



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Application to:
 Development Services Division
[Development Review Email](mailto:development@alachua.org)

Date: _____

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Newberry Park - Block 2 Phase 2

APPROXIMATE PROJECT ADDRESS: 12186 NW 7th Place

TAX PARCEL NUMBER(S): 04322-001-002 TOTAL ACREAGE: 1.30

EXISTING ZONING: R-1a Single Family, Low Density

FUTURE LAND USE: Low Density Residential

BRIEF DESCRIPTION OF PROPOSED PROJECT:

The proposed development consists of the construction of 12 gas pumps with underground gas tanks, a 900sf coffee shop, A 4,014sf convenience store, 3,339 sf restaurant with a 702sf patio, A 2,240sf liquor store, and 8,571sf of retail space with associated drainage and utility improvements.

DEVELOPMENT DATA:

LEVEL OF REVIEW: Final Development Plan

Check all that apply and fill out:

- | | | |
|---|---------------------------------|-----------------------|
| <input type="checkbox"/> TND/TOD | Number of Lots: _____ | Square Footage: _____ |
| <input type="checkbox"/> Single Family Residential | Number of Lots: _____ | |
| <input type="checkbox"/> Multi-Family Residential | Number of Lots: _____ | |
| <input checked="" type="checkbox"/> Non-Residential | Square Footage: <u>19,711.0</u> | |
| <input type="checkbox"/> Boat Dock | Square Footage: _____ | |
| <input type="checkbox"/> Other: _____ | | |

CONTACT INFORMATION:

AUTHORIZED AGENT:

Name: eda consultants, inc.

Mailing Address: 720 SW 2nd Ave, S Tower, Ste 300, Gainesville 32601

Email: sreyes@edafl.com

Phone: (352) 373-3541

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



February 5, 2024

Alachua County Growth Management
10 SW 2nd Avenue
Gainesville, FL 32601
(352) 384-3165

**Re: Newberry Park TND – Phase II Block 2
Final Development Plan Application**

The proposed development consists of the construction of 12 gas pumps with underground gas tanks, a 900sf coffee shop, A 4,014sf convenience store, 3,339 sf restaurant with a 702sf patio, A 2,240sf liquor store, and 8,571sf of retail space with associated drainage and utility improvements.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

A handwritten signature in blue ink that reads 'Claudia Vega'. The signature is fluid and cursive.

Claudia Vega, P.E.
Director of Engineering



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

Submit Affidavit to:
 Development Services Division
 Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Newberry Park - Block 2 Phase 2

OWNER: PREM ENTERPRISE USA LLC

(if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04322-001-002

APPROXIMATE PROJECT ADDRESS: NW 120th Terrace, between W Newberry Rd and NW 7th Pl

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

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

Pradip Patel

Owner Signature Pradip Patel

Owner Printed Name

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

26 Day of Jan, 2024, by Pradip Patel who is

personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF Columbia

Smitaben Gandhi

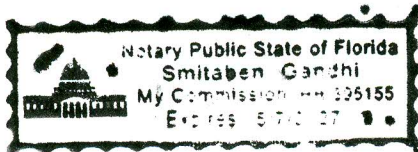
Signature of Notary Public

Smitaben Gandhi

Printed Name of Notary Public

HH395155

Commission Number



(Notarial Stamp above)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3320300 2 PG(S)
3/3/2021 8:40 AM
BOOK 4864 PAGE 1552
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 999060
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$14,000.00
Intang. Tax: \$0.00

Prepared by and return to:
Guy W. Norris
Attorney at Law
Norris & Norris, P.A.
253 NW Main Blvd.
Lake City, FL 32055
386-752-7240
File Number: P591
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 2nd day of March, 2021 between **Parkwood Alachua Land Investments, Inc., a Florida Corporation** whose post office address is **12210 Tillinghast Circle, Palm Beach Gardens, FL 33418**, grantor, and **Prem Enterprise USA LLC, a Florida Limited Liability Company** whose post office address is **1404 W US Hwy 90, Lake City, FL 32055**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Block 2

A portion of the Northwest ¼ of Section 1, Township 10 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 1, Township 10 South, Range 18 East, Alachua County, Florida and run thence South 00° 28' 21" East, along the west line of said Section 1, a distance of 141.75 feet; thence North 89° 31' 39" East, 500.79 feet to the Point of Beginning; said point lying on the arc of a curve, concave southerly, having a radius of 2695.75 feet; thence easterly, along the arc of said curve, through a central angle of 01° 26' 04", and arc distance of 67.48 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 88° 32' 10" East, 67.48 feet; thence North 89° 13' 49" East, 179.02 feet; thence South 00° 46' 11" East, 229.59 feet; thence South 89° 13' 49" West, 246.50 feet; thence North 00° 46' 11" West, 228.76 feet to the Point of Beginning.

Alachua County Parcel No. : 04322-001-002

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

Subject to: taxes and special assessments for 2021 and subsequent years; restrictions and easements of record; and easements shown by the plat of said property, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

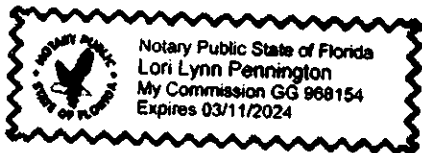
[Signature]
Witness Name: Tessa Ridinger
[Signature]
Witness Name: David V. Pasick

Parkwood Alachua Land Investments, Inc.
By: [Signature]
Peter J. Trematerra, President and Secretary

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of March, 2021 by Peter J Trematerra, President and Secretary of Parkwood Alachua Land Investments, Inc., on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Lori Pennington
My Commission Expires: 03/11/2024

[Search](#) > Account Summary

Real Estate Account #04322 001 002

Owner:

PREM ENTERPRISE USA LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#) 







[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/23/2023** for **\$35,097.57**.

 [Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill 	\$0.00  Print (PDF)
2022 Annual Bill 	\$0.00  Print (PDF)
2021 Annual Bill 	\$0.00  Print (PDF)
2020 Annual Bill 	\$0.00  Print (PDF)
Total Amount Due	\$0.00

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

Submitted with approve PDP

DRAINAGE MEMORANDUM for
NEWBERRY PARK TND -
BLOCK 2



Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Project Designer:
John Drake, EI

Submitted to:
Alachua County

Submitted:
February 5, 2024



DRAINAGE MEMORANDUM

Prepared for

NEWBERRY PARK TND- BLOCK 2

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

Memorandum

To: Alachua County **DATE:** February 5, 2024
FROM: Claudia Vega, PE
PROJECT: Newberry Park TND – Block 2

Introduction

Newberry Park TND - Block 2 is part of a master stormwater system originally constructed for Newberry Park TND. Newberry Park TND - Block 2 is part of Phase 2, which contains Blocks 2, adjacent hardscape, and portion of the adjacent roads.

The total project area for “Block 2” is 1.30 acres. “Block 2” will connect to one of the previously approved drainage areas, Drainage Area 1, which discharges into Basin 1. The allocation for the proposed impervious area in Newberry Park TND - Block 2 was done in the previously submitted Newberry Park TND – Phase 1 Drainage Design Notes. 90% of Block 2 was allocated as impervious area in the previous drainage design notes, which added up to 50,932 sf. See the snip from the previous drainage design notes below:

POST-DEVELOPMENT - DA-1			
	Area	Area	Curve
	(sf)	(Acres)	CN
Impervious Area	346,608	7.96	98
Basins	185,489	4.26	100
Open Area (A)	84,046	1.93	39
Open Area (B)	8,643	0.20	61
Block 1 Impervious	9,919	0.23	98
Block 2 (90% Impervious)	50,932	1.17	98
Block 3 Impervious	18,295	0.42	98
TOTALS	703,932	16.16	91.03

Conclusion

The proposed layout with this memo has a total of 49,510 sf of impervious area and is under the previous amount allocated for Block 2. Therefore, it is our professional opinion that this development will not cause adverse impacts to the existing drainage patterns.

Electronic Files used for Stormwater Design have been uploaded to our FTP site.

<http://eda.edafl.com:9090/WebInterface/login.html>

Username: ACGM

Password: ftpforcounty

Sign Up for Property Watch

Parcel Summary

Parcel ID 04322-001-002
Prop ID 501221
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 215200.00
Subdivision
Legal Description COM NW COR SEC S 00 DEG 28 MIN 21 SEC E 141.75 FT N 89 DEG 31 MIN 39 SEC E 500.79 FT POB ELY ALG CURVE 67.48 FT N 89 DEG 13 MIN 49 SEC E 179.02 FT S 00 DEG 46 MIN 11 SEC E 229.59 FT S 89 DEG 13 MIN 49 SEC W 246.50 FT N 00 DEG 46 MIN 11 SEC W 228.76 FT PO
(Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT COMM (01000)
Sec/Twp/Rng 01-10-18
Tax Area SUWANNEE (0500)
Acres 1.23
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 19.4476

Owner Information

[PREM ENTERPRISE USA LLC](#)
1404 W US HWY 90
LAKE CITY, FL 32055

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0
Land Value	\$1,875,258	\$1,875,258	\$803,682	\$803,682
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,875,258	\$1,875,258	\$803,682	\$803,682
Assessed Value	\$1,875,258	\$1,875,258	\$803,682	\$803,682
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$1,875,258	\$1,875,258	\$803,682	\$803,682
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

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

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

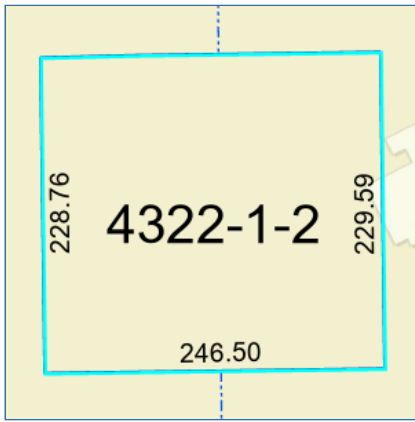
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.23	53578.8	0	0	R-1A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/2/2021	\$2,000,000	SD	4864	1552	Qualified (Q)	Improved	PARKWOOD ALACHUA LAND INVESTME	PREM ENTERPRISE USA LLC	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, 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.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/17/2023, 5:59:48 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PREM ENTERPRISE USA LLC.

Filing Information

Document Number	L13000126218
FEI/EIN Number	N/A
Date Filed	09/06/2013
Effective Date	09/06/2013
State	FL
Status	ACTIVE

Principal Address

1404 W US HWY 90
LAKE CITY, FL 32055

Changed: 04/28/2016

Mailing Address

1404 W US HWY 90
LAKE CITY, FL 32055

Changed: 04/28/2016

Registered Agent Name & Address

prem enterprise usa llc
1404 W US HWY 90
LAKE CITY, FL 32055

Name Changed: 04/24/2015

Address Changed: 04/28/2016

Authorized Person(s) Detail

Name & Address

Title P

PATEL, NILAM
1404 W US HWY 90
LAKE CITY, FL 32055

Title VP

PATEL, PRADIP
1404 W US HWY 90
LAKE CITY, FL 32055

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	02/04/2022
2023	01/31/2023

Document Images

01/31/2023 -- ANNUAL REPORT	View image in PDF format
02/04/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
02/11/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
05/15/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
09/06/2013 -- Florida Limited Liability	View image in PDF format



Alachua County
 Department of Growth Management
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 Telephone (352) 374-5249
[Alachua County Growth Management Website](#)

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

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Nweberry Park - Block 2

OWNER(s): PREM ENTERPRISE USA LLC.

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04322-001-002

APPROXIMATE PROJECT ADDRESS: 12186 NW 7th Place

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

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

Melissa Watson Agent or Owner Melissa Watson Agent or Owner
 Signature Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 6th Day of February, 2024, by Melissa Watson who is personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF Alachua



Heather A. Hartman
 Comm.: # HH 320137
 Expires: October 10, 2026
 Notary Public - State of Florida

Heather A. Hartman Signature of Notary Public

Heather A. Hartman Printed Name of Notary Public

HH 320137 Notary Commission Number

(Notarial Stamp above)