



Alachua County
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 Application to:
Development Services Division

ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: eda consultants, inc. Contact Person: Clay Sweger, AICP, LEED AP
 Address: 720 SW 2nd Ave, South Tower, Suite 300, Gville, FL 32601 Phone: (352) 373 - 3541
 Email address: csweger@edafl.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: Yadda Property Holdings I LLC Property Address: South of the terminus of NW 97th Blvd
 City: Gainesville State: Florida Zip: 32606 Phone: (954) 592 - 3696
 Tax Parcel #: 06233 - 014 - 005 Section: 30 Township: 09 Range: 19 Grant: N/A
 Total Acreage: 4.82 +/- ↑ Zoning: ML (Light Industrial) Land Use: Light Industrial
(PORTION OF)

TYPE OF REQUEST

- | | | | |
|-------------------------------------|--------------------------|---|-----------|
| <input type="checkbox"/> | Rezoning | From: _____ | To: _____ |
| <input type="checkbox"/> | Special Use Permit | For: _____ | |
| <input type="checkbox"/> | Minor Special Use Permit | For: _____ | |
| <input checked="" type="checkbox"/> | Special Exception | For: <u>Commercial Animal Boarding Facility</u> | |
| <input type="checkbox"/> | Minor Special Exception | For: _____ | |

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent: Date: 3/25/25

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- Proof of neighborhood workshop, where applicable.
- Legal description.
- Property Owner's Affidavit, notarized.
- Proof of payment of taxes on all parcels.
- Detailed directions to the site.
- Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- An analysis of the impact of the proposed development on public facilities and services.
- Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
 - Property boundaries and dimensions.
 - Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
 - Streets, sidewalks, drives, parking and loading areas, and similar features.
 - Proposed landscape plan, if applicable.
- Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- N/A* Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- N/A* Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



PROPERTY OWNERS' AFFIDAVIT

Yadda Property Holdings I LLC

Owner

Application No.

N/A

Additional Owners

eda consultants, inc.

Appointed Agent(s)

06233-014-005

Parcel Number(s)

30

Section

09

Township

19

Range

Special Exception

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) 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 land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner (signature)

Owner (signature)

Owner (signature)

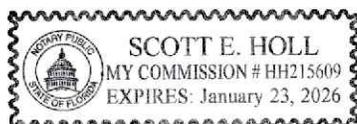
STATE OF FLORIDA
 COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 21 DAY OF March, 2025

BY Pete Trematerra

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION



(SEAL ABOVE)

(TYPE OF IDENTIFICATION)

Notary Public, Commission No. HH215609

(Name of Notary typed, printed, or stamped)

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID 06233-014-005
Prop ID 43367
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 114300.58
Subdivision
Legal Description COM NE COR LOT 3 HAUFLE BROTHERS ESTATE UNIT 1 PB
G-69 POB W 2698.40 FT N 21 DEG W 642.71 FT NLY ALG
CURVE 147.57 FT N 23 DEG W 935.83 FT NWLY ALG CURVE
175.01 FT N 63 DEG E 200 FT SLY ALG CURVE 185.71 FT S 23
DEG E 24.20 FT S 23 DEG E 368.42 FT N 44 DEG
**(Note: *The Description above is not to be used on legal
documents.)**
Property Use Code TMBR SI 80-89 (05500)
Sec/Twp/Rng 30-09-19
Tax Area ST. JOHN'S (0400)
Acres 101.42
Homesteaded False

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

No Image Available

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[YADDA PROPERTY HOLDINGS I LLC](#)

6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$37,018	\$37,018	\$37,018	\$37,018	\$37,018
Agricultural (Market) Value	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400
Just (Market) Value	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400
Assessed Value	\$37,018	\$37,018	\$37,018	\$37,018	\$37,018
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$37,018	\$37,018	\$37,018	\$37,018	\$37,018
Maximum Save Our Homes Portability	\$0	\$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

[2024 TRIM Notice \(PDF\)](#)

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

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	101.42	4417855.2	0	0	RP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/26/2019	\$5,000,000	MS	4672	0183	Qualified (Q)	Vacant	PR GAINESVILLE LIMITED PARTNER	YADDA PROPERTY HOLDINGS I LLC	Link (Clerk)
2/8/2006	\$21,500,000	MS	3312	267	Unqualified (U)	Vacant	* 39TH AVE LTED PTNRSHIP; OSCA	PR GAINESVILLE LTD PARTNERSHIP	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
B24-001174	COMM REMODEL PERMIT	Yes	Yes	9/5/2024	\$0
B24-001175	COMM REMODEL PERMIT	Yes	Yes	9/5/2024	\$0

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.

Map



Photos



[Print Photos](#)

No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Sketches.

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

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[Last Data Upload: 3/25/2025, 7:48:35 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEO SPATIAL

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Jerald M. Goodman, Esq.
Drinker Biddle & Reath LLP
One Logan Square, Suite 2000
Philadelphia, PA 19103-6996

MAIL TAX STATEMENTS TO:

Yadda Property Holdings I, LLC
7545 West University Avenue, Suite A
Gainesville, FL 32607
Attn: Peter Trematerra

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 26 day of March, 2019 but effective the 26 day of March, 2019 by **PR GAINESVILLE LIMITED PARTNERSHIP**, a Delaware limited partnership, whose mailing address is c/o PREIT Services LLC, The Bellevue, 3rd Floor, Broad and Walnut Streets, Philadelphia, PA 19102, hereinafter called the Grantor, to **YADDA PROPERTY HOLDINGS I, LLC**, a Florida limited liability copmany, whose mailing address is 7545 West University Avenue, Suite A, Gainesville, FL 32607, hereinafter called the Grantee (whenever used hereunder 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):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain lands situated in Alachua County, Florida, described on **Exhibit A** attached hereto, incorporated herein, and made a part hereof for all purposes.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining (all of the above-described properties being hereinafter collectively referred to as the "Property").

SUBJECT nevertheless, to applicable restrictions, covenants, easements and conditions of record.

TO HAVE AND TO HOLD the Property unto Grantee, in fee simple, its successors and assigns in fee simple forever.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good and lawful authority to sell and convey the Property; and that it hereby warrants the title to said Property unto Grantee and its successors and assigns and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but no other.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.

GRANTOR:

PR GAINESVILLE LIMITED PARTNERSHIP,

a Delaware limited partnership

By: PR Gainesville LLC, a Delaware limited liability company,
its sole general partner

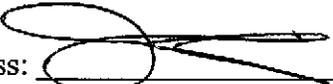
By: PREIT Associates, L.P., a Delaware limited partnership,
its sole member

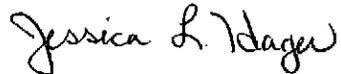
By: Pennsylvania Real Estate Investment Trust, its general partner

By: 
Andrew Ioannou
Executive Vice President

Signed, sealed and delivered in our presence:

Witness: 
Print Name: Erin Gantsche

Witness: 
Print Name: Joshua Schrier


Jessica Idager

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF PHILADELPHIA :

On this, the 25 day of March, 2019, before me, the undersigned officer, personally appeared Andrew Ioannou, who acknowledged himself to be an Executive Vice President of Pennsylvania Real Estate Investment Trust, which is the sole general partner of PREIT Associates, L.P., which is the sole member of PR Gainesville LLC, which is the sole general partner of PR Gainesville Limited Partnership, Grantor herein, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of such entity by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[NOTARIAL SEAL]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Erin Gausche, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Oct. 2, 2021
PENNSYLVANIA ASSOCIATION OF NOTARIES


Notary Public
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 6 (SW.1)
PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 29 AND 30 OF TOWNSHIP 9 SOUTH, RANGE 19 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLEER BROTHER'S ESTATE, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF BEGINNING; THENCE RUN SOUTH 89°20'13" WEST ALONG THE NORTH LINE OF SAID PLAT 2698.40 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND THE EASTERLY RIGHT- OF-WAY LINE OF NORTHWEST 98TH STREET ACCORDING TO OFFICIAL RECORDS BOOK 303, PAGE 22 AND OFFICIAL RECORDS BOOK 308, PAGE 328 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 21°38'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 642.71 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY, RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 5520.14 FEET, A CENTRAL ANGLE OF 01°31'54", AN ARC LENGTH OF 147.57 FEET, A CHORD LENGTH OF 147.56 FEET, AND A CHORD BEARING OF NORTH 22°24'52" WEST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, RUN NORTH 23°10'49" WEST, 935.83 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 2994.21 FEET, A CENTRAL ANGLE OF 03°20'56", AN ARC LENGTH OF 175.01 FEET, A CHORD LENGTH OF 174.98 FEET AND A CHORD BEARING OF NORTH 24°51'17" WEST TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 2098; THENCE, DEPARTING THE AFORESAID RIGHT-OF-WAY, RUN NORTH 63°45'28" EAST, ALONG THE SAID SOUTH LINE, 200.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 3194.21 FEET, A CENTRAL ANGLE OF 03°19'52", AN ARC LENGTH OF 185.71 FEET, A CHORD LENGTH OF 185.68 FEET, AND A CHORD BEARING OF SOUTH 24°50'44" EAST; THENCE RUN SOUTH 23°10'49" EAST, 24.20 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2033, PAGE 2200 OF THE ABOVE REFERENCED PUBLIC RECORDS; THENCE RUN SOUTH 23°10'49" EAST, ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 2033, PAGE 2200 A DISTANCE OF 368.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS ACCORDING TO OFFICIAL RECORDS BOOK 2033, PAGE 2200; THENCE RUN NORTH 44°10'13" EAST ALONG THE SOUTH LINE OF SAID LANDS, 408.17 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470 OF SAID PUBLIC RECORDS; THENCE

RUN NORTH 88°09'02" EAST ALONG THE SOUTHWESTERLY LINE OF SAID DESCRIBED LANDS, 100.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE RUN NORTH 44°09'02" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 231.46 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF THE REFERENCED LANDS, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE ALSO BEING THE NORTHEASTERLY LINE OF THE PREVIOUSLY REFERENCED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 11°42'22", AN ARC LENGTH OF 75.59 FEET, A CHORD LENGTH OF 75.46 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 1248 OF THE SAID PUBLIC RECORDS; THENCE RUN NORTH 62°33'37" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 07°47'54", AN ARC LENGTH OF 58.53 FEET, A CHORD LENGTH OF 58.48 FEET, AND A CHORD BEARING OF SOUTH 23°32'26" EAST; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°19'30" EAST, NON-TANGENT TO THE AFORESAID CURVE, 150.32 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2571, PAGE 1111; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID WEST LINE, 13.33 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 136.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 20.27 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°19'30" EAST, 1.10 FEET; THENCE RUN NORTH 00°40'30" WEST 108.23 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2301, PAGE 737; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 28.68 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 147.50 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1285, PAGE 763 AND OFFICIAL RECORDS BOOK 1285, PAGE 766; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH LINE, 741.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93), CURRENTLY HAVING A RIGHT- OF-WAY WIDTH OF 300 FEET; THENCE RUN SOUTH 43°32'48" EAST, ALONG SAID RIGHT-OF-WAY, 957.07 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°22'04" EAST, 1815.78 FEET TO THE INTERSECTION WITH THE PREVIOUSLY MENTIONED NORTH LINE OF HAUFLER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN SOUTH 89°20'13" WEST ALONG SAID NORTH LINE 395.68 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HAUFLER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN ALONG THE WEST LINE OF SAID LOT 2 THE FOLLOWING COURSES: SOUTH 41°31'10" EAST, 25.22 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 66.71 FEET, A CHORD LENGTH OF 65.35 FEET AND A CHORD

BEARING OF SOUTH 21°12'35" EAST; THENCE RUN SOUTH 01°08'40" EAST, 104.99 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°31'08", AN ARC LENGTH OF 39.06 FEET, AND A CHORD LENGTH OF 35.21 FEET AND A CHORD BEARING OF SOUTH 45°54'13" EAST TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 89°20'13" WEST, 120.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 3, SAID CORNER LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING COURSES: RUN NORTHERLY ALONG SAID CURVE BEING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'52", AN ARC LENGTH OF 39.48 FEET, A CHORD LENGTH OF 35.50 FEET AND A CHORD BEARING OF NORTH 44°05'47" EAST; THENCE RUN NORTH 01°08'40" WEST, 104.05 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 17.56 FEET, A CHORD LENGTH OF 17.20 FEET AND A CHORD BEARING OF NORTH 21°12'35" WEST; THENCE RUN NORTH 41°31'10" WEST, 85.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR INGRESS/EGRESS AS CONTAINED IN RECIPROCAL INGRESS/EGRESS EASEMENTS DATED JULY 7, 2000, AND RECORDED IN OR BOOK 2300, PAGE 2524 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TRACT 7 (SW.2)

PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON- TANGENT CURVE CONCAVE SOUTHERLY, SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID

CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 04°50'33", AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH 82°56'23" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 80°31'06" WEST, ALONG SAID NORTH LINE, 102.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°05'54", AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH 50°25'57" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00°42'30", AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH 01°01'45" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°31'31", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH 05°05'15" EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH 86°51'40" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR UTILITIES AS CONTAINED IN EASEMENT DATED MARCH 26, 1991, AND RECORDED IN OR BOOK 1835, PAGE 2141, IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**2024 PAID REAL ESTATE
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06233 014 005	UNASSIGNED LOCATION RE	0400

YADDA PROPERTY HOLDINGS I LLC
 6231 PGA BLVD STE 104-227
 PALM BCH GDNS, FL 33418-4033

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6180	37,018	0	37,018	282.00	
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	37,018	0	37,018	132.07	
LIBRARY GENERAL	1.0000	37,018	0	37,018	37.02	
SCHOOL CAP PROJECT	1.5000	37,018	0	37,018	55.53	
SCHOOL DISCRNRY & CN	0.7480	37,018	0	37,018	27.69	
SCHOOL GENERAL	3.0130	37,018	0	37,018	111.54	
SCHOOL VOTED	1.0000	37,018	0	37,018	37.02	
CHILDREN'S TRUST	0.4500	37,018	0	37,018	16.66	
ST JOHNS RIVER WATER MGT DISTR	0.1793	37,018	0	37,018	6.64	
TOTAL MILLAGE					19.0761	
AD VALOREM TAXES					\$706.17	

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

LEGAL DESCRIPTION
COM NE COR LOT 3 HAUFLER BROTHERS ESTATE UNIT 1 PB G-69 POB W 2698.40 FT N 21 DE See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS	\$706.17
---------------------------------------	-----------------

IF PAID BY PLEASE PAY	Dec 31, 2024	\$0.00			
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

2024 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS
06233 014 005	UNASSIGNED LOCATION RE

YADDA PROPERTY HOLDINGS I LLC
 6231 PGA BLVD STE 104-227
 PALM BCH GDNS, FL 33418-4033

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Dec 31, 2024	\$0.00
<input type="checkbox"/>	

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

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLER BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLER BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 812.40 FEET; THENCE NORTH 05°29'18" WEST, A DISTANCE OF 381.00 FEET; THENCE NORTH 55°17'01" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 84°44'50" WEST, A DISTANCE OF 268.82 FEET; THENCE NORTH 72°30'20" WEST, A DISTANCE OF 193.20 FEET; THENCE NORTH 48°23'24" WEST, A DISTANCE OF 191.37 FEET; THENCE NORTH 47°03'32" WEST, A DISTANCE 3.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 710.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'00", A DISTANCE OF 218.92 FEET TO THE SOUTHEAST LINE OF THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3312, PAGE 1018 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 66°03'36" WEST, 218.06 FEET; THENCE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 61.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 560.00 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 519.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 650.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°00'28", A DISTANCE OF 816.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°49'10" WEST, 764.19 FEET TO THE POINT OF BEGINNING.

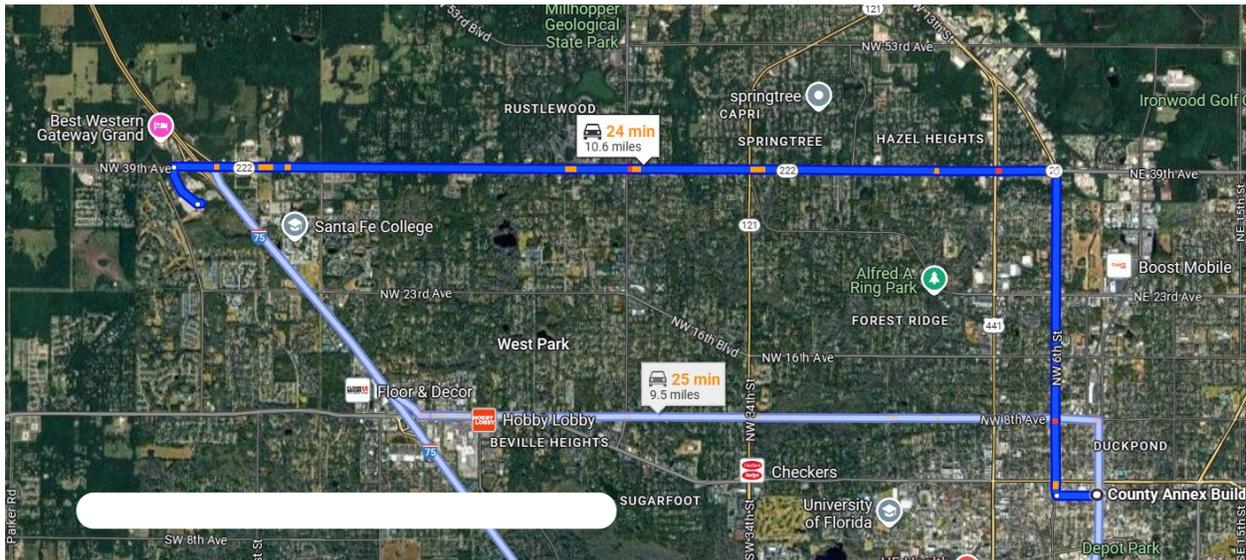
CONTAINING 4.82 ACRES, MORE OR LESS.

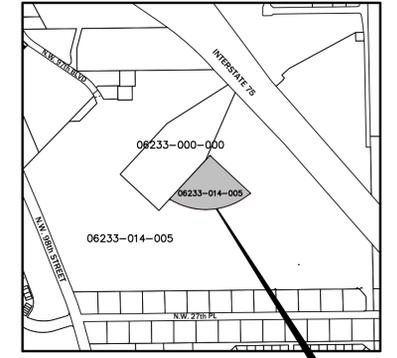
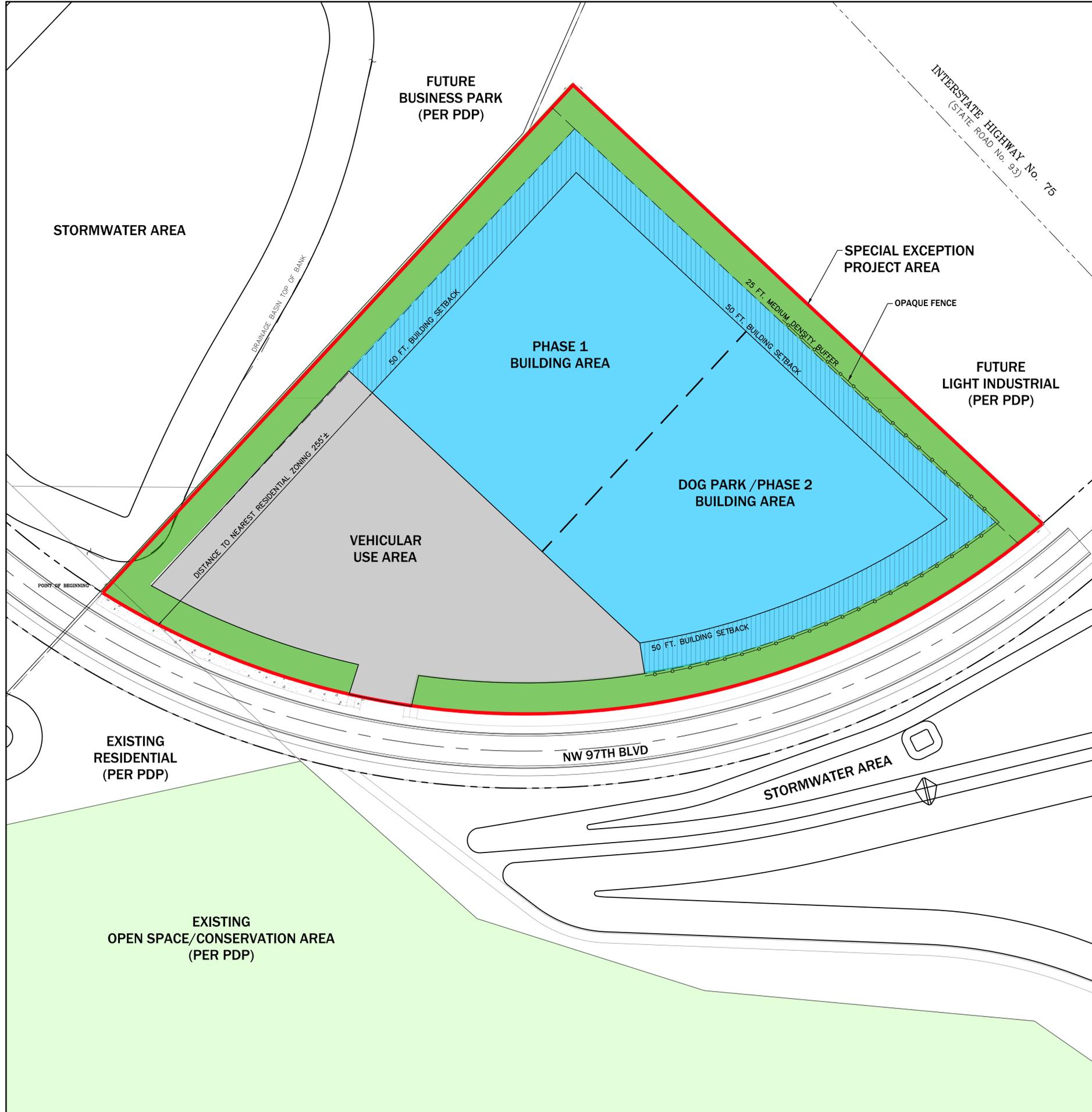
DETAILED DIRECTIONS TO SITE

County Annex Building

10 SW 2nd Ave, Gainesville, FL 32601

- ↑ Head south on S Main St
33 ft
- ↪ Turn right at the 1st cross street onto SW 2nd Ave
0.3 mi
- ⤷ At the traffic circle, take the 1st exit onto SW 6th St
2.6 mi
- ↶ Turn left onto NW 39th Ave
7.2 mi
- ↶ Turn left onto NW 97th Blvd
0.4 mi





VICINITY MAP
ALACHUA COUNTY, FLORIDA
SCALE: 1"=800'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "C", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 812.40 FEET; THENCE NORTH 05°29'18" WEST, A DISTANCE OF 381.00 FEET; THENCE NORTH 55°17'01" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 84°44'50" WEST, A DISTANCE OF 268.82 FEET; THENCE NORTH 72°30'20" WEST, A DISTANCE OF 193.20 FEET; THENCE NORTH 48°23'24" WEST, A DISTANCE OF 191.37 FEET; THENCE NORTH 47°03'32" WEST, A DISTANCE 3.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 710.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'00", A DISTANCE OF 218.92 FEET TO THE SOUTHEAST LINE OF THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3312, PAGE 1018 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°03'36" WEST, 218.06 FEET; THENCE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 61.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 580.00 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 519.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 650.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°00'28", A DISTANCE OF 816.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°49'10" WEST, 764.19 FEET TO THE POINT OF BEGINNING.
 CONTAINING 4.82 ACRES, MORE OR LESS.

SPECIAL EXCEPTION CONDITIONS

1. THIS SPECIAL EXCEPTION IS TO ALLOW A PRIVATE COMMERCIAL ANIMAL BOARDING FACILITY ON APPROXIMATELY 4.8 ACRES (PORTION OF PARCEL NUMBER 06233-014-005).
2. THE STRUCTURE HOUSING THE DOGS OR OTHER DOMESTICATED ANIMALS SHALL BE COMPLETELY ENCLOSED AND DESIGNED TO SUPPRESS NOISE. NOISE FROM THE BOARDED ANIMALS AT THE PROPERTY LINE SHALL BE SUBJECT TO THE NOISE REGULATIONS IN CHAPTER 110 OF THE ALACHUA COUNTY ULDC.
3. THE STRUCTURE HOUSING THE DOGS OR OTHER DOMESTICATED ANIMALS AND ANY OUTDOOR AREAS ALLOCATED FOR USE BY SUCH ANIMALS SHALL BE LOCATED A MINIMUM OF FIFTY (50) FEET FROM ANY PROPERTY LINE AND TWO HUNDRED (200) FEET FROM ANY RESIDENTIAL ZONING DISTRICT.
4. A MEDIUM-DENSITY, 25-FOOT WIDE BUFFER, IN ACCORDANCE WITH CHAPTER 407, SHALL BE PROVIDED BETWEEN THE FACILITY AND ADJACENT PROPERTIES. OPAQUE SCREENING SHALL ONLY BE REQUIRED WHERE THE DOG PARK ABUTS THE PERIMETER BUFFER.
5. USE OF OUTDOOR AREAS BY THE ANIMALS SHALL OCCUR NO EARLIER THAN 7:00 A.M. AND NO LATER THAN 9:00 P.M.
6. OVERNIGHT BOARDING SHALL BE LIMITED TO NO MORE THAN THIRTY (30) CONSECUTIVE DAYS.
7. PARKING SHALL BE PROVIDED ON SITE TO ADEQUATELY SERVE THE ANTICIPATED USE OF THE PROPERTY AND SHALL INCLUDE BETWEEN 45-65 PAVED PARKING SPACES. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO PERMITTED.

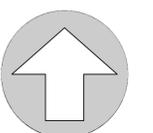
LAND USE AREAS

LAND USE AREA	ACRES ±
VEHICULAR USE AREA • ACCESS DRIVEWAY • PARKING LOT • SIDEWALKS • MOBILE FOOD SALES (IN COMPLIANCE WITH ULDC SEC. 404.69.1)	1.23 ACRES ±
COMMERCIAL ANIMAL BOARDING FACILITY • ANIMAL BOARDING FACILITY BUILDING (UP TO TWO BUILDINGS) • CUSTOMARY USES WITHIN BUILDING(S), INCLUDING BUT NOT LIMITED TO: 1. CUSTOMER LOBBY 2. OFFICE/STAFF AREAS 3. BOARDING AREAS 4. RECREATION AREAS (INDOOR AND/OR OUTDOOR WITHIN INTERNAL COURTYARD AREA) 5. GROOMING/BATHING AREAS 6. VET OFFICE • DOG PARK AREA • ACCESSORY BUILDING TO SERVE DOG PARK AREA • INCIDENTAL FOOD AND BEVERAGE SALES (IN COMPLIANCE WITH SEC. 404.69) • GRASS OVERFLOW PARKING	2.59 ACRES ±
GREEN SPACE AREA • LANDSCAPED AREAS • STORMWATER AREAS • BUFFER AREAS (MEDIUM DENSITY BUFFER ON N.E. SIDE ONLY)	1.0 ACRES ±
TOTAL	4.82 ACRES ±

- NOTES:**
1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED IN SIZE AND LOCATION ON DEVELOPMENT PLAN.
 2. STORMWATER AND UTILITY FACILITIES ARE ALLOWED IN ALL LAND USE AREAS.



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



NORTH

SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Project No: 24-112

Project phase: SPECIAL EXCEPTION

Project title: JAZZ'S WONDERLAND ALACHUA COUNTY, FLORIDA

Sheet title: MASTER PLAN

Designed: CBS Sheet No.:

Drawn: MAB

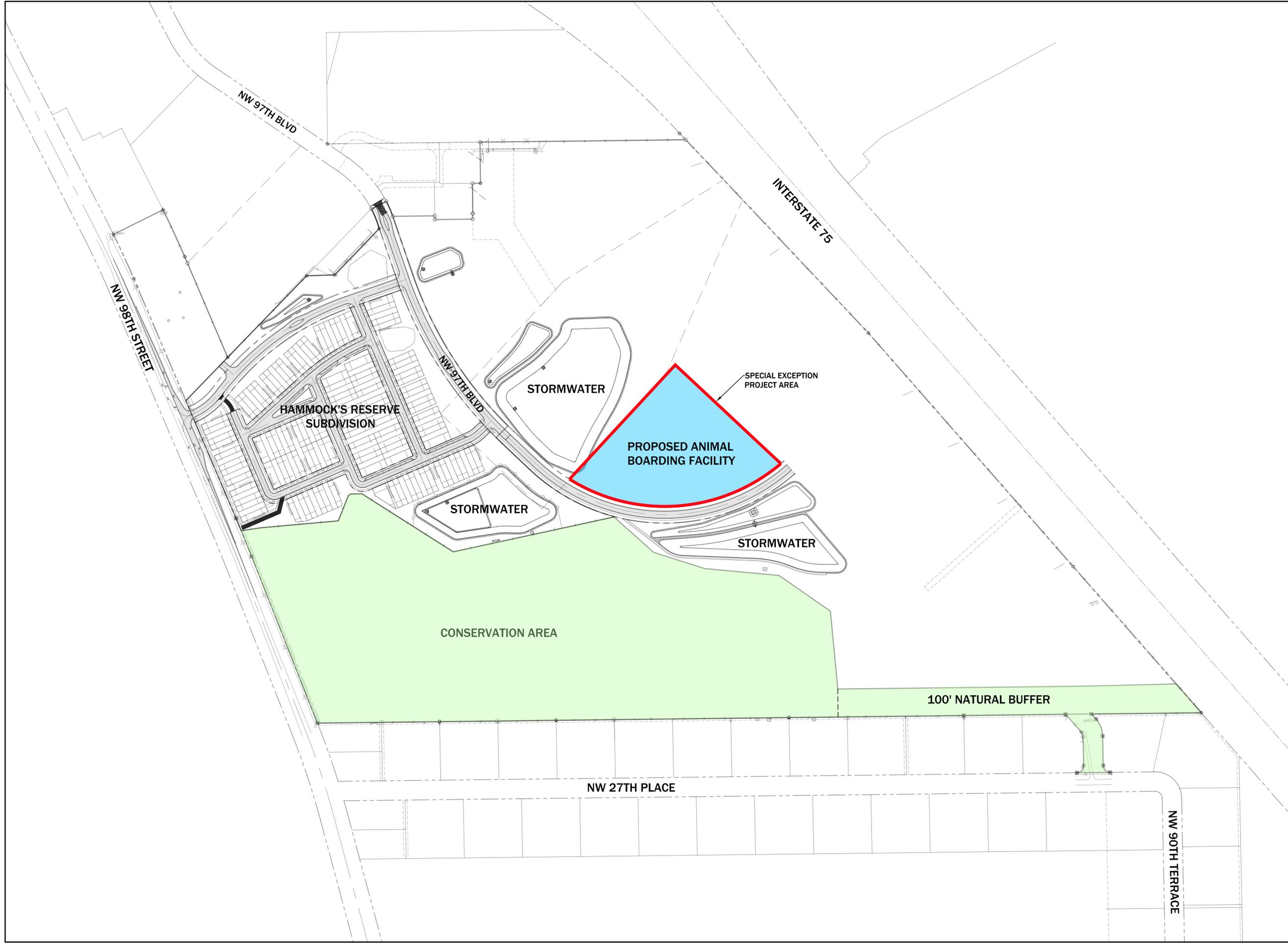
Checked: CBS

Date: 4/29/25

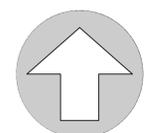
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EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA, 32601
TEL. (352) 373-3541
www.edaoff.com permitting@edaoff.com



NORTH
SCALE: 1" = 150'



No.	Date	Comment

Project No: 24-112
Project phase: SPECIAL EXCEPTION
Project title: JAZZ'S WONDERLAND
ALACHUA COUNTY,
FLORIDA

Sheet title: LOCATION EXHIBIT

Designed: CBS	Sheet No.:
Drawn: MAB	P001
Checked: CBS	
Date: 3/28/25	

Jazz's Wonderland Commercial Animal Boarding Facility Special Exception Application



Prepared by:

Clay Sweger, AICP LEED AP

Project Request:

A Special Exception application to allow a Commercial Animal Boarding Facility in the Light Industrial (ML) zoning district as identified in ULDC Ch. 404, Article II (Use Table).

Submitted:

March 31, 2025

Project Location:

South of Terminus of NW 97th Blvd.
(Portion of Parcel Number 06233-014-005)

Project Owner:

Yadda Property Holdings I LLC

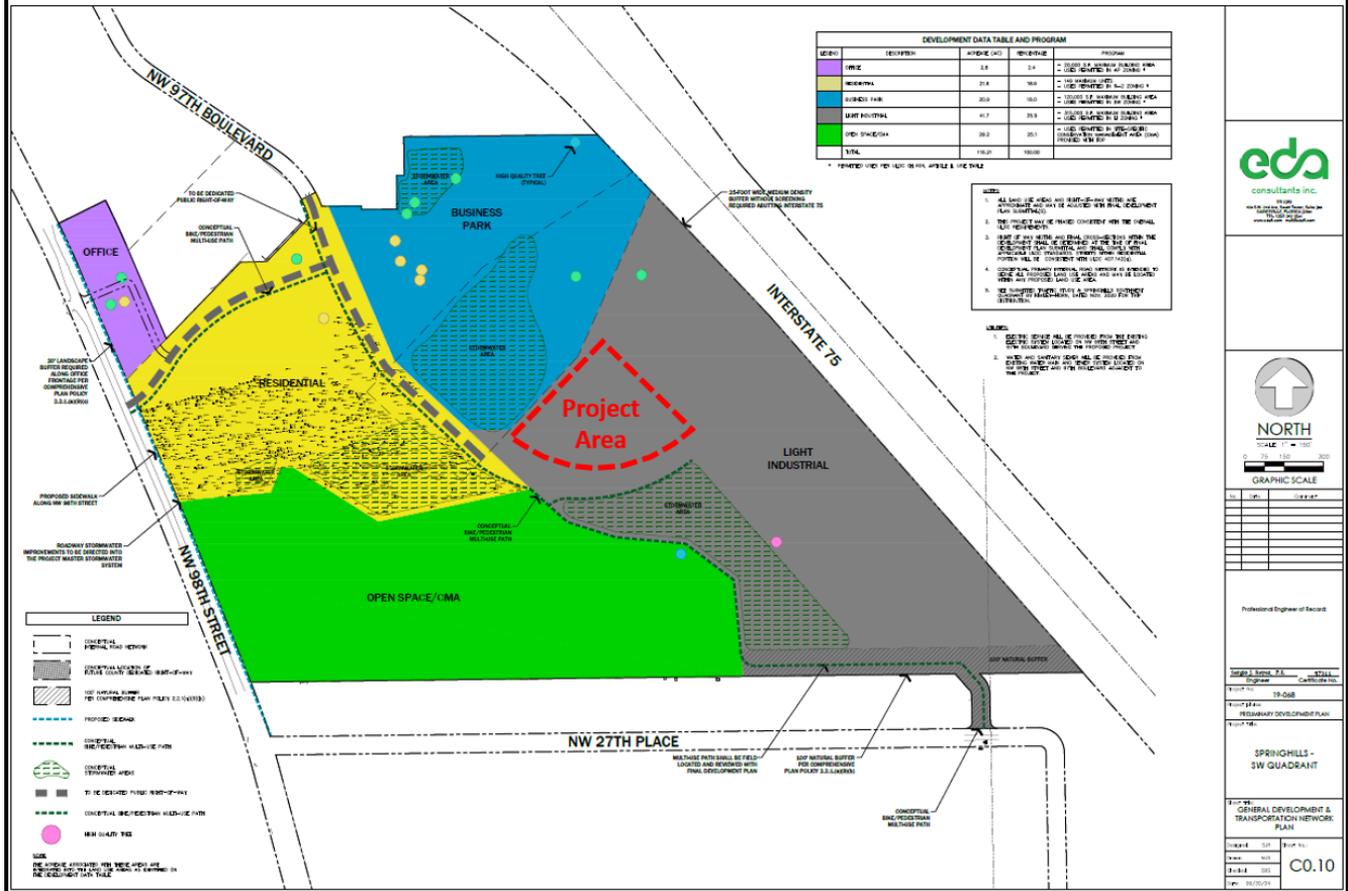
Background

This application proposes a Special Exception within the Light Industrial (ML) zoning district to allow a commercial animal boarding facility on a portion of parcel 06233-014-005 generally located south of the terminus of NW 97th Blvd., west of Interstate 75, east of NW 98th Street and north of Haufler Brothers Estates subdivision. The property is currently undeveloped. The parcel size is 4.82 +/- acres. A location map is illustrated below:



The subject property is located within a larger overall project which received Preliminary Development Plan (PDP) approval by the Board of County Commissioners on May 25, 2021. This approval, which is still valid, allows uses consistent with the Light Industrial (ML) zoning district for the project area that is the subject of the proposed special exception application. The proposed commercial animal boarding facility is allowed as a Special Exception in the ML zoning district. The approved Preliminary Development Plan is indicated on the following page of this report.

Approved Preliminary Development Plan



The property owner is requesting this Special Exception to allow a commercial animal boarding facility in the Light Industrial (ML) zoning district, as indicated in Chapter 404, Article 2 (Use Table) and Sec. 404.44 (Use Specific Standards). As stated, Sec. 404.44 provides use specific standards that are required for commercial animal boarding facilities, as identified below:

Sec. 404.44. Commercial animal boarding or training facility.

Commercial animal boarding or training facilities may be allowed by special exception in the A-RB, BH, BA, BA-1, ML, MS, and MP districts, subject to site plan approval by the DRC and the following standards.

- (a) The minimum lot area shall be two (2) acres.
- (b) The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.
- (c) The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.
- (d) At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.
- (e) Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

(f) Overnight boarding shall be limited to no more than thirty (30) consecutive days.

This report and associated Master Plan will demonstrate that each of these use specific standards shall be met.

Project Summary / Description of Request

The applicant is proposing a commercial animal boarding facility on the subject property to be known as Jazz's Wonderland. As illustrated on the accompanying Special Exception Master Plan, this facility will the following uses:

LAND USE AREAS		
	<p>VEHICULAR USE AREA</p> <ul style="list-style-type: none"> • ACCESS DRIVEWAY • PARKING LOT • SIDEWALKS • MOBILE FOOD SALES (IN COMPLIANCE WITH ULDC SEC. 404.69.1) 	1.23 ACRES ±
	<p>COMMERCIAL ANIMAL BOARDING FACILITY</p> <ul style="list-style-type: none"> • ANIMAL BOARDING FACILITY BUILDING (UP TO TWO BUILDINGS) • CUSTOMARY USES WITHIN BUILDING(S), INCLUDING BUT NOT LIMITED TO: <ol style="list-style-type: none"> 1. CUSTOMER LOBBY 2. OFFICE/STAFF AREAS 3. BOARDING AREAS 4. RECREATION AREAS (INDOOR AND/OR OUTDOOR WITHIN INTERNAL COURTYARD AREA) 5. GROOMING/BATHING AREAS 6. VET OFFICE • DOG PARK AREA • ACCESSORY BUILDING TO SERVE DOG PARK AREA • INCIDENTAL FOOD AND BEVERAGE SALES (IN COMPLIANCE WITH SEC. 404.69) • GRASS OVERFLOW PARKING 	2.59 ACRES ±
	<p>GREEN SPACE AREA</p> <ul style="list-style-type: none"> • LANDSCAPED AREAS • STORMWATER AREAS • BUFFER AREAS 	1.0 ACRES ±
TOTAL		4.82 ACRES ±

NOTES:

1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED IN SIZE AND LOCATION ON DEVELOPMENT PLAN.
2. STORMWATER AND UTILITY FACILITIES ARE ALLOWED IN ALL LAND USE AREAS.

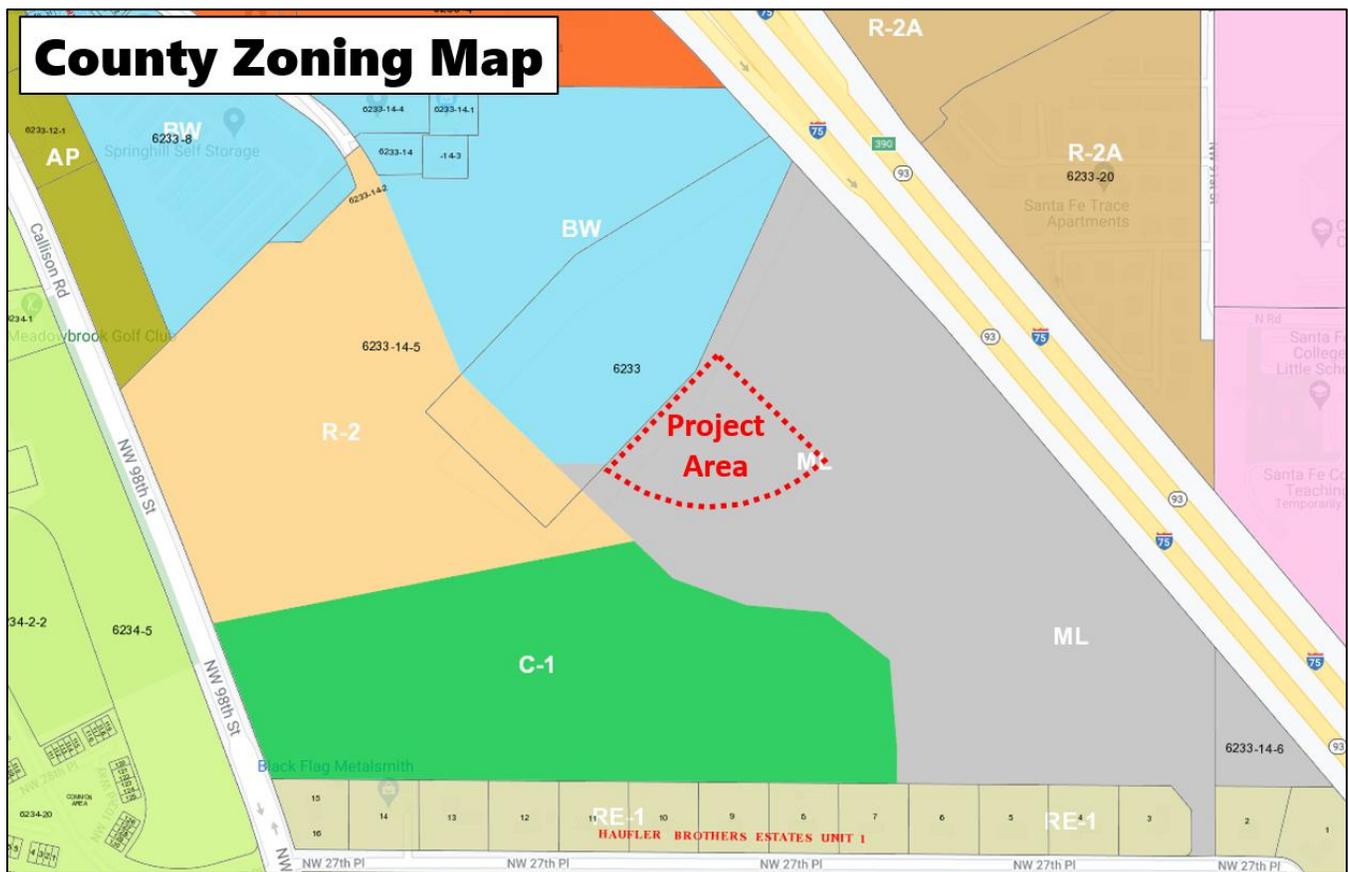
The subject property has a Light Industrial future land use designation and is within the Light Industrial (ML) zoning district. ULDC, Ch. 404, Article 2 (Use Table) states that commercial animal boarding facilities are permitted in the ML zoning district through a Special Exception approval by the Board of County Commissioners. The application prepared indicates the merits of the application and provides a basis for approval of the Special Exception.

Given the facts presented in this application, the applicant requests that the County Commission grant a Special Exception to allow a commercial animal boarding facility (known as Jazz’s Wonderland) in the ML zoning district. The proposed facility is compatible with the surrounding uses based on the conditions included with the Special Exception application. The proposed conditions are listed at the end of this report.

Zoning District

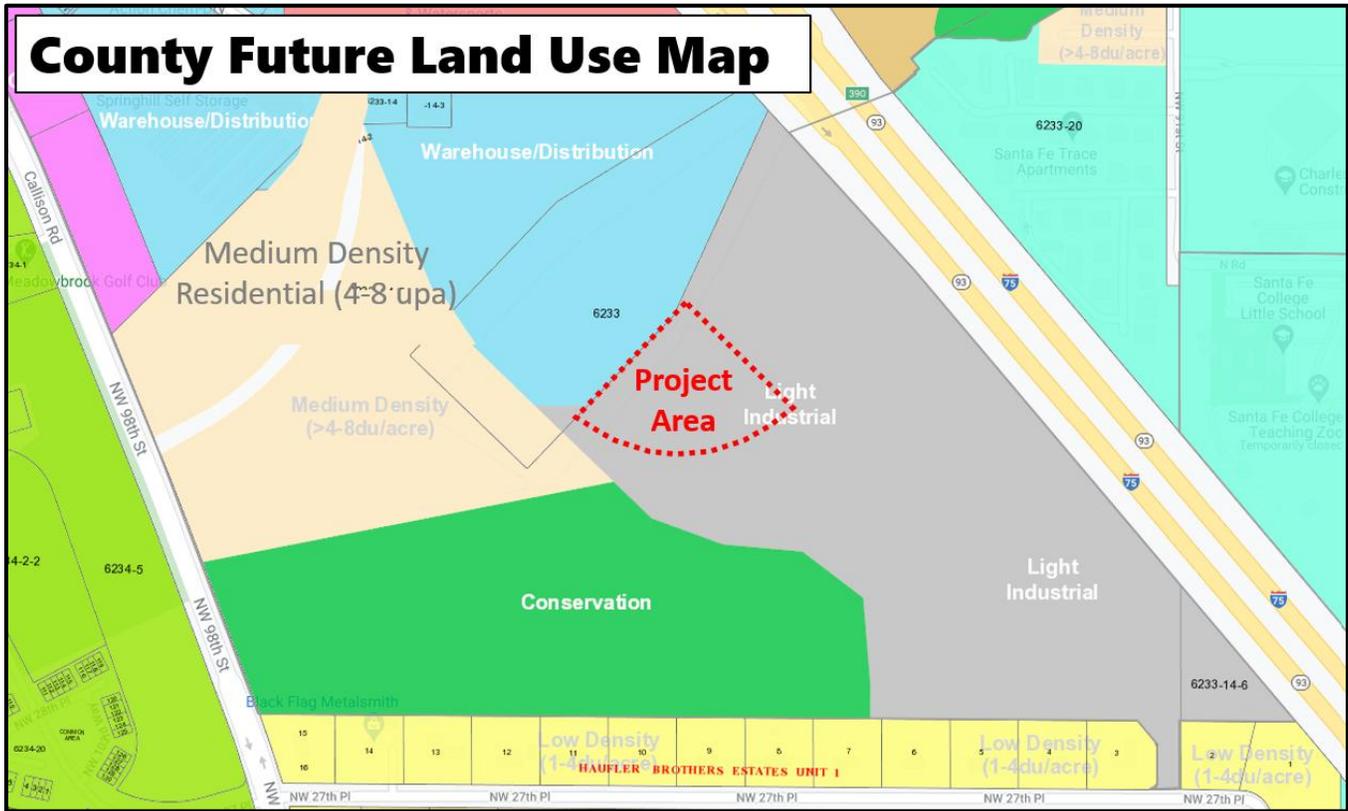
The subject property currently has an Light Industrial (ML) zoning designation, as shown on the existing zoning map below on Figure 2.

As stated previously, a commercial animal boarding facility is a permitted use by Special Exception in the ML zoning district. The subject property is zoned ML and is thereby eligible to request Special Exception approval. Conditions for the Special Exception are proposed at the end of this report that ensure compatibility with the surrounding properties.



Comprehensive Plan Consistency

The subject property has a Light Industrial Future Land Use Map designation, shown below:



The proposed commercial animal boarding facility and associated Special Exception request is consistent with the Comprehensive Plan. The following is a summary of relevant Comprehensive Plan policies and a consistency statement:

FUTURE LAND USE ELEMENT

OBJECTIVE 4.3 - LIGHT INDUSTRIAL

The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.

Policy 4.3.1 *Certain office and light industrial uses, such as research, development, advanced and computer assisted manufacturing, and experimental laboratories and similar uses, or the manufacturing or fabrication of products that have minimal off-site impacts and that do not require specialized sites may also be appropriate within Office land uses Transit Oriented Developments (TODs) or Activity Centers. Performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards, and other methods to limit any adverse impacts and ensure compatibility with adjacent areas.*

Consistency: The future land use designation of the subject property is Light Industrial. This objective and policy indicates that office and similar uses are permitted in this future land use designation. A commercial animal boarding facility is similar to an office-type use and is identified under the category of 'Community Services' in the Unified Land Development Code, which is defined as a government or private use that provides a function for the community. Such uses are commonly found in office areas and similar non-residential areas. Further, the proposed Special Exception includes performance standards related to buffering and other compatibility measures, as called for is the policy above.

Unified Land Development Code (ULDC) Consistency

Ch. 404.64 includes use specific standards that apply to commercial animal boarding facilities. The following summarizes the consistency of the proposed project with the use specific regulations:

Sec. 404.44. Commercial animal boarding or training facility.

Commercial animal boarding or training facilities may be allowed by special exception in the A-RB, BH, BA, BA-1, ML, MS, and MP districts, subject to site plan approval by the DRC and the following standards.

(a) The minimum lot area shall be two (2) acres.

Response: The subject property is 4.82 (+/-) acres, which exceeds the minimum required lot area.

(b) The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.

Response: The application includes a proposed Special Exception condition that states that the structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.

(c) The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.

Response: The application includes a proposed Special Exception condition that states that the structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.

(d) At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.

Response: The application includes a proposed Special Exception condition that states that a medium density buffer will be provided. In addition, the request specifies that opaque screening will only be provided where the dog park abuts the perimeter buffer area of the site.

(e) Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

Response: The application includes a proposed Special Exception condition that states that the use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

(f) Overnight boarding shall be limited to no more than thirty (30) consecutive days.

Response: The application includes a proposed Special Exception condition that states that overnight boarding shall be limited to no more than thirty (30) consecutive days.

Ch. 404 includes a Use Table which indicates that an ‘commercial animal boarding facilities’ are permitted as a Special Exception application is approved by the Board of County Commissioners (BoCC). The BoCC is empowered to grant the approval of the Special Exception as requested, subject to the criteria outlined in Ch. 402.113. These criteria and the applicant’s response to each are listed below:

402.113 Criteria for Approval

The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below:

(a) *the proposed use is consistent with the Comprehensive Plan and ULDC*

Response: As demonstrated in this special exception application report, the proposed facility is consistent with and furthers the Goals, Objectives and Policies of the applicable portions of the Comprehensive Plan and the ULDC. The proposed use is consistent with the underlying Light Industrial future land use designation and ML zoning district.

(b) *the proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan*

Response: The project site is compatible with the existing land use pattern in the area. The proposed facility is located primarily in an area that is surrounded by non-residential (zoned) properties. The nearest residentially-zoned area is over 250 feet away. In addition, the conditions provided at the end of the report are intended to ensure compatibility with the surrounding properties by including buffers and limiting sound and lighting levels.

(c) *the proposed use shall not adversely affect the health, safety and welfare of the public*

Response: This application demonstrates that the granting of the Special Exception is in the public interest and will not adversely affect the health, safety and welfare of the public. The uses proposed are not types of activities that create such concerns and includes conditions that will ensure a safe and well-run operation. In addition, the proposed facility use does not include any hazardous materials or activities that would affect public safety and welfare and no negative environmental impacts shall occur as there are no known existing environmental constraints on the subject property.

(d) *satisfactory provisions and arrangements have been made concerning matters, where applicable:*

1. *ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire and catastrophe*

Response: The subject property is accessed by from NW 97th Blvd. (paved public street) and is adequate to serve the proposed project.

2. *off-street parking and loading areas where required, with particular attention to item 1 above*

Response: The proposed facility will provide adequate parking entirely internal to the project site as required in the ULDC as indicated on the Special Exception Master Plan (Vehicular Use Area). Condition 7 at the end of the report indicates that the number of parking spaces for the site shall include 45-65 paved parking spaces. There is also a provision for additional overflow grass parking to be permitted.

3. *the noise, glare or odor effects of the special exception on surrounding properties*

Response: The proposed use will not create any noise, glare or odor that is incompatible with land use pattern in the immediate area. Condition 2 (see below) requires all boarding to be completely enclosed and design to suppress noise. Any proposed exterior lighting must comply with the County ULDC regulations.

4. *refuse and service areas, with particular reference to location, screening and items 1 and 2*

Response: When the development plan for the site is submitted, a dumpster location (within the Vehicular Use Area) will be identified and screened in accordance with the Land Development Code requirements.

5. *utilities, with reference to location and availability*

Response: The project site will be served by all required centralized utilities, including potable water, sanitary sewer and electric and will be incorporated into the project design.

6. *screening and buffering with reference to type, dimensions and character*

Response: Condition 4 (see below) requires a 25-foot wide perimeter buffer of the project.

7. *signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties*

Response: Any future proposed signage shall be identified and approved consistent with this condition and all applicable regulations outlined in Ch. 407, Article III of the ULDC.

8. *required yards and other open space*

Response: No formal open space is required for this use in the Unified Land Development Code. However, the property is located within an approved Preliminary Development Plan, which established a large conservation area / open space. In addition, green space areas, including landscaped perimeter buffer areas to remain are proposed in the Special Exception and are indicated on the Special Exception Master Plan.

9. *general compatibility with surrounding properties*

Response: As demonstrated throughout this report, the proposed Special Exception application is compatible with the properties surrounding the subject property. The project site is approximately 750 feet from the closest existing residential structures (to the south) and in-between lies a large wooded conservation area. In addition, the proposed conditions (see below), which include a 25-foot buffer requirement and provide for regulations that will ensure compatibility with surrounding properties.

10. *any special requirements set forth in this ULDC for the particular use involved.*

Response: The ULDC special requirements / use specific standards for commercial animal boarding facilities (Section 404.44) are discussed above in the 'Unified Land Development Code (ULDC) Consistency' section. That section discusses how the proposed facility meets the requirements in Section 404.44. In addition, several conditions are included with this Special Exception application that apply to the project related to uses, setbacks, buffers, access, and operational details.

Proposed Special Exception Conditions

The applicant proposes the following conditions to apply to the approved Special Exception by the Board of County Commissioners:

1. *This Special Exception is to allow a private commercial animal boarding facility on approximately 4.8 acres (portion of parcel number 06233-014-005).*
2. *The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.*
3. *The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.*
4. *A medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties. Opaque screening shall only be required where the dog park abuts the perimeter buffer.*
5. *Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.*
6. *Overnight boarding shall be limited to no more than thirty (30) consecutive days.*
7. *Parking shall be provided on site to adequately serve the anticipated use of the property and shall include between 45-65 paved parking spaces. Additional overflow grass parking is also permitted.*

**Alachua County
Environmental Resource Assessment
of Three Parcels (06233-000-000,
06233-014-005 and 06233-014-000)
Gainesville, Alachua County, Florida**

Prepared for

Parkwood Alachua Land Investments
7545 West University Avenue
Gainesville, Florida 32607

Prepared by

Water & Air Research, Inc.
6821 S.W. Archer Road
Gainesville, Florida 32608

May 2019

19-6351



Alachua County Environmental Resource Assessment

Prepared for: Parkwood Alachua Land Investments

Alachua County Tax Parcels: 06233-000-000, 06233-014-005, 06233-014-000

May 2019

Executive Summary

Water & Air Research, Inc. (Water & Air) was contracted by Parkwood Alachua Land Investments to perform an Environmental Resource Assessment (ERA) of an undeveloped project site consisting of three Alachua County tax parcels encompassing approximately 117.12 acres (Project Site). The Project Site is in west central Alachua County and is bound by I-75 to the east, Northwest 27th Place to the south, Northwest 98th Street to the west, and warehouses and light industry along Northwest 97th Boulevard to the north approximately 400 meters south of Northwest 39th Avenue. The Project Site includes Alachua County Tax Parcels 06233-000-000, 06233-014-005, and 06233-014-000.

This ERA was completed to conform to the rules and regulations outlined within the Unified Land Development Code (ULDC) of Alachua County, Florida. The ERA checklist provided by the Alachua County Department of Growth Management (ACDGM) was utilized as guidance for the completion of the inventory of natural resource information provided within.

The ERA identified several topics for consideration related to the development of the Project Site. Although no gopher tortoises (*Gopherus polyphemus*) or their burrows were observed, there is a considerable amount of potential tortoise habitat onsite. Regulatory compliance requires that a comprehensive 100 percent burrow survey of all potential tortoise habitat proposed for development be performed at least 90 days prior to any land development work (FWC Gopher Tortoise Permitting Guidelines 2017). Any land development work that will impact any documented gopher tortoise burrows will require an FWC gopher tortoise relocation or temporary exclusion permit (<https://myfwc.com/license/wildlife/gopher-tortoise-permits/>).

Significant Plant and Wildlife Habitat provisions may apply to this Project Site (Chapter 406, Article 3). Approximately 38 acres of upland mixed woodland was identified in the southern portion of the site. A portion of this natural community type may qualify as significant habitat based on the size and age of the dominant canopy tree species, wildlife habitat value, and the presence of listed and uncommon species. The actual boundary of any significant plant and wildlife habitat would be determined through coordination with ACDGM.

Within the upland mixed woodland, and in other forested portions of the property, several large > 20 inches diameter at breast height (dbh) native trees were observed along with several

species on the “Small specimen tree list” (Sec. 406.16). Removal of these trees will likely require mitigation (Sec. 406.13). Whether mitigation is required is determined by the Alachua County arborist and the landscape architect on an individual tree basis. Alachua County can provide more specific requirements and details during a pre-application meeting between the developer and each department involved in the review process.

Introduction and Site Description

Water & Air was contracted by Parkwood Alachua Land Investments to perform an ERA of an undeveloped Project Site consisting of three Alachua County tax parcels encompassing approximately 117.12 acres (Project Site). This ERA was completed to conform to the rules and regulations outlined within the ULDC that implements the policies of the Alachua County Comprehensive Plan 2011-2030; Policy 3.4.1.

The Project Site is in west central Alachua County (Figure 1) and is bound by I-75 to the east, Northwest 27th Place to the south, Northwest 98th ST to the west, and warehouses and light industry along Northwest 97th Boulevard to the north approximately 400 meters south of Northwest 39th Avenue. The Project Site includes Alachua County Tax Parcels 06233-000-000, 06233-014-005, and 06233-014-000 (Figure 2). The land uses surrounding the Project Site include residential, recreation, commercial, and services.

Methodology

To complete this ERA report, Water & Air staff conducted a data search of available databases and a field survey the Project Site and surrounding landscape.

Data Search

To complement and assist in conducting the field survey, multiple existing databases and resources were researched to obtain site-specific data for the Project Site and surrounding landscape. Databases and maps utilized in conducting the data search included: current and historic aerial photography, Alachua County Property Appraiser, GIS Services, Aerial Viewer; U.S. Geological Survey (USGS) quadrangle (Figure 3); Federal Emergency Management Service (FEMA) flood zone maps and National Wetland Inventory (NWI) map (Figure 4); U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) soil maps (Figure 5); Florida Department of Environmental Protection Geospatial Open data, Statewide Land Use Cover dataset (Figure 6); Wetlands and upland land use were classified according to the Florida land use, cover, and forms classification system (FLUCCS). Alachua County Strategic Ecosystem Areas map and Florida Natural Areas Inventory, Florida Conservation Lands, April 2019 (Figure 7); Florida Natural Areas Inventory Biodiversity Matrix Map Server (Appendix 1); U.S. Fish and Wildlife Service (FWS) North Florida Ecological Services Office, Federally Listed Species in Alachua County (Appendix 2); FWS Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2008-2017 in Florida map; Florida Division of Historical Resources, Master Site File (Appendix 3); Alachua County Floridan Aquifer High Recharge Area map provided by the Alachua County Department of Growth Management (https://growth-management.alachuacounty.us/maps/Floridan_Aquifer_High_Recharge_Area_Map.pdf); Florida Department of Environmental Protection (FDEP) Storage Tank Regulation Map <https://ca.dep.state.fl.us/mapdirect/?webmap=86457ad0af884145aa9c32d9377795cf> and the

Field Survey

The goal of the field survey was to assess the ecological condition of the Project Site, identify and describe the plant community composition of the vegetative communities present, and survey for the presence of listed animal and plant species (i.e., endangered, threatened, and rare species as listed by the FWS, Florida Fish and Wildlife Conservation Commission [FWC], Florida Natural Areas Inventory [FNAI] and the Florida Department of Agriculture). On May 6 and 20, 2019, two Water & Air staff scientists performed meandering pedestrian field surveys within the different vegetative communities present onsite. Environmental features (e.g., invasive exotic plant species, rare plant species, representative large native trees, etc.) were recorded using a Bad Elf GPS Pro global positioning system (GPS) unit connected via Bluetooth to an iPad operating the ESRI Collector app with the project area boundary overlaying recent aerial photography. On May 9, 2019 a Water & Air staff scientist performed meandering pedestrian field surveys within the previously observed drainage areas onsite. Potential wetland areas were assessed according to the Florida Delineation of the Landward Extent of Wetland and Surface Waters Chapter 62-340 Florida Administrative Code (F.A.C.); and the Army Corps of Engineers Wetland Delineation Manual (1987). An inventory of plants and animals (or sign) encountered was opportunistically recorded while onsite. Weather during the field surveys was sunny with temperatures in the upper 80° F.

Results

Vegetation and Significant Habitat

The plant communities located on the Project Site can be divided into two general categories; open land and forested (Figure 6). The open land (i.e., non-forested) areas on the Project Site are primarily former agricultural fields that appear to have been fallow for many years (Photo 1). Weedy species are common and include approximately 3-year-old scattered loblolly pine (*Pinus taeda*) with *Baccharis* sp., black cherry (*Prunus serotina*), sand blackberry (*Rubus cuneifolius*), goldenrod (*Solidago* sp.), beggar needles (*Bidens alba*), tropical bushmint (*Cantinoa mutabilis*), Bermudagrass (*Cynodon dactylon*), bahiagrass (*Paspalum notatum*), vaseygrass (*P. urvillei*), broomsedge (*Andropogon* sp.), American pokeweed (*Phytolacca americana*), hastateleaved dock (*Rumex hastatulus*), and muscadine (*Vitis rotundifolia*) (Table 1).

The forested portion of the Project Site can generally be divided into two natural community types; successional hardwood forests (SHF) (Photos 2 and 3) and upland mixed woodland (UMW) (Photo 4) (Figure 8). SHF is considered an altered landcover type (FNAI 2010) dominated by fast growing hardwoods. Typical canopy species within the SHF on the Project Site included loblolly pine, sweetgum (*Liquidambar styraciflua*), laurel oak (*Quercus laurifolia*), live oak (*Q. virginiana*), water oak (*Q. nigra*), black cherry, and in the understory yellow jessamine (*Gelsemium sempervirens*), earleaf greenbrier (*Smilax auriculata*), American pokeweed, poison ivy (*Toxicodendron radicans*), and Virginia creeper (*Parthenocissus quinquefolia*). In the more mesic areas, the common successional hardwood forest species included loblolly pine, sweetgum, black cherry, sugarberry (*Celtis laevigata*), cabbage palm

(*Sabal palmetto*), water oak, southern dewberry (*Rubus trivialis*), downy maiden fern (*Thelypteris dentata*), Virginia creeper, and scratchthroat (*Ardisia crenata*).

Species indicative of UMW found on the Project Site included southern red oak (*Quercus falcata*), mockernut hickory (*Carya tomentosa*), longleaf pine (*Pinus palustris*), flowering dogwood (*Cornus florida*), devil's walkingstick (*Aralia spinosa*), rusty blackhaw (*Viburnum rufidulum*), Michaux's hawthorn (*Crataegus michauxii*), Florida spiny pod (*Matelea floridana*), hog peanut (*Amphicarpaea bracteata*), poison ivy, and variable witchgrass (*Dichanthelium commutatum*) (FNAI 2010). Other species observed within the UMW included loblolly pine, spruce pine (*Pinus glabra*), white ash (*Fraxinus americana*), Florida maple (*Acer saccharum* subsp. *floridanum*), roughleaf dogwood (*Cornus asperifolia*), American beautyberry (*Callicarpa americana*), Carolina wild petunia (*Ruellia caroliniensis*), native yam (*Dioscorea floridana*), earleaf greenbrier, common blue violet (*Viola sororia*), blackedge sedge (*Carex nigromarginata*), Bosc's witchgrass (*Dichanthelium boscii*), agrimony (*Agrimonia* sp.), and upright carrionflower (*Smilax ecirrhata*). Some areas within the approximately 38 acres of UMW may qualify as significant plant and wildlife habitat. The actual boundary of any significant plant and wildlife habitat would be determined through coordination with ACDGM.

Heritage and Specimen Trees

Several tree species (mockernut hickory, spruce pine, longleaf pine, loblolly pine, southern red oak, sweetgum, and live oak) within the Project Site were observed to be large enough to classify as regulated heritage trees by Alachua County (Sec. 406.10) (Figure 8) (Photo 5). Regulated trees are those of 20 inches or greater in dbh or any tree that was planted or preserved in compliance with an approved development order or to mitigate the removal of a regulated tree. A formal tree survey will be required to determine the exact number and location of regulated heritage or high-quality trees within the Project Site.

Invasive Exotic Plant Species

There were 16 plant species classified by the Florida Exotic Pest Plant Council (FLEPPC) as invasive observed within the Project Site (Table 1, Figure 8). The largest infestations observed were tuberous sword fern (*Nephrolepis cordifolia*) (Photo 7), Chinaberry (*Melia azedarach*), and scratchthroat. These infestations were located primarily along the southern property border near existing residential development. The planting of non-native vegetation listed in F.A.C. 5B-64.011, Prohibited Aquatic Plants, and F.A.C. 5B-57.007, Noxious Weed List, shall be prohibited. The planting of non-native vegetation listed in Table 406.16.2 shall be discouraged. The removal or control of all non-native invasive species shall be encouraged where not required by this section.

Table 1. Parkwood Plant Species List

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Acer negundo</i>	Boxelder	Uncommon	Native	X	
Forested	<i>Acer saccharum subsp. floridanum</i>	Florida maple	Uncommon	Native	X	
Forested	<i>Agrimonia sp.</i>	Agrimony	Uncommon	Native		
Open	<i>Albizia julibrissin</i>	Mimosa	Common	EPPC(I)		Discouraged
Open	<i>Ambrosia artemisiifolia</i>	Common ragweed	Locally Common	Native		
Forested	<i>Amphicarpaea bracteata</i>	Hog peanut	Uncommon	Native		
Open	<i>Andropogon glomeratus</i>	Bushy bluestem	Common	Native		
Open	<i>Andropogon sp.</i>	Bluestem	Common	Native		
Forested	<i>Aralia spinosa</i>	Devil's walkingstick	Locally Common	Native	X	
Forested	<i>Ardisia crenata</i>	Scratchthroat	Common	EPPC(I)		Prohibited
Forested	<i>Asplenium platyneuron</i>	Ebony spleenwort	Locally Common	Native		
Open	<i>Baccharis sp.</i>	NA	Locally Common	Native		
Open	<i>Bidens alba</i>	Beggar needles	Common	Native		
Forested	<i>Bromelia pinguin</i>	Pinguin	Uncommon	Exotic		
Forested	<i>Callicarpa americana</i>	American beautyberry	Common	Native		
Open	<i>Campsis radicans</i>	Trumpet creeper	Uncommon	Native		
Open	<i>Cantinoa mutabilis</i>	Tropical bushmint	Common	Exotic		
Forested	<i>Carex nigromarginata</i>	Blackedge sedge	Uncommon	Native		
Forested	<i>Carya glabra</i>	Pignut hickory	Uncommon	Native		
Forested	<i>Carya tomentosa</i>	Mockernut hickory	Locally Common	Native		
Both	<i>Celtis laevigata</i>	Sugarberry	Common	Native		
Forested	<i>Chasmanthium laxum</i>	Spikegrass	Locally Common	Native		
Forested	<i>Cinnamomum camphora</i>	Camphortree	Common	EPPC(I)		Discouraged
Open	<i>Cirsium nuttallii</i>	Nuttall's thistle	Uncommon	Native		
Forested	<i>Clematis reticulata</i>	Netleaf leather-flower	Uncommon	Native		
Forested	<i>Cnidocolus stimulosus</i>	Tread-softly	Common	Native		
Forested	<i>Colocasia esculenta</i>	Wild taro	Uncommon	EPPC(I)		Discouraged
Forested	<i>Cornus asperifolia</i>	Roughleaf dogwood	Locally Common	Native	X	
Forested	<i>Cornus florida</i>	Flowering dogwood	Uncommon	Native	X	
Forested	<i>Crataegus michauxii</i>	Michaux's hawthorn	Uncommon	Native	X	
Open	<i>Cynodon dactylon</i>	Bermudagrass	Common	Exotic		
Forested	<i>Dichantherium boscii</i>	Bosc's witchgrass	Uncommon	Native		
Forested	<i>Dichantherium commutatum</i>	Variable witchgrass	Locally Common	Native		

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Dioscorea bulbifera</i>	Air potato	Uncommon	EPPC(I)		Prohibited
Forested	<i>Dioscorea floridana</i>	Native yam	Locally Common	Native		
Open	<i>Diospyros virginiana</i>	Common persimmon	Uncommon	Native	X	
Forested	<i>Erechtites hieraciifolius</i>	Fireweed	Common	Native		
Forested	<i>Eriobotrya japonica</i>	Loquat	Common	Exotic		Discouraged
Open	<i>Erythrina herbacea</i>	Coralbean	Common	Native		
Forested	<i>Euonymus americanus</i>	American strawberrybush	Uncommon	Native		
Open	<i>Eupatorium capillifolium</i>	Dogfennel	Locally Common	Native		
Open	<i>Frangula caroliniana</i>	Carolina buckthorn	Locally Common	Native	X	
Forested	<i>Fraxinus americana</i>	White ash	Uncommon	Native		
Open	<i>Gamochaeta pensylvanica</i>	Pennsylvania cudweed	Common	Exotic		
Open	<i>Gelsemium sempervirens</i>	Yellow jessamine	Locally Common	Native		
Forested	<i>Hedera helix</i>	English ivy	Locally Common	Exotic		Discouraged
Open	<i>Indigofera hirsuta</i>	Hairy indigo	Common	Exotic		
Open	<i>Ipomoea triloba</i>	Littlebell	Uncommon	Native		Prohibited
Forested	<i>Juniperus virginiana</i>	Red cedar	Uncommon	Native		
Open	<i>Lantana strigocamara</i>	Lantana	Uncommon	EPPC(I)		Discouraged
Both	<i>Ligustrum lucidum</i>	Glossy privet	Common	EPPC(I)		Discouraged
Forested	<i>Liquidambar styraciflua</i>	Sweetgum	Locally Common	Native		
Forested	<i>Lonicera japonica</i>	Japanese honeysuckle	Locally Common	EPPC(I)		Discouraged
Both	<i>Lygodium japonicum</i>	Japanese climbing fern	Common	EPPC(I)		Prohibited
Forested	<i>Magnolia grandiflora</i>	Southern magnolia	Uncommon	Native		
Forested	<i>Matelea floridana</i>	Florida spiny pod	Uncommon	State Endangered		
Forested	<i>Melia azedarach</i>	Chinaberrytree	Common	EPPC(II)		Discouraged
Open	<i>Melilotus albus</i>	White sweetclover	Locally Common	Exotic		
Open	<i>Morella cerifera</i>	Wax myrtle	Common	Native	X	
Forested	<i>Nandina domestica</i>	Sacred bamboo	Locally Common	EPPC(I)		Discouraged
Both	<i>Nekemias arborea</i>	Peppervine	Common	Native		
Forested	<i>Nephrolepis cordifolia</i>	Tuberous sword fern	Locally Common	EPPC(I)		Discouraged
Open	<i>Oenothera biennis</i>	Common eveningprimrose	Common	Native		
Forested	<i>Oplismenus setarius</i>	Basketgrass	Locally Common	Native		
Forested	<i>Ostrya virginiana</i>	Eastern hophornbeam	Uncommon	Native	X	
Forested	<i>Oxalis debilis</i>	Pink woodsorrel	Uncommon	Exotic		
Forested	<i>Paederia foetida</i>	Skunkvine	Locally Common	EPPC(I)		Prohibited

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Both	<i>Parthenocissus quinquefolia</i>	Virginia creeper	Locally Common	Native		
Open	<i>Paspalum notatum</i>	Bahia grass	Common	Exotic		
Open	<i>Paspalum urvillei</i>	Vaseygrass	Common	Exotic		
Open	<i>Passiflora incarnata</i>	Purple passionflower	Locally Common	Native		
Forested	<i>Persea borbonia</i>	Red bay	Uncommon	Native	X	
Open	<i>Phlox sp.</i>	Phlox	Uncommon	NA		
Both	<i>Phytolacca americana</i>	American pokeweed	Common	Native		
Forested	<i>Pinus elliotii</i>	Slash pine	Common	Native		
Forested	<i>Pinus glabra</i>	Spruce pine	Uncommon	Native		
Forested	<i>Pinus palustris</i>	Longleaf pine	Uncommon	Native		
Both	<i>Pinus taeda</i>	Loblolly pine	Common	Native		
Open	<i>Prunus serotina</i>	Black cherry	Locally Common	Native		
Open	<i>Prunus umbellata</i>	Flatwoods plum	Locally Common	Native	X	
Forested	<i>Pteridium aquilinum</i>	Tailed bracken	Locally Common	Native		
Open	<i>Pyrrhopappus carolinianus</i>	Caroline's desert chickory	Common	Native		
Forested	<i>Quercus falcata</i>	Southern red oak	Common	Native		
Open	<i>Quercus laevis</i>	Turkey oak	Common	Native	X	
Forested	<i>Quercus laurifolia</i>	Laurel oak	Locally Common	Native		
Forested	<i>Quercus nigra</i>	Water oak	Common	Native		
Forested	<i>Quercus virginiana</i>	Virginia live oak	Locally Common	Native		
Open	<i>Rhus copallinum</i>	Winged sumac	Locally Common	Native	X	
Open	<i>Rubus cuneifolius</i>	Sand blackberry	Common	Native		
Open	<i>Rubus pensilvanicus</i>	Sawtooth blackberry	Common	Native		
Open	<i>Rubus trivialis</i>	Southern dewberry	Common	Native		
Forested	<i>Ruellia caroliniensis</i>	Carolina wild petunia	Uncommon	Native		
Open	<i>Rumex hastatulus</i>	Hastateleaved dock	Common	Native		
Open	<i>Sabal palmetto</i>	Cabbage palm	Common	Native		
Open	<i>Sambucus nigra subsp. canadensis</i>	Elderberry	Locally Common	Native	X	
Forested	<i>Sanicula canadensis</i>	Canadian blacksnakeroot	Locally Common	Native		
Forested	<i>Scleria triglomerata</i>	tall nuggass	Uncommon	Native		
Open	<i>Sesbania punicea</i>	Rattlebox	Uncommon	EPPC(II)		Discouraged
Both	<i>Smilax auriculata</i>	Earleaf greenbrier	Common	Native		
Both	<i>Smilax bona-nox</i>	Saw greenbrier	Common	Native		

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Smilax ecirrhata</i>	Upright carrionflower	Uncommon	Native		
Forested	<i>Smilax glauca</i>	Cat greenbrier	Uncommon	Native		
Forested	<i>Smilax pumila</i>	Sarsaparilla vine	Uncommon	Native		
Forested	<i>Smilax smallii</i>	Lanceleaf greenbrier	Uncommon	Native		
Forested	<i>Smilax tamnoides</i>	Bristly greenbrier	Uncommon	Native		
Forested	<i>Solanum viarum</i>	Tropical soda apple	Uncommon	EPPC(I)		Prohibited
Open	<i>Solidago sp.</i>	Goldenrod	Locally Common	Native		
Open	<i>Sorghum halepense</i>	Johnson grass	Common	Exotic		
Open	<i>Sporobolus indicus</i>	Smutgrass	Common	Exotic		
Open	<i>Stachys floridana</i>	Florida hedgenettle	Uncommon	Native		
Open	<i>Symphotrichum sp</i>	Aster	Uncommon	Native		
Forested	<i>Thelypteris dentata</i>	Downy maiden fern	Locally Common	Exotic		
Forested	<i>Tilia americana</i>	Basswood	Uncommon	Native	X	
Forested	<i>Toxicodendron radicans</i>	Eastern poison ivy	Locally Common	Native		
Open	<i>Tradescantia ohiensis</i>	Bluejacket	Locally Common	Native		
Open	<i>Triadica sebifera</i>	Chinese tallow	Common	EPPC(I)		Prohibited
Forested	<i>Vaccinium stamineum</i>	Deerberry	Uncommon	Native		
Open	<i>Vernonia angustifolia</i>	Tall ironweed	Common	Native		
Forested	<i>Viburnum rufidulum</i>	Rusty blackhaw	Locally Common	Native	X	
Forested	<i>Viola sororia</i>	Common blue violet	Uncommon	Native		
Forested	<i>Vitis aestivalis</i>	Summer grape	Locally Common	Native		
Open	<i>Vitis rotundifolia</i>	Muscadine	Locally Common	Native		
Forested	<i>Wisteria sinensis</i>	Chinese wisteria	Uncommon	EPPC(II)		Discouraged

* FLEPPC(I) - (Florida Exotic Pest Plant Council) Category I - Species that are invading and disrupting native plant communities in Florida. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. FLEPPC(II) - Category II - Species that have shown a potential to disrupt native plant communities. These species may become ranked as Category I but have not yet demonstrated disruption of natural Florida communities.

** Small specimen tree list. The list of trees identified in Table 406.16.1 of the ULDC includes those small specimen trees identified by the county to be of notable interest or high value for their species because of their age, size, condition, historic association or uniqueness. As part of the development review process, protection of these species through preservation or relocation will be determined on a tree-by-tree basis by the county forester/landscape inspector.

*** The planting of non-native vegetation listed in F.A.C. 5B-64.011, Prohibited Aquatic Plants, and F.A.C. 5B-57.007, Noxious Weed List, shall be prohibited. The planting of non-native vegetation listed in Table 406.16.2 of the ULDC shall be discouraged. The removal or control of all non-native invasive species shall be encouraged where not required.

Wetlands, Surface Waters, Surface Water or Wetland Buffers, and Floodplains

There were three forested areas with incised drainages (Photos 8, 9, and 10) that convey stormwater from offsite during heavy rain events (Figure 8). Four stormwater drainage pipes on the northern border release water into a bermed dry retention area. On the east border in the southeastern corner of the Project Site, two stormwater overflow pipes from I-75 release water into dry upland cut ditches or swales. No wetlands were delineated on the Project Site from the NWI map, and no wetlands were observed during the field surveys. There were two polygons delineated as 100-year flood zones from the FEMA map in the southern portion of the Project Site (Figure 4). Field survey observations confirmed lower elevation topography, but no indications of long term water inundation at both of the FEMA polygons. There are no legal surface water or wetland buffers zones on the Project Site.

Listed Species

An inquiry of the FNAI Biodiversity Matrix database (Matrix Units 25363 and 25628) identified approximately 17 animal, 12 plant species, and 9 insect species (listed as endangered, threatened or rare) as potentially occurring on the Project Site (Appendix 1).

A list of some of the animal species encountered while onsite can be found in Table 2. Broad-winged hawk (*Buteo platypterus*), a rare spring migrant or uncommon breeding species in north Florida, was heard calling for several minutes within the successional hardwood forest in the southeastern portion of the Project Site. No other rare or listed animals or sign (e.g., gopher tortoise [*Gopherus Polyphemus*] burrows) were observed on the Project Site. Table 1 contains a list of some of the plant species observed.

Approximately six Florida spiny pod (*Matelea floridanum*), State Listed Endangered, were documented (Figure 8, Photo 11) in upland mixed woodland in the southwestern portion of the Project Site. Four agrimony (*Agrimonia* sp.) plants were observed in upland mixed woodland in the southwestern portion of the Project Site. Incised agrimony (*Agrimonia incisa*) is listed as State Threatened but it could not be definitively determined without flowers or fruit present if the specimens observed were another species, smallfruit agrimony (*A. microcarpa*). Approximately 10 individuals of the rare (Wunderlin and Hansen 2011) upright carrionflower (*Smilax ecirrhata*) were also seen in upland mixed woodland in the southwestern portion of the Project Site (Figure 8). No other rare or listed plant species were observed.

Table 2. Animal species observed on or near the Parkwood property.

Species	Common Name	Indications
REPTILES		
<i>Anolis carolinensis</i>	Green anole	sighting
<i>Coluber constrictor</i>	Black racer	sighting
<i>Hyla squirella</i>	Squirrel treefrog	sound
<i>Scincella lateralis</i>	Ground skink	sighting
AMPHIBIANS		
<i>Eleutherodactylus planirostris</i>	Greenhouse frog	sound
BIRDS		
<i>Buteo lineatus</i>	Red-shouldered hawk	sighting
<i>Buteo platypterus</i>	Broad winged hawk	sound
<i>Cardinalis cardinalis</i>	Northern cardinal	sighting
<i>Cathartes aura</i>	Turkey vulture	overflight
<i>Colinus virginianus</i>	Northern bobwhite	sound
<i>Coragyps atratus</i>	Black vulture	overflight
<i>Corvus brachyrhynchos</i>	American crow	sound
<i>Cyanocitta cristata</i>	Blue Jay	sound
<i>Dryocopus pileatus</i>	Pileated woodpecker	sighting
<i>Geothlypis trichas</i>	Common yellowthroat	sound
<i>Melanerpes carolinus</i>	Red-bellied woodpecker	sound
<i>Molothrus ater</i>	Brown-headed cowbird	sound
<i>Myiarchus crinitus</i>	Great-crested flycatcher	sound
<i>Parus bicolor</i>	Tufted titmouse	sound
<i>Passerina caerulea</i>	Blue grosbeak	sound
<i>Passerina cyanea</i>	Indigo bunting	sound
<i>Picoides pubescens</i>	Downy woodpecker	sound
<i>Piranga rubra</i>	Summer tanager	sound
<i>Setophaga americana</i>	Northern parula	sound
<i>Sialia sialis</i>	Eastern bluebird	sighting
<i>Strix varia</i>	Barred owl	sighting
<i>Thryothorus ludovicianus</i>	Carolina wren	sound
<i>Vireo griseus</i>	White-eyed vireo	sound
<i>Zenaida macroura</i>	Mourning dove	sighting
MAMMALS		
<i>Dasypus novemcinctus</i>	Nine-banded armadillo	tracks
<i>Odocoileus virginianus</i>	Whitetail deer	remains, sighting
<i>Procyon lotor</i>	Raccoon	tracks
<i>Sciurus carolinensis</i>	Eastern gray squirrel	sighting

*Indications =overflight, sound, sighting, tracks, excavations, remains

Special Area Study, Strategic Ecosystems, and Recreation/Conservation/Preservation Lands No special area study, strategic ecosystems, or recreation/conservation/preservation lands occur within or adjacent to the Project Site (Figure 7). Pine Hill Forest Strategic Ecosystem Area is located approximately 2,190 feet west of the Project Site.

Significant Geological Features

No significant geological features (caves, sinkholes, springs, etc.) occur within the Project Site.

High Aquifer Recharge Areas

It appears the Project Site is near the boundary of “Vulnerable”, “High Vulnerability”, and “Stream-to-Sink Basin” areas, according to the Alachua County Floridan Aquifer High Recharge Area map provided by the Alachua County Department of Growth Management (https://growth-management.alachuacounty.us/maps/Floridan_Aquifer_High_Recharge_Area_Map.pdf) and defined in Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the ULDC, developer(s) may be required to comply with the Stormwater Element of the Comprehensive Plan and Chapters 407 (General Development Standards) and 353 (Hazardous Materials) of the ULDC.

Wellfield Protection Areas

The Project Site is not located within or near the Murphree Well Field Management Zones according to the Alachua County Murphree Well Field Management Zones map provided by the Alachua County Department of Growth Management (https://growth-management.alachuacounty.us/maps/cons_murphree_well_field.pdf).

Wells

No consumptive use permits occur within the Project Site according to a search of the St. Johns River Water Management District (SJRWMD) permits database (<http://webapub.sjrwmd.com/aqws10/sjrwmdpermit/>). No well heads were observed during the field surveys.

Soils

Soils occurring within the Project Site included Arredondo fine sand, 0 to 5 percent slopes; Millhopper sand, 0 to 5 percent slopes; Millhopper-Urban land complex, 0 to 5 percent slopes; Lochloosa fine sand, 2 to 5 percent slopes; Kendrick sand, 2 to 5 percent slopes; Norfolk loamy fine sand, 2 to 5 percent slopes; Millhopper sand, 5 to 8 percent slopes; Blichton sand, 2 to 5 percent slopes; and Blichton sand, 5 to 8 percent slopes according to a search of the NRCS database (Figure 5).

Mineral Resource Areas

There was no evidence of mining activity on the Project Site.

Topography

Surface elevations ranged from approximately 105 feet to 175 feet above sea level with no steep slopes on the Project Site (Figure 3).

Historical Resources

There are currently no cultural resources documented on the Project Site in the Florida Division of Historical Resources, Master Site File. There are five archeological sites and eight standing structures within a 0.50 mile buffer of the Project Site recorded in the Master Site File (Appendix 3).

Hazardous Materials Storage Facilities, Contaminated Soil

There were no documented hazardous materials storage facilities or contaminated soil areas depicted on the available FDEP maps and none were observed during the field survey.

References

Florida Natural Areas Inventory. 2010. Guide to the Natural Communities of Florida.

Wunderlin, R.P., B.F. Hansen. 2011. Guide to the Vascular Plants of Florida, Third Edition.

Wunderlin, R.P., B.F. Hansen, A.R. Franck, and F.B. Essig. 2019. Atlas of Florida Plants (<http://florida.plantatlas.usf.edu/>). [S.M. Landry and K.N. Campbell (application development), USF Water Institute.] Institute for Systematic Botany, University of South Florida, Tampa.

Qualifications

Dr. Jim Surdick, Senior Scientist at Water & Air, is an ecologist with over 23 years of experience working throughout Florida in upland, wetland and coastal ecosystems and is an expert on listed plant and animal species surveys, natural community mapping, data analysis and reporting.

Additional personnel: Mr. Eric Nelson is an ecologist with over 30 years of experience, of which 19 years have been in Florida conducting biological and wildlife habitat assessments. Mr. Nelson has performed environmental surveys (wetlands, listed species, land use, etc.), created permit applications, environmental assessments, and NEPA documents for multiple development projects.



Photo 1. Open land (former agricultural field) on the Parkwood Alachua Land Investments Property.



Photo 2. Successional hardwood forest on the Parkwood Alachua Land Investments Property.



Photo 3. Successional hardwood forest on the Parkwood Alachua Land Investments Property.



Photo 4. Upland mixed woodland, with a large mockernut hickory (*Carya tomentosa*) in the foreground, on the Parkwood Alachua Land Investments Property.



Photo 5. A greater-than 60" dbh live oak (*Quercus virginiana*) on the Parkwood Alachua Land Investments Property.



Photo 6. A 30.4" dbh longleaf pine (*Pinus palustris*) on the Parkwood Alachua Land Investments Property.



Photo 7. An infestation of the invasive exotic (FLEPPC Category I) tuberos sword fern (*Nephrolepis cordifolia*) on the Parkwood Alachua Land Investments Property.



Photo 8. A drainage area that receives offsite stormwater (Drain #1) on the Parkwood Alachua Land Investments Property.



Photo 9. An incised drainage area that receives offsite stormwater (Drain #2) on the Parkwood Alachua Land Investments Property.



Photo 10. An incised drainage area that receives offsite stormwater (Drain #2) on the Parkwood Alachua Land Investments Property.



Photo 11. A Florida spiny pod (*Matelea floridana*), State Listed Endangered, observed on the Parkwood Alachua Land Investments Property.



FIGURES

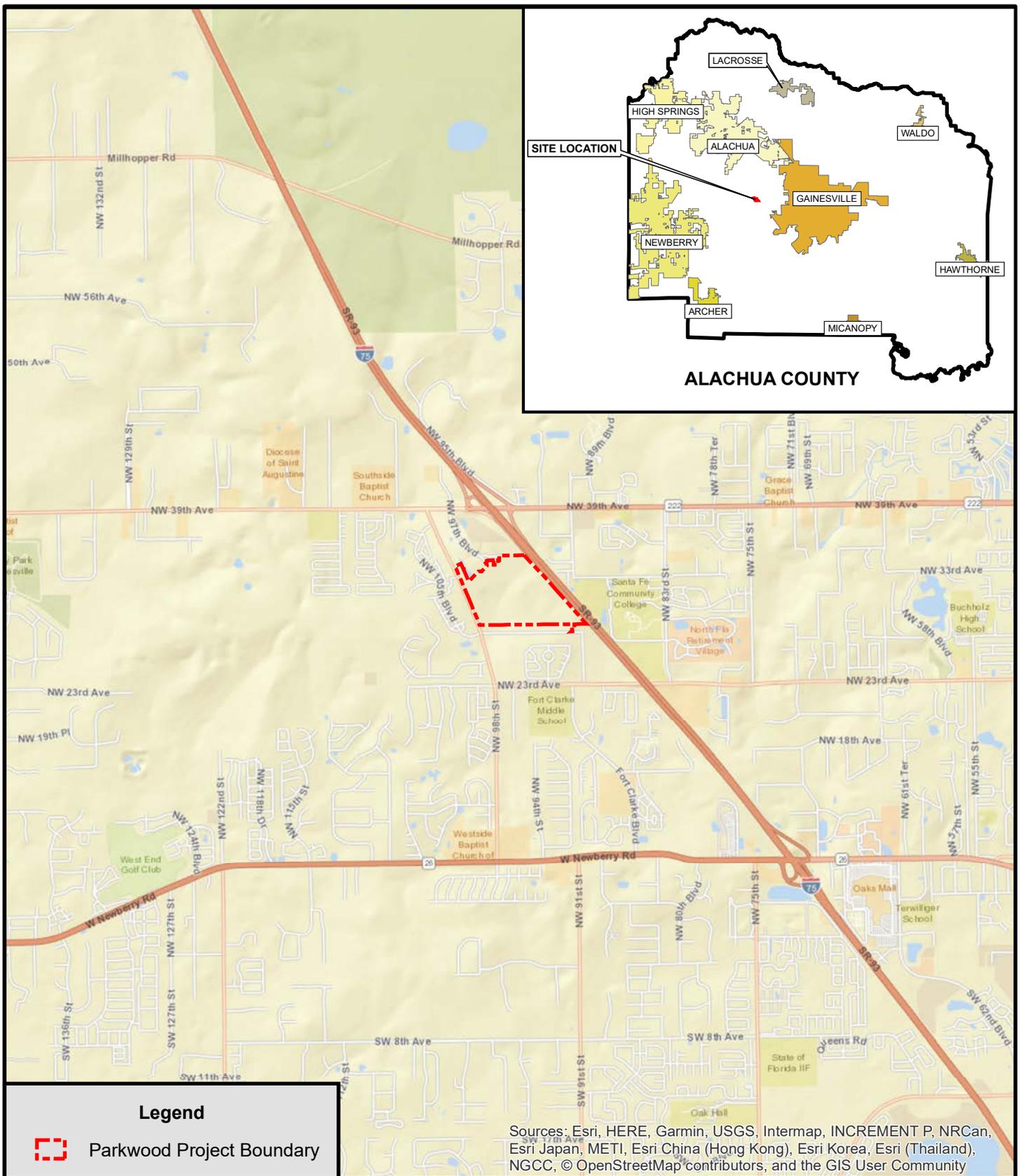


Figure 1.
 Site Location Map
 Parkwood Alachua Land Investments
 Alachua County, Florida

Source: Water & Air Research, Inc., 2019.

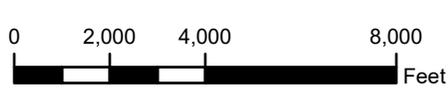




Figure 2.
 Project Boundary with Parcel ID Numbers
 Parkwood Alachua Land Investments
 Alachua County, Florida

Source: Alachua County Property Appraiser, 2018; Water & Air Research, Inc., 2019.

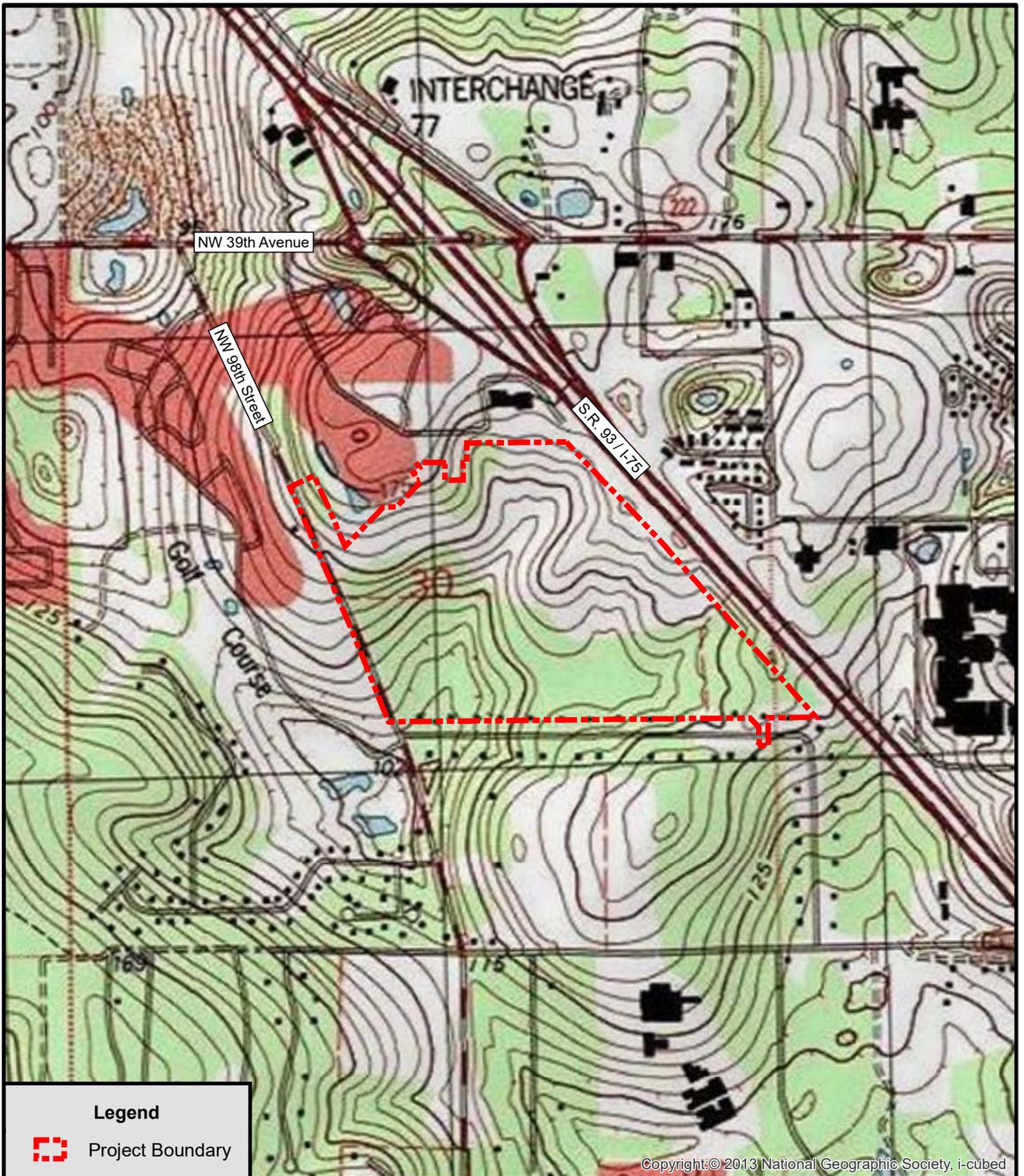


Figure 3.
 Site Map Showing Topography
 Parkwood Alachua Land Investments
 Alachua County, Florida

Source: Water & Air Research, Inc., 2019.

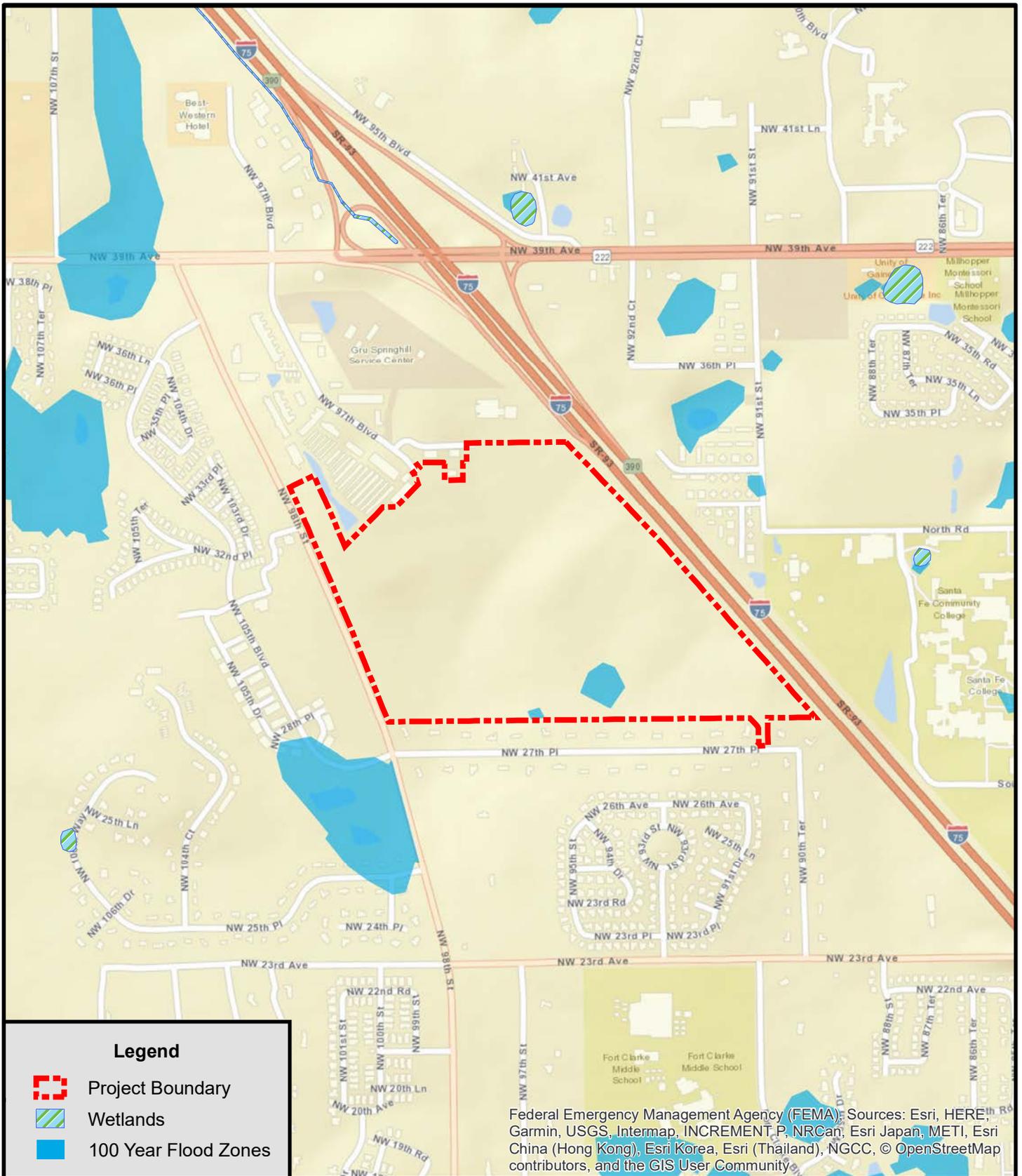
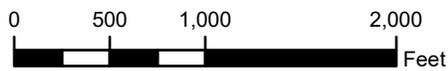


Figure 4.
 FEMA 100 Year Flood Zones and NWI Wetlands
 Parkwood Alachua Land Investments
 Alachua County, Florida

Source: National Wetlands Inventory, Version 2, 1979; National Flood Insurance Program, 2018; Water & Air Research, Inc., 2019.



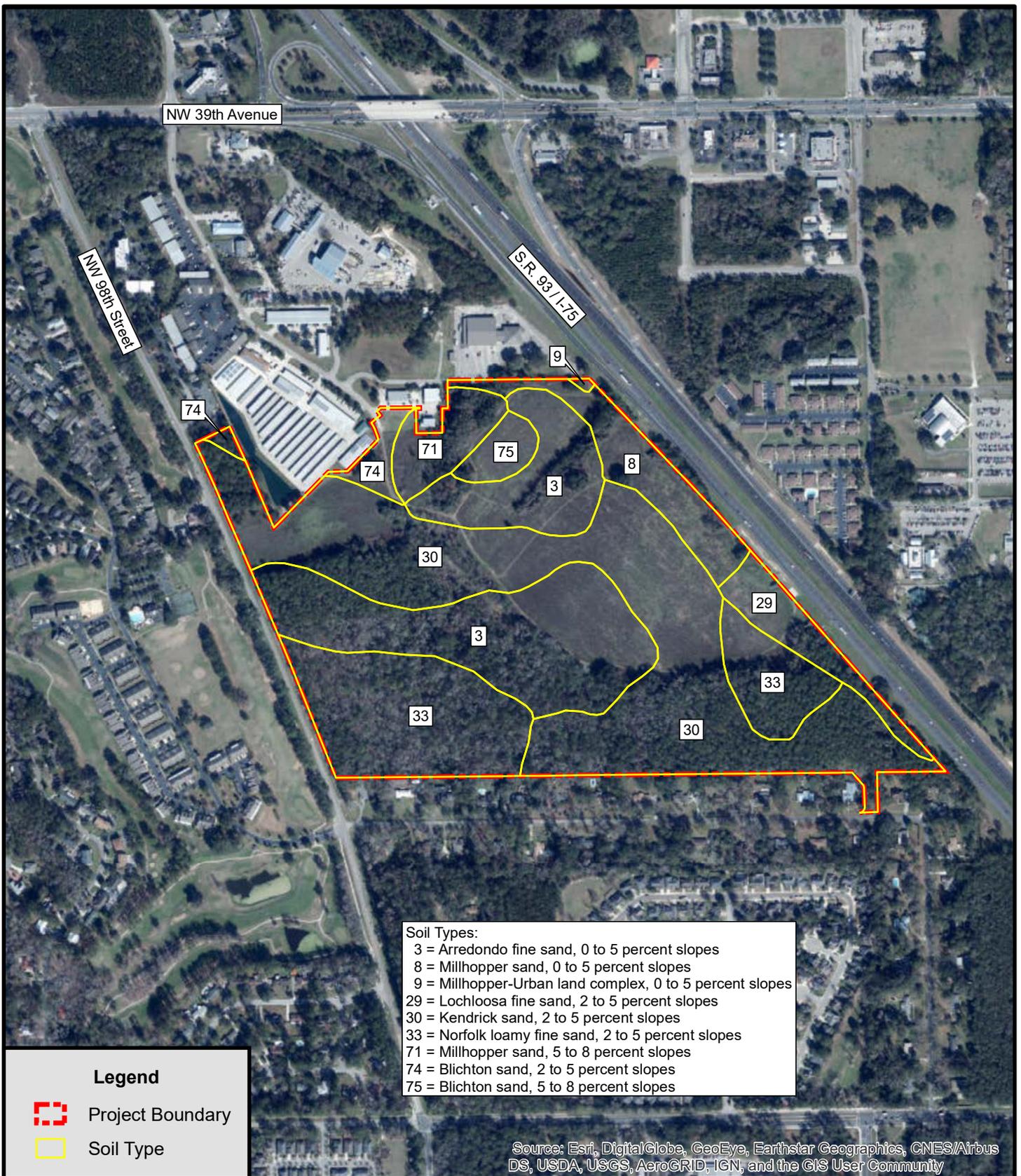


Figure 5.
 NRCS Soils Map
 Parkwood Alachua Land Investments
 Alachua County, Florida

Source: NRCS, 2017; Water & Air Research, Inc., 2019.



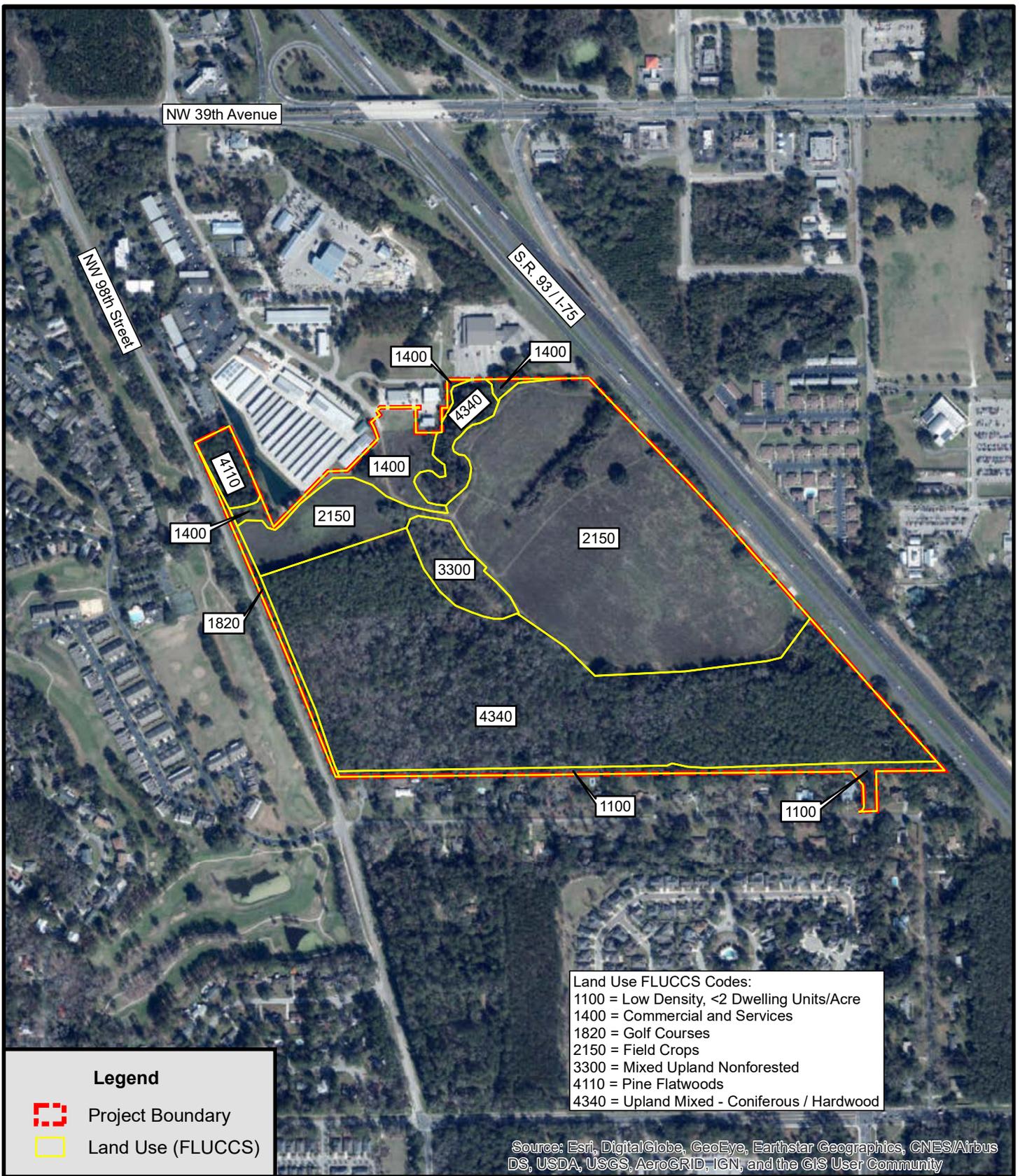


Figure 6.
 Site Map Showing Land Use FLUCCS Codes
 Parkwood Alachua Land Investments
 Alachua County, Florida

Source: Florida Department of Environmental Protection Geospatial Open Data, 2015; Water & Air Research, Inc., 2019.

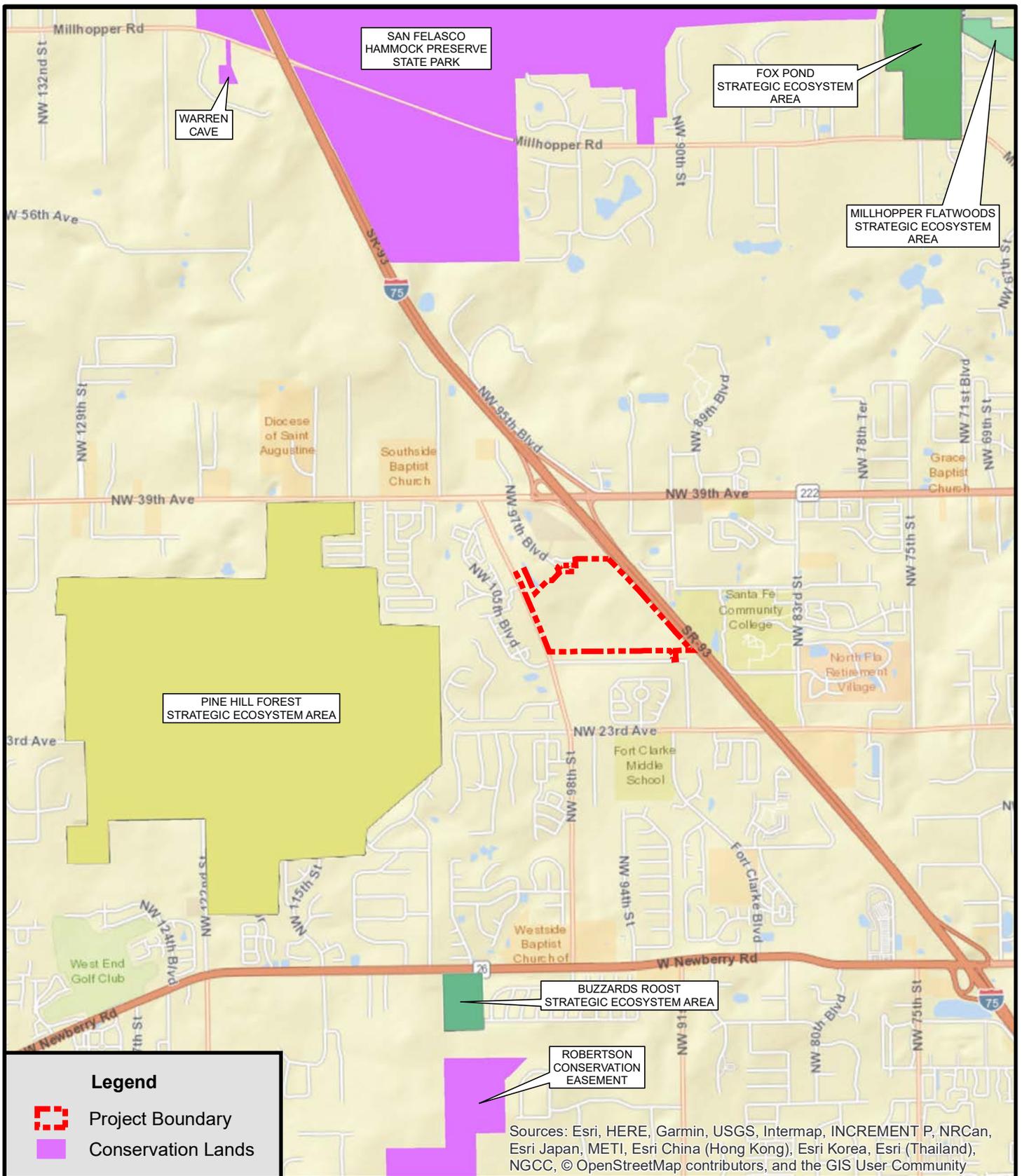
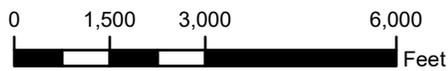


Figure 7.
 Strategic Ecosystem Areas and Conservation Lands in the Vicinity of
 Parkwood Alachua Land Investments
 Alachua County, Florida

Source: Alachua County GIS Data, 2014; Water & Air Research, Inc., 2019.



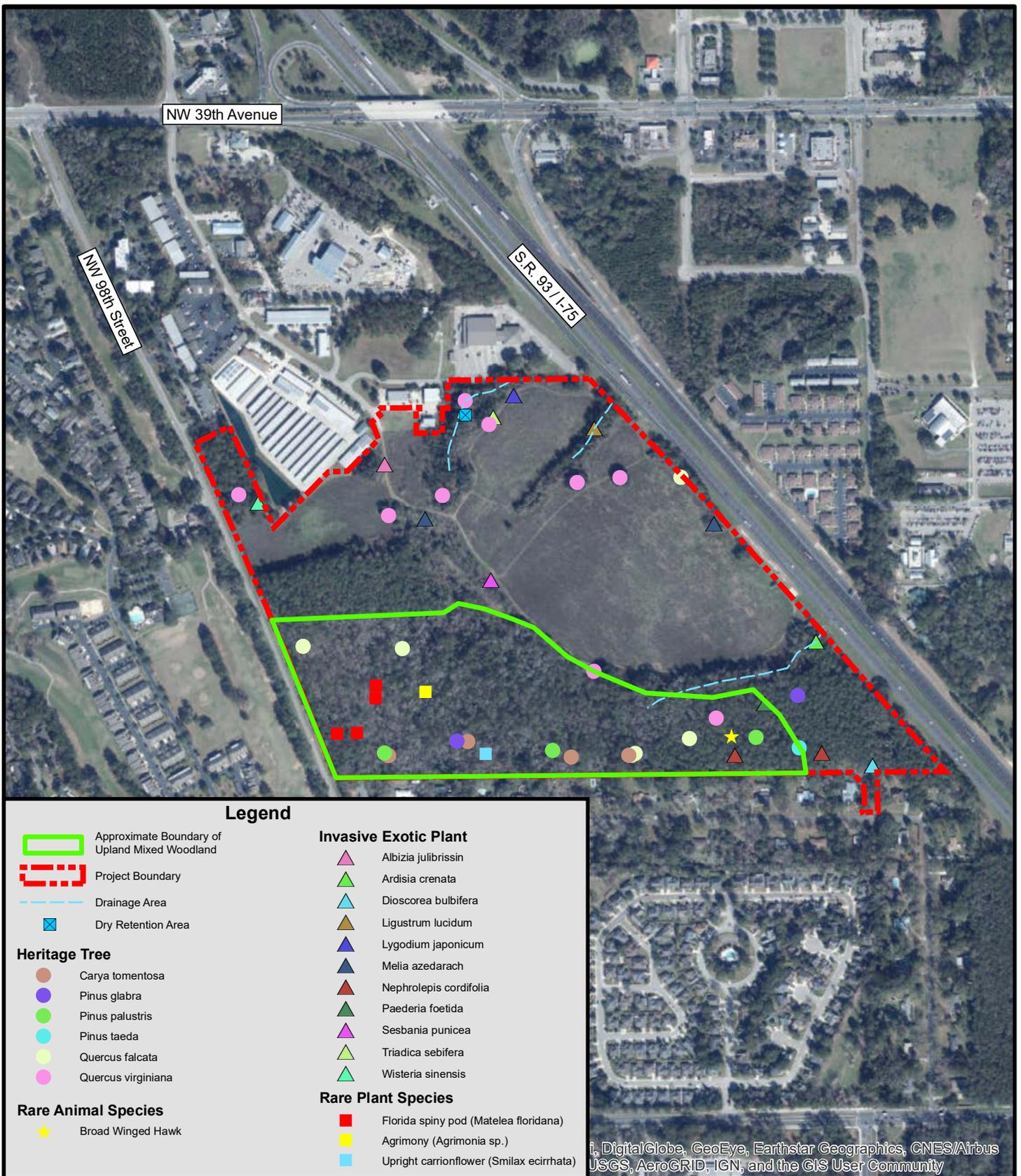


Figure 8.
Documented Field Survey Observations
Parkwood Alachua Land Investments
Alachua County, Florida

Source: Alachua County Property Appraiser, 2018; Water & Air Research, Inc., 2019.



APPENDIX 1

FNAI BIODIVERSITY MATRIX



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

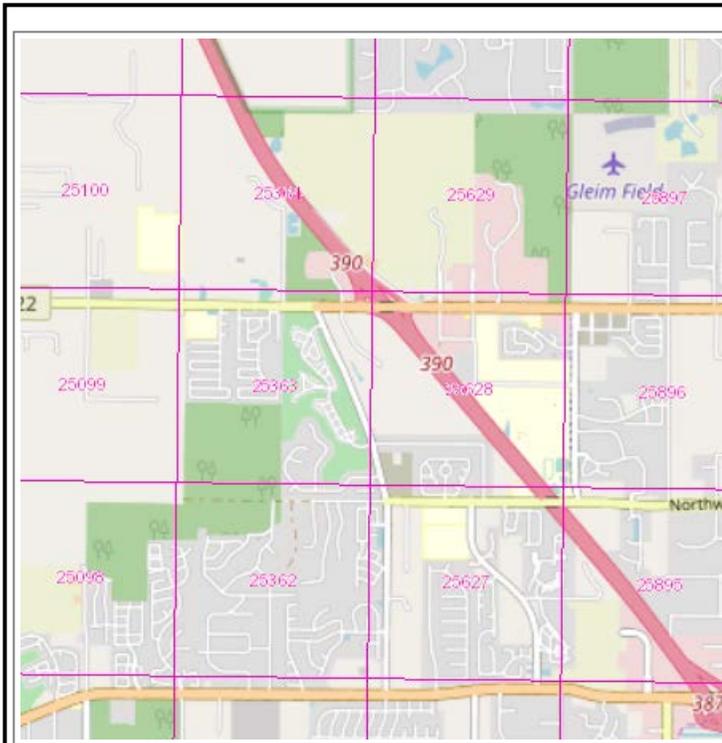
UNOFFICIAL REPORT

Created 5/2/2019

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 25363 , 25628



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 25363

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit ID: 25628

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit IDs: 25363, 25628

38 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
Ambystoma cingulatum Frosted Flatwoods Salamander	G2	S2	LT	FT
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	T
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Bolbocerosoma hamatum</i> Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
Brickellia cordifolia Flyr's Brickell-bush	G2G3	S2	N	E
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Ceratocanthus aeneus</i> Shining Ball Scarab Beetle	G2G3	S2	N	N
<i>Copris gopheri</i> Gopher Tortoise Copris Beetle	G2	S2	N	N
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Dasymutilla archboldi</i> Lake Wales Ridge Velvet Ant	G2G3	S2S3	N	N
Forestiera godfreyi Godfrey's Swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni	G3	S3	N	N

Round-tailed Muskrat				
Notophthalmus perstriatus	G2G3	S2	C	N
Striped Newt				
<i>Onthophagus polyphemi polyphemi</i>	G2G3T2T3	S2	N	N
Punctate Gopher Tortoise Onthophagus Beetle				
<i>Peltotrupes profundus</i>	G3	S3	N	N
Florida Deepdigger Scarab Beetle				
<i>Peucaea aestivalis</i>	G3	S3	N	N
Bachman's Sparrow				
<i>Phyllophaga elongata</i>	G3	S3	N	N
Elongate June Beetle				
Picoides borealis	G3	S2	LE	FE
Red-cockaded Woodpecker				
Pituophis melanoleucus mugitus	G4T3	S3	N	SSC
Florida Pine Snake				
Podomys floridanus	G3	S3	N	SSC
Florida Mouse				
Pteroglossaspis ecristata	G2G3	S2	N	T
Giant Orchid				
<i>Pycnanthemum floridanum</i>	G3	S3	N	T
Florida Mountain-mint				
Sciurus niger shermani	G5T3	S3	N	SSC
Sherman's Fox Squirrel				
Sideroxylon alachuense	G1	S1	N	E
Silver Buckthorn				
Ursus americanus floridanus	G5T2	S2	N	N
Florida Black Bear				

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



APPENDIX 2

FEDERALLY-LISTED SPECIES IN ALACHUA COUNTY, FLORIDA NORTH FLORIDA ESO JACKSONVILLE

North Florida Ecological Services Office

Southeast Region

- [Welcome](#)
- [Our Mission and Vision](#)
- [Area of Responsibility](#)
- [Our Office Location](#)
- [Contact Us](#)
- [Current News Releases](#)
- [News Archives](#)
- [Landowner Tools](#)
- [Programs and Resources](#)
- [Partners for Fish and Wildlife](#)
- [Coastal Program](#)
- [Habitat Conservation Plans](#)
- [Federally-listed Species in Florida](#)
- [Related Sites of Interest](#)
- **Key North Florida Species**
- [Bald Eagle](#)
- [Florida Manatee](#)
- [Eastern Indigo Snake](#)
- [Florida Scrub-Jay](#)
- [Sand Skinks](#)
- [Sea Turtles](#)
- [Whooping Crane](#)
- [Wood Stork](#)
- **General Information**
- [Hunting/Fishing](#)

Federally Listed Species in Alachua County, Florida

This information is provided as a guide to project planning, and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

The following table lists those federally-listed species known to be present in the county.

Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated, C = Candidate ^{Note 1}

Category	Species Common Name	Species Scientific Name	Code
Mammals<	None		
Birds	Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	T
	Wood Stork	<i>Mycteria americana</i>	E
	Red-cockaded Woodpecker	<i>Picoides borealis</i>	E
Fish	None		
Reptiles	Eastern Indigo Snake	<i>Dymarchon corais couperi</i>	T
	Gopher Tortoise	Gopherus polyphemus	C
Amphibians	Striped Newt	Notophthalmus perstriatus	C
Mollusks	Oval (Santa Fe River) Pigtoe	<i>Pleurobema pyriforme</i>	E
Crustaceans	Squirrel Chimney Cave (or Florida Cave) Shrimp	<i>Palaemonetes cummingi</i>	T
Plants	None		

► [Species: North Florida County](#) ► [Species: South Florida County](#) ► [Species: Panhandle County](#)

For a list of State species by county use the Florida Natural Areas Inventory's Tracking Lists at <http://www.fnai.org/trackinglist.cfm>

For State listed species details, please go to <http://myfwc.com/imperiledspecies/>

Note 1. [Candidate species](#) receive no statutory protection under the ESA. The FWS encourages cooperative conservation efforts for these species because they are, by definition, species that may warrant future protection under the ESA.

NOTE: Bald eagles were removed from the endangered species list in June 2007 because their populations recovered sufficiently. However, the protections under the Bald and Golden Eagle Act (Eagle Act) continue to apply. Please see the eagle information on our [Landowner Tools](#) page or our national website at <http://www.fws.gov/migratorybirds/baldeagle.htm> for information regarding new permit requirements under the Eagle Act.

- [Licensing & Permits](#)
- [Injured/Nuisance Wildlife](#)
- [Wildlife Law Violations](#)

- **Other USFWS Resources**
- [Service Office Finder](#)
- [Office Directory](#)
- [Southeast Region Contacts](#)
- [Federal Register Notices](#)
- [Regional Five-Year Reviews](#)

*Send comments on our web site or general questions to [North Florida office](#).
If you need special assistance please contact the [Public Affairs Officer](#).*

Last updated: February 7, 2018



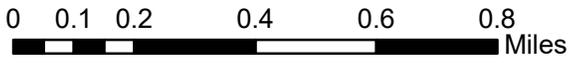
APPENDIX 3

PARKWOOD PROJECT HISTORICAL RESOURCES MAP

Cultural Resource Search

Half Mile Buffer

Alachua County



May 2019



APPENDIX 4
ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST



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 type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input checked="" type="checkbox"/> | N/A | <input 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 checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input checked="" type="checkbox"/> | N/A | <input 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"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input checked="" type="checkbox"/> | N/A | <input 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) |

Jim Surdick

SIGNED: Jim Surdick, Water and Air Research, Inc. **PROJECT #** _____ **DATE:** 5/16/19

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)



water & air
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*Environmental Engineers,
Scientists, & Planners*

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a Special Exception to allow a commercial animal boarding facility on a portion of Alachua County tax parcel number 06233-014-005 (4.82 Acres +/-) generally located south of the terminus of NW 97th Blvd. The future land use category is Light Industrial and zoning district is ML (Light Industrial). Please note that the proposed use is limited to the area highlighted in red on the map below. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development/proposal and to seek their comments. The meeting will be held virtually via Zoom or dial-in via phone.

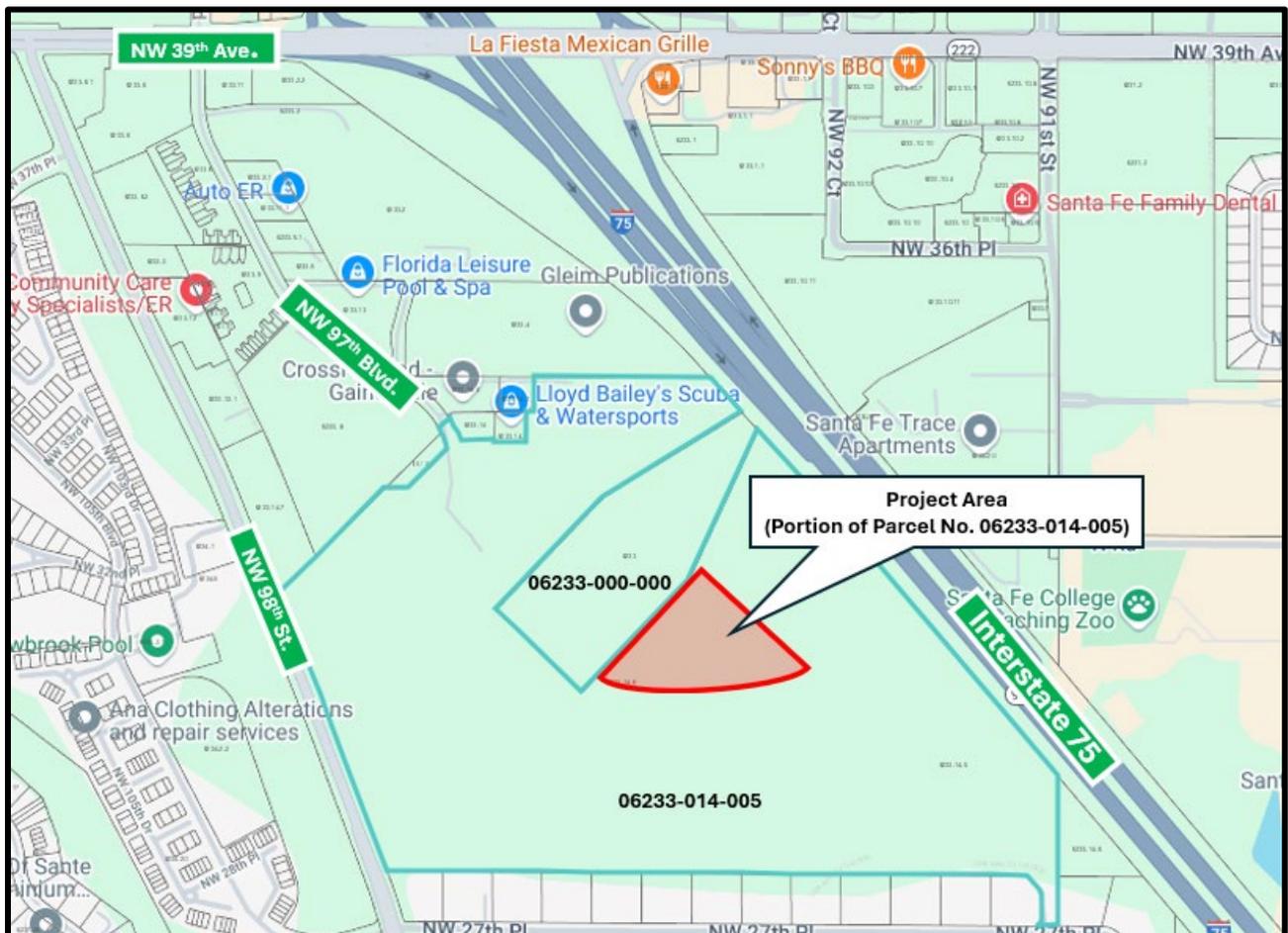
Date: Wednesday, March 26, 2025
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Visit www.edafl.com/neighborhoodworkshops following the meeting to view a recording. You may e-mail or call the contact below to submit comments, request technical assistance, or request copies of meeting materials.

Contact: eda consultants, inc.

Email: permitting@edafl.com

Phone: (352) 373-3541



06234-250-041
ALLEN LINDA MARGARET
10205 NW 32ND PL
GAINESVILLE, FL 32606-7303

06234-250-042
QUESENBERRY BOBBY HAROLD &
PATRICIA JEAN
10215 NW 32ND PL
GAINESVILLE, FL 32606

06234-250-043
KUYPERS INGRID G
10225 NW 32ND PL
GAINESVILLE, FL 32606

06234-250-044
WEIDMANN MARIE A LIFE ESTATE
10235 NW 32ND PL
GAINESVILLE, FL 32606-7303

06234-250-045
METTS DAVID P
10245 NW 32ND PL
GAINESVILLE, FL 32606

06234-020-119
KESTER BRITTANY N
10306 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-118
MITRO AMY LEIGH
10316 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-117
MUELLER ELIZABETH A LIFE ESTATE
10326 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-116
OWENS PARISTAMIKA VALENCIA
10336 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-115
DATKULIAK STEVEN E
10404 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-113
RODRIGUEZ ROSANNA & PEDRO
SEBASTIAN
10424 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-112
SIEVERS TRACIE & DALE M
10434 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-111
NASH JENNIFER
10444 NW 28TH PL
GAINESVILLE, FL 32606

06234-010-038
AGGERTT JAMES R & RUTH ANN
10503 NW 32ND PL
GAINESVILLE, FL 32606

06234-020-075
JERNIGAN DELL T JR & MARGARET R
10505 NW 30TH LN
GAINESVILLE, FL 32606

06234-020-087
ROACH MARGARET J
10507 NW 29TH LN
GAINESVILLE, FL 32606

06234-020-098
MACALPINE HILDEGARD I LIFE ES
10508 NW 28TH LN
GAINESVILLE, FL 32606

06234-020-099
PARRAY SUNIL N
10509 NW 28TH LN
GAINESVILLE, FL 32606

06234-020-110
INFANTE & TATTERSALL W/H
10510 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-097
PARTRIDGE DORIS J LIFE ESTATE
10518 NW 28TH LN
GAINESVILLE, FL 32608

06234-020-109
GARCIA & SUAREZ
10520 NW 28 PL
GAINESVILLE, FL 32606

06234-020-089
OSBRACH JEAN
10527 NW 29TH LN
GAINESVILLE, FL 32606

06234-020-101
COAR & SCHRAMM
10529 NW 28TH LN
GAINESVILLE, FL 32606

06234-020-107
NEWPORT ETHAN M
10540 NW 28TH PL
GAINESVILLE, FL 32606

06234-250-051
GRUM STANLEY A JR TRUSTEE
11255 SEASONS PLACE UNIT 105
PLEASANT PRAIRIE, WI 53158-5646

06234-110-000
% TRIPPE MANAGEMENT SPECIALIST
BROOKFIELD ASSOCIATION INC
11609 NW 62ND PL
GAINESVILLE, FL 32653-2708

06234-120-000
% TRIPPE MANAGEMENT SPECIALIST
BROOKFIELD ASSOCIATION INC
11609 NW 62ND PL
GAINESVILLE, FL 32653-2708

06234-130-000
% TRIPPE MANAGEMENT SPECIALIST
BROOKFIELD ASSOCIATION INC
11609 NW 62ND PL
GAINESVILLE, FL 32653-2708

06233-014-003
HAMILTON LOCK & SAFE INC
12217 NW 8TH PL
NEWBERRY, FL 32669

06234-020-125
TORRES-TORRES JESSICA
13215 SW 6TH AVE
NEWBERRY, FL 32669-4952

06234-020-086
KRAUS BRANDI N
16850 NW 166TH RD
ALACHUA, FL 32615

06234-020-108
WATSON MICHAEL
19922 NW 159TH PL
ALACHUA, FL 32615-0020

06234-020-114
CHIKOWORE MARTHA
224 ROUTE DE FERNEY APT 21B
WASHINGTON, DC 20007

06233-014-000
2307 PROPERTIES LLC
2307 SE 14TH ST
OCALA, FL 34471

06234-120-058
CHEN & LEWIS H/W
2501 NW 91ST DR
GAINESVILLE, FL 32606

06235-038-000
MALANCHUK PETER & IONA
2510 NW 90TH TER
GAINESVILLE, FL 32606-6741

06234-120-057
FORD MARK WESLEY
2511 NW 91ST DR
GAINESVILLE, FL 32606-9148

06234-120-055
ZHOU & ZHU
2520 NW 91ST DR
GAINESVILLE, FL 32606

06234-120-056
DAMPIER BRET T & ZENA M
2521 NW 91ST DR
GAINESVILLE, FL 32606

06234-250-031
ASHBY KEITH
25219 SW 21ST PL
NEWBERRY, FL 32669

06234-110-017
JIE & PAN H/W
2525 NW 93RD ST
GAINESVILLE, FL 32606-7148

06234-130-073
SORGI JASON R
2531 NW 91ST DR
GAINESVILLE, FL 32606

06234-110-016
SEARLES BRADLEY ALLAN & SARAH
PARKER
2535 NW 93RD ST
GAINESVILLE, FL 32606

06234-130-074
KUHN & ZORILLO
2541 NW 91ST DR
GAINESVILLE, FL 32606

06234-110-014
OSBORNE JOEL E SR
2548 NW 93RD ST
GAINESVILLE, FL 32606

06234-003-000
PRIVETTE ROBERT MALCOLM &
DENISE C
2555 NW 98TH ST
GAINESVILLE, FL 32606-5128

06234-000-000
23 WEST PARTNERS LLC
2579 SW 87TH DR
GAINESVILLE, FL 32608

06235-035-000
HEMENWAY HEIRS & HUNT
2600 NW 90TH TER
GAINESVILLE, FL 32606-6741

06235-036-000
REICHARDT F C & MARY L
2605 NW 90TH TER
GAINESVILLE, FL 32606-6742

06233-012-001
JOHN STETSON
NINETY EIGHTH STREET PROPERTY
2607 NW 82ND ST
GAINESVILLE, FL 32606-8655

06235-034-000
DOLHAY & MANUEL
2620 NW 90TH TER
GAINESVILLE, FL 32606-6741

06235-033-000
DAVIS KENNETH B & SHERESE B
2621 NW 90TH TER
GAINESVILLE, FL 32606-6742

06234-020-130
MENOHER JOHN G & DEBBIE S
2701 NW 103RD WAY
GAINESVILLE, FL 32606

06234-020-001
AZARRAFLY RYAN
2704 NW 105TH DR
GAINESVILLE, FL 32606-7516

06235-017-000
GARRARD PHYLLIS A LIFE ESTATE
2707 NW 98TH ST
GAINESVILLE, FL 32606-5124

06235-031-000
BRODY JEFFREY & DIANE
2708 NW 90TH TER
GAINESVILLE, FL 32606-6741

06235-032-000
PERRY JEFFREY G & ANGELA L
2709 NW 90TH TER
GAINESVILLE, FL 32606

06234-020-002
ASTUDILLO DIANE G
2710 NW 105TH DR
GAINESVILLE, FL 32606

06234-020-003
ASTUDILLO DIANE G
2710 NW 105TH DR
GAINESVILLE, FL 32606

06234-020-128
HACKNEY JULIE
2711 NW 103RD WAY
GAINESVILLE, FL 32606

06234-020-127
MCDURMON ANGELA
2717 NW 103RD WAY UNIT O
GAINESVILLE, FL 32606

06234-020-004
JACKSON VICTOR S TRUSTEE
2720 NW 105TH DR
GAINESVILLE, FL 32606

06234-020-126
DROLL MARK C
2721 NW 103RD WAY
GAINESVILLE, FL 32606

06235-015-000
NEMETH JACQUELINE
2733 NW 98TH ST
GAINESVILLE, FL 32606

06234-020-123
MOSSLER DELORES W TRUSTEE
2737 NW 103RD WAY
GAINESVILLE, FL 32606

06234-020-121
KAI MICHAEL S & JOYCE M
2747 NW 103RD WAY
GAINESVILLE, FL 32606

06230-009-000
SANTA FE COMMUNITY COLLEGE FL
3000 NW 83RD ST
GAINESVILLE, FL 32606-6210

06234-002-001
MEADOWBROOK OF GAINESVILLE
PROPERTY OWNERS ASSOC. INC
3111 NW 105TH BLVD
GAINESVILLE, FL 32606

06234-200-000
MEADOWBROOK OF GAINESVILLE
PROPERTY OWNERS ASSOC. INC
3111 NW 105TH BLVD
GAINESVILLE, FL 32606

06234-001-000
MARCUM CHRISTOPHER LEE
TRUSTEE
3200 NW 98TH ST
GAINESVILLE, FL 32606

06234-005-000
MARCUM CHRISTOPHER LEE
TRUSTEE
3200 NW 98TH ST
GAINESVILLE, FL 32606

06234-002-002
MARCUM CHRISTOPHER LEE
TRUSTEE
3200 NW 98TH ST
GAINESVILLE, FL 32606

06234-250-046
REID THOMAS G JR & GENEVIEVE
3206 NW 103RD DR
GAINESVILLE, FL 32606-5099

06234-250-039
FORSYTH PAULA A LIFE ESTATE
3211 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-047
DORMAN KRISTINA L
3216 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-038
NA SULHAE CHRISTINA
3221 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-048
KEERAN & GRANGER
3226 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-036
ADAMS KATHLEEN A
3247 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-049
YU FENG-GER
3252 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-035
BRUMFIELD JUDITH A LIFE ESTATE
3257 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-050
TAYLOR ROBERT J & GLORIA J
3262 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-034
PALUMBO MARILYN TRUSTEE
3267 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-033
PITTS LARRY RAY & HUGUETTE
MARIE
3277 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-032
QUEZADA ZOBEIDA M
3287 NW 103RD DR
GAINESVILLE, FL 32606

06233-014-001
BAILEY LLOYD W JR TRUSTEE
3405 NW 97TH BLVD # B
GAINESVILLE, FL 32606

06233-020-000
SANTA FE TRACE APARTMENTS
3500 NW 97TH BLVD
GAINESVILLE, FL 32606

06233-013-000
THIRTY-NINTH AVENUE LIMITED
3500 NW 97TH BLVD #A
GAINESVILLE, FL 32606

06231-006-000
THIRTY-NINTH AVENUE LIMITED
3500 NW 97TH BLVD #A
GAINESVILLE, FL 32606

06233-008-000
SPRING HILL INVESTMENTS INC
3500 NW 97TH BLVD STE A
GAINESVILLE, FL 32606

06233-014-002
SPRING HILL INVESTMENTS INC
3500 NW 97TH BLVD STE A
GAINESVILLE, FL 32606

06234-020-129
ZHOU CHUFAN
3545 NW 24TH BLVD APT 208
GAINESVILLE, FL 32605

06233-014-007
COVEFIELD LLC
3914 SW 95TH DR
GAINESVILLE, FL 32608

06233-004-000
KGNV SALES LLC
4201 NW 95TH BLVD
GAINESVILLE, FL 32606

06234-120-051
PORTER THOMAS E & BLAKELY G
4621 CLEARLAKE DR
GAINESVILLE, FL 32607-2238

06234-020-000
MEADOWBROOK DEVELOPMENT INC
4707 NW 53RD AVE
GAINESVILLE, FL 32653

06234-110-015
LI HUI
5091 SW 51ST DR
GAINESVILLE, FL 32608-0241

06233-014-004
MASS STORAGE LLC
5510 SW 41ST BLVD STE 101
GAINESVILLE, FL 32608

06233-000-000
YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

06233-001-001
SPRING HILLS LAND HOLDINGS LLC
6231 PGA BLVD STE 104-227
PALM BEACH GARDENS, FL 33418

06233-010-011
SPRING HILLS LAND HOLDINGS LLC
6231 PGA BLVD STE 104-227
PALM BEACH GARDENS, FL 33418

06233-014-005
YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

06233-014-006
YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

06233-005-000
SMITH DOUGLAS SIMPSON
6720 NW 39TH AVE
GAINESVILLE, FL 32606

06231-005-000
SANTA FE COMMUNITY COLLEGE
723 W UNIV AVE DISTRICT BOARD OF
TRUSTEES
GAINESVILLE, FL 32601

06234-250-037
FRECHETTE & FRECHETTE
7436 EAST CHAPARRAL RD #202B
SCOTTSDALE, AZ 85250

06234-130-078
WALKER ASA
7734 93RD ST
SEMINOLE, FL 33777-2201

06234-010-000
% MEADOWBROOK DEVELOPMENT INC
CHARLESTONNE AT MEADOWBROOK
OWNERS ASSOCIATION INC
8021 NE 221ST ST
MELROSE, FL 32666-6429

06234-020-120
FURST & FURST JR TRUSTEES
8184 GABANNA DR
SARASOTA, FL 34231

06235-001-000
STANGLE & WILSON
9000 NW 27TH PL
GAINESVILLE, FL 32606

06235-002-000
WASHINGTON JACQUELINE S
9020 NW 27TH PL
GAINESVILLE, FL 32606-6740

06235-030-000
KUMPF JEREMIAH & JULIE
9115 NW 27TH PL
GAINESVILLE, FL 32606

06235-003-000
ALLEN LEON HARTWELL JR LIFE
ESTATE
9120 NW 27TH PL
GAINESVILLE, FL 32606

06235-029-000
MORRIS & SELLERS
9125 NW 27TH PL
GAINESVILLE, FL 32606

06234-120-054
ORLANDO & SMITH
9202 NW 25TH LN
GAINESVILLE, FL 32606

06234-130-075
HARRIS ROBERT G & ANGELI E
9208 NW 26TH AVE
GAINESVILLE, FL 32606

06235-004-000
HOFSTETTER & HOFSTETTER
TRUSTEES
9210 NW 27TH PL
GAINESVILLE, FL 32606-5182

06234-120-053
HURLBURT TODD MICHAEL &
JENNIFER M
9212 NW 25TH LN
GAINESVILLE, FL 32606

06234-130-072
DAO & DANG
9215 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-076
MURRAY MICHAEL P & REBECCA A
9218 NW 26TH AVE
GAINESVILLE, FL 32606

06234-120-052
BLACKHAM FREDERICK J & JENNIF
9222 NW 25TH LN
GAINESVILLE, FL 32606

06234-130-071
LAMB REBECCA
9225 NW 26TH AVE
GAINESVILLE, FL 32606

06235-028-000
LE JEUNE JAMES & PATRICIA
9225 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-077
MARSH KEVIN J & RHONDA J
9228 NW 26TH AVE
GAINESVILLE, FL 32606

06235-005-000
LOWE THOMAS O
9230 NW 27TH PL
GAINESVILLE, FL 32606-5182

06234-130-070
SHEROUSE DAVID L & MARSHA S
9235 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-069
PETRESCU VLAD & JENIFER
9245 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-079
ANDERSON JOHN S & CORAL A
9248 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-068
MARTIN MARSHA S LIFE ESTATE
9255 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-080
LAMADRID ERNESTO J & NELIDA
9258 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-067
BRYANT LAUREN N & DANIEL J
9265 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-081
HEFFNER SAMANTHA
9268 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-082
MONTEAU DANIEL R & LISA C
9278 NW 26TH AVE
GAINESVILLE, FL 32606-9179

06235-027-000
DEMPERE LUISA AMELIA
9305 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-083
FORD DAVID P & MARGARET I
9306 NW 26TH AVE
GAINESVILLE, FL 32606

06235-006-000
CARD DARRELL W & SUSAN M
9320 NW 27TH PL
GAINESVILLE, FL 32606

06235-026-000
MOORE & MOORE
9325 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-084
FANG ZHIHUI
9326 NW 26TH AVE
GAINESVILLE, FL 32606

06235-007-000
BROWN & LEE H/W
9330 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-097
RORICK MITCHELL AMES & LAURA
DALLMAN
9331 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-085
POWELL JASON T
9346 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-096
COHAN KYLE JOSEPH & MICHELLE
LYNN
9351 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-086
GIBSON EVIN & JULIA
9366 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-095
AGYEMANG W CYNTHIA LIFE
ESTATE
9371 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-087
POWELL GEOFFREY A & LINSEY E
9404 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-094
FUENTES CANDIDA E LIFE ESTATE
9407 NW 26TH AVE
GAINESVILLE, FL 32608

06234-130-088
PARKER STEVEN S & ROBIN A
9424 NW 26TH AVE
GAINESVILLE, FL 32606

06235-025-000
KNOWLES RAYMOND J & JOETTA L
9425 NW 27TH PL
GAINESVILLE, FL 32606-5178

06235-008-000
EVANS MARJORIE POTTS LIFE
ESTATE
9426 NW 27TH PL
GAINESVILLE, FL 32606-5184

06234-130-089
KING KIMBERLY E
9444 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-093
SAUNDERS DIANNA L LIFE ESTATE
9447 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-090
TREFRY CURTIS R & LAURA G
9464 NW 26TH AVE
GAINESVILLE, FL 32606

06235-024-000
MURPHY WILLIAM A JR
9501 NW 27TH PL
GAINESVILLE, FL 32606-5179

06234-130-091
DILLON SCOTT L & ELIZABETH M
9502 NW 26TH AVE
GAINESVILLE, FL 32606

06235-009-000
CLARK BRUCE CHARLES
9506 NW 27TH PL
GAINESVILLE, FL 32606

06234-140-119
WATSON SEAN A & ERICA L
9512 NW 26TH AVE
GAINESVILLE, FL 32606

06235-023-000
SANCHEZ JOHN A & LISA
9519 NW 27TH PL
GAINESVILLE, FL 32606

06235-010-000
MCALISTER DIANE L
9526 NW 27TH PL
GAINESVILLE, FL 32606-5185

06235-022-000
DICKS JULIE A
9625 NW 27TH PL
GAINESVILLE, FL 32606

06235-011-000
LOCKWARD ROBERT C
9626 NW 27TH PL
GAINESVILLE, FL 32606-5186

06235-021-000
KURTZ NORMAN WILLIAM JR &
MARTA K LIFE ESTATE
9635 NW 27TH PL
GAINESVILLE, FL 32606

06235-012-000
HUNT & ATKINS
9638 NW 27TH PL
GAINESVILLE, FL 32606-5186

06235-020-000
OSSA JAMES
9715 NW 27TH PL
GAINESVILLE, FL 32606-5181

06235-013-000
GROVER GUY B LIFE ESTATE
9720 NW 27TH PL
GAINESVILLE, FL 32606

06235-019-000
BOGART & KRITZLER W/H
9735 NW 27TH PL
GAINESVILLE, FL 32606

06235-014-000
PRIVETTE CHRISTOPHER A & SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

06233-002-000
CITY OF GAINESVILLE
PO BOX 147117 STA E3E
GAINESVILLE, FL 32614

06234-250-040
ROCKEY & ROCKEY TRUSTEES
PO BOX 1994
PALMER, AK 99645

MEADOWBROOK AT GAINESVILLE
PROPERTY OWNERS' ASSOC., INC.
C/O Bosshardt Property Management
5522-B NW 43rd Street
Gainesville, FL 32653

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Maureen Rischitelli, who on oath says that she is the Budget Manager of Alachua County, Florida; that the attached copy of advertisement: **Jazz Wonderland Special Exception – Neighborhood Workshop** for March 26th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **3/14/25**.

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

Signature Maureen Rischitelli

Date 3-25-25

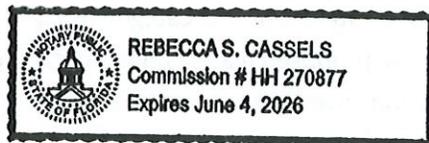
Business Impact Estimate published with the advertisement and attached.

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 25th day of March 2025, by Maureen Rischitelli, who is personally known to me or who has produced ___ as identification.

Rebecca S Casels
Signature of Notary Public

Notary Public Seal



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Jazz Wonderland Special Exception - Neighborhood Work

Wed Mar 26th 6:00pm

Growth-Management | Neighborhood-Workshop

Online Event Location: Jazz Wonderland Special Exception - Neighborhood Workshop hide

Date: Wednesday, March 26, 2025

Time: 6:00 PM

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Dial-in by phone: (646) 558-8656

Visit www.edafl.com/neighborhoodworkshops following the meeting to view a recording. You may e-mail or call the contact below to submit comments, request technical assistance, or request copies of meeting materials.

If Required Business Impact Attached

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Neighborhood Meeting Minutes

- Project:** Jazz's Wonderland Special Exception
- Meeting Date & Time:** Wednesday, March 26, 2025, at 6:00 p.m.
- Community Participants:** 5 participants in total
- Project Representatives:** Sergio Reyes, Clay Sweger, Ashley Scannella (eda)

Meeting Minutes:

Clay Sweger gave a Power Point presentation to inform the participants of the proposed project and then opened the floor for questions afterwards.

Q: Where will the development be accessed from?

A: The development will be accessible from either NW 97th Street or NW 98th Street. (indicates on the map where the access points are.)

Q: Is there going to be a traffic light put in at NW 39th Avenue?

A: Not as a part of this proposed development. We believe that portion of NW 39th Avenue is a county maintained road and believe that they been considering future improvements to that intersection, but we do not have specifics.