

Appraisal of
The Alachua County Fairbanks Rural Collection Center

Located at
9920 NE Waldo Rd, Gainesville, FL 32609
In Section 05, Township 09 South, Range 21 East
Alachua County, Florida



Prepared for
C. Perry Peeples, Real Property Coordinator
Alachua County Public Works Department
5620 NW 120th Lane
Gainesville, FL 32653

Date of Value
December 20, 2024
(Effective Date of Value)

Purchase Order 2025-1325

Santangini Appraisals, LLC
Gainesville, Florida

SANTANGINI APPRAISALS, LLC
REAL ESTATE APPRAISER AND CONSULTANT
1109 NW 23rd Avenue, Ste B
Gainesville, Florida 32609
352-376-3351

State-Certified General Real Estate Appraiser
Laura L. Rutan, Manager RZ3706
LauraRutan@gmail.com

January 28, 2025

C. Perry Peeples, Real Property Coordinator
Alachua County Public Works Department
5620 NW 120th Lane
Gainesville, FL 32653

RE: Appraisal of: Two-acre parcel with paved road frontage
Located: 9920 NE Waldo Rd, Gainesville, FL 32609
Tax Parcel IDs: 17607-034-002, Pt of 17607-034-000
Present use: Alachua County Fairbanks Rural Collection Center
Apparent owner: Whitehurst Cattle Company

Dear Perry:

As per your request, an opinion of market value of the fee simple title of the above-referenced property has been developed. This report complies with the reporting requirements of the Uniform Standards of Professional Appraisal Practice for an appraisal report. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated. The appraiser is not responsible for unauthorized use of this report.

Based on my analysis, my opinion of market value of the subject property is

Two acres of land 'as if vacant' \$65,000
Contributory improvements \$55,000

Following this introductory letter is our appraisal report that conforms to the Uniform Standards of Professional Appraisal Practice.

Respectfully submitted,



Laura L. Rutan
State-Certified General Real Estate Appraiser RZ3706

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Definitions

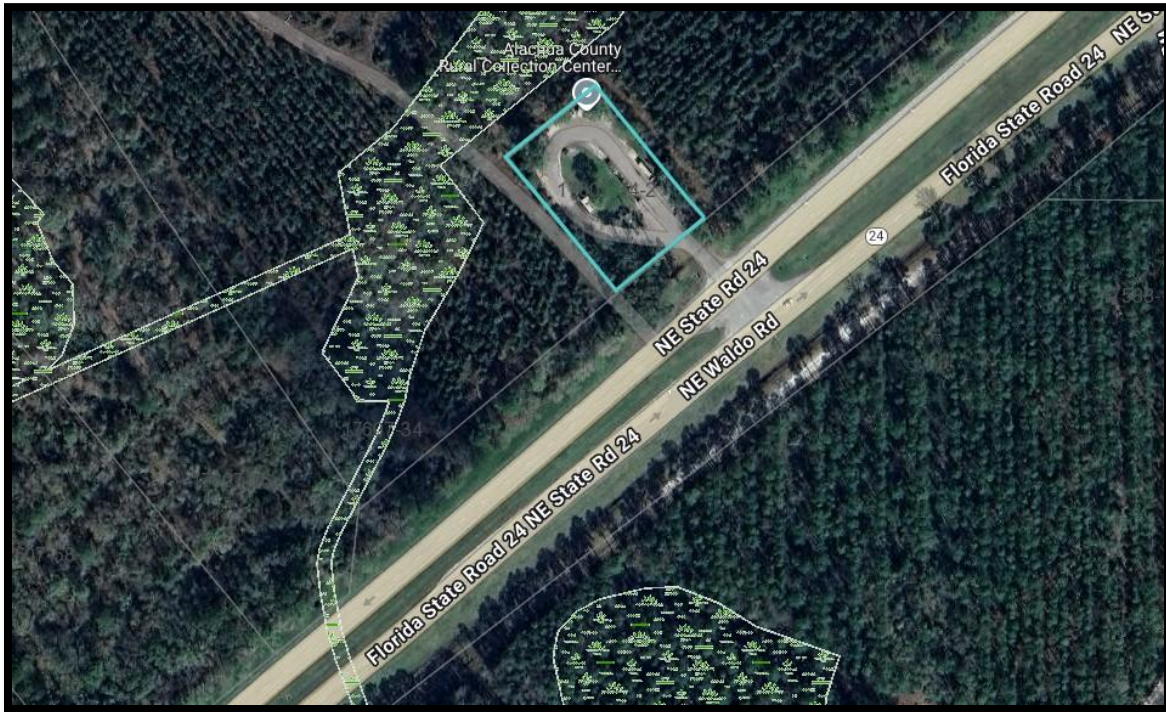
Zoning Excerpts

Appraiser's Qualifications

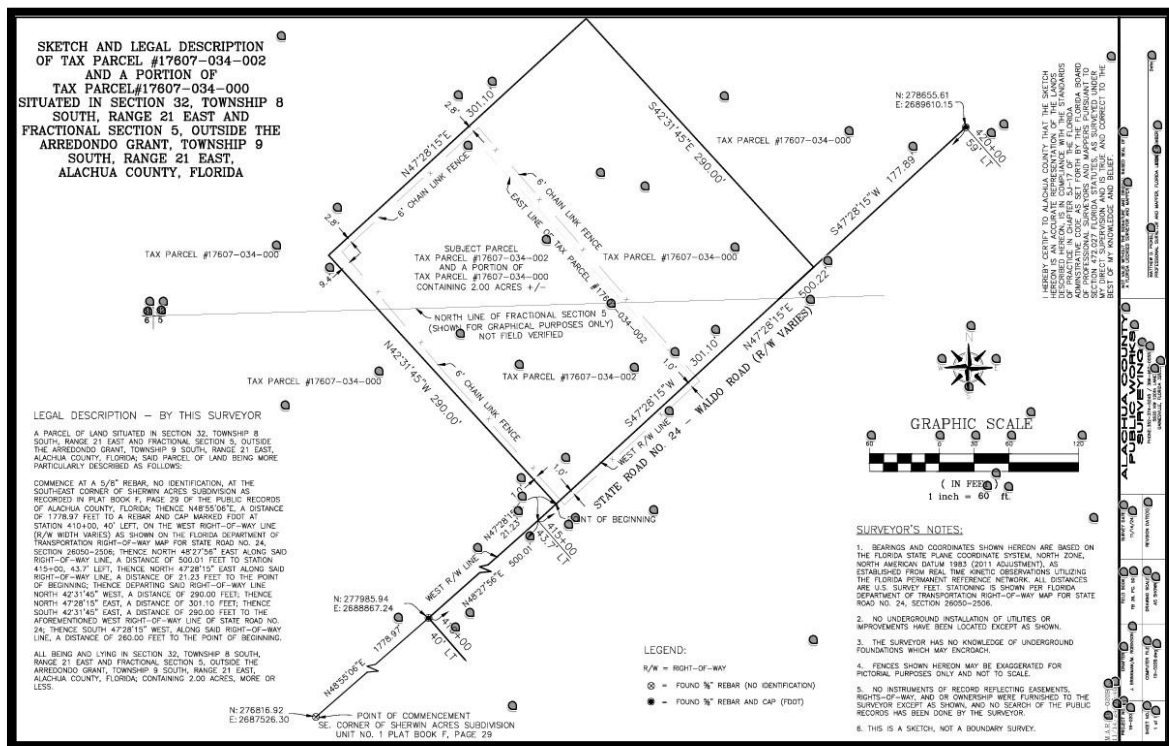
Summary of Important Facts and Conclusions

Location:	9920 NE Waldo Road, Gainesville, FL 32609
Apparent Owner:	Whitehurst Cattle Co
Purpose of the Appraisal:	To estimate market value for the subject property to assist in purchase offer development
Land Size:	2 acres
Land Shape:	Rectangular
Zoning/FLU:	Agriculture/Rural Agricultural
Improvements:	Enclosed and conditioned wood frame buildings, pole barn, asphalt/concrete, fencing
Assessed Value of Parcels:	17607-034-002, 1.07A - \$24,664 Pt of 17607-034-000, 0.93A- Parent 37.76A \$75,728
Taxes:	Parent parcel \$11,380.72
Date of Value: (Effective Date of Value)	December 20, 2024
Date of Report:	January 28, 2025
Highest and Best Use:	Continued use as a rural collection center
Personal Property:	Not included within this appraisal report.
Market Value Opinions:	
Cost Approach	\$55,000
Sales Comparison Approach	\$65,000
Income Capitalization Approach	Not developed
Final Market Value Opinion:	Land 'as if vacant' \$65,000 Improvements \$55,000

Subject Maps and Photographs



The current tax parcel 17607-034-002 outlined above showing no wetlands, and the proposed survey for expansion to a two-acre parcel



Subject Photographs



NE Waldo Road facing north with subject to left of photo above, facing south below



Entrance to Rural Collection Center

Subject Photographs



The main improvements of the subject property

Appraiser's Certification

I certify that, to the best of my knowledge and belief the statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. Compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP) and the State of Florida for State-Certified General Appraisers. I made a personal inspection of the property that is the subject of this report. No one has provided significant professional assistance to the person signing this report. The use of this report is subject to the requirements of the Institute relating to review by its duly authorized representatives. The use of this report is subject to the requirements of the State of Florida. The undersigned member participates in the State's continuing education program and as of the date of the report, the undersigned has completed the requirements of the continuing education program and is currently licensed through November 30, 2026. As required under the Competency Provision of the USPAP, the appraiser has appropriate knowledge and experience to complete the assignment competently. This firm has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The real property which is the subject of this appraisal report has an estimated value,
as of, December 20, 2024, as follows:

Land 'as if vacant' \$65,000
Contributory Improvements \$55,000



Laura L. Rutan
State-Certified General Real Estate Appraiser RZ3706

Purpose of Appraisal, Intended Use, and Intended User

The purpose of this appraisal is to develop an opinion of market value of the fee simple title of the subject as of December 20, 2024. The definitions for market value are included within the Addendum section of this report. This report is being prepared to assist the client, Alachua County Public Works Department, in the estimation of market value for financial planning purposes. In federal acquisitions, the purpose of an appraisal—whether prepared for the government or a landowner—is to develop an opinion of market value that can be used to determine just compensation. It has been deemed that market value equates to just compensation.

Legal Description, Assessments, Taxes, 5-Year Sales History

The subject property is designated as tax parcel number 17607-034-002 and Pt of 17607-034-000. The assessed value of the subject property's current parent tax parcel is \$10,593. Annual taxes for 2024 are \$787.72 for Tax Parcel 1607-034-002, The parent parcel of the additional ±acre Tax Parcel 17607-034-000. The owner of record is Whitehurst Cattle Company. There have been no known arm's length changes in title to the property within the past five years. There are no indications that the property is currently listed for sale. The legal description of the subject property, per the Alachua County Tax Collector's records, is shown. Below are the assessments from Alachua County for both the subject parcel and the parent parcel from which the additional 0.93 acres is proposed to be cut.

17607 034 002 - COM NW COR FRAC SEC 5 OUTSIDE THE ARREDONDO GRT N 88 DEG E ALONG N LINE 542.25 FT TO WEST R/W SR-24 S 47 DEG W ALONG SAID R/W 104.82 FT TO POB CONT S 47 DEG W 160.07 FT N 40 DEG W 290 FT N 49 DEG E 160 FT S 40 DEG E 285.10 FT TO POB OR 2674/0632

Pt of 17607-034-000 - COM NW COR FRAC SEC 5 OUTSIDE THE ARREDONDO GRT N 88 DEG E ALONG N LINE 542.25 FT TO WEST R/W SR-24 S 47 DEG W ALONG SAID R/W 104.82 FT TO POB CONT S 47 DEG W 160.07 FT N 40 DEG W 290 FT N 49 DEG E 160 FT S 40 DEG E 285.10 FT TO POB OR 2674/0632

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$9,684	\$9,684	\$9,684	\$9,684	\$9,684
Land Value	\$14,980	\$16,050	\$8,560	\$8,560	\$8,560
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$24,664	\$25,734	\$18,244	\$18,244	\$18,244
Assessed Value	\$22,075	\$20,068	\$18,244	\$18,244	\$18,244
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$22,075	\$20,068	\$18,244	\$18,244	\$18,244
Maximum Save Our Homes Portability	\$2,589	\$5,666	\$0	\$0	\$0
	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$75,728	\$390,000	\$60,272	\$60,272	\$60,272
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$75,728	\$390,000	\$60,272	\$60,272	\$60,272
Assessed Value	\$72,929	\$66,299	\$60,272	\$60,272	\$60,272
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$72,929	\$66,299	\$60,272	\$60,272	\$60,272
Maximum Save Our Homes Portability	\$2,799	\$323,701	\$0	\$0	\$0

Scope of the Appraisal

The purpose of this appraisal is to estimate market value of the subject property, a two-acre agriculturally zoned piece of land used as the Rural Transfer and Collection Center located along Waldo Road/SR-24 in northeastern Alachua County. The Vacant Land Sales Comparison Approach will be utilized to estimate market value of the land 'as if vacant' by finding recent sales prior to the date of value to utilize in a comparison analysis. Improved parcels are analyzed to estimate the contributory value of any improvements that are deducted to estimate the market value of the vacant underlying land. The subject is analyzed for contributory improvements and the cost approach will be utilized to estimate value for existing improvements that are not considered personal property. There are five rural collection centers such as the subject within Alachua County. Residents are allowed to bring up to a level truckload daily with a variety of items for recycling, disposal, bulk metals, yard waste, and hazardous waste. The facilities are open 7:30 am to 5:30pm, Monday, Tuesday, Friday, and Saturday. None of these have sold recently, thus the utilization of nearby land sales will be used to estimate the value of the subject property. The purpose of this appraisal is to form an opinion of the subject's market value based on market influences current in the subject's market area. This process involves researching, evaluating and the analysis of multiple properties considered to be similar to, or substitutes for, the subject, and are incorporated in this appraisal as the comparable properties. Consistent with appraisal requirements, the market area is researched based on the subject's location, plus the physical, legal and economic characteristics. The market area is not confined to specific distances from the subject property, although close proximity is generally considered to be a more accurate indicator of the subject's market value. And the development of market value can be based on comparable property sales with extended sale dates prior to the report Effective Date without being confined to a specific date range. However, sale dates closer to the Effective Date are generally considered more accurate determinants of the current Market Value. If extended sale date properties are needed, this may include a 'market value adjustment' to compensate for the extended time period. In no case is the racial component of the market area such as from Census Tract data, or current or future occupants of the subject property, researched or included in this analysis, or used as a basis to determine the opinion of market value. Secondly, the appraiser has not based the value opinion in this report relative to any protected personal characteristics - per federal, state or local laws or regulations - of any persons connected by any means to this report - unless laws and regulations expressly permit or otherwise allow the consideration of such characteristics, the reliance on such characteristics is essential for credible assignment results, and the consideration is not based on bias, prejudice or stereotype. The appraiser has reviewed listing photos and data when available, utilized other sales services along with the public records, made drive by observations of the comparable properties. Discussions were held with sources as to the characteristics of the comparable sales in this report, as well as verifying the sales as being arm's length transactions. These details were used to help analyze quality and condition, and to make a decision about the comparable sales applicability to this assignment. Each of these comparables is considered to have appropriate similarities to the subject property, and are presumed to appeal to typical buyers due to their location, design and amenities, from which the subject's opinion of market value can be reported.

Market Area Data

The subject property is located along the western side of Waldo Road/SR-24 on the way northward towards the City of Waldo. This area remains somewhat rural in nature and thus properties along this roadway are typically utilized for rural residential usage. The zoning on all of these properties is agricultural with the exception of recent sale zoned for residential use. The assumption is made that the rural collection center is an allowable use under the Agricultural zoning.

The market area is considered Alachua County, especially the eastern part of the County. The property is located within a rural area where many of the secondary streets remain unpaved. The major thoroughfares are paved, such as SR-24/Waldo Road the US Highway 301, both four-lane divided highways. The property is located within unincorporated Alachua County, north of the town of Fairbanks and south of the City of Waldo. The Alachua County government seat is situated in Gainesville. Gainesville is located 70 miles southwest of Jacksonville, 129 miles southeast of Tallahassee, 140 miles northeast of Tampa - St. Petersburg and 109 miles northwest of Orlando. Alachua County has a population of over 250,000 and a regional airport. The County consists of a total area of 969 square miles. Alachua County is governed by a Board of five elected County Commissioners with the County attorney reporting to the board and operates under the established County Manager Charter form of government. There are five other elected Constitutional Officers: Supervisor of Elections, Sheriff, Clerk of the Court, Tax Collector, and the Property Appraiser. The eastern part of Alachua County has more wetlands than any other part of the County; however the subject has minimal wetland presence. The City of Waldo's commercial endeavors are limited in the City of Waldo from small restaurants, a couple older motels and one newer hotel next to a truck stop type gas station with a Dunkin Donuts shop that lies adjacent to a campground for motor homes with both seasonal and permanent residents, a motocross track and race track that attract visitors from all parts of the world for events such as the NHRA Gator Nationals, the Waldo Farmers and Flea Market, limited retail including a dollar store, mini-storage facility, feed store, and gasoline/service stations. All of the current commercial activity is generally limited to Main Street/SR-24 in Waldo and the US-301 frontage. There are also many former businesses that remain as vacant buildings. The former Waldo Bank historical building was purchased and renovated, and a business was created as a coffee shop, but has since closed down and has been for sale since, but currently just looks closed with no real estate signage. There have been a couple offers considered too low by the owner, but there continues to not be much interest in commercial activity within the downtown Waldo area. There are talks of revitalization with some governmental intervention. In 2014, the town of Waldo was in the news due to allegations of corruption, some stemming from the 'speed trap' in the town and allegations of speeding ticket quotas required by police officers. The police force was merged into the Alachua County Sheriff's Department and the City Hall located on Main Street was closed. The lack of a local police presence has contributed to increased break-ins and criminal behavior in the area, per local residents. Full-time police protection was offered but at a price that the small town could not afford. The school was closed and students were bussed to Gainesville. But on the positive side, some plans were in the works to provide for some revitalization efforts. The school building is reopening to handle local governmental business and there is a City Manager working with Alachua County to

restore some of the resources. Proposals are for angled parking along Main Street in Waldo, so that these businesses may be revived. There are also plans for bike trails along the US-301 all the way to Waldo from the Gainesville Regional Airport. Money has been requested. These improvements are tagged as Transportation Alternative Priorities outside of the Gainesville Metropolitan Area 2020-2025. Number two on the list is the Waldo Road Trail Extension Phase 1, from the Gainesville Regional Airport to the Austin Cary Forest, a 5.5 mile multi-use trail with a cost estimate of \$2,145,000. Not numbered but on the list is Phase 2, which continues from the Austin Cary to the City of Waldo, 3.9 mile multi-use trail, with an estimated cost of \$1,755,000. Waldo has a CSX train station, it is an Amtrak connection meaning that when you go there to catch the train, you will ride a bus to connect to your train. There are trains running down the tracks up to 22 times per day within a 24-hour period carrying materials versus passengers. According to the 2010 census the Waldo population was 1,015, up from 821 in 2000, but the 2020 Census shows 846 as the Waldo population. That number is down nearly half from the highest population the US Census Bureau has on record at 1,628 residents that populated Waldo in 1900. Waldo has a long and interesting history dating back to the early 1800s. The post office was founded in 1858 where the Florida Railroad crossed Bellamy Road. In 1876, Waldo citizens formed a government and incorporated in 1907. The train, as well as steamships, provided transportation links. In 1879, the Santa Fe Canal Company completed construction of two canals from Waldo to Melrose via Lake Alto and Lake Santa Fe with the Steamboats F. S. Lewis and Alert carrying passengers and cargo. Commercial usage declined in the 1920s. The citrus industry was going well in the area but freezes in the late 1800s ruined all the citrus groves in the Waldo area. Those who work in the area generally commute to Gainesville or Starke, and many in the community work within the Department of Corrections. Until the revitalization efforts are successful, the area remains an attraction for lower cost living near recreational activities such as hunting and fishing. From the Waldo Comprehensive Plan, Goal 1 is to "Ensure that Waldo's small-town, rural character is protected while supporting efforts for economic development through a tourist/recreation-based economy, providing strong community facilities and services, and protecting of natural resources."

The most recent news in Waldo occurred on the morning of January 7, 2025, Waldo Road was shut down as firefighters fought a blaze in the Old El Toney Cigar Factory, a two-story residence, from the 1800s and listed on the National Register of Historic Places in Waldo's Historic District burned to the ground. The owner passed away late last year at the age of 81 and allowed a woman to stay in the house. The structure burned possibly due to a defective space heater as temperatures dropped, according to nearby residents. This information is from Waldo historians, "The El Toney Cigar Factory, Waldo, employed from 50 to 90 people, depending on the season. The original factory was located in downtown Waldo next to the Opera House. They burned when the business section was wiped out by fire in 1883. The El Toney Cigar Factory was moved circa 1907 to the second floor of the two-story frame building which is believed to date from the 1880's. Contributing Building - Waldo Historic District - National Register of Historic Places NRIS #01000034."



Before and after of a devastating fire in January 2025 in Waldo.



Zoning and Future Land Use

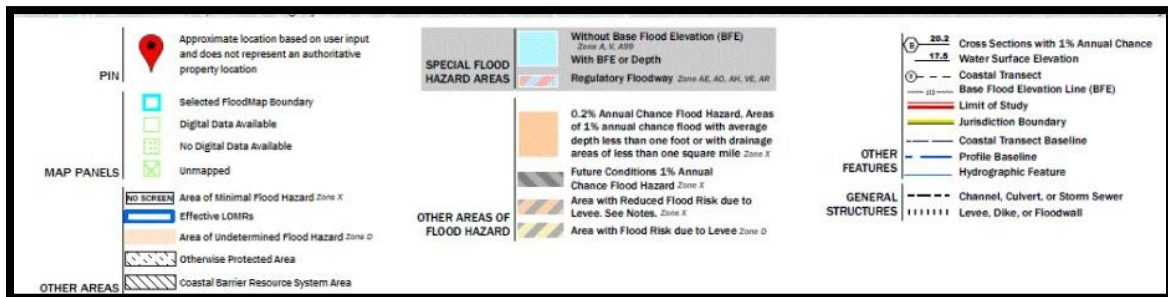
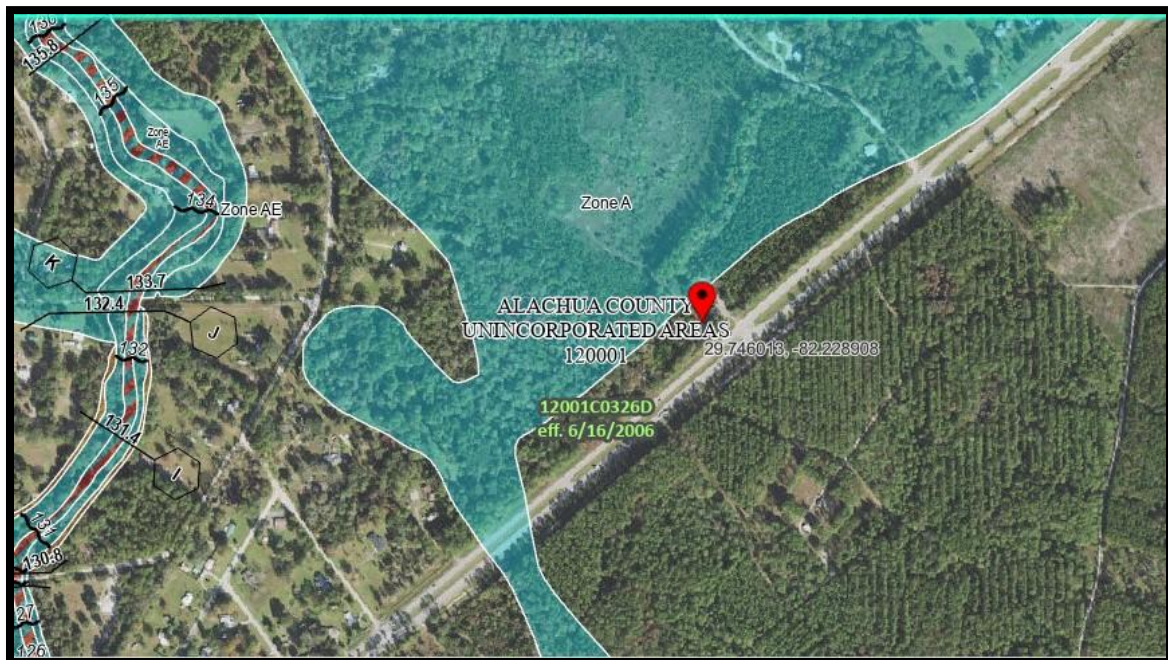
The subject property is zoned Agriculture with the Future Land Use of Rural Agricultural. Details are included within the Addendum section of this report. The extraordinary assumption is made that the rural collection center is an allowable use for this property.

Personal Property

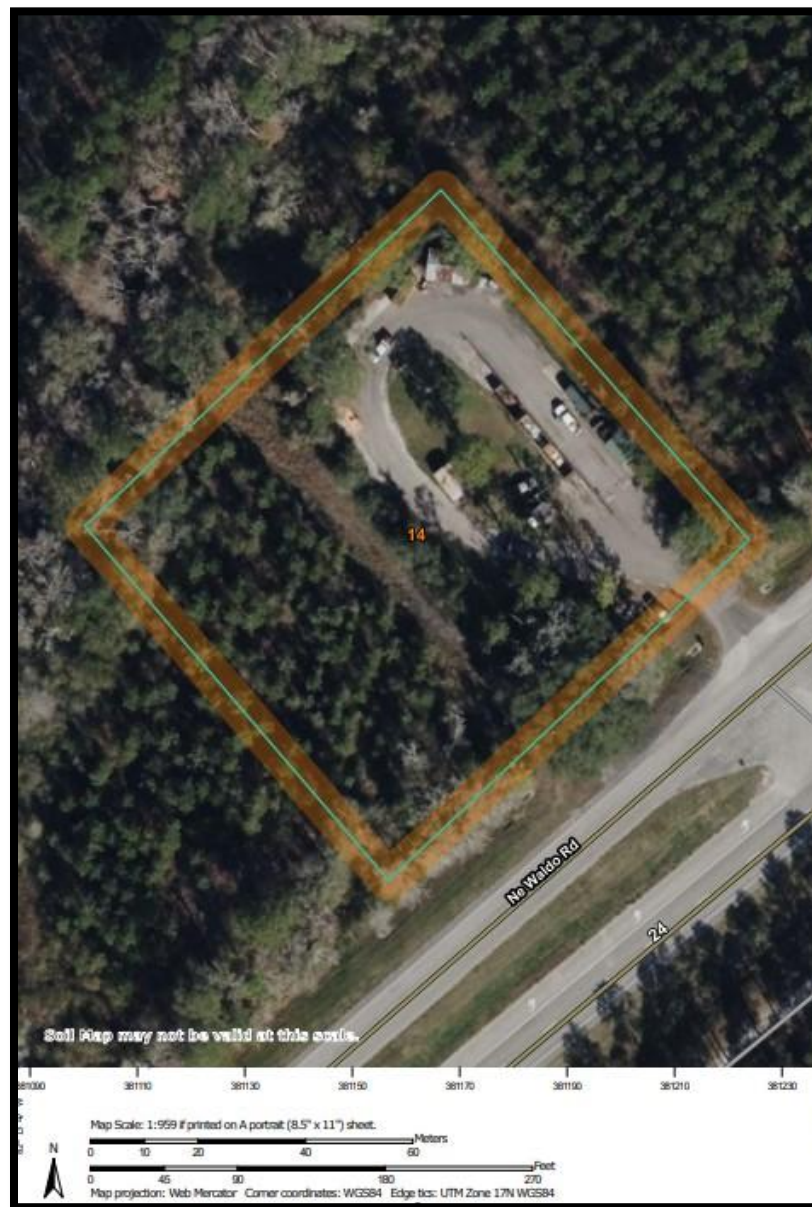
There is no personal property included within this appraisal report. The appraisal estimates market value for the land and the contributory building and site improvements.

Site Data

According to Flood Map panel 12001C02, dated June 16, 2006, the property is located within Zone "X," which is an area of minimal flood hazard, specifically located outside of the 0.2% chance flood plain. The western or back part of the parcel is within Flood Zone "A" a Special Flood Hazard Area where no base flood determinations have been made. The additional site to be added to the parent parcel located to the southwest of the subject parcel, is wooded and the subject primary parcel has an asphalt circular roadway through the site and concrete ramps that are very industry specific. There is a pole barn building that covers the oil recapture facility. The enclosed wood frame sheds with shingle roofs and wood panel exterior are used for the employee/attendant guard house and small office with a restroom facility.



The USDA Natural Resources Conservation Services maps indicate that the site consists of only one soil, as is shown in the map below.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Pomona sand, 0 to 2 percent slopes	2.0	100.0%
Totals for Area of Interest		2.0	100.0%

There is only one soil shown on the proposed parcel assemblage map. Pomona Sand, 0-2% slopes, is a poorly drained soil with high runoff.

Description of the Improvements

The subject property has several structures that may contribute value to the property. Permits were reviewed through Alachua County permitting to find that the following improvements were permitted. In March 1990, a Waste Containment House, was permitted with an estimated cost of construction of \$7,000. The next permit is undated on the website but indicates the addition of the bathroom facility, for an estimated cost of \$4,010 including electrical work, plumbing, HVAC, and roofing. The structure is cooled by a window a/c unit. In 2005, an additional permit was issued to add a 10x16 attendant building, with the cost estimate of \$2,795. In 2023, a permit was issued to repair an electrical panel that came off the pole and relocated by the tech control shed. Within the facility, there is asphalt/concrete paving and a built-up ramp for the business operations, along with a couple pole barns. The paving is shown in the Alachua County public records as 13,275 sf installed in 1995. The sheds and storage buildings are considered to be of similar age with the exception of the above-mentioned upgrades. With the exception of the aluminum structure used to house the giveaway items, the pole barns, office attendant structure and restroom building will all be estimated via the Marshall & Swift Cost service. The depreciated replacement cost of the improvements are shown alongside the land 'as if vacant.'



Highest and Best Use

Highest and Best Use may be defined as “The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value.”

The highest and best use of both land as though vacant and property as improved must meet four criteria. The highest and best use must be: physically possible, legally permissible, financially feasible, and maximally productive.

Physically Possible

The utility of land depends on physical characteristics such as size, shape, area, terrain, and the capacity and availability of utilities. For improved properties, physical considerations include size, design, and condition.

Legally Permissible

A determination of what uses are legally permissible must be made. Private restrictions, government and/or environmental regulations may preclude many potential highest and best uses.

Financially Feasible

Uses that meet the first two criteria are analyzed further to determine uses that are expected to produce a positive return. Financial feasibility is a function of supply and demand.

Maximally Productive

Of the financially feasible uses, the use that produces the highest price, or value, consistent with the rate of return required by the market for that use is the highest and best use.

The subject property has been used as a rural collection center for some time. The agreement with the County, was a sweetheart deal of \$1 per year rent for the 1.07-acre parcel. This appraisal estimates the market value of the proposed two-acre portion of land with paved road frontage on Waldo Road in northeastern Alachua County. There are five rural collection centers in Alachua County located where they are convenient for residents of the immediate area. These are essential and needed facilities to assist in the proper disposal of debris and various items and provided as a public service. The property has quasi-commercial/industrial use, and the assumption is made that the facility is allowable on agriculturally zoned land. Continued use as a rural collection center is considered the highest and best use and the additional land will provide for future expansion of the facility as demand increases with increasing populations.

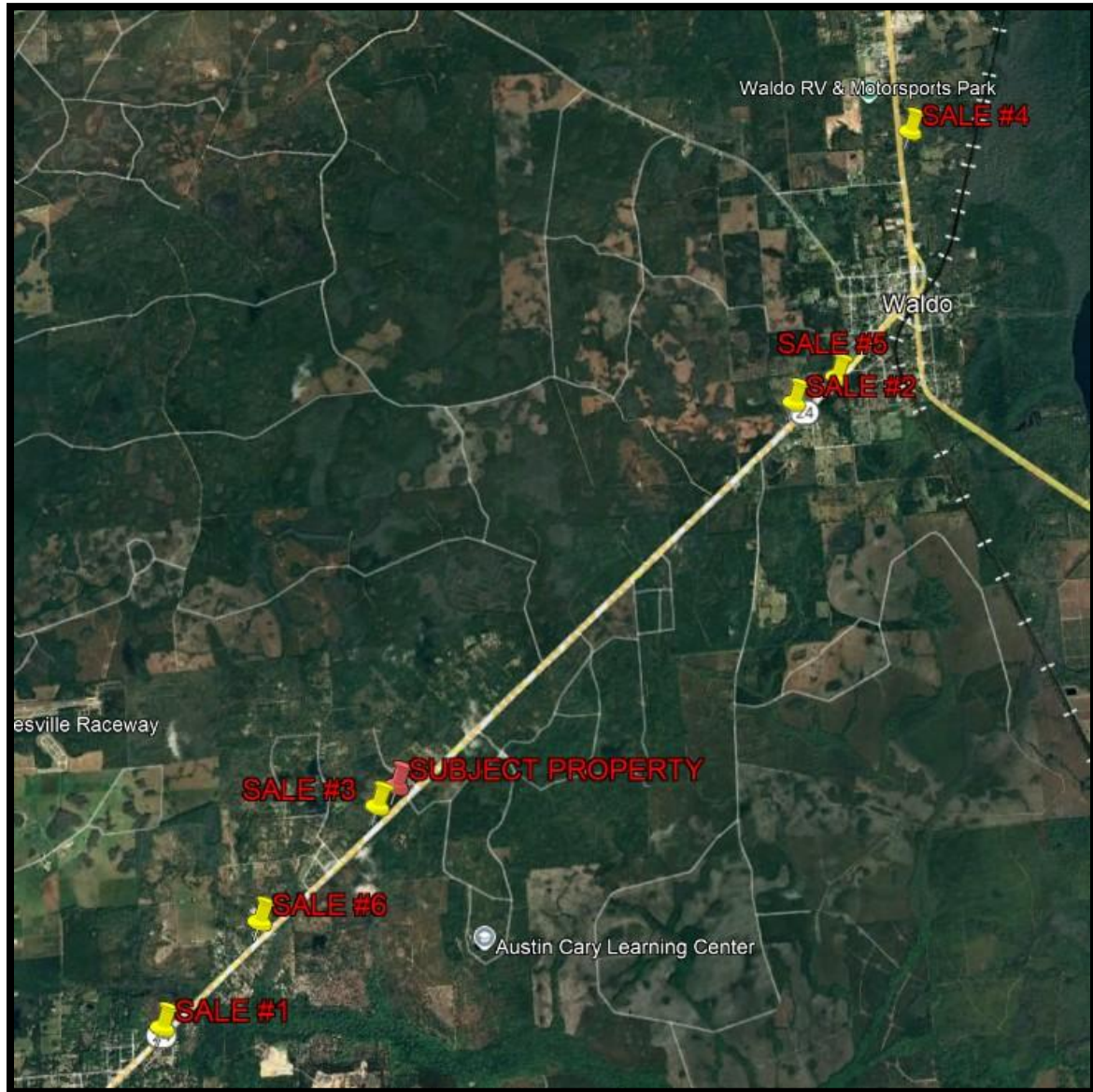
Sales Comparison Approach

In the Sales Comparison Approach, the appraisers develop an opinion of value by analyzing similar properties and comparing properties with the subject property. The comparative techniques of analysis applied in the Sales Comparison Approach are fundamental to the valuation process. In the Sales Comparison Approach, an opinion of value is developed by comparing properties similar to the subject property that have recently sold, applying appropriate units of comparison, and making adjustments to the sale prices of comparables based upon the elements of comparison. The major premise of the Sales Comparison Approach is that the value of the property is related to the prices of comparable, competitive properties. The Sales Comparison Approach is applicable when sufficient data on recent market transactions is available. A systematic procedure for applying the Sales Comparison Approach includes the following steps: 1) researching transactional data, 2) verifying the data as accurate and representative of arm's length transactions, 3) selecting relevant units of comparison, 4) determining how the comparable sales differ from the subject and adjusting their prices for differences in various elements of comparison, and 5) reconciling multiple value indications into a single value. The best common denominator in this instance is the indicated price per acre.

I have found six sales which will help to form an opinion of market value for the subject property 'as if vacant.' The two most recent sales are improved and the improvements are estimated and deducted via a tax assessment ratio process leaving the price paid per vacant acre.

						Price		
Sale	Sale Date	Sale Price	Less Impr	Site Size	Price pd per Acre	pd per SF	Tax Parcel ID	OR Book/ Page
Subject				2.00			17607-034-002 17607-034-000 pt	2674/632
1	8/27/2024	\$ 40,000	\$(14,482.00)	0.54	\$47,255.56	\$1.08	17611-006-000 17140-001-000	5176/1705
2	12/6/2023	\$115,000	\$(46,080.00)	4.14	\$16,647.34	\$0.38	17140-000-000	5136/2737
3	9/27/2023	\$ 83,400		10.24	\$ 8,144.53	\$0.19	17607-056-000	5119/1468
4	7/22/2023	\$ 30,000		1.93	\$15,544.04	\$0.36	16997-001-000	5109/0127
5	7/19/2022	\$120,000		17.06	\$ 7,034.00	\$0.16	17283-001-000	5027/1943
6	5/21/2021	\$ 70,000		2.72	\$25,735.29	\$0.59	17606-004-001	4893/0341

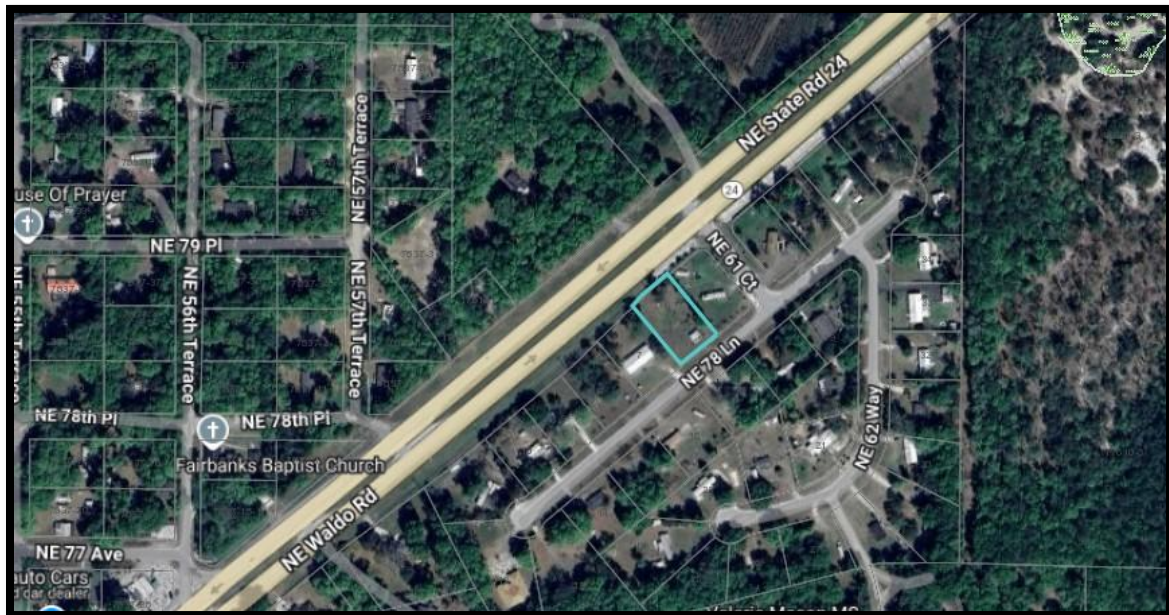
Comparable Sales Location Map



Comparable Sale #1



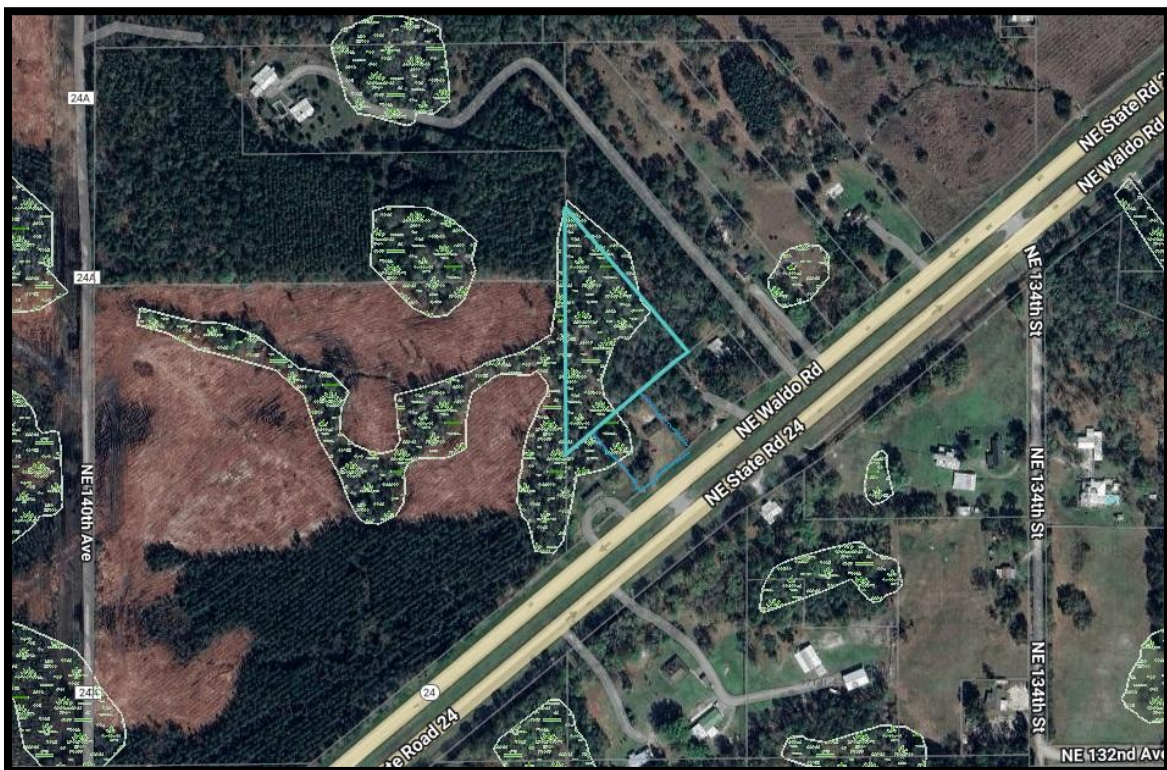
From Waldo Road above and from frontage on N 78th Lane below



Comparable Sale #1

<u>Tax Parcel Number</u>	17622-006-000
<u>Location</u>	6104 N 78 th Ln, Gainesville, FL 32609
<u>Legal Description</u>	<i>SPRING MEADOWS PB L-59 LOT 6 OR 5176/1705</i>
<u>Grantor</u>	Cabbage Investments, LLC, St. Petersburg, FL
<u>Grantee</u>	Yoani Gomez
<u>Date of Sale</u>	August 27, 2024
<u>Recorded</u>	Official Records Book 5176, Page 1705
<u>Site Size</u>	0.54 acres
<u>Zoning</u>	R1C
<u>Sale Price</u>	\$40,000
<u>Less Improvements</u>	(\$14,482)
<u>Price per Acre/SF</u>	\$47,255.56 per acre \$1.08 psf
<u>Financing</u>	Cash to the seller
<u>Comments</u>	<p>This half acre parcel is located with frontage on both Waldo Road and N 78th Lane near the subject property. The parcel was improved with a 924 sf mobile home built in 1987. The contributory value was deducted from the sale price indicating a price paid for the vacant 0.54 acre parcel at \$1.08 psf. This was the result of a sale flip, purchased and recorded the same month at a price of \$27,500. The mobile home has since been removed. Thus, the mobile home possibly represented value at the time of sale but is no longer on site. Thus, without considering the mobile home, the price paid is \$1.70 per square foot. The smaller site size would merit a downwards adjustment to the price paid per unit.</p>

Comparable Sale #2



Comparable Sale #2

<u>Tax Parcel Number</u>	17140-000-000 and 17140-001-000
<u>Location</u>	13412 NE Waldo Road, Gainesville, FL 32609
<u>Legal Description</u>	17140-000-000: 300 FT ON HWY BY 210 FT DEEP LESS R/W OR 5136/2737 17140-001-000: COM SE COR SEC N 00 DEG 04 MIN 55 SEC W 1651.40 FT S 50 DEG 11 MIN 00 SEC W 1702.70 FT N 00 DEG 14 MIN 11 SEC W 272.47 FT POB N 00 DEG 14 MIN 11 SEC W 690.60 FT S 39 DEG 49 MIN 00 SEC E 532.27 FT S 50 DEG 11 MIN 00 SEC W 440.01 FT POB OR 5136/2737
<u>Grantor</u>	Tabitha Shneise Thompson
<u>Grantee</u>	Gregory Hunt
<u>Date of Sale</u>	December 6, 2023
<u>Recorded</u>	Official Records Book 5136, Page 2737
<u>Site Size</u>	4.14 acres
<u>Zoning</u>	Agriculture
<u>Sale Price</u>	\$115,000
<u>Less Improvements</u>	(\$46,080)
<u>Price per Acre/SF</u>	\$16,647 per acre \$0.38 per square foot
<u>Financing</u>	Cash to the seller
<u>Comments</u>	This property is improved with a 2002 mobile home with 1,232 square feet. The improvements were in 'ok' condition when purchased, but the owner recently had to re-roof the mobile home. The accessory/storage building provided no contributory value as the roof had caved in. The mobile home's contributory value was estimated via tax assessment ratio and deducted from the sale price to render a price paid for the vacant land.

Comparable Sale #3



Comparable Sale #3

<u>Tax Parcel Number</u>	17607-056-000
<u>Location</u>	South of subject, on NE Waldo Rd, Gainesville, FL 32609
<u>Legal Description</u>	<i>COM INT NW/LY R/W SR 24 & MOST E/LY COR SHERWIN ACRES S/D N 50 DEG E ALONG R/W 1525.83 FT POB N 39 DEG W 1126 FT N 50 DEG E 396.0 FT S 39 DEG E 1126.0 FT S 50 DEG W 396.0 FT POB OR 865/309 ALSO IN SEC 5 OR 5119/1468</i>
<u>Grantor</u>	Annette Swinton, Orlando; Joann Marcotte, Gotha, FL, and Hector Luis Diaz, Puerto Rico, Debra Diaz-Lara, Bastrop, TX
<u>Grantee</u>	Muhammed Uddin, Waldo
<u>Date of Sale</u>	September 7, 2023
<u>Recorded</u>	Official Records Book 5119, Page 1468
<u>Site Size</u>	10.24 acres
<u>Zoning</u>	Agriculture
<u>Sale Price</u>	\$83,400
<u>Less Improvements</u>	None
<u>Price per Acre/SF</u>	\$8,144.53 per acre \$0.19 per sf
<u>Financing</u>	Owner financing; \$59,000 or 70% financing
<u>Comments</u>	This vacant parcel is located just south of the subject property on Waldo Road. The property is larger but is presented due to the closeness. The price paid per unit would be adjusted upwards for comparison purposes.

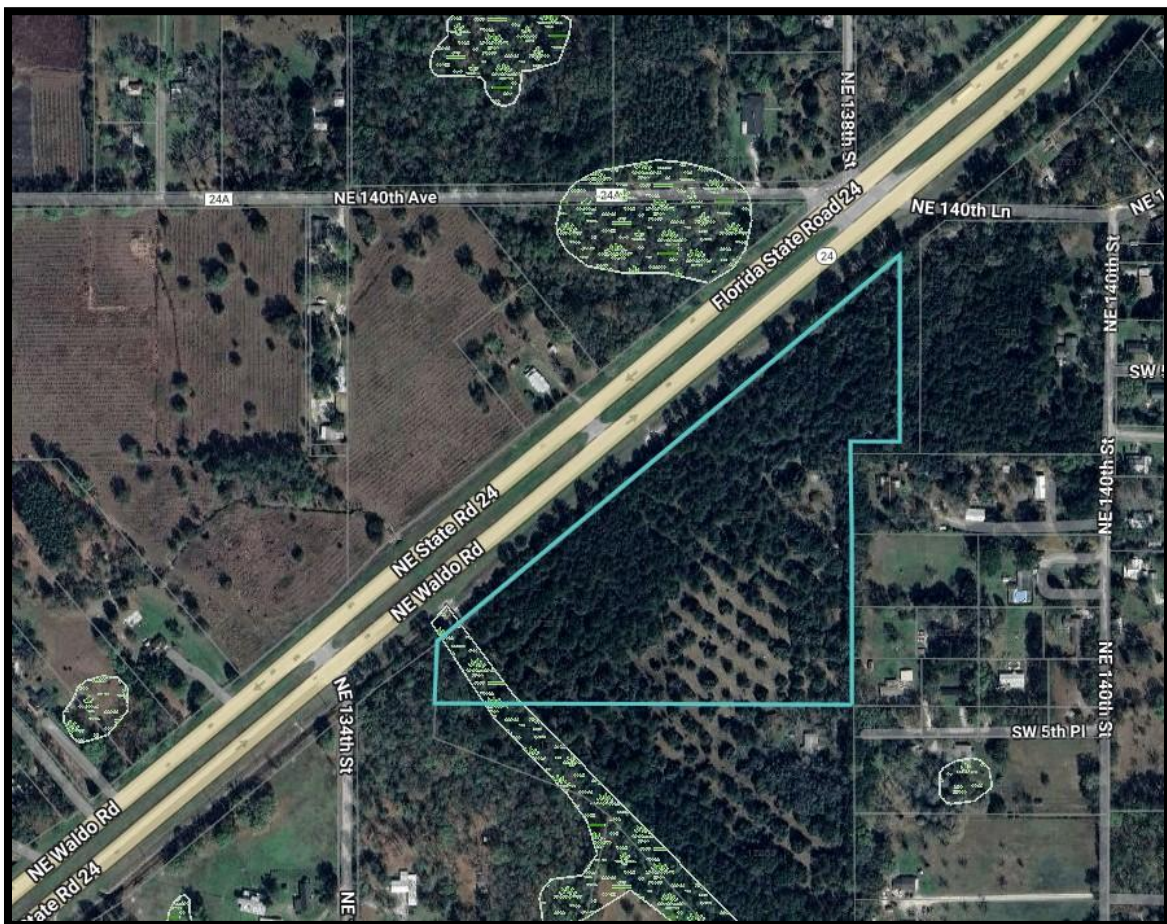
Comparable Sale #4



Comparable Sale #4

<u>Tax Parcel Number</u>	16997-001-000
<u>Location</u>	N of 16315 NE US Highway 301, Waldo, FL 32694
<u>Legal Description</u>	<i>N 136 FT OF NW1/4 OF NE1/4 OF NE1/4 LESS R/W OR 5109/127</i>
<u>Grantor</u>	TT Oberon Enterprise, LLC, Jacksonville
<u>Grantee</u>	Cornelius White and Angeline Victoria Gonzales, H/W
<u>Date of Sale</u>	July 27, 2023
<u>Recorded</u>	Official Records Book 5109, Page 127
<u>Site Size</u>	1.93 acres
<u>Zoning</u>	Agriculture
<u>Sale Price</u>	\$30,000
<u>Less Improvements</u>	None
<u>Price per Acre/SF</u>	\$15,544 per acre \$0.36 psf
<u>Financing</u>	Cash to the seller
<u>Comments</u>	This parcel contains 1.93 acres and is located on the east side of the US-301 Highway in Waldo. This is the furthest north parcel and is north of the City of Waldo across from the motocross tracks. The previous sale was in June 2022 for \$15,000, or half of the sale price. This is also considered a 'flip' sale. The Grantee has a motorhome on the site and is in the process of clearing some trees.

Comparable Sale #5



Comparable Sale #5

<u>Tax Parcel Number</u>	17283-001-000
<u>Location</u>	N of 13427 NE Waldo Rd, Waldo, FL 32694
<u>Legal Description</u>	<i>THAT PART OF TH FOLLOWING DESCRIBED PARCEL IN THE N1/2 OF SW1/4 COM AT NE COR OF SW1/4 OF SW1/4 RUN N 681.8 FT E 126.7 FT N 620 FT S 50 1/2 DEG W 1567.2 FT S 3 1/2 DEG W 336.6 FT S 67 1/2 DEG E 427.7 FT S 48 DEG E 97.7 FT S 43 1/2 DEG E 935 FT N ALONG E LINE OF SW1/4 OF SW1/4 TO BEG LESS R/W AS PER OR 867/381) OR 5027/1943</i>
<u>Grantor</u>	Sweger Development Company, LLC, Brooksville, FL
<u>Grantee</u>	Blaine T. and Christine M. Garvin, Gainesville
<u>Date of Sale</u>	July 19, 2022
<u>Recorded</u>	Official Records Book 5027, Page 1943
<u>Site Size</u>	17.06 acres
<u>Zoning</u>	Agriculture
<u>Sale Price</u>	\$120,000
<u>Less Improvements</u>	None
<u>Price per Acre/SF</u>	\$7,034 per acre \$0.16 psf
<u>Financing</u>	Cash to the seller
<u>Comments</u>	This property has extensive frontage on Waldo Road and has timber and pecan trees. This property last sold in 2005, at the height of the real estate bubble, for \$255,000, and 17 years later sells for much less. For comparison purposes, the site sold in 2005 for \$0.34 psf and in 2022 for \$0.16 psf. This site is much larger than the subject but has frontage along Waldo Road, but due to the size difference, the price per unit is adjusted upwards.

Comparable Sale #6



Comparable Sale #6

<u>Tax Parcel Number</u>	17606-004-001
<u>Location</u>	8802 NE Waldo Rd, Gainesville, FL 32609
<u>Legal Description</u>	<i>COM NE COR FRAC SEC INSIDE GRANT W 344 FT S 768.57 FT TO N R/W SR 24 S 49 DEG W 1320 FT M/L TO POB CONT S 49 DEG W 164.97 FT NWLY 497.68 FT SWLY 130 FT W 20 FT N 49 DEG E 531.66 FT S 40 DEG E 199.11 FT S 49 DEG W 326.50 FT S 40 DEG E 290.40 FT TO POB OR 4893/0341</i>
<u>Grantor</u>	Shirley L. Jenkins McCray and Barbara Jenkins Wilson, Douglasville, GA
<u>Grantee</u>	Tricia John and John Williams, Orlando
<u>Date of Sale</u>	May 21, 2021
<u>Recorded</u>	Official Records Book 4893, Page 341
<u>Site Size</u>	2.72 acres
<u>Zoning</u>	Agriculture
<u>Sale Price</u>	\$70,000
<u>Less Improvements</u>	None
<u>Price per Acre/SF</u>	\$25,735.29 per acre \$0.59 psf
<u>Financing</u>	Cash to the seller
<u>Comments</u>	This property is located south of the subject property with frontage along Waldo Road. The site remains vacant and is of a similar size to the subject. The property has access to Waldo Road and to a side unpaved trail.

Sales Adjustment Grid

Sale	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Sale Date	tbd	8/27/2024	12/6/2023	9/27/2023	7/22/2023	7/19/2022	5/21/2021
Sale Price	tbd	\$40,000.00	\$115,000.00	\$83,400.00	\$30,000.00	\$120,000.00	\$70,000.00
# Acres	2	0.54	4.14	10.24	1.93	17.06	2.72
Less Improvements		(\$14,482)	(\$46,080)	\$ -	\$ -	\$ -	\$ -
Land Only		\$25,518.00	\$68,920.00	\$83,400.00	\$30,000.00	\$120,000.00	\$70,000.00
Price per Acre		\$47,255.56	\$16,647.34	\$8,144.53	\$15,544.04	\$7,034.00	\$25,735.29
Price per Square Foot		\$1.08	\$0.38	\$0.19	\$0.36	\$0.16	\$0.59
Property Rights	ALT	ALT Similar	ALT Similar	ALT Similar	ALT Similar	ALT Similar	ALT Similar
Strategic Ecosystem	No	No Similar	No Similar	No Similar	No Similar	No Similar	No Similar
Wetland presence	Minor	No Superior	Yes Inferior	Yes Inferior	No Superior	Minor Similar	No Superior
Access/Location	Paved	Paved Similar	Paved Similar	Paved Similar	Paved Similar	Paved Similar	Paved Similar
Legal/Zoning	A	R1C Stt Inf	A Similar	A Similar	A Similar	A Similar	A Similar
Financing	Cash	Cash Similar	Cash Similar	Owner Finance Inferior	Cash Similar	Cash Similar	Cash Similar
Market Conditions							
Time Adjustment	None	None	Upwards	Upwards	Upwards	Upwards	Upwards
Size Adjustment		Downwards	Upwards	Upwards +	Upwards	Upwards +	Upwards
Overall		Superior	Inferior	Inferior	Similar	Inferior	Similar

Sales Summary

The six sales used in this analysis assist in the development of an opinion of market value for the subject property. The subject is a two-acre parcel with paved road frontage on Waldo Road in Alachua County. The subject has some minor wetlands towards the back of the parcel. The sales within this analysis ranged in size from slightly over a half-acre to 17.06 acres. All of the sales have paved road frontage on Waldo Road within Alachua County or the US301 within Waldo. The similarities and differences are analyzed, and the adjustments are made in a qualitative analysis wherein physical and transactional characteristics are compared as either inferior, similar, and superior. The adjustments for a superior trait are downwards whereas the adjustment for an inferior trait is upwards. Site size adjustments, based on the rule of scale, are downwards for smaller sites and upwards for larger sites. A sales adjustment grid is included on the previous page.

Sale #1 is the most recent sale within the area but is a smaller improved site at the time of sale. The 0.54-acre site sold for \$40,000, which indicated a vacant price paid per acre of \$47,256 or \$1.08 per square foot. This price per unit would be tempered downwards.

Sale #2 is also an improved sale of a 4.14-acre site, after deducting the improvements, indicates a price paid per acre of \$16,647 or \$0.38 per square foot. This is a larger site and would therefore be adjusted upwards on price paid per unit.

Sale #3 is the sale of a larger parcel located in very close proximity and just south of the subject. The 10.24-acre parcel sold with the assistance of owner financing, and indicates a price paid per acre of \$8,145 or \$0.19 per square foot. This larger site would also adjust upwards to the price paid per unit.

Sale #4 is a 1.93-acre parcel, very similar size to the subject, that sold for \$30,000. This property is more within Waldo than being located along Waldo Road. The sale indicated a price paid per acre of \$15,544, or \$0.36 per square foot.

Sale #5 is the sale of a larger parcel located along Waldo Road just south of the city of Waldo. The site has superior road frontage that would merit a downwards adjustment, but the larger size would merit a large adjustment upwards from the \$0.16 per square foot.

Sale #6 is a 2.72-acre parcel near the subject that sold for \$70,000, which indicates a price paid per acre of \$25,735, or \$0.59 per square foot.

The sales range in price paid per acre 'as if vacant' from \$7,034 to \$47,256 per acre, simplifying this to \$0.16 per square foot to \$1.08 per square foot. By giving less emphasis, despite their similarities, to the larger site sales, Sale #3 and Sale #6, this tightens the range a bit from \$0.36 per square foot to \$1.08 per square foot. Sale #1 is the newest sale of a smaller parcel representing the highest price paid per unit, thus a downwards adjustment is made. Sales #2, #4, and #6 represent a range between \$0.36 per square foot up to \$0.59 per square foot. All three of these sales would merit an upward adjustment for time, as this remains a rising market, just slowing in quantity but not lowering prices in the rural vacant land sector. Therefore, the appraiser is of the opinion that the subject would fall above \$0.59 and lower than \$1.08 per square foot. The appraiser is of the opinion that this property is estimated at \$0.75 per square foot and may be shown as follows:

$$\begin{aligned} &\$0.75 \text{ per square foot} \times 43,560 \text{ square feet} = \$32,670 \text{ per acre} \\ &\$32,670 \text{ per acre} \times 2 \text{ acres} = \$65,340 \end{aligned}$$

This will remain unrounded as the contributory improvements will be estimated via the Cost Approach to Value.

Cost Approach

The Cost Approach is based upon the principle of substitution which states that a prudent purchaser will pay no more for a property than the cost of acquiring a similar site and constructing similar building improvements. The first step in this valuation method is to develop an opinion of value for the site "as vacant." A common denominator unit of comparison is derived from these comparable site sales and then applied to the subject. The best common denominator unit of comparison was found to be the indicated price per acre. The underlying land estimation of value is completed in the Sales Comparison Approach and this section is for contributory improvements. Whereas some of the improvements may be considered personal property in how they are attached to the land or how easily they may be removed.

Per the Marshall & Swift Cost Estimating Service, the improvements on the site are estimated as follows:

There are three structures that may contribute value to the subject property's vacant land. The attendant's booth and the bathroom facility are both conditioned. The pole barn for oil containment is wood frame, light metal roofing and enclosed on three sides is also depreciated for age, quality, and condition. The asphalt and concrete paving are estimated at 13,275 square feet and in average condition. From the Marshall & Swift estimator, the unit cost is estimated at \$3 per square foot and adding depreciation estimated at \$2.25 per square foot. The chain link fencing with barbed wire and gate around the original 1.07-acre parcel are also considered in average condition and together are estimated at \$14,726. The local multiplier for the greater Gainesville area is estimated by the cost service at 93%. After all parts are combined the improvements including fencing, concrete/asphalt paving, and the three structures are estimated to have a depreciated contributory value of \$54,997, rounded to \$55,000. The improvements that are considered personal property are all the heavy metal containers and the cover over the 'free stuff' area, although they hold value in the ongoing operations. The printout on the following page details the Marshall & Swift estimates for the various components.

CoreLogic - SwiftEstimator Commercial Estimator - Summary Report

General Information

Estimate ID:	1.28.25	Date Created:	1-28-2025
Property Owner:		Date Updated:	
Property Address:	Gainesville, FL 32609	Date Calculated:	01-28-2025
Local Multiplier:	0.93	Cost Data As Of:	01-2025
Architects Fee:		Report Date:	using default

Section 1

Area	520	Overall Depreciation %	
Stories in Section	1	Physical Depreciation %	
Stories in Building		Functional Depreciation %	
Shape	irregular	External Depreciation %	
Perimeter	(auto-calc)		
Effective Age	15		

Occupancy Details

Occupancy	%	Class	Height	Quality
106 Controlled Atmosphere Storage	23	D	12	2.0
106 Controlled Atmosphere Storage	30	D	12	2.0
124 Lean-to, Farm Utility	47	P	10	2.0
Occupancy Total Percentage	100			

System : Land and Site

	%/Units	Quality	Depr %	Other
7001 Land and Site : Paving, Asphalt	13275	2.0	25	
7117 Land and Site : Fence, Chain Link	5280	2.0	30	
7119 Land and Site : Gate, Chain Link	144	1.0	30	

Addition Details

Addition	Units	Cost	Depr %	LM	Base Date
Basic Window unit a/c	2	\$300	50	Y	

Calculation Information (All Sections)

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
Basic Structure					
Base Cost	520	\$27.89	\$14,503	\$8,075	\$6,428
Exterior Walls	520	\$16.03	\$8,336	\$4,641	\$3,695
Window unit a/c	2	\$279.00	\$558	\$279	\$279
Basic Structure Cost	520	\$44.99	\$23,397	\$12,995	\$10,402
Less Depreciation					
Physical & Functional	55.5%			\$12,995	\$10,402
Depreciated Cost	520	\$20.00		\$12,995	\$10,402
Miscellaneous					
Paving, Asphalt	13,275	\$3.00	\$39,825	\$9,956	\$29,869
Fence, Chain Link	5,280	\$3.78	\$19,958	\$5,987	\$13,971
Gate, Chain Link	144	\$7.49	\$1,079	\$324	\$755
Total Cost	520	\$162.04	\$84,259	\$29,262	\$54,997

Cost data by CoreLogic, Inc.

Except for items and costs listed under ♦Addition Details, ♦ this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.



Reconciliation

The purpose of this appraisal report is to estimate market value for the subject property.

In order to do this, the Vacant Land Sales Comparison Approach was utilized to estimate the value of the site 'as if vacant.' The estimate of market value for the underlying land shows \$65,340, which would be rounded to \$65,000.

The contributory value of improvements is kept separate, and the Marshall & Swift Cost Estimating Service was utilized, which is an appraisal standard. The three structures and the site improvements were estimated and depreciated by the service. Contributory value of all improvements is estimated at \$54,997, rounded to \$55,000.

Exposure Time

Exposure time can be defined as the length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of the sale at a market value on the effective date of the appraisal. Exposure time can be presumed to precede the effective date of appraisal, whereas a marketing period is subsequent to the date of value. Typically, exposure time is derived from the sales, from the amount of time the sales were listed and available for sale. I could not derive an exposure time from the sales analyzed in this report. Demand for properties in north central Florida is high and the real estate market has been very active achieving high sales prices since the beginning of the pandemic. Florida was the fastest growing state in 2022, per the US Census, even though population in Florida has steadily increased for decades. The State population grew to over 22 million people. Driven by hundreds of thousands of people moving in, Florida's population grew by 1.9% from July 2020 to July 2021, adding 211,305 more residents, according to new estimates released by the U.S. Census Bureau. That surge of people moving to Florida overcame a year in which more Floridians died than were born. 220,890 people moved to Florida from other states, Washington, D.C, or Puerto Rico, making Florida the nation's top destination for domestic migration. More counties in South experienced population gains and faster growth than losses and more in the Northeast and Midwest counties had population losses turn to gains, according to the U.S. Census Bureau's Vintage 2023 estimates of population and components of change. Approximately 60% (1,876) of U.S. counties gained population from 2022 to 2023, an increase from the 52% of counties (1,649) that experienced population growth between 2021 and 2022. The average change in the nation's 3,144 counties from 2022 to 2023 was 0.29%, up from 0.17% the previous year. Kristie Wilder, a demographer at the Census Bureau points out that this was the first time since 1957 that Florida has been the state of the largest percent increase in population. This period was a time when air conditioning was introduced, with population growing an average of 6% annually. Florida's population also was buoyed during this past year by 38,590 immigrants, also the most in the nation. Florida's net migration and immigration gain of 259,480 were the most in the country. This year, it is said that in excess of 1,000 people per day are moving to Florida to stay, for the thriving economy, the weather, the lower prices than many northern areas, and the lack of state

income taxes. Between August 2019 and August 2023, domestic migration boosted the Sunshine State's population by 2.6% of its August 2023 headcount. Amid Florida's recovery from two major hurricanes in the recent past, the industry expects residents will move away in favor of calmer weather and watch if homeowners will continue to move to Florida. Florida's hurricanes have not deterred people from moving in over the years. Florida's population has grown to 23 million residents over the last twenty years, even though Hurricanes Charley, Frances, Jeanne, and Ivan. Last year, Florida added more than 365,000 residents, now the second highest of any state other than Texas, according to the AP. However, Florida's real estate market has slowed recently, with single-family home sales down 12% year over year in September. High interest rates and rising insurance costs are potential causes, but hurricanes may also be a cause. Nonetheless, property within this area remains desirable. The exposure time cannot be accurately estimated; therefore, no attempt is made to estimate a marketing period for the subject property. The appraiser is of the opinion that the exposure time would be approximately one year.

Addendum

Assumptions and Limiting Conditions

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The services of an attorney are suggested regarding any issues legal in nature prior to use of the appraisal.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. The appraiser assumes no responsibility for independently verifying this information. If the client has any question regarding this information, it is the client's responsibility to seek whatever independent verification is deemed necessary prior to use of the appraisal.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections prior to use of the appraisal. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is used.
10. **This appraisal, unless otherwise noted, is not intended for third party use.** Should any third party obtain a copy of this appraisal or any part thereof, it is the responsibility of that party to obtain the permission of the appraisers prior to any use whatsoever of the appraisal. Should any third party use the appraisal without doing so, they do so at their own risk.

11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication.
13. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.
15. The client shall notify the appraiser of any error, omission, or invalid data herein within ten days of receipt and return the report to the appraiser for revision prior to any use whatsoever.
16. An appraisal is the product of a professionally trained mind but nevertheless is an opinion only, and not a provable fact. As such values may vary between appraisers based on the same facts. Thus, appraiser warrants only that the value conclusions are her best estimates as of the date or dates of value.
17. The forecasts, projections, or operating estimates and value estimate (or estimates) are based upon current market conditions. These forecasts and market conditions, as is the value estimate or estimates are, therefore, subject to changes in future conditions.
18. Sizes were obtained from the public records or from available surveys. Should a subsequent survey indicate different sizes, the value estimates herein may require changes.
19. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon, or other potentially hazardous materials may affect the value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
20. No non-public or confidential information provided by the client for the purpose of completing this appraisal report is released or made available to the public in compliance with the Gramm-Leach-Bliley (GLB) Act, a federal law.
21. The appraisers do not accept responsibility for legal matters. This includes, but is not limited to, the correctness of any title information, any survey information including size of the property and/or configuration boundary lines. As a standard appraisal procedure, it is recommended that the services of an attorney-at-law and of a registered surveyor be obtained in order to determine the correctness of all such matters.

22. The outlining of maps such as the FEMA, NRCS soil map, and NWI Wetland map require the appraiser to manually outline the subject property. There are variances and are deemed accurate within a percentage range of error, but not deemed to be exactly correct in the outline. However, for the purpose of the appraisal report, these outlines serve the purpose and are shown as estimations.
23. Real estate does not always follow predictable courses; real estate sales are impacted highly by buyer emotions and by the knowledge of both buyers and sellers of the market. The data available is what it is, where it is, when it is. The appraiser takes the most recent data available – investigates and analyzes this data – and creates an opinion of value based on this data.
24. Should a hypothetical condition be deemed appropriate for this appraisal report, the report resultant opinion of value may be based on this condition. This is clearly and conspicuously stated herein. The usage of this condition may affect the assignment results and the outcome of this report.
25. The assumption is made that a rural collection center is allowable by Agricultural zoning.

Definitions

Fee Simple - A fee simple estate implies absolute ownership unencumbered by any other interest or estate.

Current Effective Date of Value - The current effective date of value occurs when the effective date of the appraisal is contemporaneous with the date of the report. In this appraisal, the current effective date of value is the date of inspection of the subject property.

Market Value

Per the Uniform Standards of Professional Appraisal Practice - USPAP: **Market Value** - A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Per Federal Treasury Regulation Section 1.170A-1(C)(2) - Fair **Market Value** is the price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.

Per the Interagency Land Acquisition Uniform Appraisal Standards for Federal Land Acquisitions: **Market Value** - The amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property.

Per the Appraisal Institute's Dictionary of Real Estate Appraisal and the 15th Edition - **Market Value** – The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Definitions are contained within "The Appraisal of Real Estate, 15th Edition" and

"The Dictionary of Real Estate Appraisal, Seventh Edition"

"The Uniform Standard of Professional Appraisal Practice (USPAP) 2020-2024"

"Uniform Appraisal Standards for Federal Land Acquisitions – 2016"

PART III - UNIFIED LAND DEVELOPMENT CODE
TITLE 40 - LAND DEVELOPMENT REGULATIONS
CHAPTER 404. - USE REGULATIONS
ARTICLE III. AGRICULTURE

ARTICLE III. AGRICULTURE

Sec. 404.09. Agricultural uses.

Agricultural uses are permitted by right in the A and A-RB districts, and are allowed as limited uses in all other districts only on properties of one acre or more, except as otherwise prohibited in Section 404.13 for raising of poultry and livestock on less than five acres. Growing and processing of all other agricultural products for personal use is permitted on any property.

- (a) *Agritourism and ecotourism activities.*
 - (1) Agritourism and ecotourism activities such as tours, farm meals, classes, wildlife observation, workshops, and other educational activities are permitted as accessory to an ongoing agricultural use.
 - a. An operation offering such activities must have direct access to a public road meeting County standards for sufficient right-of-way, minimum width, stabilization requirements, and maintenance.
 - b. Any related site alteration or construction of temporary or permanent structures not otherwise required for the ongoing agricultural operation shall be subject to building permit and development plan approval and all applicable development standards in Chapter 407 of this ULDC for that portion of the site proposed for use as part of the agritourism or ecotourism activity.
 - (2) Restaurants and tasting rooms may be allowed as accessory to an ongoing agricultural use subject to the standards of Section 404.67.5 of this Chapter.
 - (3) Bed and breakfast facilities may be allowed as accessory to an ongoing agricultural use subject to the standards of Section 404.70 of this Chapter.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20; Ord. No. 2021-12, § 2(Exh. A), 9-28-21)

Sec. 404.10. Agricultural processing offsite.

Off-site agricultural processing is allowed as a limited use in the A, A-RB, BW, ML, MS, and MP districts, subject to development plan approval and the following standards, as well as any applicable state or federal regulations.

- (a) *Sale of products.*
 - (1) On-site sale of agricultural products processed or packaged at the facility is permitted.
 - (2) Temporary seasonal sales of additional agricultural products that are not processed at the facility may be approved by the Director in accordance with Chapter 402, Article XXV, Temporary Use Permits.
- (b) *Enclosure of activities.* Where processing activities are not located within enclosed buildings, a medium density buffer, as defined in Table 407.43.2, shall be provided at the edge of the development area.

- (c) *Minimum setbacks.* The minimum setback of any structure housing processing activities shall be 100 feet. The reviewing body may approve a setback of as little as 50 feet where a medium density buffer, as defined in Table 407.43.2 is provided at the property line.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 10-14, § 2(Exh. A), 6-22-10; Ord. No. 10-14, § 2(Exh. A), 6-22-10; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.11. Produce stand.

Produce stands are allowed as limited uses in the A, A-RB, BR, BR-1, BH, BA, BA-1, and MB districts, and in traditional neighborhood and TODs, subject to the following standards:

- (a) *A (Agriculture) district.* Within the A district, produce stands shall only be allowed as accessory to a working farm. Sales in a roadside produce stand shall be limited to only produce and related value added goods produced in accordance with federal and state regulations. Up to 20 square feet of sales area may be devoted to the sale of prepackaged foods and beverages, subject to any applicable federal and state regulations.
- (b) *Commercial districts A-RB, BR, BR-1, BH, BA, BA-1, and MB.* Produce stands may be permitted as a principal use or accessory to an existing principal use.
- (c) *Structures and outdoor sales areas.*
 - (1) Produce may be sold from permanent or temporary structures.
 - (2) The area of the structure(s) and outdoor sales areas from which products are sold to the public shall not exceed 500 square feet. Additional area for temporary seasonal sales of additional agricultural products may be approved by the Director in accordance with Chapter 402, Article XXV, Temporary Use Permits.
- (d) *Signage.* Signage shall be allowed pursuant to the provisions of Chapter 407, Article III, Signs.
- (e) *Review.* Produce stands require development plan approval in accordance with Chapter 402, Article X, Development Plan Review. For those produce stands that qualify for administrative development plan review the following information shall be submitted:
 - (1) A general development plan including property boundaries, access to the site, location of tents or other temporary structures, outdoor sales areas, parking and signs, lighting, utilities, generators and other mechanical equipment, waste collection bins and setbacks of all structures, equipment, and sales areas from adjacent properties.
 - (2) All approved plans or permits for sanitation and public health protection including temporary bathroom facilities, inspection of food facilities, and drainage as required by the Alachua County Health Department and the Department of Agriculture and Consumer Services.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-05, § 2(Exh. A), 9-9-09; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 13-14, § 2(Exh. A), 8-27-13; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.12. Reserved.

Editor's note(s)—Ord. No. 12-09, § 2(Exh. A), adopted Oct. 9, 2012, repealed former § 404.12 in its entirety which pertained to agricultural warehousing and distribution and derived from Ord. No. 05-10, § 2, adopted Dec. 8, 2005, and Ord. No. 06-14, § 2(Exh. A), adopted July 20, 2006.

Sec. 404.13. Poultry or livestock on parcels less than five (5) acres.

- (a) *Livestock on parcels less than five (5) acres.* The keeping of livestock on less than five acres is allowed as a limited use within the A, A-RB, RE, or RE-1 districts subject to the following standards.

- (1) *Permitted activities.* Livestock permitted in this Section shall be for personal use only, except youth projects such as 4-H/FFA activities.
- (2) *Prohibited activities.* The commercial raising of livestock shall be prohibited on parcels less than five (5) acres.
- (3) *Setbacks.* Structures that are used to house livestock kept for personal use shall not be located closer than fifty (50) feet to the property line.
- (4) *Nuisance prohibited.* The keeping of all livestock on parcels less than five (5) acres shall be done in such a manner as to control noxious odors and the breeding of rodents, flies or other insects, so as not to create a nuisance of any kind.
- (5) *Livestock limitations.* The number of livestock permitted on parcels less than five (5) acres in size shall comply with Table 404.13.1 below.

Table 404.13.1 Livestock Limits		
Type of Animal	Limit	Min Parcel Size
Horses and Other Equine Animals	1 per acre	1 acre
Cattle	1 cow/calf unit per 1.5 acres	1.5 acres
Goats and Sheep	10 per acre	1 acre
Hogs	1 per acre	1 acre

(b) *Poultry on parcels less than five (5) acres.*

- (1) *Permitted uses.*
 - a. The keeping of up to six (6) laying hens is allowed as accessory to any legal single-family residence for personal use, regardless of the zoning designation of the property.
 - b. The keeping of chickens and other poultry and fowl is allowed on parcels one (1) acre or greater in the A, A-RB, RE, and RE-1 districts at a density of forty (40) per acre. Commercial raising of chickens and other poultry is only permitted in the A and A-RB districts.
 - c. The harvesting of poultry raised onsite may occur only in accordance with applicable federal and state regulations.
- (2) *Prohibitions.*
 - a. The raising of all chickens and other poultry shall be done in such a manner as to control noxious odors and the breeding of rodents, flies or other insects, so as not to create a nuisance of any kind, including keeping feed in enclosed containers and disposing of waste regularly.
 - b. Roosters are prohibited in residential zoning districts.
 - c. Poultry and poultry byproducts shall not be sold on the premises, except as an accessory to commercial raising in the A and A-RB districts in accordance with federal and state regulations.
- (3) *Enclosures and setbacks.*
 - a. All chickens raised for personal use shall be housed within covered and fenced enclosures, either movable or stationary.
 - b. Chickens may be permitted to roam freely within fenced areas of lots during daylight hours.

- c. Covered or fenced enclosures for housing the chickens shall be subject to the accessory setbacks established in Chapter 403 for the zoning district or in Article VII of Chapter 407 for a traditional neighborhood or TOD.
- (c) *Vietnamese pot-bellied pigs on parcels less than five (5) acres.* The keeping of Vietnamese pot-bellied pigs is allowed as a limited use in the A, A-RB, RE, and RE-1 districts, and in residential districts within rural clusters, subject to the following standards.
 - (1) Minimum lot area shall be one-half (½) acre.
 - (2) The number of Vietnamese pot-bellied pigs allowed on a parcel less than five (5) acres shall be one (1) pig per one-half (½) acre.
 - (3) Commercial raising of pot-bellied pigs shall be prohibited.
 - (4) The keeping of pot-bellied pigs shall be done in such a manner as to control noxious odors and the breeding of rodents, flies or other insects, so as not to create a nuisance of any kind.
 - (5) Structures used to house the pig(s) shall not be located closer than twenty-five (25) feet to the property line.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2016-10, § 2(Exh. A), 6-28-16; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.13.1. Community garden.

Community gardens are allowed as a limited use in all zoning districts, in traditional neighborhood and TODs, and in designated Open Space and common areas within developments including planned developments, subject to the following standards:

- (a) *Garden management.* Each community garden shall post a sign at the site with the name and contact information of the person or entity responsible for the garden and may also include the name of the garden. The sign shall not exceed six (6) square feet in area. If the sign is a freestanding sign it shall be no more than four (4) feet tall.
- (b) *Site design.*
 - (1) Use of the site shall be subject to all standards in this ULDC and to any approved development plan.
 - (2) The following accessory buildings or structures may be permitted on site in conjunction with a community garden:
 - a. Greenhouses used for plant cultivation;
 - b. Sheds used for tool and materials storage; and
 - c. Seasonal farm stands if approved by the Director in accordance with Chapter 402, Article XXV, Temporary Use Permits.
- (c) *Sustainable practices encouraged.* Site users are encouraged to use sustainable gardening practices, such as organic techniques, and the use of non-organic pesticides is discouraged.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.13.2. Farmers' market.

Farmers' markets are allowed as a limited use in the A, A-RB, RP, AP, BP, BR, BR-1, BH, BA, BA-1, and BW districts, and in Traditional Neighborhood and TODs, subject to the following standards.

- (a) *Compliance.* All farmers' markets and their vendors shall comply with all federal, state, and local laws and regulations pertaining to the operation and use of the market. Copies of any required operation or health permits must be kept on site by the market manager and/or vendors during all hours of operation.
- (b) *Development plan required.*
 - (1) *Farmer's market as a principal use.* Farmers' markets proposed as a principal use of a site shall be subject to development plan approval by the DRC to address issues such as stormwater, parking and circulation, signage, and setbacks to adjacent properties.
 - (2) *Farmer's market as an accessory use.* Farmers' markets proposed as an accessory use shall require development plan approval to address issues such as stormwater, parking and circulation, signage, and setbacks to adjacent properties.
- (c) *Sanitation and health.* Plans for sanitation and public health protection including temporary bathroom facilities, drainage, and garbage and litter control, shall be approved by the Public Works Department and Health Department as needed.

(Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-09, § 2(Exh. A), 3-10-20; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.13.3. Mobile farmers market.

Mobile farmers markets are allowed as a limited use in the A, A-RB, RP, AP, BP, BR, BR-1, BH, BA, BA-1, and BW districts, and in traditional neighborhood and TODs, and as an accessory use to a government facility, civic organization, or place of worship in any zoning district, subject to the following standards:

- (a) *Permitting.* Mobile farmers markets shall obtain a permit from the Growth Management Department. Permits shall include a list of all properties where the mobile market will stop along with written permission from the owner(s) of each property authorizing the operation of the mobile farmers market in accordance with the standards of this ULDC.
- (b) *Compliance.*
 - (1) All mobile farmers markets shall comply with all federal, state, and local laws and regulations pertaining to their operation and use. Copies of any required operation or health permits must be kept with the mobile unit by the vendor during all hours of operation.
 - (2) Commercially prepared and commercially prepackaged seafood, meats, and milk may be sold in addition to, but not without the concurrent sale of uncut perishable fruits, vegetables, and/or herbs.
 - (3) Prepared foods that are meant for consumption on site are not permissible, except where prepared as part of a cooking demonstration for educational purposes.
- (c) *Sales areas.*
 - (1) Mobile farmers markets shall not conduct business in any way that creates a hazard to pedestrians, life or property, or obstructs vehicular circulation, pedestrian circulation, access to emergency exits, or that creates a traffic hazard or nuisance on or off the site.
 - (2) No drive-through sales are allowed.
 - (3) The vendor must keep the sidewalks, parking areas, and other areas adjacent to the unit clean and free of refuse of any kind generated from their operation.
- (d) *Hours of operation.* Mobile farmers markets shall be limited to the hours of operation between 7:00 a.m. and 9:00 p.m.
- (e) *Prohibitions.* Mobile farmers sales are prohibited in the following areas:

- (1) Within twenty-five (25) feet of any loading zone or transit stop;
- (2) Within twenty-five (25) feet of any fire hydrant, fire escape, or fire control device;
- (3) Within twenty-five (25) feet of any ADA parking space in such manner to restrict mobility or within twenty-five (25) feet of any access ramp designated for persons with disabilities; or
- (f) Within the building setback area required by the zoning district.

(Ord. No. 2016-10, § 2(Exh. A), 6-28-16; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.14. Dairy, commercial.

Commercial dairies may be allowed by special exception in the A district, subject to the following standards.

- (a) *Industrial discharge permit required.* All proposed dairies shall require an approved industrial discharge permit from the Florida Department of Environmental Protection (FDEP). The owner/operator of each dairy shall submit a copy of all correspondence to the FDEP relating to permit applications, permit violations, noncompliance, unauthorized discharges, and any monitoring results to the Alachua County Department of Environmental Protection.
- (b) *Development plan requirements.* A commercial dairy must obtain development plan approval through the DRC, providing a conceptual site plan and a groundwater monitoring plan.
 - (1) *Conceptual site plan.* Any party requesting a special exception for a dairy shall be required to submit a conceptual site plan developed by a registered professional engineer.
 - a. The conceptual site plan shall incorporate current FDEP best management practices for dairies and shall include:
 - 1. County tax assessor's parcel numbers, address, and legal description for the site of the proposed facility.
 - 2. Name, address, and telephone number of the owner and operator of the proposed facility.
 - 3. Total gross acreage of the property, showing the general location of existing and proposed facilities (including buildings, ingress and egress, setbacks, storage areas, holding ponds, surface water features, and disposal areas associated with the proposed dairy). The site plan shall be submitted at an appropriate scale that shows sufficient detail of the proposed facility and site operations.
 - 4. A description of the existing and proposed disposal areas for wastewater shall be provided. This description should include all disposal areas and/or cropland designated to receive dairy wastes.
 - b. The conceptual site plan may be altered during the review process.
 - c. The applicant may submit the nutrient management plan required by the FDEP industrial discharge permit in order to satisfy the requirements of this Section if Items (1) through (4) above are addressed.
 - (2) *Groundwater monitoring plan.* If the special exception is approved, a groundwater monitoring plan (GMP) must be submitted for approval by the DRC. The applicant may submit a copy of the GMP that may be required by the FDEP industrial discharge permit in order to satisfy the requirements of this Section.
 - a. The DRC shall review the GMP based on soil and aquifer types, size of the proposed dairy, direction and rate of groundwater flow, background water quality, vertical permeability, wastewater volume, and surrounding land uses.

- b. Primary and secondary drinking water standards listed in Florida Administrative Code Section 62-550 may not be exceeded, except as provided in Section 62-28 Florida Administrative Code, and no violations of surface water quality criteria listed in Florida Administrative Code Section 62-302 may occur; demonstration of this may be accomplished by appropriate soil, hydrogeologic and hydraulic studies.
 - c. Zones of discharge shall not extend a distance closer than one hundred fifty (150) feet from the applicant's property boundary.
- (3) *Revision of development plan.* Any major deviation from an approved development plan of a permitted dairy shall require re-submittal for approval through the special exception process.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.14.5. Rural event center or arena.

Rural event centers or arenas are allowed as a limited use in the A district, subject to development plan approval by the DRC and in accordance with the following standards.

- (a) The minimum lot area shall be twenty (20) acres.
- (b) The site must be served by a public road. If located on an unpaved road, a maintenance agreement may be required.
- (c) A medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties. The DRC may increase this buffer to a 50-foot width where the operation is adjacent to residential uses. All temporary structures such as tents, stages, and dance floors shall be located a minimum of fifty (50) feet from the property line.
- (d) Only those activities or events consistent with the Rural/Agriculture policies of the Comprehensive Plan shall be allowed.
- (e) If an owner/operator does not live on or adjacent to the site, they must seek approval as a special exception from the BOCC.
- (f) All structures that will be used by the public for the events shall be constructed in accordance with the Florida Building Code.
- (g) No events may be held during the week, or between the hours of 11:00 p.m. and 7:00 a.m. Friday through Sunday, unless otherwise approved as part of a special exception by the BOCC, or as a temporary use permit in accordance with Article XXV of Chapter 402 of this ULDC. Any multi-day events must be submitted for approval as a temporary use permit.
- (h) The property must have adequate space available for parking on-site. Parking off-site is prohibited.
- (i) Overnight stay is prohibited unless otherwise approved as a special exception by the BOCC, or under the requirements for a bed and breakfast per Section 404.70 of this ULDC, a hunting or fishing camp per Section 404.109 of this ULDC, or a recreational camp under Section 404.111 of this ULDC.
- (j) As part of the application for a rural event center or arena, the owner/operator shall submit an operations plan including the following information:
 - (1) A copy of the site plan indicating the location of the primary residence, parking area(s), ingress/egress point(s), maximum capacity anticipated on the site, and the location, size, and maximum capacity of all existing or proposed permanent and temporary structures.
 - (2) A traffic control plan that identifies sufficient ingress and egress for emergency vehicles and provides for the orderly and safe arrival, parking, and departure of all vehicles using means such as parking attendants, shuttle service, law enforcement service, directional signage, etc. Additional traffic control measures may be required.
 - (3) Plans for sanitation and public health protection including bathroom facilities, inspection of food facilities, drainage, garbage and litter control, and recycling, as required by the Florida Department of Health and Alachua County Waste Management.
- (k) Event venues shall post an updated schedule of future events to their website and an annual/seasonal schedule of future events shall be mailed to all adjacent property owners and to all neighbors within three hundred (300) feet of the subject property line at least two (2) weeks prior to the beginning of the first of the year, with a copy provided to the Department. The schedule shall show days planned for events, hours of operation, and include a phone number for inquiries.

(Ord. No. 07-07, § 2(Exh. A), 4-27-07; Ord. No. 2016-10, § 2(Exh. A), 6-28-16; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.15. Farm machinery and lawn and garden equipment repair.

Farm machinery and lawn and garden equipment repair is permitted by right in the following districts: A-RB, BA, BA-1, MS, and MP. Where permitted as a limited use in the A district, a farm machinery or lawn and garden repair facility shall operate only as a rural home-based business in compliance with the standards of Section 404.63 of this Chapter.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 08-06, § 2(Exh. A), 4-22-08; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.16. Wood processing facilities.

Wood processing facilities may be allowed by special exception in the A district subject to the following standards.

- (a) *Minimum lot size.* The minimum lot area shall be fifteen (15) acres.
- (b) *Maximum square footage.* The total square footage of all structures used for the wood processing facility shall not exceed fifty thousand (50,000) square foot, unless otherwise approved as part of the special exception.
- (c) *Access.* The site shall have direct access on a paved public road, unless otherwise approved as part of the special exception. If approved on an unpaved road, a maintenance agreement may be required.
- (d) *Setbacks.* All buildings and stock piles shall meet the required setbacks of the zoning district or the setbacks that would be required to meet Florida Fire Prevention Code standards, whichever is greater.
- (e) *Buffering.* At minimum, a 25-foot wide medium density buffer consistent with Table 407.43.2 in Chapter 407 of this ULDC shall be provided if the facility is located adjacent to existing single-family uses or property with residential zoning. Buffers may be increased and may also be required from other adjacent uses if warranted based on an analysis of the noise, dust, visual impact, or other potential negative impacts of the wood processing facility on those adjacent uses.
- (f) *Storage of materials.* All materials processed or stockpiled shall be screened from view of a public right-of-way by an opaque fence or wall or by existing landscaping that provides equal opacity.
- (g) *Florida Fire Prevention Code.* The facility and operations must comply with the Florida Fire Prevention Code.
- (h) *Operations plan.* As part of the special exception application, an operations plan shall be submitted that includes the following information:
 - (1) Site plan that indicates the type and location of all proposed activities, buffers buildings, parking, storage of any wood or wood products, equipment or materials, and ingress and egress.
 - (2) Manner of processing wood products at the facility, including specifics on recycling, hauling, composting, hazardous materials management, noise, odor and air pollution controls, and other operations.
 - (3) Whether or not any of the processed wood will be available for retail sale, with all sales areas indicated on the site plan.

- (4) How the facility and operations comply with the Florida Fire Prevention Code.
- (5) Days and hours of operation.

(Ord. No. 2014-08, § 2(Exh. A), 5-13-14; Ord. No. 15-06, § 2(Exh. A), 4-14-15; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.17. Reserved.

Editor's note(s)—Ord. No. 12-09, § 2(Exh. A), adopted Oct. 9, 2012, repealed former § 404.17 in its entirety which pertained to rural conference centers and derived from Ord. No. 05-10, § 2, adopted Dec. 8, 2005, and Ord. No. 06-14, § 2(Exh. A), adopted July 20, 2006.

Sec. 404.18. Kennel, cattery, or private animal shelter.

A kennel, cattery, or private animal shelter is allowed as a limited use in the A, RE, and RE-1 districts, subject to development plan approval by the DRC and in accordance with the following standards. Where the total number of domesticated animals exceeds twenty (20) (or, for a private animal shelter operated by a certified 501(c)3 organization, forty (40) animals), a facility may only be allowed as a special exception, subject to the following standards.

(a) *Kennel.*

- (1) The minimum lot area shall be five (5) acres.
- (2) All outdoor areas allocated for use by dogs shall be fenced or walled to safely contain the animals.
- (3) Structures housing dogs shall be completely enclosed and designed to suppress noise.
- (4) The structure housing dogs, and any outdoor areas allocated for use by such dogs, shall be located a minimum of one hundred (100) feet from any property line.
- (5) A medium-density, 25-foot wide buffer, as described in Subsection 407.43(b)(2), shall be provided between the facility and adjacent properties. The reviewing body may increase this buffer to a 40-foot wide high density buffer where the operation is adjacent to residential uses.
- (6) Hours of operation, including times for feeding and use of outdoor areas by the dogs, shall be between 7:00 a.m. and 9:00 p.m.
- (7) No rural kennel shall accommodate more than fifty (50) dogs at any one (1) time.
- (8) Methods of waste disposal and odor abatement shall be detailed as part of the review process.
- (9) A single-family residence shall be allowed on the site.

(b) *Cattery.*

- (1) The minimum lot area shall be five (5) acres.
- (2) All outdoor areas allocated for use by the animals shall be fenced or walled to safely contain the animals.
- (3) Enclosed structures shall be provided such that the animals have access to shelter from the elements.
- (4) Structures housing the animals and any outdoor areas allocated for use by such animals shall be located a minimum of one hundred (100) feet from any property line.
- (5) A medium-density, 25-foot wide buffer, as described in Subsection 407.43(b)(2), shall be provided between the facility and adjacent properties. The reviewing body may increase

this buffer to a 40-foot wide high density buffer where the operation is adjacent to residential uses.

- (6) Hours of operation, including times for feeding and maintenance, shall be between 7:00 a.m. and 9:00 p.m.
 - (7) No rural cattery shall accommodate more than one hundred twenty-five (125) cats and/or ferrets at any one (1) time.
 - (8) Methods of waste disposal and odor abatement shall be detailed as part of the review process.
 - (9) A single-family residence shall be allowed on the site.
- (c) *Private animal shelter.*
- (1) No facility shall accommodate more than fifty (50) dogs or one hundred twenty-five (125) cats or ferrets at any one (1) time, unless the applicant provides proof of the facility's nonprofit status as a 501(c)3 and the additional animals are approved by the BOCC as part of a special exception. Litters younger than six (6) months of age shall not count against these totals.
 - (2) The minimum lot area shall be five (5) acres. Facilities designed to exceed the thresholds of Subsection (c)(1) of this Section shall have a minimum lot area of eight (8) acres.
 - (3) All outdoor areas allocated for use by the animals shall be fenced or walled to safely contain the animals.
 - (4) Structures on the site shall be designed to provide appropriate shelter, noise reduction, and odor prevention, as appropriate for the type of animal and adjacent uses.
 - (5) Structures allocated for housing animals and any outdoor areas allocated for use by such animals shall be located a minimum of one hundred (100) feet from any property line.
 - (6) A medium-density, 25-foot wide buffer, as described in Subsection 407.43(b)(2)2, shall be provided between the facility and adjacent properties. The reviewing body may increase this buffer to a 40-foot wide high density buffer where the operation is adjacent to existing residential uses.
 - (7) Hours of operation, including times for feeding and use of outdoor areas by dogs, shall occur between 7:00 a.m. and 9:00 p.m. Visitation hours for the public may be further restricted by the reviewing body. The operator shall be responsible for any improvements identified by the reviewing body as necessary to accommodate public access to the site.
 - (8) Methods of waste disposal and odor abatement shall be detailed as part of the review process.
 - (9) A single-family residence shall be allowed on the site.
 - (10) All facilities with more than twenty (20) animals that maintain 501(c)3 status shall be operated in cooperation with a local veterinarian. An annual letter from the veterinarian certifying the facility shall be submitted to the Growth Management Department.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 07-07, § 2(Exh. A), 4-27-07; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 11-04, § 2(Exh. A), 5-10-11; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Sec. 404.18.5. Animal sanctuary.

An animal sanctuary may be allowed as a special exception in the A and C-1 districts, subject to the following standards.

- (a) In the C-1 district, only those facilities designed to further the conservation objectives of the Comprehensive Plan shall be permitted.
- (b) Any required permits for Class I, II, or III captive wildlife must be obtained from the Florida Fish and Wildlife Conservation Commission in accordance with Chapter 68A-6, F.A.C. (see www.myFWC.com), as a condition of approval for an application for a special exception. A copy of the approved permit must be provided to the Department prior to beginning operations.

(Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Editor's note(s)—Ord. No. 06-14, § 2(Exh. A), adopted July 20, 2006, added provisions numbered as § 404.19. In order to avoid conflicts in section numbering the editor has renumbered these provisions as § 404.18.5.

Sec. 404.19. Farmworker housing.

Farmworker housing may be allowed through special exception in all zoning districts except the C-1, conservation district, as an accessory use to an agricultural activity for workers employed on a full-time basis, and subject to the following standards.

- (a) *Types of farmworker housing.* Farmworker housing may be provided in the form of permanent dwellings or manufactured or mobile homes.
- (b) *Maximum density.*
 - (1) *Permanent dwellings.* Permanent farmworker housing shall comply with the density requirements of the zoning district in which the units are located.
 - (2) *Manufactured or mobile homes.* Dwelling units capable of being moved, including manufactured or modular housing, may exceed the density requirement of the zoning district provided that the following requirements are met.
 - a. Movable farmworker housing shall be accessory to the operation of an intensive agricultural activity.
 - b. The applicant shall submit the following materials:
 - 1. Evidence of a current agricultural ad valorem tax exemption issued by the Alachua County Tax Collector;
 - 2. An affidavit, signed by the owner or operator of the agricultural activity stating the farmworker housing shall only be used by fulltime employees of that activity; and
 - 3. A housing removal agreement with a requirement that all housing units shall be removed within ninety (90) days after the agricultural activity has ceased.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

Qualifications of Laura L. Rutan

License

State-Certified General Real Estate Appraiser, RZ3706

Appraisal Education

10/06 - Licensed Residential Course – ABI

Real property concepts and characteristics, Legal consideration, Influences on real estate values, Types of value, Economic principles, Overview of real estate markets and analysis, Ethics and how they apply in appraisal theory and practice, Overview of approaches to value, Valuation procedures, Property description, Residential applications, Uniform Standards of Professional Appraisal Practice, and Florida rules and regulations that pertain to the practice of appraisal.

12/06 – Residential Course II – ABII

Residential market analysis, Sales comparison approach, Residential highest and best use, Residential site valuation, Residential cost approach, Residential report writing, Residential case studies, Statistics, Modeling, Finance, Advanced residential applications, Advanced residential case studies, and Appraisal standards and ethics.

4/07 – National USPAP, National Uniform Standards of Professional Appraisal Practice

Standards and standards rules – Real property appraisal, development; Real property appraisal, reporting; Appraisal review, development and reporting; Real property appraisal consulting, development; Real property appraisal consulting, reporting; Personal property appraisal, development; Personal property appraisal, reporting; Business appraisal, development; Business appraisal, reporting.

07/07 – Non-Residential Property Course – ABIII

Income Capitalization Approach including Lease Analysis, Income analysis, Vacancy and Collection loss, Operating expenses and reserves, Net operating income statements, Direct capitalization, Discounted cash flow, Yield capitalization, and Compound interest; Highest and Best Use including Market fundamentals, characteristics, and definitions, Supply and Demand Analysis, Applications and Special Considerations, and Market Analysis.

04/08 – Florida Laws and Regulations

The course highlights USPAP, hypothetical conditions and extraordinary assumptions, specific Florida laws and regulations which are applicable to real estate appraising.

06/2020 – Valuation of Donated Real Estate including Conservation Easement, Appraisal Institute

To Present – All continuing education and training required per Florida State Department of Business Regulation for Certified General Appraisers in the State of Florida. DBPR license is valid through **November 30, 2026**, continuing education completed for renewal through November 30, 2026.

Approved Certified General Appraiser for the Florida Department of Environmental Protection 2018

Experience

Manager for Santangini Appraisals, LLC and Andrew V. Santangini, Jr, MAI, Real Estate Appraiser and Consultant, since 2/2005; Commercial Property Appraising since 4/2007

Forty-five years progressive experience in a variety of organizations including government, construction, private enterprise, and education



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

RUTAN, LAURA L

1109 NW 23RD AVE STE B
GAINESVILLE FL 32609

LICENSE NUMBER: RZ3706

EXPIRATION DATE: NOVEMBER 30, 2026

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ISSUED: 09/04/2024

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