



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.fl.gov/growth)

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

Date: March 4, 2024

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Parker Road Cottages

APPROXIMATE PROJECT ADDRESS: 407 NW 122nd St.

TAX PARCEL NUMBER(S): 04322-006-001 TOTAL ACREAGE: 5.00

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

FUTURE LAND USE: Low Density Residential

BRIEF DESCRIPTION OF PROPOSED PROJECT:

Proposed cottage neighborhood with 36 units and associated infrastructure

DEVELOPMENT DATA:

LEVEL OF REVIEW: Preliminary Plan

Check all that apply and fill out:

- | | | |
|---|---------------------------|-----------------------|
| <input type="checkbox"/> TND/TOD | Number of Lots: _____ | Square Footage: _____ |
| <input checked="" type="checkbox"/> Single Family Residential | Number of Lots: <u>36</u> | |
| <input type="checkbox"/> Multi-Family Residential | Number of Lots: _____ | |
| <input type="checkbox"/> Non-Residential | Square Footage: _____ | |
| <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, Suite 300, Gainesville, FL 32601

Email: cvega@edaf.com / permitting@edaf.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 27, 2024

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

**Re: Parker Road Cottages
Preliminary Development Plan Application**

The proposed project is a cottage neighborhood with 36 units and associated infrastructure. The project is located at 407 NW 122nd St. on Tax Parcel No. 04322-006-001. The project site is located on approximately 5 (+/-) vacant acres.

Included with this letter is all supporting information required for a preliminary development plan.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Claudia Vega', is written over the typed name.

Claudia Vega, P.E.
Director of Engineering



Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
 Website: <https://growth-management.alachuacounty.us>

Submit application to: **Development Review**
 Tel. 352.374.5249
 Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
 Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | | | |
|-----|--------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Floodplains (100-year) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Non-native Invasive Species |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | High Aquifer Recharge Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wellfield Protection Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wells |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resources Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Topography/Steep Slopes |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

Signed: Paula Lopez **Project #:** _____ **Date:** 3/1/24

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.

Owner Authorization form will be provided at a later date

Sign Up for Property Watch

Parcel Summary

Parcel ID 04322-006-001
Prop ID 20760
Location Address 407 NW 122ND ST
 GAINESVILLE, FL 32607
 (215200.00)
Neighborhood/Area
Subdivision
Brief Legal Description* COM SW COR OF N1/2 OF SW1/4 OF NW1/4 RUN E 150 FT N ALONG POWER LINE R/W 509.07 FT TO POB N 214.52 FT E 1015.56 FT S 214.52 FT W 1015.51 FT TO POB OR 5007/0719
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY (00100)
Sec/Twp/Rng 01-10-18
Tax District SUWANNEE (District 0500)
Millage Rate 19.6865
Acreage 5,000
Homestead Y

[View Map](#)

Owner Information

RR NOBLE HOLDINGS LLC
7516 W NEWBERRY RD
GAINESVILLE, FL 32606

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$75,516	\$75,710	\$77,402	\$61,828	\$64,400
Land Value	\$250,000	\$375,000	\$375,000	\$375,000	\$375,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$325,516	\$450,710	\$452,402	\$436,828	\$439,400
Assessed Value	\$104,986	\$102,004	\$100,596	\$98,334	\$96,500
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$54,986	\$52,004	\$50,596	\$48,334	\$46,500
Maximum Save Our Homes Portability	\$220,530	\$348,706	\$351,806	\$338,494	\$342,900

"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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	5.00	217800	0	0	R-1A

Building Information

Type	SINGLE FAMILY	Heat	ELECTRIC
Total Area	1,880	HC&V	FORCED AIR
Heated Area	1,553	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK; HARDIBOARD	Bathrooms	1.5-Baths
Interior Walls	PLASTER	Bedrooms	3 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1950
Floor Cover	PINE/SOFT WOOD	Effective Year Built	1970

Type	SOH MISC	Heat	
Total Area	520	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	1950

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,241	3	0100	SINGLE FAMILY
FCP	FINISHED CARPORT	312	3	0100	SINGLE FAMILY
FEP	FINISHED ENCL PORCH	312	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	15	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	260		R1	RES
1641	PATIO 1	260		R1	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/20/2022	\$600,000	WD	5007	0719	01 - EXAMINATION OF DEED	Improved	LANDSTAFF MARGARET JEAN	RR NOBLE HOLDINGS LLC	Link (Clerk)
11/8/2014	\$100	QD	4313	2284	11 - CORRECTIVE DEED	Improved	* BRUCE R BARBOUR HIS 1/2 INT	LANDSTAFF MARGARET JEAN	Link (Clerk)
9/9/2014	\$0	FJ	4301	1911	11 - CORRECTIVE DEED	Improved	* BARBOUR & LANGSTAFF H/W	* BRUCE R BARBOUR HIS 1/2 INT	Link (Clerk)
5/2/2002	\$141,200	WD	2444	1288	U - UNQUALIFIED	Improved	* FARNELL ALICE	* BARBOUR & LANGSTAFF H/W	Link (Clerk)
1/1/1977	\$13,000	WD	1066	397	Q - QUALIFIED	Improved		* FARNELL ALICE	Link (Clerk)

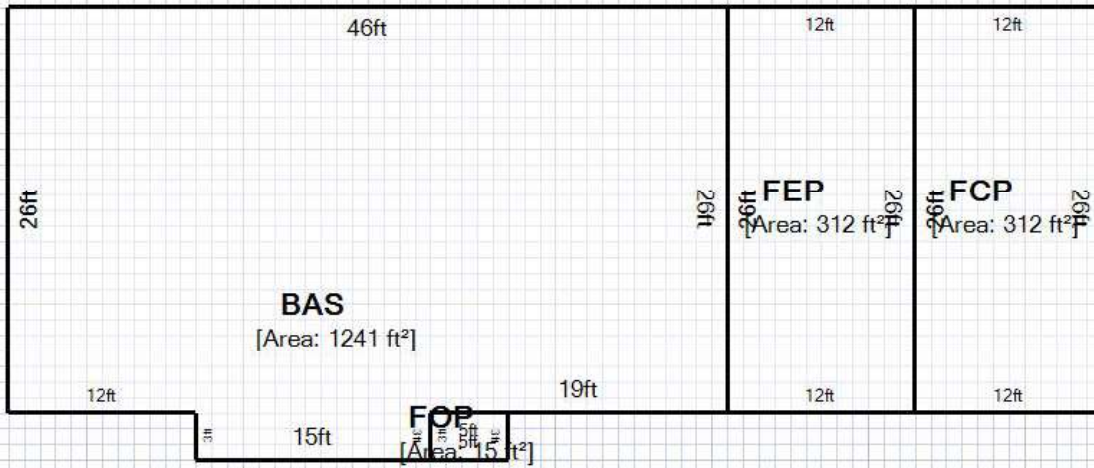
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2016110400	RES. ALTER./REPAIR	Yes	No	11/22/2016	\$649
2014100335	ROOFING	Yes	No	10/21/2014	\$6,490
2006060041	RES. ALTER./REPAIR	Yes	No	6/2/2006	\$8,600
2005100127	RESIDENTIAL MISCELLANEOUS	Yes	No	10/11/2005	\$26,000
2004080193	STRUCTURE OTHER THAN BLD.	Yes	No	8/17/2004	\$12,500
2002060128	MECHANICAL	Yes	No	6/7/2002	\$2,900

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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by
 Schneider
 GEOSPATIAL

Last Data Upload: 4/4/2023, 10:30:04 AM

Version 2.3.254

Prepared By and Return To: Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653

For the issuance of title insurance, file #: 22-118

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3421387 2 PG(S)
5/24/2022 10:36 AM
BOOK 5007 PAGE 719
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1085781
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$4,200.00
Intang. Tax: \$0.00

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made **May 20, 2022** between **Margaret J. Langstaff, an unmarried woman**, whose address is 509 1st Street Northeast, Fort Meade, FL 33841, hereinafter called the grantor, to **RR Noble Holdings LLC, a Florida Limited Liability Company**, whose post office address is: 7516 West Newberry Road, Gainesville, FL 32606, hereinafter called the grantee:

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$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:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 24' 42" E 150.0 FEET; THENCE RUN N 00 DEGREES 46' 04" E 509.07 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING, CONTINUE N 00 DEGREES 46' 04" EAST 214.52 FEET; THENCE RUN S 89 DEGREES 24' 42" E 1015.56 FEET; THENCE RUN S 00 DEGREES 46' 54" W 214.52 FEET TO A POINT; THENCE RUN N 89 DEGREES 24' 42" W 1015.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS; THAT PORTION OF THE WEST 150 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, THAT LIES BETWEEN THE ABOVE DESCRIBED PROPERTY AND COUNTY ROAD NO. SW23.

Tax Parcel ID# 04322-006-001

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

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 whomsoever, and that land is free of all encumbrances subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, however, the recitation of the foregoing shall not reimpose same.

WARRANTY DEED – Continued

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]
1st Witness Signature

Jaylin v. Roberts
1st Witness Printed Name

[Signature]
2nd Witness Signature

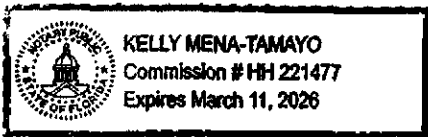
Kelly Mena-Tamayo
2nd Witness Printed Name

[Signature]
Margaret J. Langstaff

State of Florida
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of (X) physical presence or () online notarization, on this 17 day of May 2022 by **Margaret J. Langstaff**, () who is personally known to me or (X) who produced a driver's license as identification.

(Notary Stamp)



[Signature]
Signature of Notary



[Search](#) > Account Summary

Real Estate Account #04322 006 001

Owner:

RR NOBLE HOLDINGS LLC

Situs:

407 NW 122ND ST
GAINESVILLE 32607

[Parcel details](#)

[Property Appraiser](#)

Homestead Exemption



[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 **03/31/2023** for **\$1,843.73**.

[Apply for the 2023 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00	Paid \$1,843.73 03/31/2023	Receipt #22-0139905  Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$1,902.10 05/20/2022	Receipt #21-0173206  Print (PDF)
2020 Deferred Bill ⓘ	\$0.00	Paid \$1,207.71 06/30/2021	Receipt #20-0200158  Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$1,666.94 12/11/2019	Receipt #19-0058496  Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,591.80 11/27/2018	Receipt #18-0031753  Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$1,593.12 11/13/2017	Receipt #17-0013041  Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,440.01 11/17/2016	Receipt #16-0020927  Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,440.88 11/30/2015	Receipt #15-0043607  Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,441.30 11/26/2014	Receipt #14-0034939  Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,405.34 11/30/2013	Receipt #13-0036615  Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$1,348.81 11/27/2012	Receipt #12-0038475  Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$1,357.02 11/28/2011	Receipt #2011-9014440  Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,351.93 11/20/2010	Receipt #2010-9023172  Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$1,308.15 11/28/2009	Receipt #2009-9725291  Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$1,143.34 11/29/2008	Receipt #2008-9724203  Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$1,379.85 11/24/2007	Receipt #2007-9700230  Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$1,444.91 11/25/2006	Receipt #2006-9704783  Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$1,412.76 11/26/2005	Receipt #2005-9701060  Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,369.58 11/19/2004	Receipt #2004-9702279  Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$1,393.63 11/01/2003	Receipt #2003-3011067  Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$1,190.18 11/01/2002	Receipt #2002-0226420  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.



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

Detail by Entity Name

Florida Limited Liability Company
RR NOBLE HOLDINGS LLC

Filing Information

Document Number	L22000172748
FEI/EIN Number	NONE
Date Filed	04/11/2022
Effective Date	04/11/2022
State	FL
Status	ACTIVE

Principal Address

200 S ANDREWS AVENUE
SUITE 402
FORT LAUDERDALE, FL 33301

Mailing Address

200 S ANDREWS AVENUE
SUITE 402
FORT LAUDERDALE, FL 33301

Registered Agent Name & Address

PIOTRKOWSKI, JOEL S, ESQ
317 71ST STREET
MIAMI BEACH, FL 33141

Authorized Person(s) Detail

Name & Address

Title MGR

AMAYA, RANDOLPH
7516 W. NEWBERRY RD
GAINESVILLE, FL 32606

Title MGR

BOAZIZ, RACHEL

200 S ANDREWS AVENUE, SUITE 402
FORT LAUDERDALE, FL 33301

Annual Reports

No Annual Reports Filed

Document Images

[04/11/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a Preliminary Development Plan for a proposed cottage neighborhood on approximately 5 +/- acres on Alachua County Tax Parcel No. 04322-006-001 located at 407 NW 122nd Street with a Future Land Use designation of Low Density Residential and Zoning District of R-1A. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Tuesday, February 20, 2024
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

If needed, contact **eda** at (352) 373-3541 Ext. 101 for technical support before and during the virtual meeting. If an attendee is unable to access the meeting via the internet, the meeting can be accessed by calling (646) 558-8656. The public may submit written comments or evidence prior to the meeting to Sergio Reyes at the contact information below. Affected parties may appear at the meeting, be heard, and submit evidence and written comments.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
 permitting@edafl.com (352) 373-3541



04337-027-000
JRG LEGACY LLC
1000 NW 16TH AVE
HOMESTEAD, FL 33030

04322-010-003
ROCHE ROBERT A & LAURA L
11626 NW 2ND AVE
GAINESVILLE, FL 32607-1115

04322-010-024
CURTIS GAIL
11635 NW 1ST AVE
GAINESVILLE, FL 32607-1114

04337-052-000
HARRIS RICHARD E & KATHRYN M
120 NW 122ND ST
GAINESVILLE, FL 32607-1126

04327-010-005
SCOTT STEVE W
12016 NW 1ST LN
GAINESVILLE, FL 32607-1123

04327-010-006
JOURNEY JONATHAN D & BROOK
12026 NW 1ST LN
GAINESVILLE, FL 32607

04327-010-007
MAHER JAMES P III & CAROLINE A
12036 NW 1ST LN
GAINESVILLE, FL 32607

04327-010-008
CABAN ANGEL MIGUEL & HALEY
DRAKE
12046 NW 1ST LANE
GAINESVILLE, FL 32607

04322-006-003
221 PARKER LLC
12104 NW 1ST LN
GAINESVILLE, FL 32607

04327-010-009
CURTIS RYAN C & STACEY D
12104 SW 1ST LN
GAINESVILLE, FL 32607

04327-010-010
MEYERS JAY H & AMANDA M
12114 NW 1ST LN
GAINESVILLE, FL 32607-1123

04327-010-011
CHILDERS SELDON J & MICHELLE L
12124 NW 1ST LN
GAINESVILLE, FL 32607

04322-001-000
NOBLE PARTNERS LLC
1276 50TH ST STE 207
BROOKLYN, NY 11219

04322-010-008
DRYFUSS JOHN A JR & MARGARET F
132 NW 117TH WAY
GAINESVILLE, FL 32607

04327-010-003
D'ELIA MARK J & GAIL EILEEN
1420 SPRING LOOP WAY
WINTER GARDEN, FL 34787

04322-006-002
309 PARKER LLC
175 NW 138TH TER STE 100
NEWBERRY, FL 32669

04337-029-000
ALI BABA PROPERTIES LLC
19228 NW US HWY 441
HIGH SPRINGS, FL 32643

04337-047-000
CREWS & CREWS CO-TRUSTEES
200 NW 122ND ST
GAINESVILLE, FL 32607-1107

04337-045-000
GRUVER PATRICIA LIFE ESTATE
203 NW 123RD ST
NEWBERRY, FL 32669-3070

04322-010-007
DETURRIS STANLEY & SALONI
206 NW 117TH WAY
GAINESVILLE, FL 32607-1118

04322-010-004
BRAHMBHATT & BRAHMBHATT
209 NW 117TH WAY
GAINESVILLE, FL 32607

04337-046-000
BERGERON NATHAN & JENNIFER
210 NW 122ND ST
GAINESVILLE, FL 32607

04337-042-000
BOSWORTH DONALD & CAROL
211 NW 123RD ST
NEWBERRY, FL 32669-3070

04322-010-006
VERTUCCI NATALIE TRUSTEES
216 NW 117TH WAY
GAINESVILLE, FL 32607-1118

04322-010-005
PAVLIK PATRICIA M LIFE ESTATE
219 NW 117TH WAY
GAINESVILLE, FL 32607

04337-041-000
KITTS JENNIFER L
220 NW 122ND ST
GAINESVILLE, FL 32607

04337-036-000
OLIVER JAMES W & MARLENE P
229 NW 123RD ST
NEWBERRY, FL 32669-5401

04337-040-000
MCGEOWN FRANK L & DOROTHY M
LIFE ESTATE
230 NW 122ND ST
GAINESVILLE, FL 32607-1107

04337-039-000
JONES ASHLEY
231 NW 123RD ST
NEWBERRY, FL 32669

04337-035-000
CHAFFIN JOHN D & JOANNA M
304 NW 122ND ST
GAINESVILLE, FL 32607

04337-033-000
KISH GLORIA C
307 NW 123RD ST
NEWBERRY, FL 32669-5402

04337-034-000
HESS MARTHA C
314 NW 122ND ST
GAINESVILLE, FL 32607-1107

04322-006-006
PARKER ROAD ESTATES LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121

04337-030-000
KRAUTH LAVONNE M
323 NW 123RD ST
NEWBERRY, FL 32669

04337-028-000
MORELL ANGEL M
400 NW 122ND ST
GAINESVILLE, FL 32607

04337-024-000
MESA ALDO & LEAH CRISTINA
405 NW 123RD ST
NEWBERRY, FL 32669

04337-023-000
BURTON SCOTT N & GAIL
410 NW 122ND ST
GAINESVILLE, FL 32607

04337-021-000
BOGATAY DAVID & SARAH
417 NW 123RD ST
NEWBERRY, FL 32669

04337-022-000
PRICHARD & SHARP LIFE ESTATE
420 NW 122ND ST
GAINESVILLE, FL 32607-1127

04337-018-000
FLEISCHMAN KATIE MARIE
425 NW 123RD ST
JONESVILLE, FL 32669

04337-015-000
BARNARD EDWARD L & ELNA R
503 NW 123RD ST
NEWBERRY, FL 32669-3007

04337-016-000
HOWARD MARIA L
510 NW 122ND ST
GAINESVILLE, FL 32607

04337-009-000
MARION RITA
511 NW 123RD ST
NEWBERRY, FL 32669-3007

04337-006-000
JACKSON & KITTS & KITTS
521 NW 123RD ST
NEWBERRY, FL 32669-3007

04323-000-000
CINTADO CARMEN TRUSTEE
600 NW 27TH WAY
GAINESVILLE, FL 32607

04335-000-000
FAWCETT RICHARD F & BETTINA
606 NW 122ND ST
GAINESVILLE, FL 32607-1128

04337-001-000
HOWELL & MORENO
610 NW 122ND ST
GAINESVILLE, FL 32607-1128

04322-006-001
RR NOBLE HOLDINGS LLC
7516 W NEWBERRY RD
GAINESVILLE, FL 32606

04337-007-000
THACH & THACH
840 FALCON AVE
MIAMI, FL 33166

04335-001-000
LE BINH VAN
910 SW 86TH WAY
GAINESVILLE, FL 32607

04322-006-014
CITY OF GAINESVILLE
PO BOX 147117 STA A130
GAINESVILLE, FL 32614-7117

04322-010-024
SPLITRAIL HOMEOWNERS ASSOC
INC
11635 NW 1ST AVE
GAINESVILLE, FL 32607

04322-010-024
SAWBUCK HOMEOWNERS ASSOC
INC
11635 NW 1ST AVE
GAINESVILLE, FL 32607

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Ashley Scannella
Eda Consultants Inc
720 SW 2ND AVE SOUTH TOWER
300
GAINESVILLE FL 32601

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

02/09/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/09/2024

Keegan Loren

Legal Clerk

Wm WJ

Notary, State of WI, County of Brown

317727

My commission expires

Publication Cost: \$271.20

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Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Preliminary Development Plan for a proposed cottage neighborhood on approx. 5 +/- acres on Alachua County Tax Parcel No. 04322-006-001 located at 407 NW 122nd Street with a Future Land Use designation of Low Density Residential and Zoning District of R-1A. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Tuesday, February 20, 2024
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

A recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.



Contact: Sergio Reyes, P.E. of eda consultants inc.
Phone: (352) 373-3541 **E-mail:** permitting@edafl.com



Neighborhood Meeting Minutes

Project: Parker Road - Preliminary Development Plan

Meeting Date & Time: February 20, 2024 at 6:00 p.m.

Community Participants: 5 participants in total
Angel M. Caban
Lindy
Margaret Dryfuss
Ryan C. Curtis
Peggy's iPad

Project Representatives: Sergio Reyes, eda
Stephanie Sutton, eda
Claudia Vega, eda
Ashley Scannella, eda

Meeting Minutes:

Stephanie Sutton gave a Power Point presentation to inform the participants of the proposed 36 unit cottage neighborhood project, showed the proposed layout, and then opened up the floor for questions afterwards.

Q: Of all those trees, you are saving only one?

A: The black dots on the plan are the trees that will remain. In the green spaces there will be some trees. The trees in the driveway/parking areas will be removed for construction, but trees will be replanted along the driveway to shade the parking, as required by code. This will be determined at the time of Final Development Plans. The large tree in the center will remain, and there may be some trees in the buffers/perimeters and these green areas.

Q: Are the homes going to be 1 story? How big are the homes and the lots?

A: This will not be platted into lots like a normal subdivision. They will be individual detached rental units. The current design by the architect is showing them as 2-story. There are limits on the size of the units in the county ordinance. They will all be smaller square footage, may have a front porch and other design features to take advantage of the common open space. Those details will be provided with our final development plan submittal.

Q: Who owns this property?

A: The owner listed on the property appraiser is RR Noble Holdings LLC.

Q: Will the units qualify as Section 8 or other government subsidies?

A: Not that I am aware of- we are not permitting this under any of those government incentives. As far as we know, it's intended to be market rate.

Q: If Noble owns this, will this be an extension of the existing Noble apartments?

A: It's not the same entity that owns the apartment complexes. The LLC name just happens to be Noble, I think because it's adjacent to the Noble property. It won't be associated with that entity as far as I know.

Q: Are you building a privacy fence around it?

A: I don't believe that is proposed at this time. It's not required by the Land Development Code. It will have a connection to the north. The county definitely has intent for the open space areas to connect from project to project. The county typically discourages fences, especially around open space that may be adjacent to other open spaces.

Q: So you're going to build 36 homes next to other homes and not build a privacy fence? That doesn't sound appropriate to me.

A: Are you talking about internal fencing or around the perimeter? They won't have fences between the units and an external fence is not proposed at this time. We can discuss further with the developer and county staff

Q: Will there be a fence around the retention area?

A: Not proposed at this time. Typically the basins aren't steep enough to require fencing. The way they are graded, they are intended to be open and accessible.

Q: Noble put up a fence around the apartments.

A: That was permitted differently- as a TND/mixed-use development.

Q: If there's going to be rentals, you're not going to have a lot of control of the people moving in and out. That means people can just walk right on our property at any time- neighborhoods all around on both sides. It just protects our neighborhood and Sawbuck to the east.

Q: The address for Randolph Amaya is 7516 W Newberry Rd. Is that Days Inn or Walgreens? I'm a little concerned about not having a good address for the owner/developer.

A: we can't confirm their address or specific office location at this time. The property ownership details are available through the Property Appraiser.

A: This developer does own other properties in town. We can't guarantee that the developer is going to own it forever, obviously. I think their intent is to build this cottage neighborhood as a transitional development from the higher density multifamily going into the more single family character of the neighborhoods to the south. That is the way the county code is set up. We can certainly discuss having a fence with the developer and county staff.

Q: What is the average square footage?

A: About 1,000 square feet. The county does put an upper range on the size of the units that you can have in a cottage neighborhood development. The intent is to have more affordable, smaller units in these cluster developments.

Q: Is there any possibility this could eventually turn into Section 8?

A: I am not an expert in that, I don't know what that process entails. The only thing I can tell you is that construction costs are very high right now, and the developer would likely want to recoup that with market rate rent. This project is not being permitted under any rules that give them benefits for being affordable, so I would predict based on the cost of construction that this is going to be market rate units.

Q: Where is the entrance?

A: The entrance is the southeast end of the property onto Parker Road. It will also have a stub-out to the north into noble. The County is also requiring us to have a stubout to the south. That will not connect to anything offsite at this time, because there is no development on that parcel. The primary entrance in and out will be on Parker Road.

Q: What is the timeline to start construction?

A: Permitting is going to take the majority of the rest of this year. Construction would likely start in 2025.

Q: Do they have garages?

A: No. You'll see along this driveway entrance, there is parallel parking. People will park here and walk along common greens to the units. There is no parking directly in front of the units.

Q: All 36 units will only take up 1.2 acres?

A: Yes. The total property is about 5 acres, and there are requirements for all of the open space and other parts. The residential space with all those buildings is approximately 1.2 acres.

Q: How close are the units to each other?

A: About 20 feet between houses. It's the intent of the county to provide a smaller unit but more affordable product through these developments. This is following the cottage neighborhood ordinance.

Comment: I feel like we already have enough apartments available in this area given the other development. Personally I'm not in favor of this. I want to keep our area residential for families.

Comment: As you turn on Parker Road, it's just building after building- it's not nice neighborhoods anymore. It's really taking away from what our county really is. I agree with you completely.

Q: I can't believe there are 36 units on 5 acres, and most of that is retention ponds.

A: The basins will have attractive, landscaped areas. This is designed to meet the county criteria.

Q: What kind of improvements will there be on Parker Road? A turn lane?

A: That will be determined a little bit later at the final development plan. This has to be permitted through county public works. They'll look at the traffic demand and determine what kind of modifications need to be made to that road.

Q: Would this developer be willing to grant myself and the adjacent owner an ingress-egress easement over their driveway?

A: The county will likely require a Public Access Easement, but we can follow up on that.

Q: But would we have the legal right to use that road, or would it be dedicated public?

A: The county will have a public access easement, so the public can use that road. The road will be private, with a public easement over it.

Q: Will the power lines be underground?

A: Yes, any power lines on the property will be underground.

Q: That's why we need a fence, to stop people utilizing the public easement to walk onto our property.

A: The county comp plan requires you leave open space open as much as possible- for species to walk from one side to the other. We will be glad to talk to the county and property owner to recommend a fence around the property. You'll be able to contact County Growth Management once the project is submitted, and they do respond to citizen concerns.

Q: Will we be notified?

A: We will submit this for staff review in March. They'll make comments, we'll make minor revisions, there will be some back and forth- at that time a sign will be posted on the property with more details and contact information. This will probably go to the commission sometime in May or June. You all should get another notice at that time from the county for a hearing with the County Commission.



Parker Road Cottage Neighborhood
Neighborhood Meeting

February 20, 2024

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen

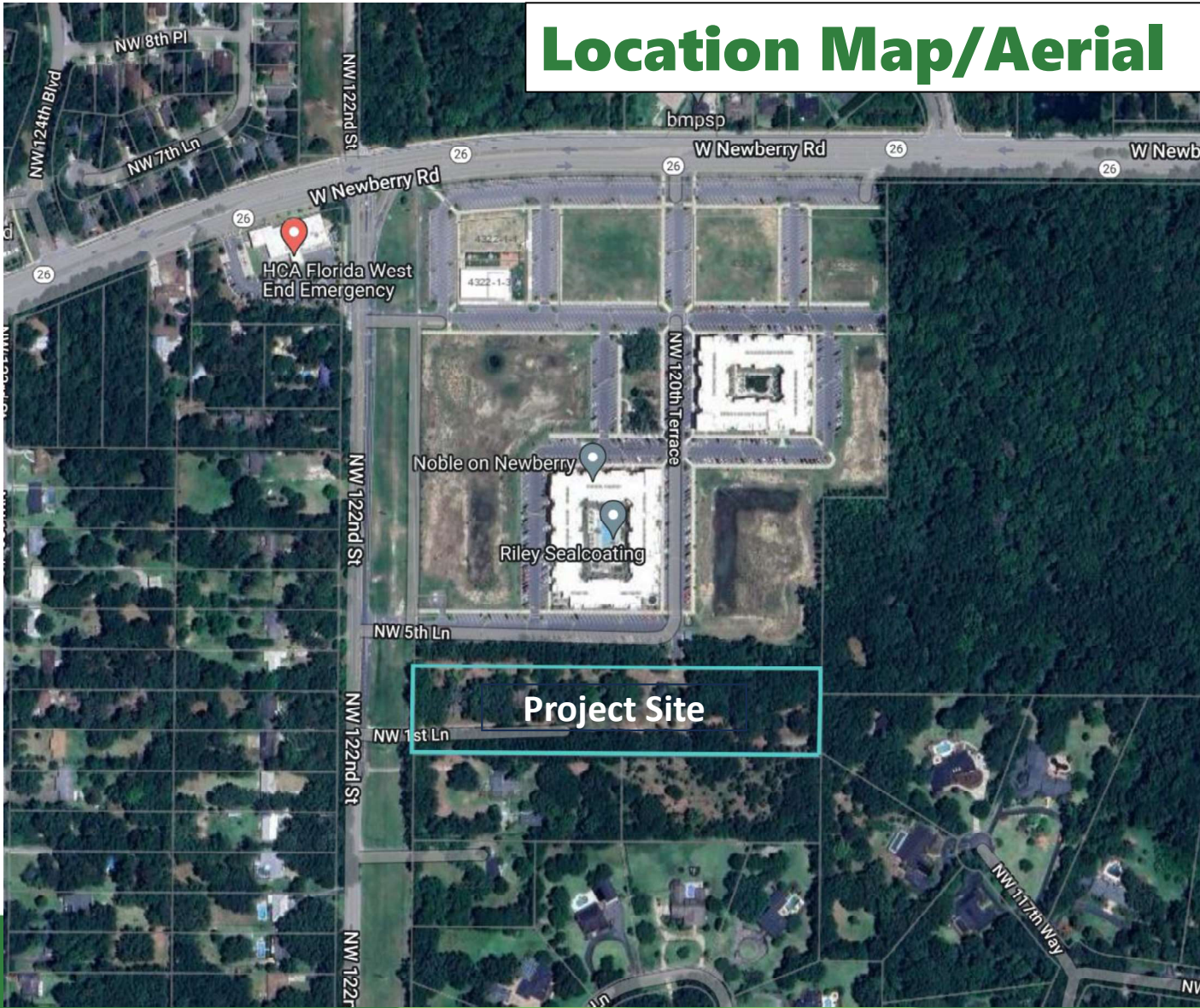


Record



Reactions

Location Map/Aerial



Property & Project Summary

Size:

Approx. 5 Acres (+/-)

Location:

407 NW 122nd Street

Tax Parcel Number:

04322-006-001

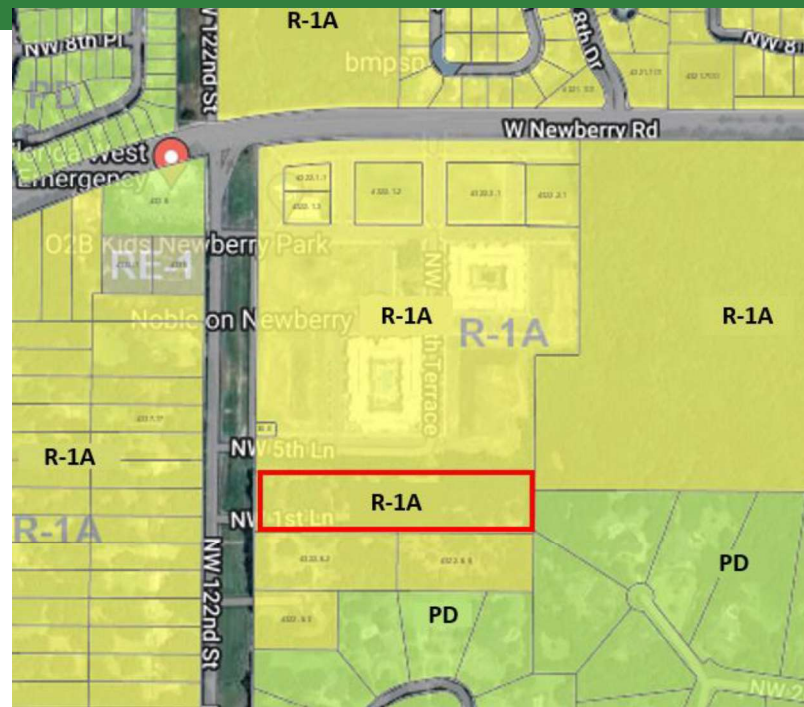
Future Land Use & Zoning:

Low Density Residential / R-1A

Proposed Project:

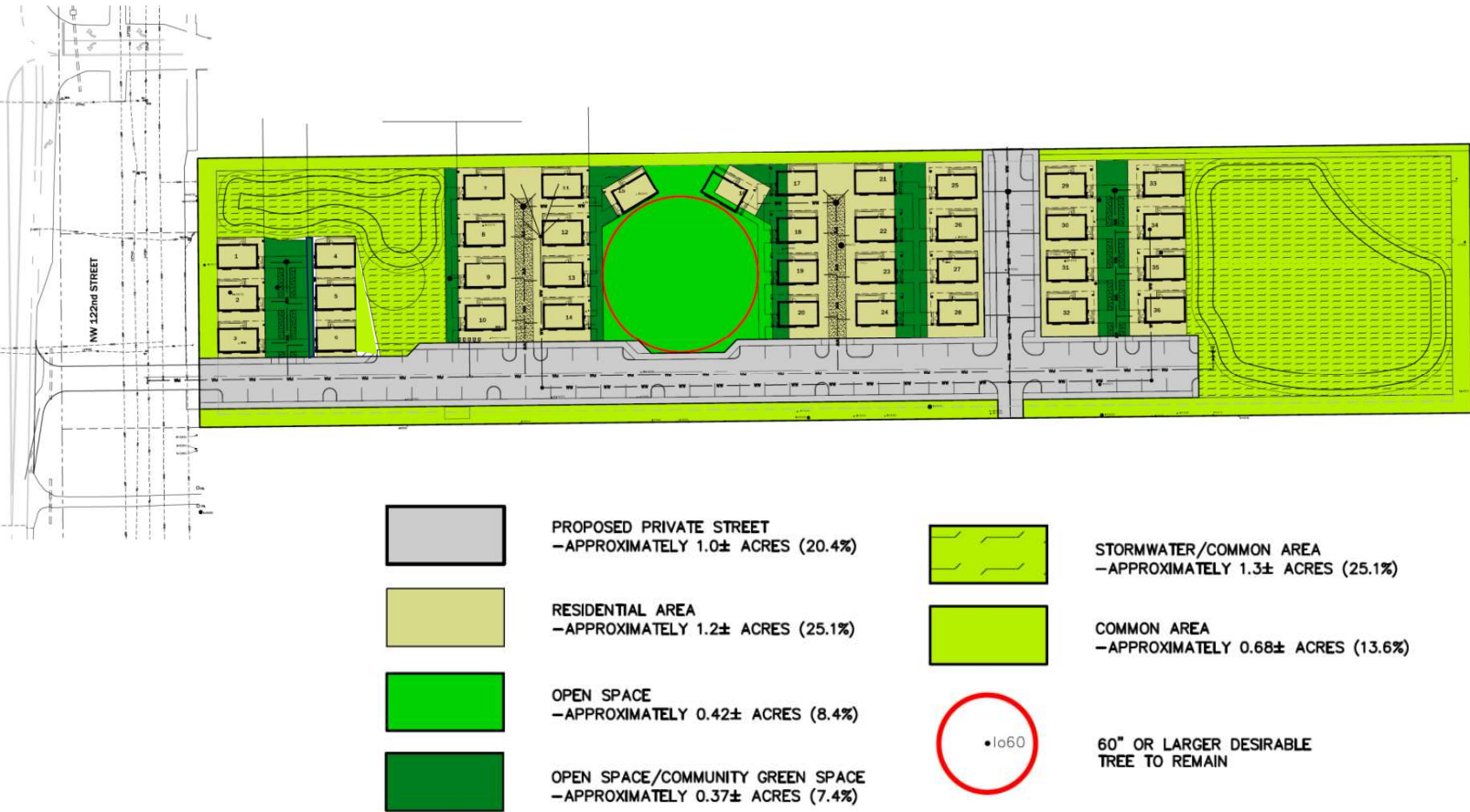
A proposed 36-unit cottage neighborhood with associated site improvements.

Land Use & Zoning



Cottage Neighborhoods are a permitted use in the land use & zoning categories for the project site, provided the design complies with the Land Development Code.

Preliminary Development Plan



Note: The Preliminary Development Plan shown is a draft and may be adjusted during the county development review process.

Next Steps

- Neighborhood Workshop – February 20, 2024
- Preliminary Development Plan
 - County Submittal – March 2024
 - County Staff Review and Commission Meeting
- Final Development Plan
 - County Submittal – Summer 2024
 - DRC Hearing

Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Any follow-up questions? Email permitting@edafl.com or call 352-373-3541

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

- Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units Number of Units
Level of Review Preliminary Final Revised Preliminary Revised Final

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="36"/>	units X 0.12 Elementary School Multiplier	<input type="text" value="4"/>	Student Stations
MIDDLE	<input type="text" value="36"/>	units X 0.06 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="36"/>	units X 0.09 High School Multiplier	<input type="text" value="3"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.06 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.03 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.03 High School Multiplier	<input type="text"/>	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- Existing legal lots eligible for a building permit
- Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

CERTIFICATION

PROJECT NAME : **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

High SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

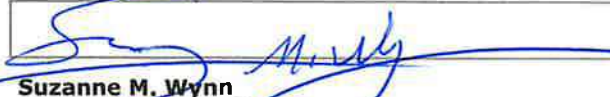
Denial for reasons stated

Approved by

Alachua County Staff

School Board Staff Certification

A complete application for the development project was accepted on


Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Date:
Signed:
Printed Name:

Date:



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](#)

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Parker Road Cottages

OWNER(s): RR Noble Holdings LLC

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04322-006-001

APPROXIMATE PROJECT ADDRESS: 407 NW 122nd St

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

05 Day of March, 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

(Notaral Stamp above)

Heather A. Hartman Signature of Notary Public
Heather A. Hartman Printed Name of Notary Public
HH 320137 Notary Commission Number



[Search](#) > Account Summary

Real Estate Account #04322 006 001

Owner:

RR NOBLE HOLDINGS LLC

Situs:

407 NW 122ND ST
GAINESVILLE 32607

[Parcel details](#)

[Property Appraiser](#)

Homestead Exemption



[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 **03/31/2023** for **\$1,843.73**.

[Apply for the 2023 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00	Paid \$1,843.73 03/31/2023	Receipt #22-0139905  Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$1,902.10 05/20/2022	Receipt #21-0173206  Print (PDF)
2020 Deferred Bill ⓘ	\$0.00	Paid \$1,207.71 06/30/2021	Receipt #20-0200158  Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$1,666.94 12/11/2019	Receipt #19-0058496  Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,591.80 11/27/2018	Receipt #18-0031753  Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$1,593.12 11/13/2017	Receipt #17-0013041  Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,440.01 11/17/2016	Receipt #16-0020927  Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,440.88 11/30/2015	Receipt #15-0043607  Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,441.30 11/26/2014	Receipt #14-0034939  Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,405.34 11/30/2013	Receipt #13-0036615  Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$1,348.81 11/27/2012	Receipt #12-0038475  Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$1,357.02 11/28/2011	Receipt #2011-9014440  Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,351.93 11/20/2010	Receipt #2010-9023172  Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$1,308.15 11/28/2009	Receipt #2009-9725291  Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$1,143.34 11/29/2008	Receipt #2008-9724203  Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$1,379.85 11/24/2007	Receipt #2007-9700230  Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$1,444.91 11/25/2006	Receipt #2006-9704783  Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$1,412.76 11/26/2005	Receipt #2005-9701060  Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,369.58 11/19/2004	Receipt #2004-9702279  Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$1,393.63 11/01/2003	Receipt #2003-3011067  Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$1,190.18 11/01/2002	Receipt #2002-0226420  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.



833 Highland Ave, Suite 101
Orlando, FL 32803
321-277-0826
kaley@floraviedesign.com

March 3, 2024

Ken McMurry, AICP
Planner
Alachua County, Growth Management
10 SW 2nd Avenue
Gainesville, FL 32604

RE: Parker Road Cottages

The approximate 5.00 acre property is located on the eastern side NW 122nd Street, south of NW 5th Lane and North of NW 1st Lane.

The site was surveyed by EDA Consultants, Inc. on February 6, 2022. The tree survey has been included on pages 2 - 4.

A comprehensive table of the individually surveyed regulated and heritage sized trees are provided on pages 5 - 6. Table definitions are provided below.

Table Definitions

Tree No.: Numeric Survey Tag Number

Tree Species: Botanical Name of Identified Tree Species

Description: Common Name of Identified Tree Species

Size: Surveyed Diameter of Identified Tree at Breast Height

Classification: Regulated and Heritage Tree Status, per Alachua County Unified Land

Development Code

Potential Mitigation (as shown)

Sincerely,

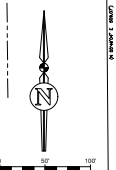
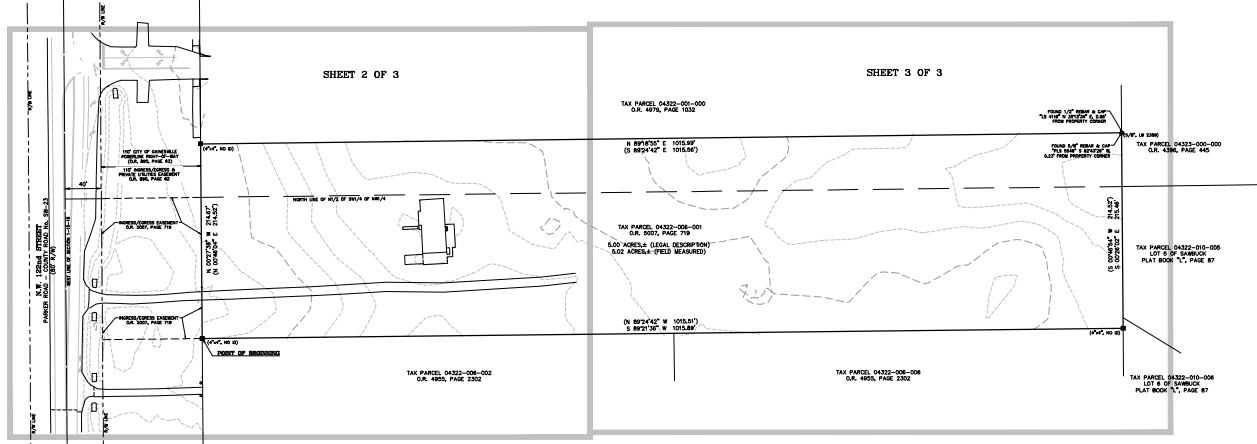
Kaley Dunlap-Rice
RLA #6667256

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA FOR ARK DEVELOPMENT GROUP

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, THENCE FROM SOUTH 89 DEGREES 24' 42" WEST 150.51 FEET TO THE POINT OF BEGINNING...



- NOTES: 1) ELEVATIONS SHOWN HEREIN ARE BASED ON AN ELEVATION OF 94.46 FEET (INDICATED DATUM) ON U.S. COAST & GEODETIC SURVEY BENCHMARK TA 37 1834'...

UTILITY LOCATION NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY RECORDS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTOR METHODS...

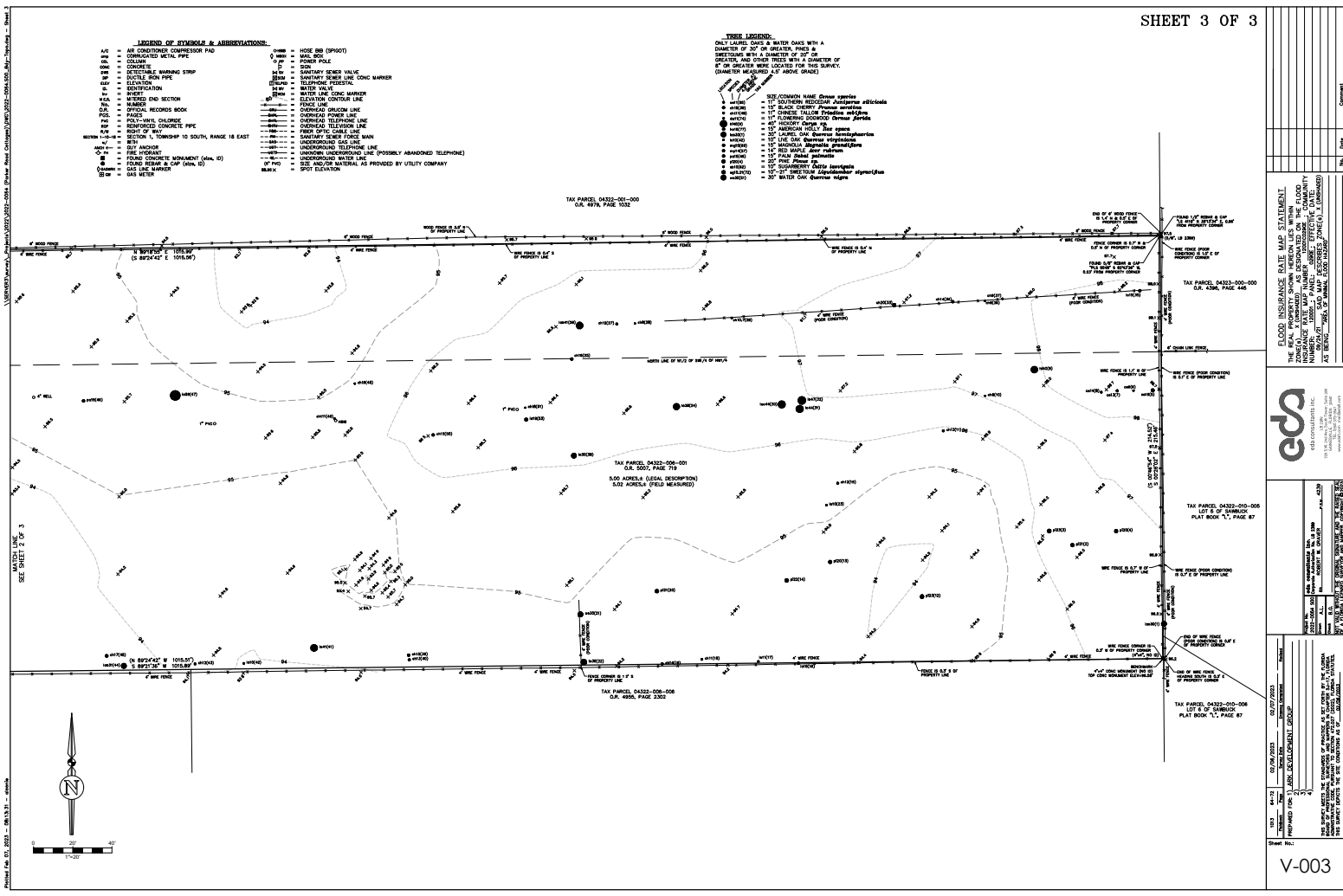
LEGEND OF SYMBOLS & ABBREVIATIONS. Table with columns for symbols and their corresponding utility types such as ANE CONDENSER COMPRESSION PAD, HOSE BIB (SPUGOT), etc.

SYMBOL LEGEND. Table with columns for symbols and their corresponding utility types such as 1" SOUTHERN BROADCAST AMERICAN UTILITY, 1" DIMETER YELLOW PLASTIC UTILITY, etc.

Vertical sidebar containing project information, a table of utility symbols, and a 'V-001' label at the bottom.

- LEGEND OF SYMBOLS & ABBREVIATIONS:**
- | | | | |
|-----|--------------------------------|----|-------------|
| AC | AIR CONDITIONER COMPRESSOR PAD | W | WELL |
| CC | CONDENSING WET-Pipe | WV | WATER VALVE |
| CCW | CORROSION WARNING STRIP | WV | WATER VALVE |
| CCW | CORROSION WARNING STRIP | WV | WATER VALVE |
| CCW | CORROSION WARNING STRIP | WV | WATER VALVE |

- TREE LEGEND:**
- ONLY LIVED OAKS & WATER OAKS WITH A DIAMETER OF 2" OR GREATER, PINES & CEDARS AND OTHER TREES WITH A DIAMETER OF 2" OR GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GROUND)
- | | | | |
|---|-----------------|---|--------------|
| ● | 1" BLACK CHERRY | ● | 2" WATER OAK |
| ● | 1" WHITE OAK | ● | 2" WATER OAK |
| ● | 1" PINE | ● | 2" WATER OAK |



FLOOD INSURANCE RATE MAP STATEMENT:
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE UNDESIGNATED FLOOD HAZARD ZONE OF THE COMMUNITY FLOOD INSURANCE RATE MAP NUMBERED [REDACTED] DATED [REDACTED] AS BEING "ZONE OF MINIMAL FLOOD HAZARD" (UNDESIGNATED).



TAX PARCEL 04222-000-000
 O.R. 4378, PAGE 1032

TAX PARCEL 04222-000-001
 O.R. 5007, PAGE 719

TAX PARCEL 04222-000-008
 LOT 2 OF SARBODD PLAT BOOK 71, PAGE 87

TAX PARCEL 04222-000-008
 LOT 2 OF SARBODD PLAT BOOK 71, PAGE 87

TAX PARCEL 04222-000-008
 LOT 2 OF SARBODD PLAT BOOK 71, PAGE 87

DATE: 02/07/2023
 PREPARED FOR: [REDACTED]
 DRAWN BY: [REDACTED]

Sheet No. V-003

Tree No.	Tree Code	Common Name/Scientific name	1st trunk	2nd trunk	3rd trunk	4th trunk	Classification	Potential Mitigation (one-for-one)	Potential Mitigation (inches)
1	lao	LAUREL OAK/Quercus hemisphaerica	30				Heritage	1	
2	pi	PINE/Pinus sp.	21				Heritage	1	
3	pi	PINE/Pinus sp.	23				Heritage	1	
4	pi	PINE/Pinus sp.	20				Heritage	1	
5	ce	SOUTHERN REDCEDAR/Juniperus silicicola	19				Regulated	1	
6	ce	SOUTHERN REDCEDAR/Juniperus silicicola	9				Regulated	1	
7	ce	SOUTHERN REDCEDAR/Juniperus silicicola	13				Regulated	1	
8	ce	SOUTHERN REDCEDAR/Juniperus silicicola	14				Regulated	1	
9	hi	HICKORY/Carya sp.	40				Heritage		47
10	ch	BLACK CHERRY/Prunus serotina	8				Heritage	1	
11	ch	BLACK CHERRY/Prunus serotina	13				Regulated	1	
12	pi	PINE/Pinus sp.	23				Heritage	1	
13	pi	PINE/Pinus sp.	20				Heritage	1	
14	pi	PINE/Pinus sp.	22				Heritage	1	
15	ch	BLACK CHERRY/Prunus serotina	12				Regulated	1	
16	lo	LIVE OAK/Quercus virginiana	15				Regulated	1	
17	lo	LIVE OAK/Quercus virginiana	11				Regulated	1	
18	ch	BLACK CHERRY/Prunus serotina	11				Regulated	1	
19	ch	BLACK CHERRY/Prunus serotina	14				Regulated	1	
20	pi	PINE/Pinus sp.	21				Heritage	1	
21	wo	WATER OAK/Quercus nigra	30				Heritage	1	
22	lo	LIVE OAK/Quercus virginiana	35				Heritage		38
23	lo	LIVE OAK/Quercus virginiana	10				Regulated	1	
24	lo	LIVE OAK/Quercus virginiana	38				Heritage		42.5
25	ch	BLACK CHERRY/Prunus serotina	16				Regulated	1	
26	lao	LAUREL OAK/Quercus hemisphaerica	41				Heritage	1	
27	ch	BLACK CHERRY/Prunus serotina	12				Regulated	1	
28	ch	BLACK CHERRY/Prunus serotina	8				Regulated	1	
29	ch	BLACK CHERRY/Prunus serotina	10	7			Regulated	1	
30	lao	LAUREL OAK/Quercus hemisphaerica	44				Heritage	1	
31	lo	LIVE OAK/Quercus virginiana	44				Heritage		59
32	lo	LIVE OAK/Quercus virginiana	47				Heritage		68
33	ch	BLACK CHERRY/Prunus serotina	20				Heritage		20
34	ch	BLACK CHERRY/Prunus serotina	14				Regulated	1	
35	lo	LIVE OAK/Quercus virginiana	15				Regulated	1	
36	ch	BLACK CHERRY/Prunus serotina	8				Regulated	1	
37	ch	BLACK CHERRY/Prunus serotina	9				Regulated	1	
38	lo	LIVE OAK/Quercus virginiana	30				Heritage		30.5
39	ch	BLACK CHERRY/Prunus serotina	15				Regulated	1	
40	ch	BLACK CHERRY/Prunus serotina	13				Regulated	1	
41	lo	LIVE OAK/Quercus virginiana	41				Heritage		50
42	lo	LIVE OAK/Quercus virginiana	10				Regulated	1	
43	ch	BLACK CHERRY/Prunus serotina	12				Regulated	1	
44	lao	LAUREL OAK/Quercus hemisphaerica	31				Heritage	1	
45	ch	BLACK CHERRY/Prunus serotina	17				Regulated	1	
46	pa	PALM/Sabal palmetto	15				Regulated	1	
47	lo	LIVE OAK/Quercus virginiana	59				Heritage		104
48	cht	CHINESE TALLOW/Triadica sebifera	9				N/A - Invasive	-	-
49	cht	CHINESE TALLOW/Triadica sebifera	11				N/A - Invasive	-	-
50	ch	BLACK CHERRY/Prunus serotina	15				Regulated	1	
51	cht	CHINESE TALLOW/Triadica sebifera	8				N/A - Invasive	-	-
53	lo	LIVE OAK/Quercus virginiana	19				Regulated	1	
53	ch	BLACK CHERRY/Prunus serotina	13				Regulated	1	
54	ch	BLACK CHERRY/Prunus serotina	11				Regulated	1	
55	ce	SOUTHERN REDCEDAR/Juniperus silicicola	11				Regulated	1	
56	dw	FLOWERING DOGWOOD/Cornus florida	8	9			Regulated	1	
57	mp	RED MAPLE/Acer rubrum	14				Regulated	1	
58	lo	LIVE OAK/Quercus virginiana	16				Regulated	1	
59	lo	LIVE OAK/Quercus virginiana	13				Regulated	1	
60	lo	LIVE OAK/Quercus virginiana	11	18			Regulated	1	
61	dw	FLOWERING DOGWOOD/Cornus florida	10	12			Regulated	1	
62	sb	SUGARBERRY/Celtis laevigata	10				Regulated	1	
63	dw	FLOWERING DOGWOOD/Cornus florida	9				Regulated	1	
64	lo	LIVE OAK/Quercus virginiana	62				Heritage	No removal of oaks larger than 60"	
65	ho	AMERICAN HOLLY/Ilex opaca	8	9	10	12	Regulated	1	
66	lo	LIVE OAK/Quercus virginiana	14				Regulated	1	
67	ch	BLACK CHERRY/Prunus serotina	15				Regulated	1	
68	ch	BLACK CHERRY/Prunus serotina	8				Regulated	1	
69	mg	MAGNOLIA/Magnolia grandiflora	15				Regulated	1	
70	lao	LAUREL OAK/Quercus hemisphaerica	38				Heritage	1	
71	sb	SUGARBERRY/Celtis laevigata	23				Heritage		23

72	sg	SWEETGUM/Liquidambar styraciflua	10	21	Heritage	1	
73	lo	LIVE OAK/Quercus virginiana	12		Regulated	1	
74	dw	FLOWERING DOGWOOD/Cornus florida	11		Regulated	1	
75	dw	FLOWERING DOGWOOD/Cornus florida	8		Regulated	1	
76	mg	MAGNOLIA/Magnolia grandiflora	13		Regulated	1	
77	ho	AMERICAN HOLLY/Ilex opaca	15		Regulated	1	
78	ch	BLACK CHERRY/Prunus serotina	14		Regulated	1	
79	lo	LIVE OAK/Quercus virginiana	50		Heritage		77
80	lo	LIVE OAK/Quercus virginiana	57		Heritage		98
81	lo	LIVE OAK/Quercus virginiana	49		Heritage		74
82	lo	LIVE OAK/Quercus virginiana	42		Heritage		53
83	ch	BLACK CHERRY/Prunus serotina	13		Regulated	1	
84	lo	LIVE OAK/Quercus virginiana	22		Heritage		22
85	lo	LIVE OAK/Quercus virginiana	13		Regulated	1	
86	lo	LIVE OAK/Quercus virginiana	36		Heritage		39.5
87	ch	BLACK CHERRY/Prunus serotina	18		Regulated	1	

Potential Trees Required for Regulated Mitigation Removal **67**
Potential Inches Required for Heritage Tree Removal **845.5**

Fee if removed and not mitigated \$ 127,335.00