt driveway and parking lot, remote water retention, landscaping and other common infrastructure. Each lot is required to pay a unit owners fee for common area upkeep. The property was purchased in June 2020 for \$385,000 for the construction of a one story office indicating a price level of \$77.00 per square foot of ground floor building area supported on the pad site.



**Land Sale No. 7**



### Land Sale No. 7 (Cont.)



#### Property Identification

|               |  |
|---------------|--|
| Record ID     | 1189   |
| Property Type | Office, Office   |
| Property Name | August Holdings  |
| Address       | 4400 Block NW 8th Avenue, Gainesville, Alachua County, Florida 32607 |
| Location      | Corporate Park Area, West Gainesville                                |
| Tax ID        | 6544-001-000   |
| User 1        | Lozano vacant lot  |

#### Sale Data

|           |                          |
|-----------|--------------------------|
| Grantor   | Beville Holdings, LLC    |
| Grantee   | August Holdings 352, LLC |
| Sale Date | March 13, 2019           |

### **Land Sale No. 7 (Cont.)**

|                           |  |
|---------------------------|--|
| <b>Deed Book/Page</b>     | 4671-407   |
| <b>Property Rights</b>    | Fee Simple   |
| <b>Conditions of Sale</b> | Typical  |
| <b>Financing</b>          | Typical  |
| <b>Verification</b>       | Frank Lozano, buyer; January 16, 2019; Other sources: Public records, Confirmed by Don Emerson |

|                        |           |
|------------------------|-----------|
| <b>Sale Price</b>      | \$695,000 |
| <b>Cash Equivalent</b> | \$695,000 |

#### **Land Data**

|                   |                                 |
|-------------------|---------------------------------|
| <b>Zoning</b>     | CP, Mixed Use                   |
| <b>Topography</b> | Sloping, level at road frontage |
| <b>Utilities</b>  | Water, sewer & elec.            |
| <b>Shape</b>      | Irregular                       |

#### **Land Size Information**

|                                   |  |
|-----------------------------------|--|
| <b>Gross Land Size</b>            | 1.021 Acres or 44,461 SF                     |
| <b>Front Footage</b>              | 217 ft Total Frontage: 217 ft NW 8th Avenue; |
| <b>Actual/Planned Building SF</b> | 12,000                                       |

#### **Indicators**

|                                    |           |
|------------------------------------|-----------|
| <b>Sale Price/Gross Acre</b>       | \$680,916 |
| <b>Sale Price/Gross SF</b>         | \$15.63   |
| <b>Sale Price/Front Foot</b>       | \$3,203   |
| <b>Sale Price/Planned Bldg. SF</b> | \$57.92   |

#### **Remarks**

This sale is the Lozano Parcel located just west of NW 43rd street along the south side of Northwest 8th Avenue. The site has direct frontage and access along Northwest 8th Avenue. This property contained about 1.02 acres of land area reflecting a price level of \$15.65 per square foot. This parcel has CP, corporate park, land zoning with full available utilities and was purchased for future medical office use. The site has a pre-approved site plan supporting a 12,000 square foot office building with entitlements in place at time of sale. This indicates a price level \$57.92 per square foot of planned building area.



## Land Sale No. 8



## Land Sale No. 8 (Cont.)



### **Property Identification**

|                            |   |
|----------------------------|---|
| <b>Record ID</b>           | 1112  |
| <b>Property Type</b>       | Commercial, Self Storage  |
| <b>Property Name</b>       | StorQuest Storage Lot   |
| <b>Address</b>             | 2350 SW Archer Road, Gainesville, Alachua County,<br>Gainesville, Florida 32608 |
| <b>Location</b>            | North side of Archer Road just west of Shands/VA Hospitals                      |
| <b>Tax ID</b>              | 06765-000-000   |
| <b>Latitude, Longitude</b> | W29.634557, N-82.356975   |
| <b>Market Type</b>         | Retail Lot  |

### **Sale Data**

|                           |  |
|---------------------------|--|
| <b>Grantor</b>            | Suburban Propane, L.P.                                 |
| <b>Grantee</b>            | SQ Gainesville Archer SP, LLC                          |
| <b>Sale Date</b>          | April 10, 2018   |
| <b>Deed Book/Page</b>     | 4590-1178  |
| <b>Property Rights</b>    | Fee Simple   |
| <b>Marketing Time</b>     | 12 Months  |
| <b>Conditions of Sale</b> | Arms length  |
| <b>Financing</b>          | Campus USA Credit Union financing for new construction |



### **Land Sale No. 8 (Cont.)**

**Sale History** No sales within 3 years  
**Verification** Doug Wilcox, Buyers agent; 352-371-1417, September 20, 2018; Other sources: Public records and Appraisal, Confirmed by Bill Emerson

**Sale Price** \$1,200,000  
**Cash Equivalent** \$1,200,000  
**Upward Adjustment** \$20,000 Building demolition  
**Adjusted Price** \$1,220,000

#### **Land Data**

**Zoning** W, Warehousing/ Commercial LU, Commercial  
**Topography** Level  
**Utilities** City W,S and Elec.

#### **Land Size Information**

**Gross Land Size** 2.017 Acres or 87,870 SF  
**Planned Units** 880  
**Front Footage** 205 ft Archer Road;  
**Actual/Planned Building SF** 112,920

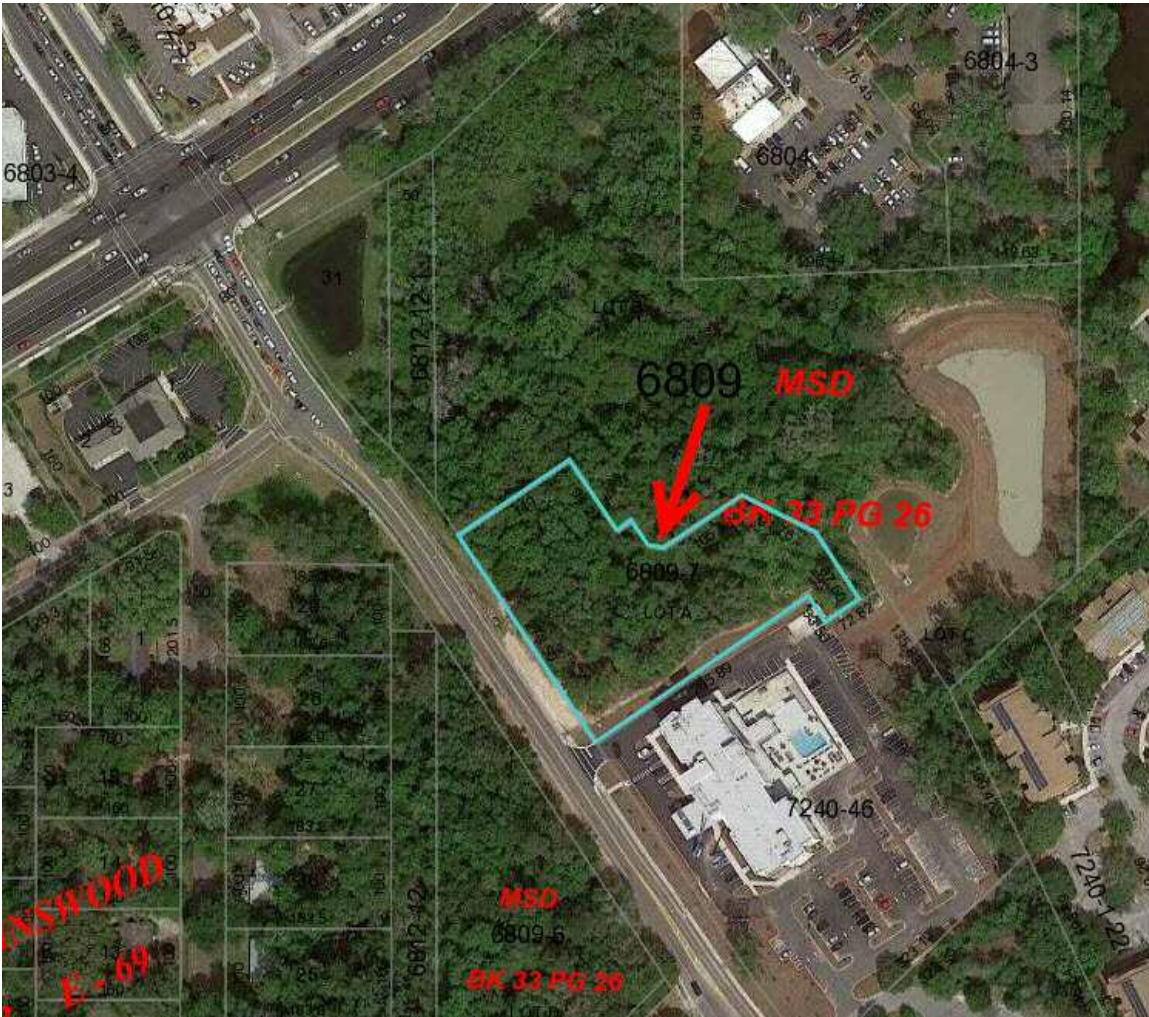
#### **Indicators**

**Sale Price/Gross Acre** \$604,793 Adjusted  
**Sale Price/Gross SF** \$13.88 Adjusted  
**Sale Price/Planned Unit** \$1,386 Adjusted  
**Sale Price/Planned Bldg. SF** \$10.80 Adjusted

#### **Remarks**

This property is the Storquest Self Storage Lot, which is a commercial lot located along Archer Road several blocks west of the Shands Hospital complex in Southwest Gainesville. The site contains about 2.02 acres and was improved with a small retail building at the time of sale. This property was purchased for the proposed construction of a four story self storage facility. The rear 100 feet of the lot is encumbered with a power line easement and this area will be used for water retention as part of the proposed construction of the self storage property. The lot has the "W" (Warehousing use) zoning and a commercial future land use, which permits a wide range of commercial uses for the lot. The property was purchased for \$1,200,000 in April 2018 and was adjusted upward \$20,000 for the cost to demolish the existing building, indicating a purchase price of \$1,220,000 or \$13.88 per square foot of site area. This was an arms length transaction and the property was listed for sale for about a year at \$1,650,000.

## Land Sale No. 9



### Property Identification

|                            |  |
|----------------------------|--|
| <b>Record ID</b>           | 1142   |
| <b>Property Type</b>       | Commercial, Branch Bank  |
| <b>Property Name</b>       | Drummond Bank Parcel   |
| <b>Address</b>             | 3833 SW 37th Boulevard, Gainesville, Alachua County, Florida 32608 |
| <b>Location</b>            | Archer Road - I/75 Commercial District                             |
| <b>Tax ID</b>              | 06809-007-000  |
| <b>Latitude, Longitude</b> | W29.619346, N-82.378819  |
| <b>Market Type</b>         | Mixed Use Commercial   |

### Sale Data

|                       |                              |
|-----------------------|------------------------------|
| <b>Grantor</b>        | James D. Henderson, II et al |
| <b>Grantee</b>        | Drummond Community Bank      |
| <b>Sale Date</b>      | January 22, 2018             |
| <b>Deed Book/Page</b> | 4577-1088                    |

### **Land Sale No. 9 (Cont.)**

|                           |   |
|---------------------------|---|
| <b>Property Rights</b>    | Fee Simple  |
| <b>Marketing Time</b>     | 12 months+-   |
| <b>Conditions of Sale</b> | Typical   |
| <b>Verification</b>       | Dink Henderson; January 18, 2017; Other sources: Public records, Confirmed by Don Emerson |

|                        |             |
|------------------------|-------------|
| <b>Sale Price</b>      | \$1,148,800 |
| <b>Cash Equivalent</b> | \$1,148,800 |
| <b>Adjusted Price</b>  | \$1,148,800 |

#### **Land Data**

|                   |                                     |
|-------------------|-------------------------------------|
| <b>Zoning</b>     | MU-1 commercial, MU-1 Mixed Use Low |
| <b>Topography</b> | Sloping, wooded                     |
| <b>Utilities</b>  | Water, sewer & elec.                |
| <b>Shape</b>      | Irregular                           |

#### **Land Size Information**

|                        |                          |
|------------------------|--------------------------|
| <b>Gross Land Size</b> | 1.510 Acres or 65,776 SF |
| <b>Front Footage</b>   | 274 ft SW 37th Blvd;     |

#### **Indicators**

|                              |  |
|------------------------------|--|
| <b>Sale Price/Gross Acre</b> | \$760,795 Actual or \$760,795 Adjusted |
| <b>Sale Price/Gross SF</b>   | \$17.47 Actual or \$17.47 Adjusted     |

#### **Remarks**

This property is the Drummond bank lot located about one block South of Archer road along the East side of SW. 37th Boulevard. This location is in the Southwest quadrant of the I-75 Archer Rd. interstate change in Southwest Gainesville. This area is a regional oriented commercial activity center that supports numerous large big-box retail outlets, together with neighborhood oriented commercial outlets. The site is situated along the East side of NW. 37th Blvd. with about 274 feet of frontage along the roadway and is located just North and adjacent to the adjoining Fairfield Inn hotel. The parcel shares some site infrastructure and backbone utilities that were installed with the hotel and has good direct frontage along 37th Blvd. The site slopes from the road frontage downward to the Northeast corner and has minor wetland areas. The property sold for \$1,148,800 or about \$17.47 per square foot of site area. The property will be improved with a new Drummond branch bank immediately after purchase.

## Land Sale No. 10





## Land Sale No. 10 (Cont.)



### **Property Identification**

|                            |  |
|----------------------------|--|
| <b>Record ID</b>           | 1025   |
| <b>Property Type</b>       | Commercial, Commercial   |
| <b>Property Name</b>       | Boos Commercial Lot  |
| <b>Address</b>             | 4322 NW 53rd Avenue, Gainesville, Alachua County, Florida<br>32653 |
| <b>Location</b>            | Hunters Crossing Area - Millhopper Road                            |
| <b>Tax ID</b>              | 06023-001-000  |
| <b>Latitude, Longitude</b> | W29.703474, N-82.389226  |
| <b>User 1</b>              | Sec: 15-09-19  |

### **Sale Data**

|                           |                                 |
|---------------------------|---------------------------------|
| <b>Grantor</b>            | Jeff Montgomery Associates, LLC |
| <b>Grantee</b>            | Boos-43rd Gainesville, LLC      |
| <b>Sale Date</b>          | September 28, 2016              |
| <b>Deed Book/Page</b>     | 4466-505                        |
| <b>Property Rights</b>    | Fee Simple                      |
| <b>Marketing Time</b>     | 1 month                         |
| <b>Conditions of Sale</b> | Typical                         |
| <b>Financing</b>          | Typical conventional            |



### **Land Sale No. 10 (Cont.)**

**Verification** Dan Drotos, sales agent; 352-3716100, August 03, 2017; Other sources: Public records, Confirmed by Don Emerson

**Sale Price** \$2,000,000

**Cash Equivalent** \$2,000,000

#### **Land Data**

**Zoning** MU1 mixed use commercial, Mixed Use

**Topography** Level, some trees, well drained

**Utilities** Water, sewer & electric

**Shape** Triangular

**User 5** Public paved road

**User 6** Former city building

**User 7** Commercial development

#### **Land Size Information**

**Gross Land Size** 2.690 Acres or 117,176 SF

**Front Footage** 985 ft Total Frontage: 324 ft NW 53rd Ave; 661 ft NW 43rd Street;

**Actual/Planned Building SF** 32,232

#### **Indicators**

**Sale Price/Gross Acre** \$743,494

**Sale Price/Gross SF** \$17.07

**Sale Price/Front Foot** \$2,030

**Sale Price/Planned Bldg. SF** \$62.05

#### **Remarks**

This property is the Boos Lot located at 4322 Northwest 53rd Avenue at the northwest corner of 53rd Avenue and Millhopper Road (Northwest 43rd Street). This is an irregular triangular shaped parcel of land containing about 2.69 acres that was improved with an old City of Gainesville utility office building that was demolished immediately after purchase. The site is mostly level in elevation, had all central water, sewer and electric utilities, and was purchased for future commercial use and was eventually improved with a multi-tenant retail facility. The uses included an emergency medical clinic, bank and starbucks coffee shop totally about 32,232 square feet of building area. The site has about 324 feet of frontage along Northwest 53rd Avenue and about 661 feet of frontage along Northwest 43rd Street and is zoned "MU-1" (Mixed Use Commercial) supporting a wide range of commercial and mixed use occupancy. The site was purchased for immediate commercial development and indicated a price level of \$17.07 per square foot of land area and \$62.05 per square foot of building area.

## Land Sale No. 11



## Land Sale No. 11 (Cont.)



### Property Identification

|               |   |
|---------------|---|
| Record ID     | 971   |
| Property Type | Commercial, Office Acreage  |
| Property Name | Beville Acreage   |
| Address       | 4411 NW 8th Avenue, Gainesville, Alachua County, Florida<br>32605 |
| Location      | NW 8th Avenue & NW 43rd Street                                    |
| Tax ID        | 05544-001-000   |
| User 1        | Sec: 03-10-19   |

### Sale Data

|                 |                      |
|-----------------|----------------------|
| Grantor         | Jack L Beville et al |
| Grantee         | Beville Holdings LLC |
| Sale Date       | March 10, 2016       |
| Deed Book/Page  | 4414-2139            |
| Property Rights | Fee Simple           |
| Marketing Time  | 12 months            |

### **Land Sale No. 11 (Cont.)**

|                           |   |
|---------------------------|---|
| <b>Conditions of Sale</b> | Typical   |
| <b>Verification</b>       | Dan Drotos, sales agent; 352-371-6100, September 22, 2016;<br>Other sources: Public records and appraisal, Confirmed by Don Emerson |

|                        |             |
|------------------------|-------------|
| <b>Sale Price</b>      | \$1,750,000 |
| <b>Cash Equivalent</b> | \$1,750,000 |
| <b>Adjusted Price</b>  | \$1,750,000 |

#### **Land Data**

|                   |                                    |
|-------------------|------------------------------------|
| <b>Zoning</b>     | CP, Corporate Park, Corporate Park |
| <b>Topography</b> | Sloping, wooded and wetlands       |
| <b>Utilities</b>  | Water, sewer & electric            |
| <b>Shape</b>      | Irregular                          |
| <b>Flood Info</b> | About 1.94 acres in wetlands       |

#### **Land Size Information**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Gross Land Size</b>            | 6.960 Acres or 303,178 SF          |
| <b>Useable Land Size</b>          | 5.020 Acres or 218,671 SF , 72.13% |
| <b>Wetlands Land Size</b>         | 1.940 Acres or 84,506 SF , 27.87%  |
| <b>Actual/Planned Building SF</b> | 46,794                             |

#### **Indicators**

|                                    |           |
|------------------------------------|-----------|
| <b>Sale Price/Gross Acre</b>       | \$251,436 |
| <b>Sale Price/Gross SF</b>         | \$5.77    |
| <b>Sale Price/Useable Acre</b>     | \$348,606 |
| <b>Sale Price/Useable SF</b>       | \$8.00    |
| <b>Sale Price/Planned Bldg. SF</b> | \$37.40   |

#### **Remarks**

This property is the Beville Acreage site located at 4411 Northwest 8th Avenue about midway between Southwest 34th Street and Interstate 75 in the Corporate Park commercial area. This is a relatively large parcel containing total land area of about 6.96 acres, but had about 1.94 acres of wetland area that made up about 28 percent of the site. Usable land area was about 5.02 acres and, according to the buyer, the sales price was based upon usable land area reflecting a price level of about \$8 per square foot. All city utilities are available and land zoning supports corporate office, medical office and limited commercial uses. This is an irregular shaped parcel with frontage along Northwest 8th Avenue and Northwest 43rd Street and "wraps around" the Vision office building at the corner. The property was purchased for future commercial development supporting multiple buildings on the site for office and/or financial office use. The site is being designed for a total of about 46,794 square feet of office area indicating a price level of about \$37.40 per square foot of building area.



- (b) *Major amendments.* A major amendment to an existing special use permit is any change that is not deemed to be a minor amendment in accordance with subsection (a) above. A major amendment to an existing special use permit shall be reviewed in public hearings of the planning commission and the board of county commissioners in the same manner as a new application with notice as provided in this chapter.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 402.126.5. - Voluntary termination.

A property owner or the board of county commissioners may initiate the following process to terminate a special use permit. Noncompliance with the conditions of a special use permit or other provisions of this ULDC shall be governed by Article II, Penalties and Remedies, of Chapter 409.

- (a) *Initiated by property owner.* Where a property owner requests that the board of county commissioners terminate a special use permit that applies to their property the request shall be submitted in writing to the department of growth management and shall be accompanied by a fee sufficient to cover the cost of advertising, as required herein. The department shall schedule the item for a public hearing by the board of county commissioners and provide mailed notification in accordance with section 402.14 of this ULDC. The department shall provide published notice in accordance with section 402.15 of this ULDC. The board of county commissioners may either approve or deny the request for termination.
- (d) *Initiated by county.* Where the board of county commissioners chooses to request a termination of a special use permit, the department of growth management shall be responsible for processing the request. The department shall provide mailed notification of the request to the property owner by certified mail. The property owner must submit written consent to the department. If the property owner provides consent for terminating the special use permit, the department shall schedule the item for a public hearing by the board of county commissioners and provide mailed notification in accordance with section 402.14 of this ULDC. The department shall provide published notice in accordance with section 402.15 of this ULDC and schedule the item for public hearing. The board of county commissioners may either approve or deny the request for termination.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 402.127. - Administrative time extensions.

The director may grant a one time extension, for a maximum of 90 days, if a complete and sufficient application, in accordance with Article III, Preliminary Procedures for all Applications, of this chapter, has been submitted a minimum of 60 days prior to the expiration of the time limit.

(Ord. No. 05-10, § 2, 12-8-05)

ARTICLE XIX. - TRADITIONAL NEIGHBORHOOD AND TRANSIT ORIENTED DEVELOPMENT APPLICATIONS

Sec. 402.128. - Applicability.

*Development.* The requirements of this Article shall apply to all development applications for approval of Traditional Neighborhood Development [TND] or Transit Oriented Development [TOD], as established in the comprehensive plan and this ULDC.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 10-16, § 2(Exh. A), 8-10-10)



Sec. 402.129. - Reserved.

**Editor's note**— Ord. No. 10-16, § 2(Exh. A), adopted Aug. 10, 2010, repealed former § 402.129 in its entirety which pertained to types of development applications and derived from Ord. No. 05-10, § 2, adopted Dec. 8, 2005.

Sec. 402.130. - Development review of TND and TOD applications.

- (a) *Pre-application conference.* Prior to the submittal of an application for a TND or TOD, the applicant shall request a pre-application conference with the department.
- (b) *Procedures for review.* An application for approval of a TND or a TOD shall be reviewed as a development plan as set forth in Article x. The reviewing body may approve a preliminary development plan with a phasing schedule for TNDs or TODs allowing for implementation over a time period up to 10 years. TODs may establish a longer phasing schedule as agreed upon between the County and the Developer as part of a binding development agreement.
- (c) *Preliminary development plan.* An application for preliminary development plan review for a TND or TOD shall be submitted in accordance with Chapter 402, Article 10, Development Plan Review, of this chapter. As part of the preliminary development plan submittal, a Master plan shall be submitted for the entire development that includes the following:
  - (1) Conceptual location of the village center, transit supportive area and residential areas;
  - (2) Detailed phasing schedule, including timing and location of proposed development and infrastructure, in accordance with (d) below;
  - (3) Conceptual block pattern for the development, including locations for future connections to adjacent properties;
  - (4) Location of multi-use paths with interconnections to adjacent paths;
  - (5) Conceptual street types and typical section details for all roadways within the TND/TOD as they relate to Table 407.68.4 of this ULDC, and;
  - (6) The maintenance entity for all proposed roads within the TND/TOD shall be identified.
- (d) *Phasing.*
  - (1) TNDs and TODs with:
    - a. Less than 250 dwelling units or 150,000 square feet of non-residential use may be approved with one phase.
    - b. Between 250 and 500 dwelling units or 150,000 and 300,000 square feet of non-residential use shall be approved with two phases.
    - c. Between 501 and 3,000 dwelling units or 300,001 and 1,500,000 square feet of non-residential uses shall be approved with three phases.
    - d. Projects with greater than 3,000 dwelling units or 1,500,000 square feet of non-residential use shall be approved with four phases.
  - (2) Each TND or TOD, approved with multiple phases, shall provide for phasing of development in phases that include no less than 20% and no more than 60% of the total residential and non-residential uses proposed for the entire development. The percentage of residential and non-residential shall be the same within each phase.
  - (3) Each phase of a TND or TOD shall include a mix of residential and non-residential uses proportional to the total amount of residential and non-residential uses in the whole development.

- (4) Within each phase of development, final development plans may be approved for portions of a phase. For the first phase of development, the difference between dwelling units and nonresidential square footage may not be greater than 75% of the approved development within the phase. For single phase developments and the additional phases of multi-phased developments, the difference between dwelling units and non-residential square footage may not be greater than 50% of the approved development within the phase. The percentages shall be based on final development plan approval within each phase. (For example, a development with 100 dwelling units and 10,000 square feet of non-residential uses in phase 1 may only receive final development plan approval for all 100 dwelling units once final development plans have been approved for at least 2,500 square feet of non-residential uses.)
- (5) For multi-phase developments, the difference between dwelling units and non-residential square footage for the total approved development may not be greater than the following percentages in order to receive development plan approval in a subsequent phase:
  - a. 30 percent to proceed to Phase 2.
  - b. 15 percent to proceed to Phase 3.
  - c. 5 percent to proceed to Phase 4.
- (e) *Developer agreement.* Prior to approval of any final development plan, the developer shall enter into a developer's agreement with Alachua County to provide for any required transportation funding. If no funding is required, no developer's agreement will be required.
- (f) *Minor changes to preliminary development plans.* Where the preliminary development plan for a TND or TOD has been approved by the board of county commissioners, the development review committee may approve the following minor changes.
  - (1) Reductions in number of units up to five percent provided the minimum density required by the comprehensive plan is still being met.
  - (2) Reductions in the amount of non-residential square footage up to five percent provided the requirements of the comprehensive plan are still being met.
  - (3) Slight changes in alignment, location, direction or length of an interior street as a result of site engineering.
  - (4) Slight shifts in phase lines that do not affect the amount of development allowed within a phase.
  - (5) An increase in the number of exterior access points or the relocation of exterior access points where it can be shown that such a change furthers the intent of the comprehensive plan to provide for interconnectivity between developments.
- (g) *Final development plan.*
  - (1) Final development plans shall be submitted for each phase or unit of development consistent with the timeframes established in the phasing schedule.
  - (2) Each final development plan shall demonstrate consistency with the approved preliminary development plan and shall include sufficient infrastructure to be consistent with applicable elements of the ULDC.
- (h) *Public notice.* Public notice of the review of development applications submitted in accordance with this section shall comply with the requirements of Article IV, Notice of Hearings, of this chapter.
- (i) *Neighborhood workshops.* Prior to the submittal of a TND or TOD for preliminary development plan review, an applicant shall hold an advertised neighborhood workshop in accordance with Article V, Neighborhood Workshops, of this chapter.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 10-16, § 2(Exh. A), 8-10-10; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 13-14, § 2(Exh. A), 8-27-13)

## ARTICLE XX. - SECTOR PLANS

### Sec. 402.131. - Applicability.

This article shall apply to all applications for sector plans as defined in F.S. § 163.3245, Sector Plans, as provided for in F.S. § 163.3245, are intended for substantial areas of at least 15,000 acres of one or more local government jurisdictions and are to emphasize urban form and protection of regionally significant resources and public facilities. Sector plans are also intended to promote and encourage long-term planning for conservation, development and agriculture on a landscape scale and to further the purposes of F.S. chapter 163, part II and F.S. chapter 380, part I. This article is intended to implement the sector plan within the context of the Alachua County Unified Land Development Code. The statute contains additional details that are relevant to the sector plan process and all sector plans shall be consistent with Florida Statutes and this article.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

### Sec. 402.132. - Sector plan.

#### (a) *Scoping meeting.*

- (1) Prior to preparation of a sector plan, an applicant shall notify the county of their intent to prepare a sector plan. The applicant shall provide the county a map showing the location of the area intended to be subject to the sector plan.
- (2) The county shall request that the North Central Florida Regional Planning Council (NCFRPC) schedule, notice and conduct a Scoping Meeting pursuant to F.S. § 163.3245(2) to assist the state land planning agency, the County and the potential applicant in identification of relevant planning issues to be addressed and the data and resources available to assist in the preparation of the sector plan.
- (3) Pursuant to F.S. § 163.3245(2), the NCFRPC will make written recommendations to the state land planning agency and any local governments with jurisdiction on the issues requested by the local governments. Once the county has received written recommendations from the NCFRPC the county shall provide the written recommendations to the potential applicant.

#### (b) *Joint planning agreement.* Where the planning area of a proposed sector plan is within the jurisdiction of Alachua County and one or more other local governments, the county may enter into a joint planning agreement with the other local governments pursuant to F.S. § 163.3171. Any interlocal agreement shall include information detailing the geographic area subject to the sector plan, the planning issues to be emphasized, procedures for intergovernmental coordination to address extrajurisdictional impacts, supporting application materials including data and analysis, procedures for public participation, or other issues relevant to the local governments.

#### (c) *Long-term master plan.*

- (1) An application for a sector plan shall require preparation of a long-term Master Plan (LTMP) for the entire planning area pursuant to F.S. § 163.3245(3)(a). The LTMP will be considered as a comprehensive plan amendment and shall be processed in accordance with F.S. § 163.3245(4) and Article VII, Comprehensive Plan Amendment, of this chapter.
- (2) In addition to the other requirements of F.S. chapter 163, part II, and Article VII of this chapter, an application for a long term master plan shall include maps, illustrations, and policies supported by data and analysis addressing the requirements of F.S. § 163.3245(3)(a). The application shall include an analysis of the issues and recommendations identified through the Scoping Meeting and consistency of the proposed LTMP with the adopted Alachua County Comprehensive Plan. The application shall identify proposed amendments to the adopted goals, objectives, policies, maps, or capital improvement plans that would be necessary for

internal consistency of the LTMP with the comprehensive plan, including data and analysis to support the proposed amendments.

- (3) Pursuant to F.S. § 163.3245(3)(a), a LTMP may be based upon a planning period longer than the generally applicable planning period of the comprehensive plan. The LTMP shall specify the projected population within the planning area during the chosen planning period. A phasing or staging schedule that allocates a portion of the county's future growth to the planning area through the planning period may be included.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 402.133. - Master development approval.

An applicant for a long-term master plan may apply for master development approval concurrently with or subsequent to the long-term master plan pursuant to F.S. § 163.3245(6). The master development approval may be approved, approved with modifications, or denied by the board of county commissioners by resolution at a public hearing. The fees for processing an application for master development approval shall be the hourly rate of those county staff members reviewing the application and shall include any costs for advertising.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 402.134. - Detailed specific area plan.

- (a) *Implementation.* All detailed specific area plans (DSAP) required to implement an approved Long-term Master Plan shall be processed as a planned development rezoning, as outlined in Article XIV, Rezoning, Planned Development District, of this chapter and section 403.17. An application for a DSAP shall include conditions and commitments that provide for the items identified in s. F.S. § 163.3245(3)(b). The application shall also include all applicable elements of Article II, Common Development Application Elements, of this chapter. An application for a DSAP may be submitted concurrently with an application for a long-term master plan.
- (b) *Minimum size.* A DSAP shall include a minimum of 1,000 acres unless the DSAP furthers the purposes of F.S. chapter 163 part II and F.S. chapter 380 Part I and is specifically provided for in the LTMP.
- (c) *Review.* A DSAP implemented by a planned development shall be reviewed for consistency with F.S. § 163.3245, the comprehensive plan, including the long-term master plan, and this ULDC.
- (d) *Time limitations and phasing.* Notwithstanding the provisions of Article XIV, Rezoning, Planned Development District, of this chapter and section 403.17, a DSAP and the planned development may include a phasing schedule for a planning period longer than the planning period of the comprehensive plan.
- (e) *Rendition of DSAP.* After adoption of a DSAP planned development the county shall render the DSAP planned development resolution to the state land planning agency, owners, and developer pursuant to F.S. § 163.3245(3)(e). The DSAP shall not be effective until 45 days after rendition.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 402.135. - Reserved.

**Editor's note**— Ord. No. 12-09, § 2(Exh. A), adopted Oct. 9, 2012 repealed former § 402.135 in its entirety which pertained to review of new development proposals by the board of county commissioners and derived from Ord. No. 05-10, § 2, adopted Dec. 8, 2005.

- (f) *Prohibited uses (blank cell)*. A blank cell in the use table indicates that a use is not permitted in the respective district.
- (g) *Not applicable (NA)*. A "NA" indicates that the permitted location of a use is not determined by zoning district but other factors, including future land use designation.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 404.07. - Standards for uses.

The "Standards" column on the use table contains cross-references to standards that are applicable to the limited or accessory use, or the use allowed by special exception or special use permit, which is listed in that row.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 404.08. - Similar uses.

A use not listed in the use table, but possessing similar characteristics, including but not limited to size, intensity, density, operating hours, demands for public facilities such as water and sewer, traffic and environmental impacts, and business practices, may be allowed upon approval by the director. Such uses will be determined based on the use category tables and definitions in chapter 410. Similar uses shall be subject to all requirements of the uses to which they are similar.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 404.08.5. - Development review required.

Development plan review may be required for any use authorized under this ULDC in accordance with Chapter 401 or as expressly required by the standards for a specific use as identified in this chapter. Where a use identifies a requirement for development plan approval, the reviewing body shall be determined by the threshold requirements specified in Chapter 401 unless review by the development review committee is expressly required.

(Ord. No. 08-06, § 2(Exh. A), 4-22-08; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

| Article II. Use Table |               |   |         |       |              |                  |         |         |                   |     |        |     |     |     |     |     |         |     |              |     |     |          |     |          |           |
|-----------------------|---------------|---|---------|-------|--------------|------------------|---------|---------|-------------------|-----|--------|-----|-----|-----|-----|-----|---------|-----|--------------|-----|-----|----------|-----|----------|-----------|
| Use Categories        | Specific Uses | A | A - R B | C - 1 | R E, R E - 1 | R 1 - a, R - 1 a | R - 1 b | R - 1 c | R - 2, R - 2 a, R | R M | R M -1 | R P | A P | H M | B P | B R | B R - 1 | B H | B A, B A - 1 | B W | M L | M S, M P | M B | TOD/ TND | Standards |



[illegible]











[illegible]







[illegible]











[illegible]



|   |  |     |     |  |  |  |  |  |  |  |  |  |   |  |     |   |   |   |     |   |   |   |   |  |                  |
|---|--|-----|-----|--|--|--|--|--|--|--|--|--|---|--|-----|---|---|---|-----|---|---|---|---|--|------------------|
|   | Fuel sales   | A   |     |  |  |  |  |  |  |  |  |  |   |  | S E | A | A | A | S E |   |   | A |   |  | section 404.80   |
| Outdoor Storage and Display                         | Outdoor storage  | A   |     |  |  |  |  |  |  |  |  |  | A |  |     |   | A | A | A   |   |   | A | A |  | section 404.81   |
|   | Outdoor display  | A   |     |  |  |  |  |  |  |  |  |  |   |  | A   | A | A | A | A   |   |   | A | A |  | section 404.82   |
|   | Remote Parking   |     |     |  |  |  |  |  |  |  |  |  |   |  |     |   | L | L | L   |   |   | L |   |  | \$404.82.3       |
| INDUSTRIAL USES                                     |  |     |     |  |  |  |  |  |  |  |  |  |   |  |     |   |   |   |     |   |   |   |   |  |                  |
| >Wholesaling, Warehousing, Storage and Distribution | Wholesaling, warehousing, storage and distribution, except as listed below | S E | S E |  |  |  |  |  |  |  |  |  |   |  |     |   |   |   | P   | P | P |   |   |  | section 404.82.1 |
|   | Building supply and lumber sales   |     |     |  |  |  |  |  |  |  |  |  |   |  |     |   |   | P | P   |   | P |   |   |  |                  |
|   | Manufactured and   |     |     |  |  |  |  |  |  |  |  |  |   |  |     |   |   |   |     |   | P |   |   |  |                  |





[illegible]



After conservation areas and associated buffers and other natural areas have been set aside as open space, any remaining required open space may then be fulfilled with the qualifying areas listed in this Section, based upon the type of development.

- (a) *Residential developments.* Within residential developments, the following areas shall be credited toward open space requirements:
  - (1) *Community green spaces.* Pervious open spaces designed as active or passive recreation areas intended primarily for recreational or pedestrian use, such as community fields, greens, and pervious areas of plazas or squares. Pedestrian amenities and other minor structures that enhance the open space may be permitted within these qualifying open space areas.
  - (2) *Pedestrian trails.* Paved or mulched pedestrian trails located within a qualifying open space may be counted towards the required open space area.
  - (3) *Stormwater management areas.* The county may consider stormwater management areas designed consistent with section 407.56 and section 407.57(a) as credit for open space as long as at least one half of the required open space is fulfilled by non-stormwater qualifying open areas.
- (b) *Non-residential developments.* Within non-residential developments, the following areas shall be credited toward open space requirements:
  - (1) *Community green spaces.* Pervious open spaces designed as active or passive recreation areas intended primarily for recreational or pedestrian use, such as community fields, greens, and pervious areas of plazas or squares. Pedestrian amenities and other minor structures that enhance the open space may be permitted within these qualifying open space areas.
  - (2) *Landscaped areas.* Landscaped areas with a minimum area of 500 square feet and a minimum width of 20 feet containing native species canopy and understory trees, shrubs, and groundcovers consistent with xeriscape principles.
  - (3) *Stormwater management areas.* All portions of stormwater management areas that are designed consistent with section 407.56 and section 407.57(a) may be considered as credit for the required open space.
- (c) *TNDs, TODs and mixed-use developments.* Within traditional neighborhood developments, transit oriented developments, mixed-use development in activity centers, and for redevelopment as defined in section 407.150, the areas listed in (1), below, shall be credited toward the 20-percent open space requirement. Open space areas shall meet the design requirements of (2), below.
  - (1) *Type of open space areas.*
    - a. *Civic spaces.* Open areas designed for active or passive recreation that are intended primarily for recreational or pedestrian use, such as community fields, greens, plazas or squares when designed in accordance with subsection 407.54(c)(2). Pedestrian amenities and other minor structures that enhance the open area may be permitted within these qualifying open space areas. The use of semi-pervious materials, such as pavers or porous pavement, is required for those portions of civic spaces requiring hardscaping (walkways, courtyards, etc.).
    - b. *Landscaped areas.* Landscaped areas containing native species canopy or understory trees, shrubs, or groundcovers consistent with xeriscape principles and that have a minimum area of 40 square feet and a minimum width of five feet. Landscaped areas may be depressed to accommodate stormwater runoff.
    - c. *Pedestrian trails.* Paved or mulched pedestrian trails up to five feet in width and located within a qualifying open space may be counted towards the required open

space area. The use of semi-pervious materials is encouraged within any open space area.

- d. *Stormwater management facilities.* All stormwater management facilities utilized to satisfy the 20-percent open space requirement shall be designed to meet the requirements of sections 407.56 and 407.57(a) of this chapter. Within the village center of any TND or TOD all stormwater management facilities shall be designed to meet the requirements of sections 407.56 and 407.57(a) and may be counted toward the required 20-percent open space.

(2) *Minimum design requirements.*

- a. The boundaries of civic spaces shall be clearly delineated during development plan review.
- b. A minimum of 20 percent of any civic space shall be planted.
- c. Civic spaces shall be designed to accommodate stormwater from impervious areas within their own boundaries.
- d. Hardscaping of civic spaces shall be accomplished by utilizing semi-pervious materials such as porous pavement, permeable pavers, gravel or wood.
- e. Civic spaces shall not contain parking or motor vehicle use areas.
- f. The use of Low Impact Development techniques is encouraged within civic spaces.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 15-06, § 2(Exh. A), 4-14-15; Ord. No. 2017-17, § 2(Exh. A), 10-10-17)

Sec. 407.55. - Designation of open space areas.

- (a) Prior to submitting a development plan or as part of the pre-application conference, when applicable, an applicant shall consult with staff to identify the most appropriate portion of the development site to be designated as open space.
- (b) In addition to the specific standards and priorities set forth in this article, the following goals shall guide the designation of open space:
  - (1) Primary open space areas shall be useable and connected to the extent consistent with the character and protection of the resource.
  - (2) Primary open spaces should be contiguous to greenways, trails, public parks, or other open spaces on adjoining parcels in order to promote the creation of larger open spaces with greater usability, resource protection, and connectivity.
  - (3) Open spaces should preserve existing natural features that perform stormwater management functions, such as wetlands, riparian vegetation, floodplains, and woodlands, to the greatest extent possible, and incorporate low impact development techniques to further minimize, convey, pretreat, treat, and reduce the volume of stormwater runoff generated by development.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 407.56. - Requirements for stormwater management areas used as open space.

Stormwater management systems shall be designed in accordance with Article IX of this chapter and must complement and be integrated with other required open space areas. In addition to the design requirements of Article IX for stormwater management areas, the following criteria shall apply to be consistent as credit toward the open space requirement.



- (a) All stormwater management areas shall also include the following design features:
  - (1) An initial tier, or forebay, shall be designed to capture the majority of the sediments.
  - (2) A 12-foot-wide maintained pedestrian path shall be provided around the perimeter of the basin and be connected to pedestrian paths in other qualifying open spaces.
  - (3) Stormwater facilities designed as open space shall be managed to maintain no more than five percent cover of invasive nonnative plants.
- (b) In addition to (a), wet retention/detention basins shall fulfill the following requirements:
  - (1) Variations in elevations within the treatment volume of the basin. Baffles, islands, berms, channels or other similar measures shall be incorporated to maximize the contact of the stormwater with the surface of the basin. See the Open Space Stormwater Manual for details.
  - (2) Within the basin, tree islands or other areas above the normal pool elevation shall be planted with an average of 35 trees per acre. Spacing of trees may be closer when trees are planted in groups or clusters. Trees can be from any size category and shall not be placed in the forebay area or within 25 feet of any drainage structure.
  - (3) A littoral zone shall be designed according to applicable WMD requirements regardless of residence time.
- (c) In addition to (a), dry retention/detention basins over shall fulfill the following requirements:
  - (1) Within the basin, a variety of native trees shall be provided at an average of 50 trees per acre. Spacing of trees may be closer when trees are planted in groups or clusters. Trees can be from any size category and shall not be placed in the forebay area or within 25' of a control structure. Certified apparently weed free sod shall be used.
  - (2) No clearing, mowing or removal of native, non-invasive vegetation shall take place interior to the pedestrian path, except as required to meet the parameters set forth in the stormwater permit or to maintain inlet and outfall structures. As an alternative, a designed landscape plan may be approved by the Development Review Committee that would provide greater or equal biological diversity and enhanced stormwater treatment.
  - (3) Certain recreational uses may be incorporated in basins for projects that meet LEED or green building certification (silver rating or higher) requirements (The applicant will need to be able to demonstrate this by final site plan approval).
- (d) Stormwater management areas in projects that incorporate Low Impact Development (LID) may receive credit for open space without needing to meet the design criteria outlined in (b) and (c) above. To qualify, a project must demonstrate that the first inch of runoff from the drainage area will provide water quality treatment with a combination of two or more LID techniques. These techniques could include, but not limited to, bioretention (rain gardens), green roofs, cisterns, soil amendments for planting areas, shared driveways, and similar innovative design features.
- (e) Pervious LID areas, such as green roofs, rain gardens or other areas larger than 500 sq. ft. may be able to receive credit toward open space.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

#### Sec. 407.57. - Access to open space.

- (a) Required open space shall be accessible from the development, with the exception of family homestead subdivisions as described in subsection (d) of this section. Access to the open space areas shall be provided in the form of pedestrian paths that connect the open space to the

transportation network, the mowed path around stormwater facilities, and open spaces on adjacent developments. These pedestrian paths shall be shown clearly on the development plan, maintained, and marked formally at entrances with explanatory signs describing their function and purpose. When agricultural activities comprise part or all of the open space within a rural/agriculture clustered subdivision, accessibility to these areas is not required.

- (b) For purposes of this section, the following factors shall be considered in determining whether the open space is useable and accessible:
  - (1) Areas useable for passive recreation such as walking, picnicking, wildlife viewing and similar activities shall be considered accessible for purposes of this requirement;
  - (2) Wet and natural areas that are not directly or easily accessible may be considered to meet the requirements of this section if they can be viewed easily from adjacent land areas that are also part of the stormwater or open space system;
  - (3) A periodic lack of public access due to significant rainfall shall not disqualify such areas from counting toward the required open space percentage.
- (c) Basins that require fencing, as defined in section 407.92(c), shall not be counted toward the required open space for a development. For basins that do not require fencing, decorative fencing may be added as an aesthetic feature, provided that it does not preclude access to the open space.
- (d) Required open space within family homestead subdivisions approved in accordance with section 407.75 may be located on individual lots, subject to approval by the development review committee. All other requirements of this article, including but not limited to standards for location, siting, protection and maintenance of open space areas shall still apply.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 07-07, § 2(Exh. A), 4-27-07)

Sec. 407.58. - Protection and maintenance of open space areas.

- (a) All open space areas shall be maintained and remain undeveloped.
- (b) All open space areas shall be defined in detail on the development plan and delineated on plats. It shall be a condition of all development approval that such open spaces shall remain as shown on the development plan or plat, shall remain useable and accessible as required by this article, and shall be maintained accordingly. Any failure to abide by this condition shall be deemed a violation of the development plan or plat.
- (c) All conservation areas including those that contribute towards the required open space shall be identified and protected in accordance with chapter 406 of this ULDC.
- (d) Where deemed necessary to ensure the protection or accessibility of the required open space, the approval of the development may be conditioned on the open space being protected by easements, restrictive covenants, or other legally enforceable instruments that run with the land. All such restrictions shall be recorded in the public records of Alachua County.
- (e) A responsible entity, which may include the owner, a property owner's association, the county, another public agency or a non-profit organization, shall be designated to be responsible for maintaining the open space in a manner that is consistent with all applicable county requirements and the purpose for which it was created.
- (f) Any conditions necessary for stormwater facilities to meet open space requirements shall be incorporated into the stormwater maintenance plan. The responsible entity is required to inform the acting maintenance contractors of these conditions.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 407.59. - Alternative compliance.

- (a) The provisions of this article shall be liberally construed to effectively carry out the purpose and the intent of the comprehensive plan and of this article in the interest of the health, safety and welfare of the residents of the county.
- (b) An applicant may submit an open space plan which varies from the strict application of the requirements of this article in order to accommodate unique site features or characteristics, to provide specialized open space amenities, or to take advantage of innovative design. In no event, however, shall there be variation from the requirement to provide a minimum of 20 percent of the development site as open space area.
- (c) An alternative compliance open space plan may be approved only upon a finding that it fulfills the purpose and intent of the comprehensive plan and of this article as well as or more effectively than would adherence to the strict requirements.
- (d) In evaluating proposed alternative compliance plans for open space areas, considerations shall be given to proposals which preserve native vegetation, incorporate low impact development techniques, and use xeriscape and other low water use landscape design principles and where the design ensures preservation of the maximum existing vegetation on the site.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

ARTICLE VI. - PERFORMANCE STANDARDS

Sec. 407.60. - Nonresidential performance standards.

These performance standards shall apply to all nonresidential uses:

- (a) *Fumes, vapors and gases.* There shall be no emission of any fumes, vapors or gases of a noxious, toxic or corrosive nature which can cause damage or irritation to health, animals, vegetation or to any form of property or which results in the violation of any applicable federal, state or local requirements or creates a public nuisance.
- (b) *Waste discharge.* There shall be no discharge of any wastes into any private sewage disposal system, surface water body, stormwater management system or into the ground of a kind or nature which can contaminate any water supply or otherwise cause the emission of dangerous elements or conditions or results in the violation of any applicable federal, state or local requirements or creates a public nuisance. There shall be no accumulation of uncontained solid wastes conducive to the breeding of rodents or insects.
- (c) *Heat, cold, dampness or movement of air.* Activities which shall produce any adverse effect on the temperature, motion or humidity of the atmosphere beyond the lot line shall not be permitted.
- (d) *Odor.* There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive or obnoxious or which results in the violation of any applicable federal, state or local requirements or creates a public nuisance beyond the property line on which the principal use is located. Any process, including the preparation of food, which may involve the creation and emission of any such odors shall be provided with both a primary and a secondary safeguard system so that odor control may be maintained in the event of failure of the primary safeguard system.
- (e) *Glare.* There shall be no direct glare visible from any residential district caused by unshielded floodlights or other sources of high intensity lighting.
- (f) *Noise.* Noise from any activity or from any permissible use of property shall not exceed the standards set forth in section 110.04 of the Alachua County Code.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 407.61. - Industrial performance standards.

- (a) All uses in industrial districts shall comply with the standards set forth in this subsection regulating the emission or existence of dangerous, detrimental and objectionable elements, unless allowed through an approved special use permit.
- (b) Measurement at the point of emission shall be determined for the following items:
  - (1) *Radioactive elements.* There shall be no radiation emitted from radioactive materials or by-products exceeding a dangerous level of radioactive emission at any point. Radiation limitations shall not exceed quantities established as safe by the United States Bureau of Standards.
  - (2) *Electromagnetic interference.*
    - a. For the purpose of these regulations, electromagnetic interference shall be defined as disturbances of an electromagnetic nature which are generated by the use of electrical equipment, other than planned and intentional sources of electromagnetic energy, which would interfere with the proper operation of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure or any other use directly or indirectly associated with these purposes which does not comply with the current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation. Further, said operations, in compliance with the Federal Communications Commission regulations, shall be unlawful if such radiation causes an abnormal degradation of performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious re-radiation, conducted energy in power or telephone systems or harmonic content. The determination of "abnormal degradation of performance" and of "quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers and the Radio Manufacturers' Association. In case of any conflict between the latest standards and principles of the above groups, the following precedence of interpretation of the standards and principles shall apply:
      - i. American Institute of Electrical Engineers;
      - ii. Institute of Radio Engineers; and
      - iii. Radio Manufacturers' Association.
    - b. It shall be unlawful for any person to operate or maintain any planned or intentional source of electromagnetic energy, the radiated power from which exceeds 1,000 watts.
  - (3) *Smoke, dust and dirt.*
    - a. There shall be no emission of visible smoke, dust, dirt, fly ash or any particulate matter from any pipes, vents or other openings or from any other source, into the air. which can cause damage or irritation to health, animals, vegetation or to any form of property or which results in the violation of any applicable federal, state or local requirements or creates a public nuisance.
    - b. There shall be no discharge at any point of liquid or solid wastes into any public sewage disposal system that would overload such system or create detrimental effects in the flow and treatment of public sewage. There shall be no discharge of any industrial wastes into any private sewage disposal system, surface water body, stormwater management system or into the ground which can contaminate any water supply or otherwise cause the emission of dangerous elements or conditions or which results in the violation of any

applicable federal, state or local requirements or creates a public nuisance. There shall be no accumulation of uncontained solid wastes conducive to the breeding of rodents or insects.

- (c) Measurements of the emission at the property line on which the principal use is located shall be determined for the following items:
- (1) *Vibration.* There shall be no perceptible earth vibration. All stamping machines, punch presses, press brakes, hot forging, steam, board hammers or similar devices shall be placed on shock absorption mountings and on suitable reinforced concrete footings. No machine shall be loaded beyond the capacity as described by its manufacturer.
  - (2) *Heat, cold, dampness or movement of air.* Activities which shall produce any adverse effect on the temperature, motion or humidity of the atmosphere beyond the lot line shall not be permitted.
  - (3) *Noise.* The permitted level of noise or sound emission at the property line of the lot on which the principal use is located shall not exceed the values given in the following table in any octave band of frequency. The sound pressure level shall be measured with a sound level meter and an octave band analyzer that conforms to specifications published by the American Standards Association.

Table 407.61.1  
Maximum Sound Pressure In Decibels

| Cycles per Second | ML | MS/MP |
|-------------------|----|-------|
| Below 75          | 70 | 73    |
| 75—150            | 65 | 68    |
| 150—300           | 57 | 60    |
| 300—600           | 50 | 53    |
| 600—1,200         | 44 | 47    |
| 1,200—2,400       | 38 | 41    |
| 2,400—4,800       | 32 | 35    |
| 4,800—Over        | 30 | 33    |

*Note.*

1 decibel = 0.0002 dynes per square centimeter



- (4) *Odor.* There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the points of measurement. Any process which may involve the creation or emission of any such odors shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.
- (5) *Glare.* There shall be no direct or sky-reflected glare, whether from floodlights, high temperature processing, combustion, welding or otherwise so as to be visible at the specified points of measurement.
- (d) *Fire and explosion hazards.* All activities and all storage of inflammable and explosive materials at any point shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate firefighting and suppression equipment.

(Ord. No. 05-10, § 2, 12-8-05)

#### ARTICLE VII. - TRADITIONAL NEIGHBORHOOD AND TRANSIT ORIENTED DEVELOPMENTS<sup>[8]</sup>

##### Footnotes:

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**Editor's note—** Ord. No. 10-16, § 2(Exh. A), adopted Aug. 10, 2010, repealed former Art. VII, §§ 407.62—407.71, in it entirety which pertained to traditional neighborhood developments and village centers and derived from Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh.A), 7-20-06; Ord. No. 09-01, § 2(Exh. A), 2-24-09)

Sec. 407.62. - Purpose.

- (a) *Traditional neighborhood development.* The traditional neighborhood development (TND) is intended to provide flexibility in development, encourage a mix of residential housing types, and create the sense of community common in neighborhoods planned in accordance with traditional design principles and the policies of the comprehensive plan. Additionally, the design of TNDs allow for mixed-use centers integrated into new residential neighborhoods or combinations of new and existing residential neighborhoods.
- (b) *Transit oriented development.* The transit oriented development (TOD) is intended to provide for compact, mixed-use, pedestrian and bicycle friendly communities designed with the densities and intensities needed to support transit service, reduced per capita greenhouse gas emissions and enable an individual to live, work, play and shop in a community without the need to rely on a motor vehicle for mobility.

(Ord. No. 10-16, § 2(Exh. A), 8-10-10)



Sec. 407.63. - Development concepts.

- (a) *Central point.* Each TND or TOD shall have a defined central point. The central point should be located in a plaza, square, or open space, or be denoted by an architecturally significant feature. Measurements of the size of village centers and transit supportive areas shall be measured from the central point.
- (b) *Village center.* Each TND or TOD shall be designed to include a village center that contains the highest densities and intensities of use. The village center shall generally extend one-eighth mile from the central point and contain a mixture of uses. The village center should be designed to provide multiple destinations and to a scale that is comfortable for pedestrians and cyclists.
- (c) *Transit supportive area.* The transit supportive area shall generally extend one-fourth mile from the central point and include the village center. The transit supportive area shall provide a scaling of density and intensity from the village center to surrounding land uses.
- (d) *Common areas.* Each TND or TOD shall be designed to provide common areas in the form of plazas, squares, parks, or other open areas. Previous portions of common areas may be used to satisfy the requirements of Chapter 407 Article V, Open Space. Common areas shall be dispersed throughout the development and shall be designed to a scale appropriate for the surrounding development. The integration of low impact development techniques to manage stormwater runoff shall be encouraged within common areas areas.
- (e) *Transportation network.* The transportation network shall be designed to provide circulation for transit vehicles, automobiles, bicycles, and pedestrians. The transportation network shall provide for multiple points of ingress and egress from developments, provide for connection to adjacent developments, and allow for multiple route choices between locations.

(Ord. No. 10-16, § 2(Exh. A), 8-10-10; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

Sec. 407.64. - Traditional neighborhood development.

- (a) *Where permitted.* TNDs may be located on property with any zoning designation except A, C-1, RE, RM-1, MS, MP, ML, MB and C-TDR. The property must also have an urban residential land use

designation within the urban cluster or be located in an activity center in accordance with the comprehensive plan.

(b) *Uses allowed.* Allowable Uses shall be those listed in the use table in Article II of Chapter 404.

(c) Other General Standards

(1) TNDs shall require a minimum of 15 contiguous acres.

(2) Each TND shall be designed to accommodate a range of housing types, lots sizes and civic, office, and commercial uses.

(3) The TND is created to promote development with well-defined centers and edges, with public, civic, and commercial spaces as organizing elements around which other development is located.

(4) Multi-family residential and other high density residential uses shall be located in or near the village center or transit supportive area. Lower density residential uses shall be located along the perimeter of the development to provide a transition to surrounding development.

(5) TNDs shall be required to provide a compact, mixed-use village center that promotes pedestrian and bicycle circulation and provides multiple destinations.

(d) *Density and intensity.*

(1) Within a traditional neighborhood development, allowable residential densities shall be calculated as shown in Table 407.64.1.

Table 407.64.1

Traditional Neighborhood Development Residential Density Standards

|  |         | Residential (Dwelling Units per Acre) <sup>1</sup>   |
|--|---------|--|
| Village Center                                   | Minimum | Greater of 4 or minimum allowed by Future Land Use designation<br>- or -<br>8 within a non-residential Future Land Use designation |
|  | Maximum | Minimum +4 not on Rapid Transit Corridor<br>- or -<br>Minimum +8 on Rapid Transit Corridor   |
| Transit Supportive Area (outside Village Center) | Minimum | Greater of 4 or minimum allowed by Future Land Use designation<br>- or -<br>6 within a non-residential Future Land Use designation |
|  | Maximum | Minimum +4 not on Rapid Transit Corridor<br>- or -   |

|                                 |       |  |
|---------------------------------|-------|--|
|                                 |       | Minimum +6 on Rapid Transit Corridor   |
| Outside Transit Supportive Area | Range | Consistent with Future Land Use<br>- or -<br>6—10 within a non-residential Future Land Use designation |

<sup>1</sup> Up to twenty-five percent (25%) of the minimum required residential units may be met with rooms in a hotel.

2. Within traditional neighborhood developments, allowable non-residential intensities shall be calculated as listed below:
  - a. Each TND shall include a base amount of at least 10,000 square feet non-residential development.
  - b. In addition to the base amount, each TND shall also include a minimum of 50 square feet and a maximum of 200 square feet per dwelling unit.
  - c. For TNDs within an urban service area, a maximum of 250 square feet per dwelling unit.
  - d. Each TND may optionally include up to an additional 10,000 square feet of non-residential development for achieving the maximum allowable density of the Future Land Use designation of the property.
  - e. Each TND may optionally include up to an additional 10,000 square feet of non-residential development per dwelling unit above 4 dwelling units per acre.
  - f. Each TND may optionally include up to an additional 25,000 square if located contiguous to a Rapid Transit or Express Transit Corridor.
  - g. Existing non-residential square footage may be included within or in addition to the above requirements. Civic uses (such as places of worship, libraries, schools, etc.) and live-work studios within the Transit Supportive Area that are functionally integrated into surrounding development and allow for shared parking during hours of non-use may be excluded from the calculation of non-residential uses.
  - h. A minimum of 25 percent and maximum of 75 percent of non-residential uses shall be retail-commercial uses.

The number of rooms in a hotel may be used in calculating allowable non-residential square footage.

(Ord. No. 10-16, § 2(Exh. A), 8-10-10; Ord. No. 2013-09, § 1(Exh. A), 7-9-13)

Sec. 407.65. - Transit oriented developments.

- (a) *Where permitted.* TODs may be located on property with any zoning designation except A, C-1, RE, RM-1, MS, MP, ML, MB. The property must also have an urban residential land use designation within the urban cluster or be located in an activity center in accordance with the comprehensive plan.
- (b) *Uses allowed.* Allowable uses shall be those listed in the use table in Article II of Chapter 404.



## Parcel Summary

|                          |   |
|--------------------------|---|
| Parcel ID                | 04321-031-000   |
| Prop ID                  | 20128   |
| Location Address         | 12130 W NEWBERRY RD<br>GAINESVILLE, FL 32606  |
| Neighborhood/Area        | RURAL ACREAGE (154200.00)   |
| Subdivision              |   |
| Brief Legal Description* | S 1320 FT OF W 660 FT SW1/4 N OF SR 26 (LESS R/W PER OR 1913/0207) OR 4543/1621<br>(Note: *The Description above is not to be used on legal documents.) |
| Property Use Code        | SINGLE FAMILY (00100)   |
| Sec/Twp/Rng              | 36-09-18  |
| Tax District             | SUWANNEE (District 0500)  |
| Millage Rate             | 20.2241   |
| Acreage                  | 20.000  |
| Homestead                | N   |

[View Map](#)

## Owner Information

122ND AND NEWBERRY LLC  
502 NW 16TH AVE  
GAINESVILLE, FL 32601

## Valuation

|                                    | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values | 2018 Certified Values | 2017 Certified Values |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Improvement Value                  | \$2,000               | \$285,146             | \$243,143             | \$252,900             | \$236,200             |
| Land Value                         | \$2,000,000           | \$2,000,000           | \$2,000,000           | \$2,000,000           | \$2,000,000           |
| Land Agricultural Value            | \$0                   | \$0                   | \$0                   | \$0                   | \$0                   |
| Agricultural (Market) Value        | \$0                   | \$0                   | \$0                   | \$0                   | \$0                   |
| Just (Market) Value                | \$2,002,000           | \$2,285,146           | \$2,243,143           | \$2,252,900           | \$2,236,200           |
| Assessed Value                     | \$2,002,000           | \$2,285,146           | \$2,243,143           | \$2,252,900           | \$589,600             |
| Exempt Value                       | \$0                   | \$0                   | \$0                   | \$0                   | \$0                   |
| Taxable Value                      | \$2,002,000           | \$2,285,146           | \$2,243,143           | \$2,252,900           | \$589,600             |
| Maximum Save Our Homes Portability | \$0                   | \$0                   | \$0                   | \$0                   | \$1,646,600           |

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

## TRIM Notice

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

## Land Information

| Land Use | Land Use Desc | Acres | Square Feet | Eff. Frontage | Depth | Zoning |
|----------|---------------|-------|-------------|---------------|-------|--------|
| 0115     | SFR ACREAGE   | 20.00 | 871200      | 0             | 0     | R-1A   |

## Building Information

|                |                        |                      |                      |
|----------------|------------------------|----------------------|----------------------|
| Type           | NO VALUE               | Heat                 | 04-ELECTRIC          |
| Total Area     | 6,763                  | HC&V                 | 04-FORCED AIR        |
| Heated Area    | 3,970                  | HVAC                 | 03-CENTRAL           |
| Exterior Walls | 20-FACE BRICK          | Bathrooms            | 4.0-Baths            |
| Interior Walls | 03-PLASTER             | Bedrooms             | 5-5 OR MORE BEDROOMS |
| Roofing        | 03-ASPHALT             | Total Rooms          |                      |
| Roof Type      | 03-GABLE/HIP           | Stories              | 3.0                  |
| Frame          |                        | Actual Year Built    | 1968                 |
| Floor Cover    | 12-HARDWOOD; 14-CARPET | Effective Year Built | 1968                 |

|                |          |                      |      |
|----------------|----------|----------------------|------|
| Type           | SOH MISC | Heat                 |      |
| Total Area     | 21,882   | HC&V                 |      |
| Heated Area    |          | HVAC                 |      |
| Exterior Walls |          | Bathrooms            |      |
| Interior Walls |          | Bedrooms             |      |
| Roofing        |          | Total Rooms          |      |
| Roof Type      |          | Stories              | 1.0  |
| Frame          |          | Actual Year Built    | 0    |
| Floor Cover    |          | Effective Year Built | 1968 |

## Sub Area

| Type | Description      | Sq. Footage | Year | Quality | Imprv Use | Imprv Use Descr | Value    |
|------|------------------|-------------|------|---------|-----------|-----------------|----------|
| BAS  | BASE AREA        | 1,470       | 1968 | 4       | 0100      | SINGLE FAMILY   | \$75,417 |
| FCP  | FINISHED CARPORT | 468         | 1968 | 4       | 0100      | SINGLE FAMILY   | \$6,003  |



|     |                      |       |      |   |      |               |          |
|-----|----------------------|-------|------|---|------|---------------|----------|
| FCP | FINISHED CARPORT     | 240   | 1968 | 4 | 0100 | SINGLE FAMILY | \$3,078  |
| FEP | FINISHED ENCL PORCH  | 900   | 1968 | 4 | 0100 | SINGLE FAMILY | \$36,937 |
| FEP | FINISHED ENCL PORCH  | 240   | 1968 | 4 | 0100 | SINGLE FAMILY | \$9,850  |
| FGR | FINISHED GARAGE      | 696   | 1968 | 4 | 0100 | SINGLE FAMILY | \$19,638 |
| FOP | FINISHED OPEN PORCH  | 225   | 1968 | 4 | 0100 | SINGLE FAMILY | \$3,463  |
| FOP | FINISHED OPEN PORCH  | 320   | 1968 | 4 | 0100 | SINGLE FAMILY | \$4,925  |
| FOP | FINISHED OPEN PORCH  | 288   | 1968 | 4 | 0100 | SINGLE FAMILY | \$4,432  |
| FST | FINISHED STORAGE     | 180   | 1968 | 4 | 0100 | SINGLE FAMILY | \$5,079  |
| FST | FINISHED STORAGE     | 88    | 1968 | 4 | 0100 | SINGLE FAMILY | \$2,483  |
| FUS | FINISHED UPPER STORY | 1,360 | 1968 | 4 | 0100 | SINGLE FAMILY | \$69,774 |
| UDS | UNFIN DET STORAGE    | 288   | 1968 | 4 | 0100 | SINGLE FAMILY | \$8,866  |

| Type | Description | Sq. Footage | Year | Quality | Imprv Use | Imprv Use Descr | Value    |
|------|-------------|-------------|------|---------|-----------|-----------------|----------|
| 0800 | DRIVE/WALK  | 14,805      | 1968 |         | R1        | RES             | \$11,844 |
| 0802 | D/W BRICK   | 160         | 2003 |         | R1        | RES             | \$301    |
| 0959 | FP 2        | 1           | 1968 |         | R7        | RES             | \$1,310  |
| 1360 | INTERCOM    | 1           | 1968 |         | R7        | RES             | \$256    |
| 1643 | PATIO 3     | 1,690       | 1968 |         | R1        | RES             | \$4,293  |
| 1762 | POOL 2      | 800         | 1968 |         | R3        | RES             | \$6,288  |
| 1960 | SCREEN ENC  | 4,424       | 1986 |         | R5        | RES             | \$4,512  |
| 2160 | SPR SYSTEM  | 1           | 1986 |         | R5        | RES             | \$480    |

## Sales

| Sale Date  | Sale Price  | Instrument | Book | Page | Qualified                | Vacant/Improved | Grantor                       | Grantee                        | Link to Official Records     |
|------------|-------------|------------|------|------|--------------------------|-----------------|-------------------------------|--------------------------------|------------------------------|
| 1/1/2017   | \$1,250,000 | SD         | 4543 | 1621 | 30 - AFFILIATED PARTIES  | Improved        |                               | 122ND AND NEWBERRY LLC         | <a href="#">Link (Click)</a> |
| 1/1/2017   | \$1,700,000 | SD         | 4543 | 1619 | 30 - AFFILIATED PARTIES  | Improved        |                               | * NEWBERRY ROAD DEVELOPMENT LL | <a href="#">Link (Click)</a> |
| 4/19/2012  | \$700,000   | WD         | 4100 | 804  | 01 - EXAMINATION OF DEED | Improved        | * MCNEELY SHARON M TRUSTEE    | * JLAR HOLDINGS LLC            | <a href="#">Link (Click)</a> |
| 1/20/2011  | \$100       | WD         | 4010 | 1746 | 11 - CORRECTIVE DEED     | Improved        | * MCNEELY G FARRELL ..DEEDING | * MCNEELY SHARON M TRUSTEE     | <a href="#">Link (Click)</a> |
| 7/5/2006   | \$100       | SD         | 3422 | 132  | U - UNQUALIFIED          | Improved        | * MCNEELY G FARRELL SHARON N  | * MCNEELY G FARRELL            | <a href="#">Link (Click)</a> |
| 2/1/1993   | \$100       | FS         | 1893 | 2528 | U - UNQUALIFIED          | Improved        | * MCNEELY SHARON N            | * MCNEELY G FARRELL SHARON N   | <a href="#">Link (Click)</a> |
| 11/22/1989 | \$100       | QD         | 1754 | 2289 | U - UNQUALIFIED          | Improved        |                               | * MCNEELY SHARON N             | <a href="#">Link (Click)</a> |
| 1/1/1978   | \$175,000   | WD         | 1149 | 46   | Q - QUALIFIED            | Improved        |                               | * UNASSIGNED                   | <a href="#">Link (Click)</a> |

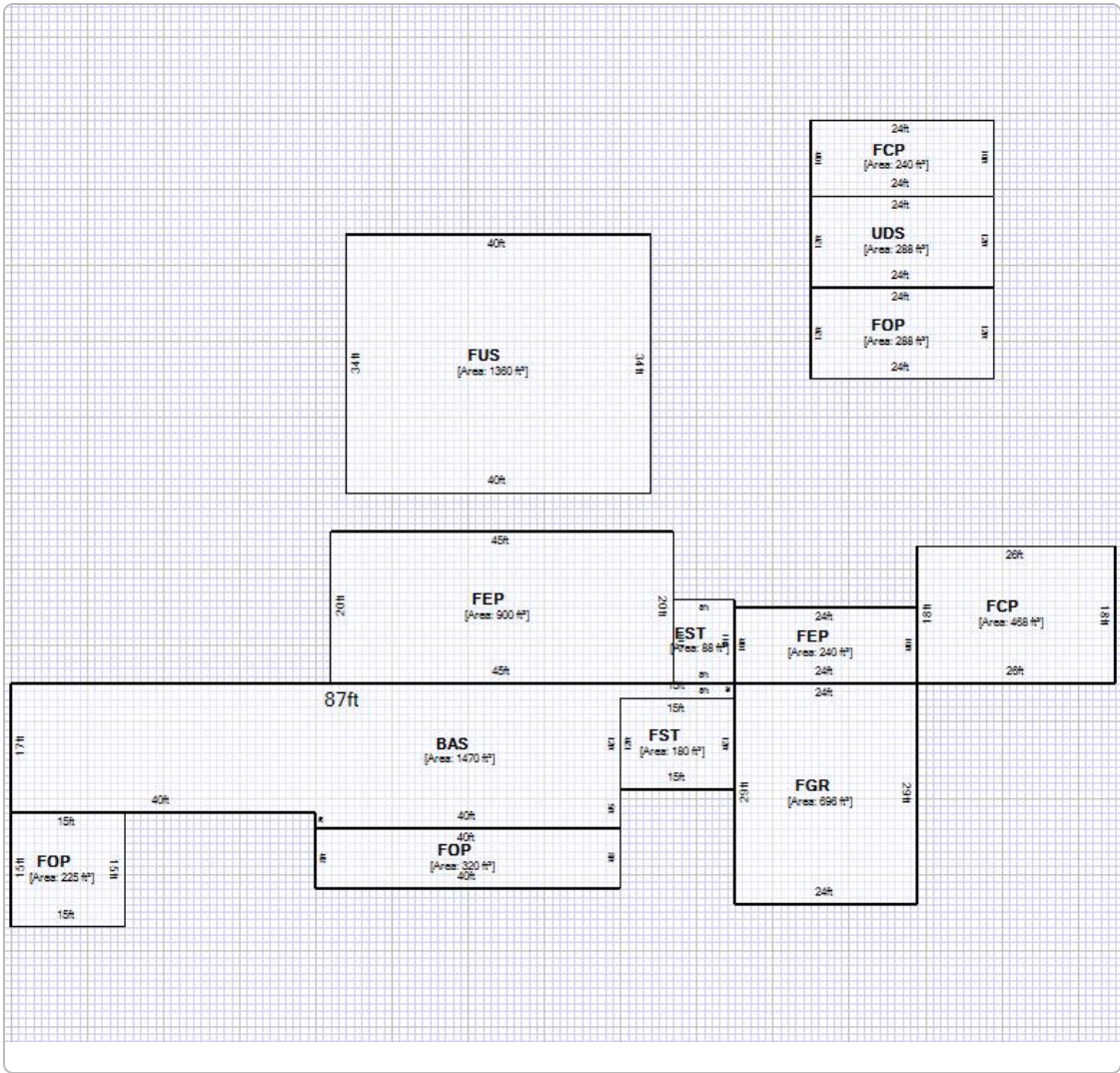
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

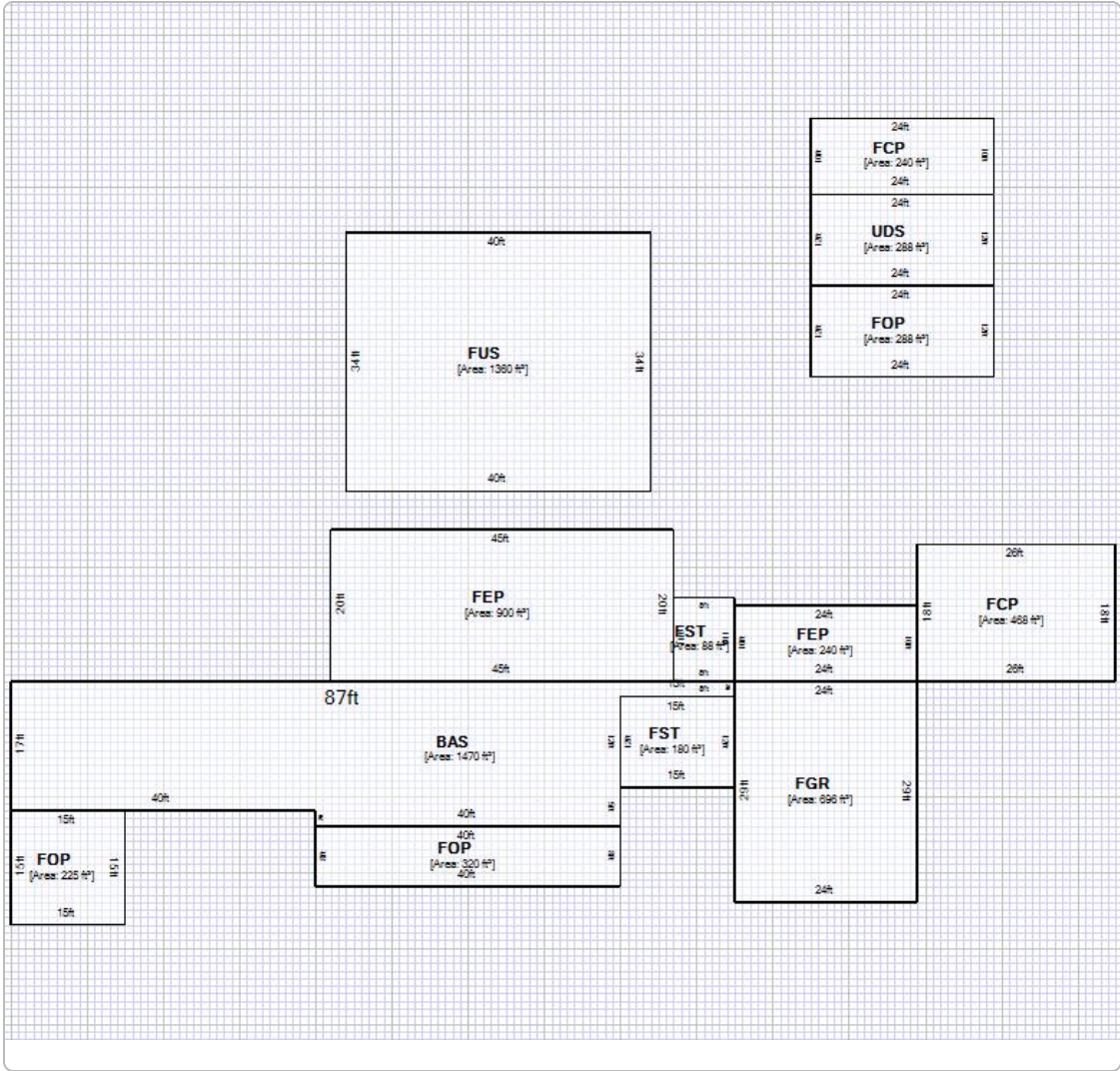
## Permits

| Permit Number | Type              | Primary | Active | Issue Date | Value    |
|---------------|-------------------|---------|--------|------------|----------|
| D21-000022    | DEMOLITION PERMIT | Yes     | Yes    | 4/19/2021  | \$26,000 |
| 000077137     | ADDN TO SFD       | Yes     | No     | 8/4/1993   | \$51,200 |

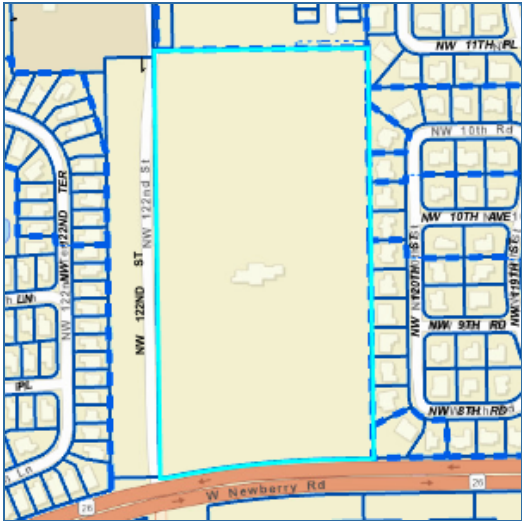
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

## Sketches





Map



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

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

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[Last Data Upload: 10/29/2021, 5:32:14 AM](#)

Version 2.3.157

Developed by  
 **Schneider**  
GEOSPATIAL

| ACCOUNT NUMBER | PROPERTY ADDRESS    | MILLAGE CODE |
|----------------|---------------------|--------------|
| 04321 031 000  | 12130 W NEWBERRY RD | 0500         |

122ND AND NEWBERRY LLC  
502 NW 16TH AVE  
GAINESVILLE, FL 32601

**EXEMPTIONS:**



SCAN TO PAY ONLINE

| AD VALOREM TAXES               |                |                |              |                         |                    |
|--------------------------------|----------------|----------------|--------------|-------------------------|--------------------|
| TAXING AUTHORITY               | MILLAGE RATE   | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE           | TAXES LEVIED       |
| BOARD OF COUNTY COMMISSIONERS  |                |                |              |                         |                    |
| CNTY GENERAL                   | 7.8935         | 2,285,146      | 0            | 2,285,146               | 18,037.80          |
| MUNICIPAL SERVICES TAXING UNIT |                |                |              |                         |                    |
| SHERIFF LAW ENFORCE            | 3.5678         | 2,285,146      | 0            | 2,285,146               | 8,152.94           |
| ALACHUA CNTY LIBRARY DISTRICT  |                |                |              |                         |                    |
| LIBRARY GENERAL                | 1.1289         | 2,285,146      | 0            | 2,285,146               | 2,579.70           |
| SCHOOL BOARD OF ALACHUA COUNTY |                |                |              |                         |                    |
| SCHL CAP35 PROJECT (S01)       | 1.5000         | 2,285,146      | 0            | 2,285,146               | 3,427.72           |
| SCHL DISCRNRY & CN (S01)       | 0.7480         | 2,285,146      | 0            | 2,285,146               | 1,709.29           |
| SCHL GENERAL                   | 3.6670         | 2,285,146      | 0            | 2,285,146               | 8,379.63           |
| SCHOOL VOTED (S01)             | 1.0000         | 2,285,146      | 0            | 2,285,146               | 2,285.15           |
| SUWANNEE RIVER WATER MGT DIST  | 0.3696         | 2,285,146      | 0            | 2,285,146               | 844.59             |
| CHILDREN'S TRUST               | 0.5000         | 2,285,146      | 0            | 2,285,146               | 1,142.57           |
| <b>TOTAL MILLAGE</b>           | <b>20.3748</b> |                |              | <b>AD VALOREM TAXES</b> | <b>\$46,559.39</b> |

| LEGAL DESCRIPTION   |
|---|
| S 1320 FT OF W 660 FT SW1/4 N OF SR 26 (LESS R/W PER OR 1913/0207) OR 4543/1621 |

| NON-AD VALOREM ASSESSMENTS        |       |            |                 |
|-----------------------------------|-------|------------|-----------------|
| LEVYING AUTHORITY                 | UNIT  | RATE       | AMOUNT          |
| 164 BOCC REFUSE URBAN             | 1.000 | @ 264.5600 | 264.56          |
| 710 BOCC SOLID WASTE MGMT         | 1.000 | @ 20.7800  | 20.78           |
| 550 COUNTY FIRE SERVICES          | 1.000 | Varies     | 518.25          |
| 555 COUNTY STORM WATER            | 1.000 | Varies     | 66.40           |
| <b>NON-AD VALOREM ASSESSMENTS</b> |       |            | <b>\$869.99</b> |

**PAY ONLY ONE AMOUNT.**

**COMBINED TAXES AND ASSESSMENTS**

**\$47,429.38**

|                                     |                               |  |  |  |  |
|-------------------------------------|-------------------------------|--|--|--|--|
| IF PAID/POSTMARKED BY<br>PLEASE PAY | Jan 20, 2021<br><b>\$0.00</b> |  |  |  |  |
|-------------------------------------|-------------------------------|--|--|--|--|

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

20128

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

| ACCOUNT NUMBER | PROPERTY ADDRESS    |
|----------------|---------------------|
| 04321 031 000  | 12130 W NEWBERRY RD |

122ND AND NEWBERRY LLC  
502 NW 16TH AVE  
GAINESVILLE, FL 32601

**PAY ONLY ONE AMOUNT**

| IF PAID/POSTMARKED BY                 | PLEASE PAY |
|---------------------------------------|------------|
| <input type="checkbox"/> Jan 20, 2021 | \$0.00     |
| <input type="checkbox"/>              |            |
| <input type="checkbox"/>              |            |
| <input type="checkbox"/>              |            |
| <input type="checkbox"/>              |            |

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!



**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

**Employment:**

President of Emerson Appraisal Company Inc. Actively engaged in the real estate profession since 1975, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to Alachua County and the North Central Florida geographical region.

**Appraisal License:**

State of Florida  
State Certified General Real Estate Appraiser RZ101

**Educational Background:**

B.S.B.A. University of Florida, 1975  
Major-Real Estate and Urban Land Studies  
Minor-Finance and Insurance

M.A. University of Florida, 1979  
Major-Real Estate and Urban Land Studies  
Minor-Building Construction

**Professional Organizations:**

Licensed Real Estate Broker, State of Florida  
License 0116657  
Gainesville Alachua County Association of Realtors  
Florida Association of Realtors  
National Association of Realtors  
Appraisal Institute  
MAI Member 6773, 1983  
SRPA, 1982  
Vice-Chairman Continuing Education Committee, 1989-1990  
Vice-Chairman General Course Development Committee, 1991  
Member General Curriculum Committee, 1991  
Chairman Seminar Committee, GAB, 1992  
Member Education Committee, GAB, 1992  
Vice-Chairman Education Committee, GAB, 1995  
Member Education Committee, GAB, 1996  
Member Publications Committee, 1998 - Current

**Professional & Civic Recognition:**

Realtor Emeritus Award 2017  
President Gainesville Sunrise Rotary Club, 1995  
George L. Schmutz Memorial Award 2001 and 2018  
Appraisal Institute in Recognition for contributions to the Advancement of Appraisal Knowledge.

**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

**Publications:**

"The Institutional Market for Real Estate Analysis Reports", Real Estate Issues, Fall/Winter, 1980.  
State of Florida Appraiser Core Law Seminar, Co-Author for Region X Appraisal Institute, 1995.  
"Subdivision Valuation" Seminar, Appraisal Institute, 2005.  
"Subdivision Valuation" Book, Published by Appraisal Institute, 2008  
"Subdivision Market Analysis and Absorption Forecasting", The Appraisal Journal, Fall 2008

**Instructor:**

Appraisal Institute  
National and International Instructor-Level II Course Series, 1986 - Current

State of Florida  
General Appraiser Instructor, License GA 100076

University of Florida Adjunct Faculty  
Bergstrom Center of Real Estate Studies, Nathan S. Collier Master of Science in Real Estate Program,  
2011 - Current

**Recent Course and Seminar Presentations (Last 5 Years):**

|   |                   |                         |       |
|---|-------------------|-------------------------|-------|
| Advanced Income                           | Distance Learning | Appraisal Institute     | 9/19  |
| Advanced Applications                     | Orlando, FL       | Appraisal Institute     | 7/19  |
| Advanced Applications & Case Studies      | Distance Learning | Appraisal Institute     | 5/18  |
| Advanced Applications & Case Studies      | Distance Learning | Appraisal Institute     | 1/18  |
| Advanced Applications & Case Studies      | Distance Learning | Appraisal Institute     | 5/17  |
| REE 6105 Commercial Real Estate Appraisal | Gainesville, FL   | University of Florida   | 1/17  |
| Advanced Applications & Case Studies      | Distance Learning | Appraisal Institute     | 10/16 |
| Florida Core Law                          | Ocala, FL         | Appraisal Institute     | 10/16 |
| 2016-17 7hr National USPAP                | Ocala, FL         | Appraisal Institute     | 10/16 |
| Advanced Application & Case Studies       | Tampa, FL         | Appraisal Institute     | 10/16 |
| DRE Instructor Seminar                    | Tallahassee, FL   | Florida DBPR Instructor | 7/16  |
| Advanced Applications & Case Studies      | Distance Learning | Appraisal Institute     | 4/16  |
| REE 6105 Commercial Real Estate Appraisal | Gainesville, FL   | University of Florida   | 1/16  |
| Advanced Applications & Case Studies      | Distance Learning | Appraisal Institute     | 11/15 |
| Advanced Applications & Case Studies      | Jacksonville, FL  | Appraisal Institute     | 10/15 |
| Advance Income                            | Distance Learning | Appraisal Institute     | 6/15  |
| Advanced Applications & Case Studies      | Baltimore, MD     | Appraisal Institute     | 4/15  |
| REE 6105 Commercial Real Estate Appraisal | Gainesville, FL   | University of Florida   | 1/15  |

**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

**Expert witness:**

Qualified as Expert Witness:

U.S. Bankruptcy Court, Middle District of Florida, Jacksonville Division, 1986  
U.S. Bankruptcy Court, Northern District of Florida, Gainesville Division, 1986  
Fifth Judicial Circuit, Ocala, Florida, 2002  
Eighth Judicial Circuit, Gainesville, Florida, 1986  
Fifth Judicial Circuit, Inverness, Florida, 1989  
U.S. Bankruptcy Court, Northern District of Florida, Tallahassee, Florida, 2002  
Seventh Judicial Circuit, St. Augustine, Florida, 1991

**Brief Client List:**

Banks, Savings & Loan and Mortgage Associations:

|                                 |                                    |
|---------------------------------|------------------------------------|
| Ameris Bank                     | Federal National Mort Assoc (FNMA) |
| Bank of America                 | Florida Credit Union               |
| BBVA Compass Bank               | First Atlantic                     |
| Campus USA Credit Union         | Farmers & Merchants Bank           |
| Capital City Bank               | Drummond Bank                      |
| Center State Bank               | IBERIA Bank                        |
| Citibank                        | Regions Bank                       |
| Citizens State Bank             | Renasant Bank                      |
| City Mortgage Services          | SunTrust Bank                      |
| City National Bank of Florida   | TD Bank                            |
| Columbia Bank                   | United Citizens Bank               |
| Community Bank & Trust          | U.S. Bank                          |
| Country Federal Credit Union    | VyStar Credit Union                |
| Federal Deposit Ins Corp (FDIC) | Well Fargo                         |

Governmental Agencies and Conservation Groups:

|                                 |  |
|---------------------------------|--|
| Alachua Conservation Trust      | City of Newberry                                 |
| Alachua County                  | Florida Department of Environmental Protection   |
| Alachua County School Board     | Florida Department of Transportation (FDOT)      |
| Alachua County Library District | Gainesville Community Redevelopment Agency (CRA) |
| City of Alachua                 | Gainesville Regional Utilities (GRU)             |
| City of Gainesville             | State of Florida - Department Natural Resources  |
| City of Hawthorne               | St. Johns River Water Management District        |
| City of High Springs            | United States Postal Service                     |
| City of Waldo                   | University of Florida                            |

**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

**Brief Client List: (Cont'd)**

Corporations:

|                                 |                                       |
|---------------------------------|---------------------------------------|
| AMJ Construction                | Fabco Air, Inc.                       |
| Alachua Conservation Trust      | The First Gainesville Corporation     |
| Attorney's Title Company        | Florida Farm Bureau                   |
| Butler Enterprises, Inc.        | Florida Power & Light Corporation     |
| CH <sub>2</sub> M Hill          | Florida Woodlands, Inc.               |
| Coca Cola Company               | Georgia Pacific Corporation           |
| College Park Properties         | Goldkist Corporation                  |
| Contemporary Management         | HCA - North Florida Regional Hospital |
| CSX Transportation              | Historic St. Augustine Preservation   |
| Dollar General                  | Naylor Corporation                    |
| Hospital Corporation of America | Paradigm Properties                   |
| Investors Inquiry, Inc.         | Petco Company                         |
| IBM Corporation                 | Purvis, Gray & Company                |
| Kentucky Fried Chicken          | The Regency Windsor Companies         |
| Kerr-McGee Corporation          | Salvation Army                        |
| Krispy Kreme Corporation        | Santa Fe College                      |
| Lewis Oil Company               | Santa Fe Healthcare                   |
| Legg Mason Real Estate          | Shands Hospital                       |
| Nationwide Insurance Company    | The Cardiac & Vascular Institute      |
| Nekoosa Packaging Corporation   | Trimark Properties                    |
| North Florida Holsteins         | University of Florida Foundation      |
| Northwest Mutual Life           | Viking Construction                   |
| Pac-Tel Properties              | Water & Air Research, Inc.            |
| DuPont De Nemours and Company   | Westcor Land Title Insurance          |
| Epilepsy Research Foundation    |                                       |

Brief Property Types Appraised List (properties appraised last 6± years):

|                                      |                            |
|--------------------------------------|----------------------------|
| Automotive Service-Sales             | Medical Office             |
| Agricultural, Timberland             | Mobile Home Parks          |
| Bank Buildings                       | Multi-Story Office         |
| Big Box Retail                       | Multiple Family Acreage    |
| Commercial Land                      | Pasture, Farmland          |
| Condominium                          | Professional Office        |
| Dental Office                        | Research Park              |
| Gasoline-Convenience Sales           | Residential                |
| Hotel/Motel                          | Restaurants, Fast Food     |
| Industrial Distribution (Regional)   | Restaurants, Table Service |
| Industrial Manufacturing             | Retail Small Stores        |
| Industrial Storage                   | Shopping Center            |
| Industrial Land                      | Small Multiple Family      |
| Large Multiple Family                | Subdivision Appraisals     |
| Local Warehouse Storage Distribution | Suburban Office            |

**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

Special use properties appraised include the following:

|                        |                                    |
|------------------------|------------------------------------|
| Animal Hospital        | Karst Formations                   |
| Aviation Easements     | Horse Farm                         |
| Blueberry Farm         | Marinas                            |
| Car Wash               | Membership Lodge                   |
| Churches               | Mini Storage                       |
| Cold Storage Warehouse | Muck Farms                         |
| Dairies                | Surgical and Clean Room Facilities |
| Daycare Center         | Private School                     |
| Easement Valuation     | Right-of-Way Valuation             |
| Farm Supply            | River Acreage                      |
| Fast Oil Change        | Sororities                         |
| Fraternities           | Sports Club                        |
| Fruit Packing House    | Springs                            |
| Funeral Homes          | Transmitter Towers                 |

**Also:** Many attorneys and individuals in the North Central Florida area.

Rev. 2/20