



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: McKinney Rural Ag Subdivision

OWNER: Twenty Two Farms, LLC
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: Menadier Engineering, LLC

PARCEL NUMBER(s): 01634003000, 01634003001, 01634002000

APPROXIMATE PROJECT ADDRESS: SR 45

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

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

[Signature] Owner Signature Mark McKinney Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 8th Day of August, 2024, by Mark McKinney who is personally known or has provided satisfactory identification _____.

STATE OF FLORIDA
 COUNTY OF Alachua

[Signature] Signature of Notary Public
Susan S Emerson Printed Name of Notary Public
HH524015 Commission Number



(Notarial Stamp above)



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
<https://growth-management.alachuacounty.us>

Submit Affidavit to: Development
 Services Division
developmentreview@alachuacounty.us

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: 22 FARMS RURAL SUB-DIVISION

OWNER(s): 22 FARMS LLC.

APPOINTED AGENT: MENADIER ENGINEERING

PARCEL NUMBER(s): 01634-002-000, 01634-003-000, 01634-003-001

APPROXIMATE PROJECT ADDRESS: 13371 N.W STATE RD 45 HIGH SPRINGS, FL 32643

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.

Mark McKinney Agent or Owner MARK MCKINNEY Agent or Owner
 Signature Printed Name

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

3rd Day of Oct., 2024, by _____ who is

personally known or has provided satisfactory identification _____

STATE OF FLORIDA

COUNTY OF Alachua



Susan S Emerson Signature of Notary Public
Susan S Emerson Printed Name of Notary Public
HH524015 Notary Commission Number

(Notarial Stamp above)

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

5913

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
01634 002 000	13209 NW STATE RD 45	0300

TWENTY TWO FARMS LLC
 9417 NW 43RD ST
 GAINESVILLE, FL 32653

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	87,199	0	87,199	666.32	
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	87,199	0	87,199	311.11	
LIBRARY GENERAL	1.0339	87,199	0	87,199	90.16	
SCHOOL CAP PROJECT	1.5000	87,199	0	87,199	130.80	
SCHOOL DISCRNRY & CN	0.7480	87,199	0	87,199	65.22	
SCHOOL GENERAL	3.1840	87,199	0	87,199	277.64	
SCHOOL VOTED	1.0000	87,199	0	87,199	87.20	
CHILDREN'S TRUST	0.4612	87,199	0	87,199	40.22	
SUWANNEE RIVER WATER MGT DIST	0.3113	87,199	0	87,199	27.15	
TOTAL MILLAGE		19.4476		AD VALOREM TAXES	\$1,695.82	

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

LEGAL DESCRIPTION
S 120 FT OF N 606 FT OF E 280 FT OF W 408.4 FT OF S1/2 OR 4971/0298

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
501 BOCC REFUSE RURAL COLL	1.000	@ 132.0100	132.01
730 BOCC SOLID WASTE MGMT	1.000	@ 15.8100	15.81
550 COUNTY FIRE SERVICES	1.000	Varies	207.03
555 COUNTY STORMWATER	1.000	Varies	50.00
NON-AD VALOREM ASSESSMENTS			\$404.85

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS **\$2,100.67**

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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JOHN POWER, CFC 2023 PAID REAL ESTATE 5913
 ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
01634 002 000	13209 NW STATE RD 45

TWENTY TWO FARMS LLC
 9417 NW 43RD ST
 GAINESVILLE, FL 32653

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

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



Alachua County, Board of County Commissioners
 Department of Growth Management
 10 SW 2nd Ave., Gainesville, FL 32601
 Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit to:
 Development Services Division

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.

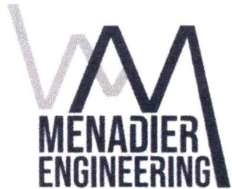
Natural Resources Checklist:

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 checked="" type="checkbox"/> | N/A | <input 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 Resource 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: William Menadier, PE _____ **PROJECT #** _____ **DATE:** 9-10-24 _____

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)



Menadier Engineering, LLC
PO Box 636
Alachua, Fl 32616

386-347-5133
www.menadier.com


September 10, 2024

Silver Ware
Fire Prevention Officer Level 1
Alachua County Fire Rescue
911 SE 5th Street
Gainesville, Fl 32601

**RE: TWENTY TWO FARMS RURAL SUBDIVISION
Fire Department Tanker Shuttle Request**

Dear Mr. Ware,


This is a formal request for the fire department tanker shuttle service for the proposed development, Twenty Two Farms Rural Subdivision. This project is a seven-lot rural residential subdivision on 110.68 acres, located on Parcel ID No.'s: 01634-002-000, 01634-003-000, & 01634-003-001. This project is not within a reliable water distribution system. The fire department tanker shuttle service is being requested to comply with NFPA 18.3.1.1. All proposed residences will be separated by a minimum of 30 feet. This request has been approved and signed by the property owner and developer, Mark McKinney, below.



Mark McKinney
Twenty Two Farms, LLC

If you have any questions, please call our office.

Sincerely,
MENADIER ENGINEERING


William A. Menadier, P. E.
Principal Engineer

From: [John Adler](#)
To: [Silver Ware](#)
Cc: [Leslie McLendon](#)
Subject: RE: Twenty Two Farms
Date: Tuesday, December 3, 2024 10:52:07 AM
Attachments: [image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[acfrlogo_0af82240-8c78-473b-b26b-3afd6c9ae7ff.png](#)
[home_page_150ppi_c93d2f0c-a636-4c7c-a777-a6d8edd72602.png](#)
[fb_logo_150ppi_9dd00851-99d8-4342-8932-10cac01030c6.png](#)
[twitter_150ppi_9c3d56ae-20c9-4509-b852-4aaed552edd.png](#)
[insta_150ppi_5be81f1b-b06b-49ca-b309-54edd0545f55.png](#)
[youtube_150ppi_0da7ed3a-56a8-459c-b04c-ed8dfa1a388a.png](#)
[county_news_150ppi_14250fe5-78c3-4aa5-b059-283cc85fd4ea.png](#)

The request for the tanker shuttle is approved.



John Adler, CFO, FM, MIFireE

Fire Marshal / Division Chief

Fire Rescue

911 SE 5th ST • Gainesville • FL • 32601

352-384-3107 (office) • 863-781-1452 (mobile) • 352-384-3157 (fax)



PLEASE NOTE: Florida has a very broad public records law (F.S.119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Silver Ware <sware@alachuacounty.us>
Sent: Tuesday, December 3, 2024 10:14 AM
To: John Adler <jadler@alachuacounty.us>
Cc: Leslie McLendon <LMcLendon@alachuacounty.us>
Subject: FW: Twenty Two Farms

Good morning

A request of the tanker shuttle. I recommend approving the request as the project is within 5 miles of the HSFd which is cooperative agency under contract with ACFR and part of ACFR Haul Water analysis.

Thank you

Chip

Silver Ware



Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)



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All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: William Menadier <wmenadier@menadier.com>
Sent: Tuesday, December 3, 2024 10:06 AM
To: Silver Ware <sware@alachuacounty.us>
Subject: Twenty Two Farms

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

See attached

If you have any questions, please call me.

Regards,

William A. Menadier, PE

Principal Engineer

☎: 386-347-5133

www.menadier.com

PO Box 636

Alachua, FL 32616

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # DR24-000053 **APPLICATION DATE** 9-10-24

NAME & DESCRIPTION OF PROJECT Twenty Two Farms Rural Subdivision

Subdivide 110 acres into 7 lots

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 13209 SR 45

Tax Parcel Numbers 01634-002-000, 01634-003-000, 01634-003-001

Acreage 110.68

DEVELOPMENT DATA (check all that apply)

- Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units 7 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 Northwest Alachua **Middle** High Springs **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="7"/>	units X 0.12 Elementary School Multiplier	<input type="text" value="1"/>	Student Stations
MIDDLE	<input type="text" value="7"/>	units X 0.06 Middle School Multiplier	<input type="text" value="1"/>	Student Stations
HIGH	<input type="text" value="7"/>	units X 0.09 High School Multiplier	<input type="text" value="1"/>	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

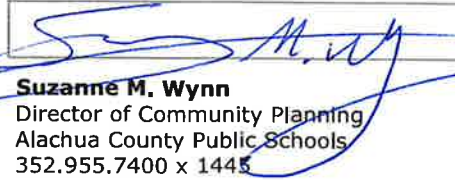
Denial for reasons stated

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: