

Alachua Habitat for Humanity
Celebration Oaks – Phase 2

REZONING NARRATIVE
ALACHUA COUNTY

September 8, 2025





Table of Contents

I.	Statement of Proposed Change	3
	A.Existing Conditions	3
	B.Proposed Change	5
II.	Comprehensive Plan Analysis and Justification	6
III.	Legal Description	9



Exhibits

- Exhibit A: Rezoning Application
- Exhibit B: Proof of Neighborhood Workshop
- Exhibit C: Property Owner's Affidavit
- Exhibit D: Proof of Tax Payment
- Exhibit E: Site Directions
- Exhibit F: Survey Boundary Exhibit
- Exhibit G: Environmental Resources Checklist



I. Statement of Proposed Change

A. Existing Conditions

The property is a vacant residential parcel. It consists of 1 parcel that is 5.87 acres of land, and is located at the end of SE 23rd Ave and between SE 22nd Pl. The parcel doesn't have a clear address yet. The property includes tax parcel 16134-051-074.

The subject property is currently undeveloped. The property is currently owned by the Alachua Habitat for Humanity, Inc.

As shown in the following figures, the property has a current Future Land Use designation of Low Density Residential, which requires a minimum density of one (1) dwelling units per acre and a maximum of four (4) dwelling units per acre. The current zoning is R-1b which permits a minimum density of four (4) dwelling units per acre and a maximum of eight (8) dwelling units per acre.

FIGURE 1: EXISTING FUTURE LAND USE MAP

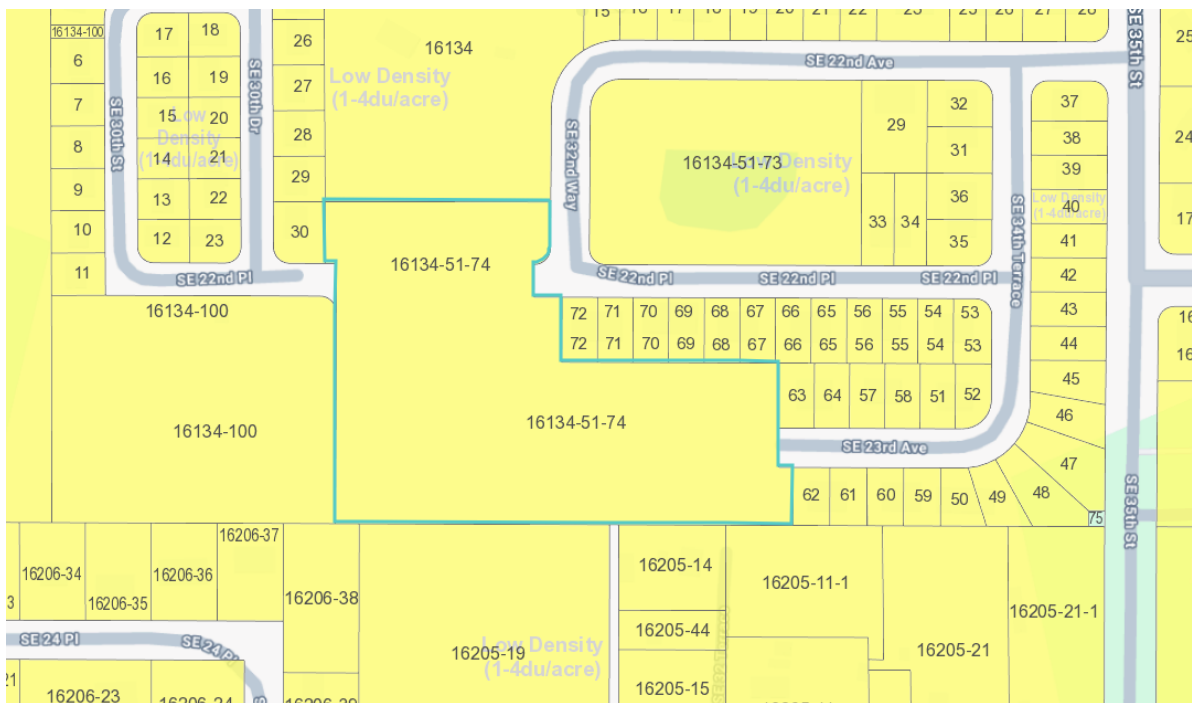
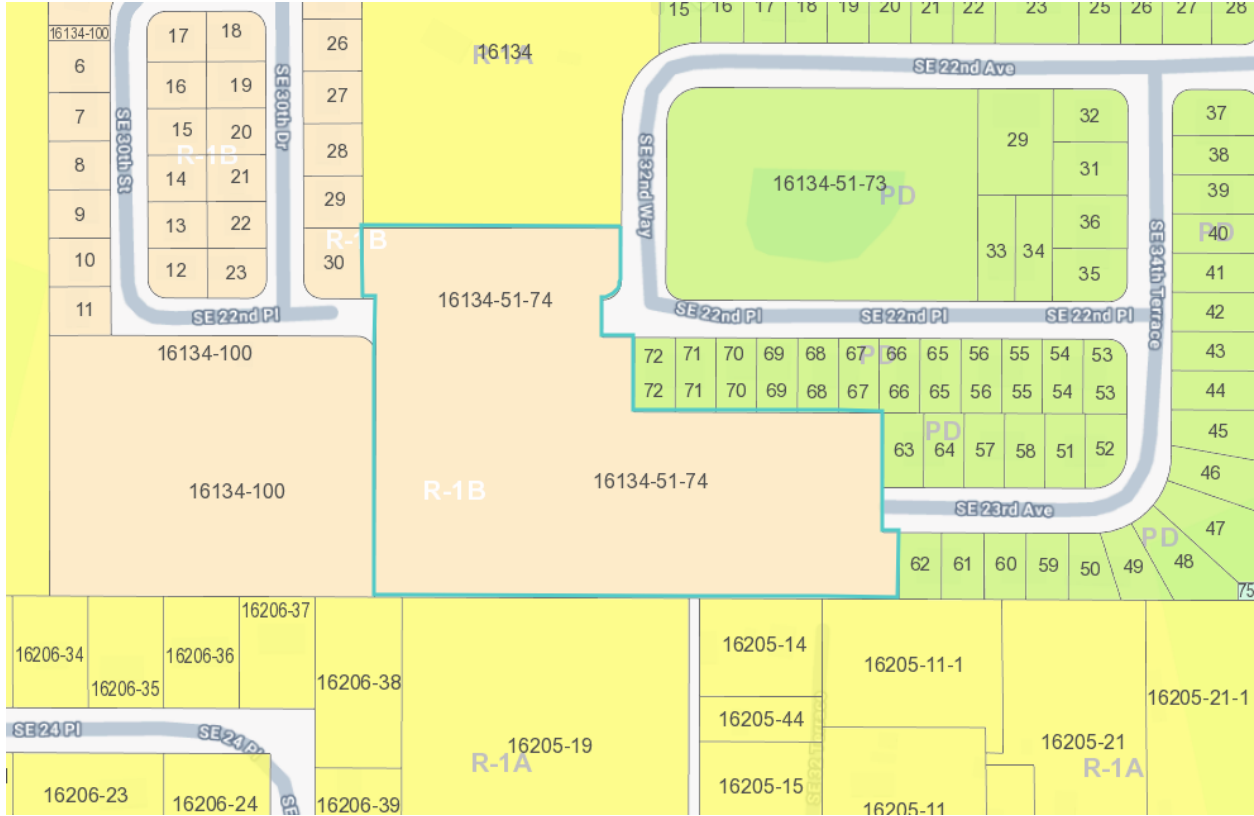




FIGURE 2: EXISTING ZONING MAP



Alachua County GIS

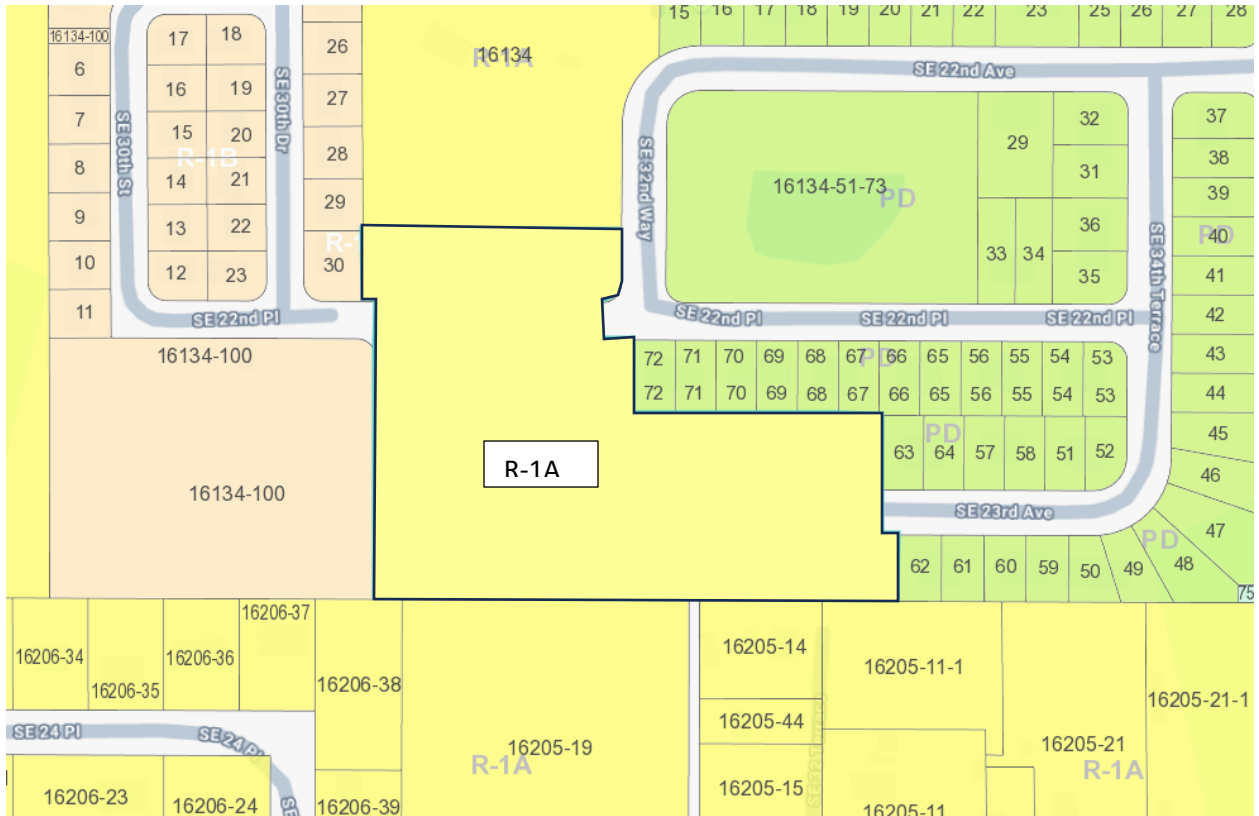
LOCATION	EXISTING USE	LAND USE	ZONING
North	Single Family Residential Unit	Low Density Residential	R1-a
South	Single Family Units	Low Density Residential	R1-a
East	Single Family Units	Low Density Residential	PD
West	Open Space/Single Family Units	Low Density Residential	R1-b



B. Proposed Change

The applicant requests approval of a Site-Specific Amendment to the Official Zoning Atlas to change 5.87 acres from Alachua County Single-family R1-b to Alachua County Single-family R1-a with the purpose of making the zoning compatible with the current land use. The current Future Land Use (Low Density Residential) allows a minimum of one (1) dwelling units and a maximum density of four (4) dwelling units an acre, which matches with the zoning category R1-a per Table 403.07.1 Density of Single-Family Residential Districts.

FIGURE 3: PROPOSED ZONING MAP





II. Comprehensive Plan Analysis and Justification

OBJECTIVE 1.0 – URBAN RESIDENTIAL POLICIES

Policy 1.3.2: The following classification of gross residential densities shall serve as a standard for evaluating development in Alachua County, unless specific provisions are otherwise provided in the Plan (DU/Acre = Dwelling Units per Acre), such as for Transit Oriented Developments and Traditional Neighborhood Developments.

Policy 1.3.2.1: Urban Residential Densities - Areas designated on the Future Land Use Map for gross residential densities of one unit per acre or greater shall be considered as urban in character. There shall be four gross residential density ranges as follows:

- (a) Low Density: One to Four dwelling units per acre
- (b) Medium Density: Greater than Four to less than or equal to Eight dwelling units per acre
- (c) Medium-High Density: Greater than Eight to less than or equal to 14 dwelling units per acre
- (d) High Density: Greater than 14 to less than or equal to 24 dwelling units per acre

RESPONSE: THE FUTURE LAND USE OF THE PARCEL IS LOW DENSITY, WHICH THE APPROPRIATE ZONING DISTRICTS IS R-1aa, R-1a, AND R-1c. THE PROPOSED REZONING CHANGE WILL BE CONSISTENT WITH THE FUTURE LAND USE OF LOW DENSITY.

Policy 1.3.7: Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.

RESPONSE: THE PROPOSED CHANGE MATCHES THE CURRENT FUTURE LAND USE DENSITY.

Policy 1.3.7.1: Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit-oriented developments (TOD) and planned developments may include mixed housing types and mixed uses.

RESPONSE: THE PROPOSED ZONING CHANGE REQUIRES SINGLE-FAMILY RESIDENTIAL DETACH AND ATTACHED DWELLING UNITS.



Policy 1.3.7.3: The County’s Land Development Regulations shall allow Low or Medium density residential land use to include flexible and mixed minimum lot sizes, relying on design standards and gross density. Such provisions shall address the need for affordable housing, compatibility with transit alternatives, and open space preservation including greenway corridors.

RESPONSE: THE PROPOSED ZONING CHANGE WILL MAKE THE ZONING DISTRICT AND FUTURE LAND USE COMPTABLE. THE PKROPOSED DEVELOPMENT WILL HAVE A MIXED OF LOT SIZES, IMPROVE ROADWAY CONNECTIVITY, AND INCREASE AFFORDABLE HOUSING.

OBJECTIVE 1.4 – NEIGHBORHOOD DESIGN AND SITE STANDARDS

Policy 1.4.1.4: Urban development shall incorporate design techniques to promote integration with adjacent neighborhoods and enhance the quality of the living environment. Such design techniques shall include:

- (a) Quality design practices, transitional intensity (types of uses), stepped density, buffering, boundaries, landscaping, and natural open space.
- (b) Open space shall be designed to be accessible as required by Conservation and Open Space Policy 5.2.3 and Stormwater Management Element Policy 5.1.11. Open space requirements fulfilled through the use of conservation resource areas per Conservation and Open Space Element Policy 5.2.2 shall incorporate accessible open space, to the extent consistent with the character and protection of the resource.
- (c) Special attention shall be provided to the design of development and neighborhood edges, which shall be designed to be integrated into the surrounding community.

RESPONSE: THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE SURROUNDING DEVELOPMENTS, BUFFERS, AND OPEN SPACE ELEMENTS.

Policy 1.4.2: Residential developments of mixed housing types may be allowed through the development review process provided the development is consistent with Comprehensive Plan policies, Land Development Regulations, and provides:

- (a) A pedestrian and bicycle friendly environment that encourages walking and bicycling as a primary means of mobility within the development,
- (b) A gridded street network that allows for multiple route choices, reduces the distance between uses to encourage walking and biking, accommodates transit service and connects with adjacent developments,

RESPONSE: THE PROPOSED DEVELOPMENT IMPROVE CONNECTIVITY FOR VEHICULAR TRAFFIC AND PEDESTRIANS. THE STREET NETWORK WILL BE CONSISTENT WITH THE SURROUNDING NETWORK.

OBJECTIVE 1.5 – REQUIRED FACILITIES

All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

Policy 1.5.2 In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:

- (a) local streets;
- (b) police, fire and emergency medical service protection;
- (c) pedestrian and bicycle network; and
- (d) primary and secondary schools.

Policy 1.5.3 New residential developments shall provide for the provision of high-speed internet access as specified in the land development regulations.

RESPONSE: THE PROPOSED DEVELOPMENT WILL MEET THE LEVEL OF SERVICE REQUIREMENTS FOR UTILITIES, CONCURRENCY MANAGEMENT, HIGH-SPEED INTERNET ACCESS.



III. Legal Description

That part of the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, more particularly described as:

Commence at the Southwest corner of Section 11, Township 10 South, Range 20 East, Alachua County, Florida; thence run South 89°37'01" East, along the South line of said Section, a distance of 40.00 feet to a point on the East right-of-way line of S.R. No. S329-A (an 80 foot right-of-way) and the Point of Beginning; thence run North 00°01'09" East, along said East right-of-way line, a distance of 945.03 feet to a point on the South right-of-way line of S.E. 21st Avenue (a 60 foot right-of-way); thence run South 89°36'51" East, along said South right-of-way line, a distance of 2,588.27 feet to a point on the West right-of-way line of S.E. 35th Street (an 80 foot right-of-way); thence run South 00°34'53" West, along said West right-of-way line, a distance of 944.89 feet to a point on the South line of Section 11, Township 10 South, Range 20 East; thence run North 89°37'01" West, along said South section line a distance of 2579.00 feet to the Point of Beginning; and containing 56.047 acres more or less.

LESS

That part of the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, more particularly described as:

Commence at the Southwest corner of the said Southwest quarter (SW 1/4) of Section 11 at a point on the centerline of State Road No. S-329-A (Kincaid Road, an 80 foot right-of-way); thence run South 89°37'01" East, a distance of 40.00 feet to a point on the right-of-way of the said State Road No. S-329-A; thence run North 00°01'09" East, a distance of 945.03 feet to a point on the Southerly right-of-way of Southeast 21st Avenue (a 60 foot right-of-way); thence run South 89°36'51" East a distance of 1348.95 feet to the Point of Beginning; continue South 89°36'51" East a distance of 429.32 feet; thence run South 00°34'53" East, a distance of 180.05 feet; thence run North 89°37'01" West, a distance of 49.25 feet; thence run South 00°34'53" East, a distance of 270.00 feet; thence run North 89°37'01" West, a distance of 375.00 feet; thence run North 01°13'34" West, a distance of 450.35 feet to the aforementioned Point of Beginning; containing 4.102 Acres more or less.

AND LESS

That part of the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, more particularly described as:

Commence at the Southwest corner of Section 11, Township 10 South, Range 20 East, Alachua County, Florida; thence run South 89 degrees 37' 01" East, along the South line of said Section, a distance of 2137.34 feet to the Point of Beginning; thence run North 00 degrees 22' 59" East a distance of 90.00 feet; thence run North 89 degrees 37' 01" West, a distance of 22.01 feet; thence run North 00 degrees 22' 59" East, a distance of 160.00 feet; thence run North 89 degrees 37' 01" West, a distance of 335.99 feet; thence run North 00 degrees 22' 59" East, a distance of 100.00 feet; thence run North 89°37'01" West a distance of 43.12 feet; thence run North 00°22'59" East, a distance of 50.00 feet to the P.C. of a curve; thence run Northeasterly along said curve being concave to the Northwest and having a radius of 25.00 feet, a central angle of 89°48'06" an arc distance of 39.18 feet and a chord bearing and distance of North 45°28'56" East, 35.29 feet; thence run North 00°34'53" East, a distance of 215.34 feet to the P.C. of a curve; thence run Northeasterly along said curve being concave to the Southeast and having a radius of 105.00 feet, a central angle of 57°55'50", an arc length of 106.16 feet and a chord bearing and distance of North 29°32'48" East, 101.70 feet; thence run North 00°34'53" East, a distance of 215.87 feet to a point on the South right-of-way line of S.E. 21st Avenue (a 60.00 foot right-of-way); thence run South 89°36'51" East, along said South right-of-way a distance of 810.00 feet to a point on the West right-of-way of S.E. 35th Street (an 80 foot right-of-way); thence run South 00°34'53" West, along said right-of-way, a distance of 944.89 feet to a point on the South line of Section 11, Township 10 South, Range 20 East; thence run North 89°37'01" West, along the South line of said section, a distance of 481.66 feet to the P.O.B.; containing 16.27 acres more or less.



ALSO LESS:

A parcel of land situated in the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: For a point of reference, commence at a railroad spike marking the Southwest corner of said Section 11 and run South 89 degrees, 37 minutes, 01 seconds East along the South line of said Section 11, a distance of 39.75 feet to a found 3/4 inch iron pipe on the East right of way line of State Road No. S-329-A (Kincaid Road - an 80 foot right of way) and the Point of Beginning; thence run North 00 degrees, 02 minutes, 33 seconds East along said East right of way line, a distance of 475.96 feet to a rebar and cap (P.L.S. 4788); thence run South 89 degrees, 37 minutes, 20 seconds East, a distance of 469.00 feet to a rebar and cap (P.L.S. 4788); thence run South 00 degrees, 02 minutes, 33 seconds West, a distance of 476.01 feet to a rebar and cap (P.L.S. 4788) on the South line of said Section 11; thence run North 89 degrees, 37 minutes, 01 seconds West along said South line, a distance of 469.00 feet to the point of beginning.

AND LESS

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 11 AND RUN SOUTH 89 DEG. 37 MIN. 01 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 39.75 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. S-329-A (KINCAID ROAD - AN 80 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 00 DEG. 02 MIN. 33 SEC. EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 475.96 FEET TO A REBAR AND CAP (P.L.S. 4788) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 02 MIN. 33 SEC. EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 469.00 FEET TO A CONCRETE MONUMENT (P.L.S. 1772) AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 21ST AVENUE (A 60 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89 DEG. 37 MIN. 20 SEC. EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.00 FEET TO A REBAR AND CAP (P.L.S. 4788); THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 00 DEG. 02 MIN. 33 SEC. WEST, A DISTANCE OF 469.00 FEET TO A REBAR AND CAP (P.L.S. 4788); THENCE RUN NORTH 89 DEG. 37 MIN. 20 SEC. WEST, A DISTANCE OF 469.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 11 AND RUN SOUTH 89 DEGREES, 37 MINUTES, 01 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 39.75 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. S-329-A (KINCAID ROAD - AN 80 FOOT RIGHT-OF-WAY); THENCE CONTINUE SOUTH 89 DEGREES, 37 MINUTES, 01 SECONDS EAST, ON SAID SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 469.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF SAID SECTION 11, RUN NORTH 00 DEGREES, 02 MINUTES, 33 SECONDS EAST, A DISTANCE OF 945.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. 21ST AVENUE (A 60 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89 DEGREES, 36 MINUTES, 51 SECONDS EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.15 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00 DEGREES, 02 MINUTES, 33 SECONDS WEST, A DISTANCE OF 944.99 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 11; THENCE RUN NORTH 89 DEGREES, 37 MINUTES, 01 SECONDS WEST, ON SAID SOUTH LINE, A DISTANCE OF 482.15 FEET TO THE POINT OF BEGINNING. CONTAINING 10.46 ACRES OF LAND MORE OR LESS.



941.924.1600
www.LJA.com
643 SW 4th Avenue, Suite 220, Gainesville, Florida 32601

EXHIBIT A



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

Submit Application to:
Development Services Division

ZONING APPLICATION

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

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: LJA Engineering, Inc. Contact Person: Christopher Potts, PE
 Address: 643 SW 4th Ave, Suite 220, Gainesville FL 32601 Phone: (352) 244 - 8341
 Email address: cpotts@lja.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: Alachua Habitat for Humanity Property Address: Not Assigned
 City: Gainesville State: FL Zip: 3260 Phone: (239) 404 - 1221
 Tax Parcel #: 16134 - 051 - 074 Section: 11 Township: 10 Range: 20 Grant: _____
 Total Acreage: 5.87 Zoning: R-1b Land Use: Low Density

TYPE OF REQUEST

- Rezoning From: R-1B To: R-1A
- Special Use Permit For: _____
- Minor Special Use Permit For: _____
- Special Exception For: _____
- Minor Special Exception For: _____

CERTIFICATION

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

Signature of Applicant/Agent: Christopher Potts Date: 09/09/2025

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



REQUIRED ATTACHMENTS

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

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



941.924.1600
www.LJA.com
643 SW 4th Avenue, Suite 220, Gainesville, Florida 32601

EXHIBIT B

CELEBRATION OAKS – PHASE 2 NEIGHBORHOOD WORKSHOP NOTICE

PUBLIC NOTICE

VIRTUAL NEIGHBORHOOD WORKSHOP

PROJECT: Celebration Oaks – Phase 2

DATE: Thursday, August 28, 2025

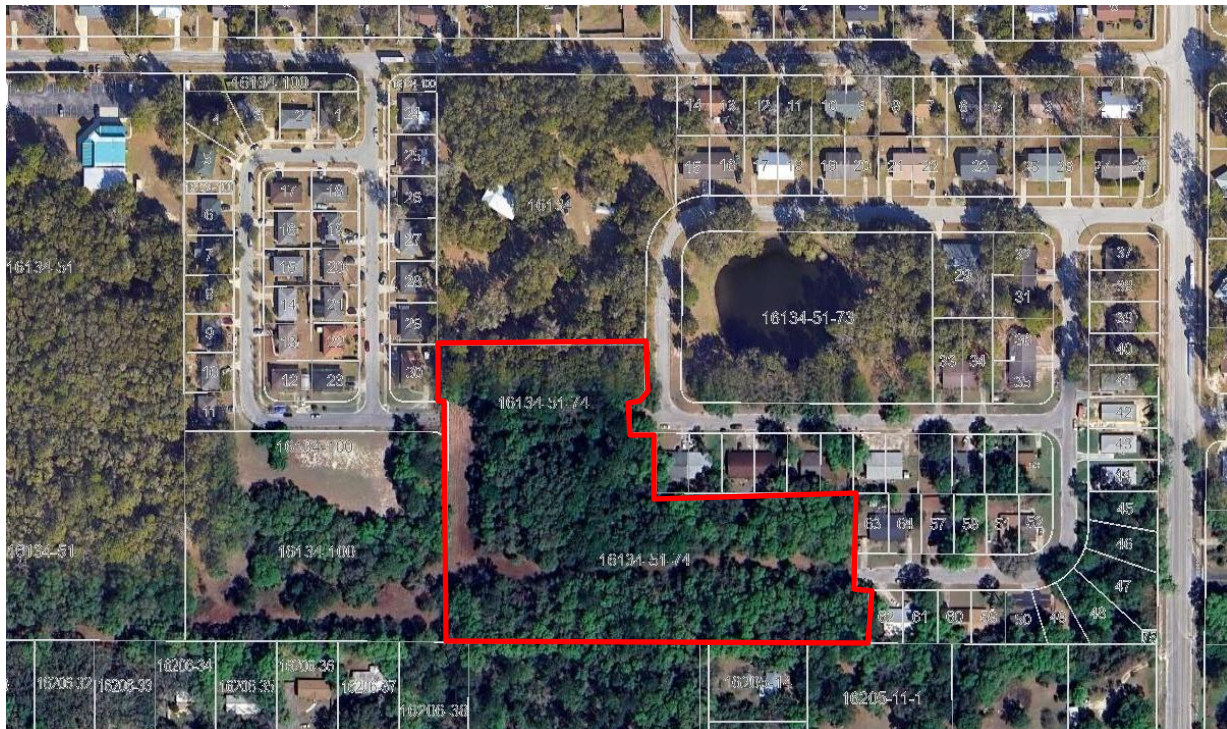
TIME: 6:00 PM

PURPOSE: Alachua Habitat for Humanity, Inc. is requesting to rezone parcel 16134-051-074 (5.87 acres) from R-1B to R-1A. The Future Land Use is Low Density (1-4 du/acre) which is not compatible with the current zoning district of R-1B. The proposed development after rezoning will consist of 23 residential lots.

VIRTUAL MEETING ACCESS:

- Platform: Microsoft Teams
- Meeting ID: 282 778 727 951 1
- Password: iD7NS7Uo
- Phone Access: (US) +1 346-202-6170
- Phone conference ID: 640 613 377#

LOCATION MAP: [See map below showing parcel 16134-051-074, totaling 5.87 acres]



NEWSPAPER ADVERTISEMENT FORMAT

PUBLIC NOTICE

VIRTUAL NEIGHBORHOOD WORKSHOP

Project: Celebration Oaks – Phase 2

Date: Thursday, August 28, 2025

Time: 6:00 PM

Purpose:

Alachua Habitat for Humanity, Inc. is proposing to rezone parcel **16134-051-074** (5.87 acres) from **R-1B to R-1A**. The current Future Land Use is **Low Density Residential (1–4 du/acre)**, which is not compatible with the existing zoning.

If approved, the rezoning would allow for the development of **23 residential lots**.

How to Join (Virtual via Microsoft Teams):

- Platform: Microsoft Teams
- Meeting ID: 282 778 727 951 1
- Password: iD7NS7Uo
- Phone Access: +1 (346) 202-6170 (U.S.)
- Phone Conference ID: 640 613 377#



CELEBRATION OAKS – PHASE 2 NEIGHBORHOOD WORKSHOP SUMMARY

WORKSHOP DETAILS

PROJECT: Celebration Oaks – Phase 2

DATE: Thursday, August 28, 2025

TIME: 6:00 PM

ATTENDEES: Chris Potts, PE (LJA Engineering); Rylee Ballard, EI (LJA Engineering)

No attendees from the public.

The logo consists of the letters 'L', 'J', and 'A' in a bold, italicized, sans-serif font. The letters are white and set against a dark blue background. The 'L' and 'J' are connected at their base, and the 'A' is positioned to the right of the 'J'.

LJA

LJA

Welcome to The Neighborhood Workshop





Welcome & Tonight's Format

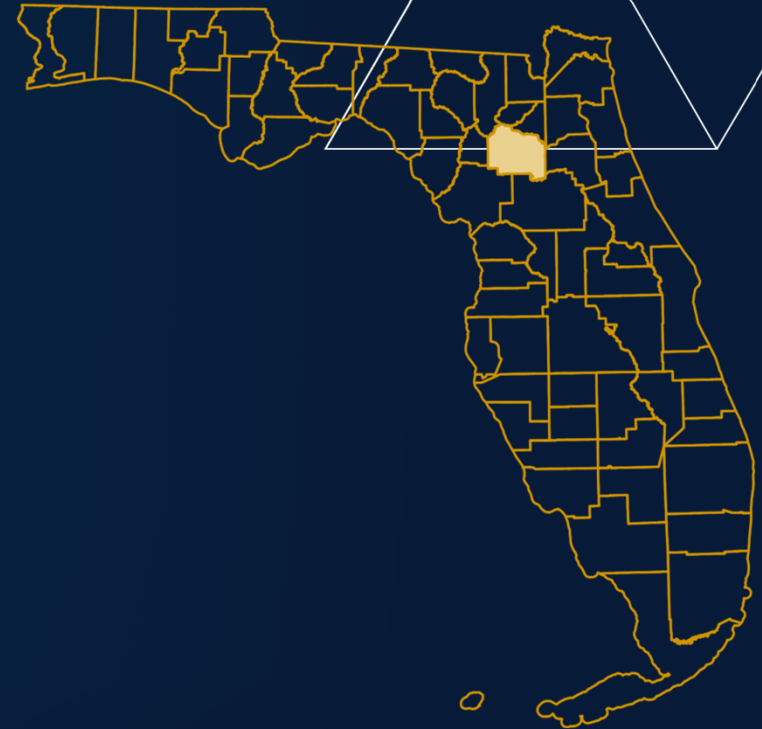
Thank You For Being Here

We appreciate you taking the time to be here and learn more about our proposed Celebration Oaks – Phase 2 development.

How We Will Structure Tonight's Meeting

- **First:** We'll present the key details of our proposal
- **Then:** We will open the floor for questions, comments, and concerns
- **Goal:** Gather your input before we submit our formal request

We value your feedback, so please save all questions for the discussion period at the end.





ABOUT HABITAT FOR HUMANITY

Founded in 1986, **Alachua Habitat for Humanity** brings people together to build homes, strengthen communities, and inspire hope.

- **191** Homes Built
- **895** Volunteers in 2025
- **12,119** Volunteer Hours in 2025
- **82** Mortgages Paid Off





Purpose of Tonight's Workshop

Your Feedback Shapes our Final Application

- We're here to hear your concerns and respond to your questions
- We'll present our initial plans
- Your input on our proposal is encouraged and valued
- Practical suggestions will be considered and integrated into our plans

Key Dates

Tonight: Community Feedback Session

September 2025: Initial Rezoning Submittal

November 2025: Planning Board Commission

December 2025: County Commission





What We Are Requesting

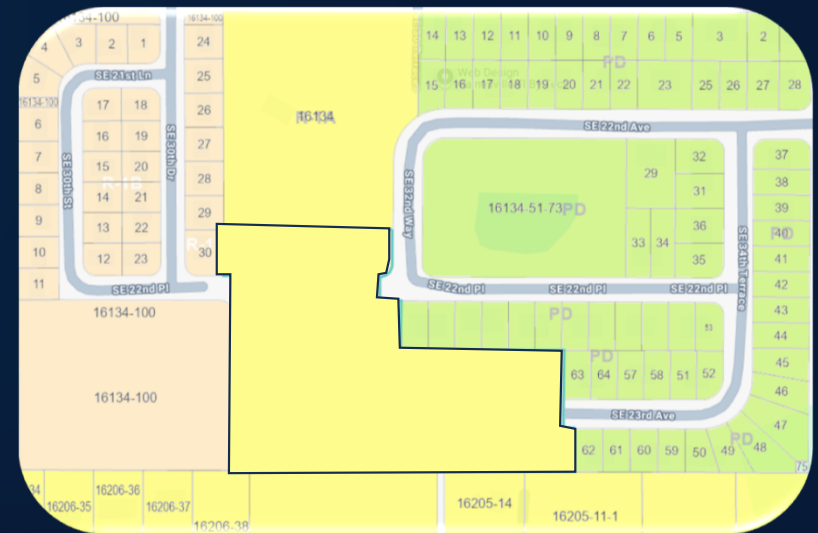
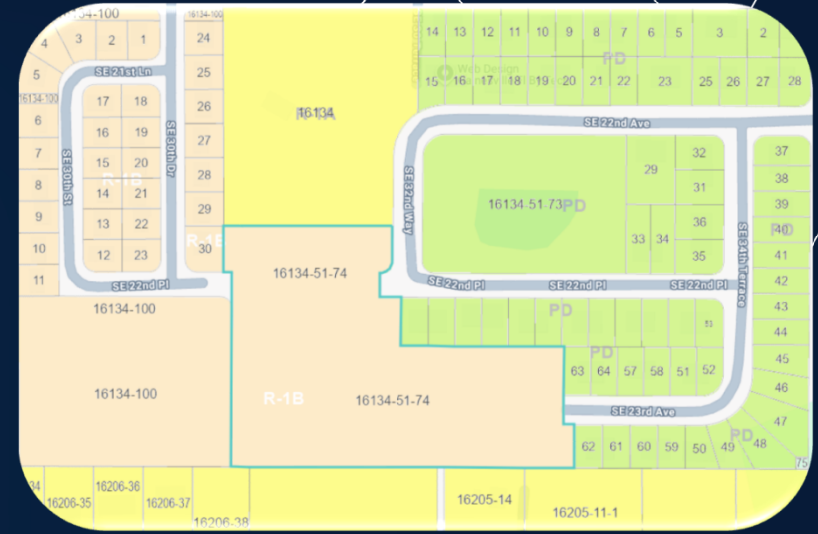
Rezoning For Compatibility

Current: R-1B zoning

Proposed: R-1A zoning

Future Land Use : Low Density (1-4 du/acre)

The future land use is not compatible with the current zoning





Understanding The **Approval Process**

Rezoning is Just The Beginning

After the rezoning process, extensive additional review is required:

- **Development Plan Review:** Detailed engineering, landscaping, and site design
- **Environmental Permitting:** State and federal agency oversight
- **Traffic and access studies:** FDOT review and approval process
- **Additional public hearings:** More opportunities for community input

Reality Check: Minimum 16-18 months of review before any construction begins





Our Vision

A world where everyone has a safe and affordable place to live.

We want to partner with future homeowners to build together spaces that are welcome for **everyone.**

Moving Forward Together

- **Tonight's input** will be carefully reviewed and incorporated where possible
- **Transparent process** - Regular updates throughout county review
- **Open dialogue** - Continued communication with neighbors
- **Quality commitment** - Building homes and relationships that last



We're Here To Listen

Your questions, concerns, and suggestions help us create a better neighborhood that works for everyone.

How We Will Use Your Feedback

- ✓ Modify our plans where feasible and appropriate
- ✓ Add protective measures beyond minimum requirements
- ✓ Improve communication throughout the development process
- ✓ Explore community benefits we may not have considered

Chris Potts, PE
Civil Engineer
LJA Engineering
cpotts@lja.com
(352) 244-8341

The logo for LJA is rendered in a bold, white, sans-serif font. The letters are closely spaced, with the 'L' and 'J' having a distinctive shape. A thin, horizontal orange line is positioned directly beneath the logo.

LJA

**EMPLOYEE-OWNED.
CLIENT FOCUSED.**

16206-024-000
BUE DEVIN SAMUEL LAMPERT LO
10025 SW 124TH AVE
MIAMI, FL 33186

16134-100-005
WILLIAMS PAMELA
10137 SW 81ST CT
OCALA, FL 34481

16134-051-045
MIDDLETON MICHAEL
1039 SE 20TH ST
GAINESVILLE, FL 32641

16205-041-000
BATIE SR BILLY F
10704 NE 176TH ST
WALDO, FL 32694-4255

16134-051-058
LUC JOHN E TRUSTEE
11210 EAST OWNBEY COURT
FLORAL CITY, FL 34436

16124-001-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

16205-034-000
BASS ALVIN EDDIE
13391 NE 49TH ST
WILLISTON, FL 32696

16134-051-011
KIMBALL JOHN H
13504 NW 56TH AVE
GAINESVILLE, FL 32653

16205-011-001
SAUNDERS THOMAS J & LYNN V
141 BLACKSMITHS DR
GEORGETOWN, TX 78633

16134-042-005
REEB KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

16134-051-007
AHADIAN YOUSEF
141-17 71 RD
FLUSHING, NY 11367

16134-051-051
J & J INVESTMENT DEVELOPMENT
LLC
141-17 71ST RD
FLUSHING, NY 11367

16134-051-032
WALKER & WALKER
1611 SE 23RD LN
GAINESVILLE, FL 32641

16206-036-000
MARTINEZ JUAN ANTONIO
DELGADO
1645 MERRIMACK CT
DAVENPORT, FL 33837-4192

16134-051-019
ROGERS & ROGERS TRUSTEE
1725 NW 10TH TER
GAINESVILLE, FL 32609-5408

16205-037-000
SASSER ELENA
17615 SE 26TH ST
MICANOPY, FL 32667-3878

16134-047-001
COOK VANESSA L
2018 SE 32ND TER
GAINESVILLE, FL 32641

16134-100-024
FOGARTY & FOGARTY
2115 SE 30TH DR
GAINESVILLE, FL 32641

16134-051-053
PARRISH JAMES LOWELL SRNANCY
2121 DANSHIRE DR
TALLAHASSEE, FL 32308

16134-100-025
GREEN REGINA
2135 SE 30TH DR
GAINESVILLE, FL 32641

16134-100-017
MALONE GILDA
2151 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-026
JOHNSON GWEN
2155 SE 30TH DR
GAINESVILLE, FL 32641

16134-100-006
JOHNSON MELVINA
2156 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-019
WILLIAMS SHIRLEY
2170 SE 30TH DR
GAINESVILLE, FL 32641

16134-100-016
HOSKINS PERCYETTE
2171 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-027
CHARLES MAUREEN
2175 SE 30TH DR
GAINESVILLE, FL 32641

16134-100-007
JAMES PATRICIA
2176 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-020
ARMSTRONG YATA DETRON
2190 SE 30TH DR
GAINESVILLE, FL 32641-1204

16134-100-015
BISSEMBER BARBARA A
2191 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-008
WALLACE JOVONE
2208 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-028
PHIPPS JAKACIA
2209 SE 30TH DR
GAINESVILLE, FL 32641

16134-100-021
MOORE YVONNE T
2214 SE 30TH DR
GAINESVILLE, FL 32641-1206

16134-100-009
JOHNSON BETTY JEAN LIFE ESTATE
2228 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-029
KERNEY SHONDA
2229 SE 30TH DR
GAINESVILLE, FL 32641

16134-051-041
DOBY ALICIA SHANICE
2229 SE 34TH TER
GAINESVILLE, FL 32641

16134-100-013
BRYANT TYLER A
2233 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-022
STUCKEY REGINA Y
2234 SE 30TH DR
GAINESVILLE, FL 32641-0923

16134-051-043
CARVER MICHELLE NECOLE
2239 SE 34TH TER
GAINESVILLE, FL 32641

16134-051-044
AKINLOBA MARY
2241 SE 34TH TER
GAINESVILLE, FL 32641

16134-100-010
HOLT CYNTHIA
2258 SE 30TH ST
GAINESVILLE, FL 32641

16134-100-011
KAFKA DENISE BAIN
2288 SE 30TH ST
GAINESVILLE, FL 32641

16205-047-000
MCGILL JOSHUA WILLIAM
2302 SE 12TH ST
GAINESVILLE, FL 32641-8747

16134-100-000
CELEBRATION OAKS PHASE I HOME
2317 SW 13TH ST
GAINESVILLE, FL 32608

16134-100-002
FILER LAKENDRA
2401 NE 3RD PL
GAINESVILLE, FL 32641-5904

16205-014-000
FOGARTY DONNA PEARL
2407 SE 32ND TER
GAINESVILLE, FL 32641

16205-004-000
DAVIS RICKY & DONNA
2407 SE 35TH ST
GAINESVILLE, FL 32641-9368

16205-044-000
CROFTS SONYA
2417 SE 32ND TER
GAINESVILLE, FL 32641

16205-021-001
MILESKI MICHAEL R
2422 SE 35TH ST
GAINESVILLE, FL 32641

16205-045-000
PONS MICHAEL A LIFE ESTATE
2501 SE 32ND TER
GAINESVILLE, FL 32641

16205-004-001
CHOON RONALD
2505 SE 35TH ST
GAINESVILLE, FL 32641

16206-042-000
MCGILL ANNIE MAY KNIGHT
2550 SE 31ST ST
GAINESVILLE, FL 32641

16206-041-000
WRENNE MICHAEL PETER
2561 SE 31ST ST
GAINESVILLE, FL 32641

16206-039-000
WILLIAMS JACQUELINE K TRUSTEE
2570 SE 31ST ST
GAINESVILLE, FL 32641

16206-044-000
CRITCHLEY DAWN L
2590 SE 31ST ST
GAINESVILLE, FL 32641-9359

16205-033-000
BIVENS & JOHNSON JR
2603 NW 13TH ST PMB 132
GAINESVILLE, FL 32609-2835

16134-051-042
ALACHUA HABITAT FOR HUMANITY
INC
2610 NW 43RD ST STE 2B
GAINESVILLE, FL 32606-7422

16205-043-000
COSGROVE DONALD P ANDERSON &
SALLY G ANDERSON
2610 SE 35TH ST
GAINESVILLE, FL 32641

16205-035-000
SASSER EVERETT H & ANNIE M LIFE
ESTATE
2613 SE 31ST ST
GAINESVILLE, FL 32641

16205-012-000
NEW HOPE BAPTIST CHURCH
2616 SE 35TH ST
GAINESVILLE, FL 32641-0810

16134-051-031
WEST BETTY G
2826 NE 11TH DR
GAINESVILLE, FL 32609

16134-047-002
NEW BEGINNINGS PROPERTIES LLC
283 SW 128TH TER
JONESTOWN, FL 32669

16134-051-017
NEW BEGINNINGS PROPERTIES LLC
283 SW 128TH TER
NEWBERRY, FL 32669

16206-030-000
BROWN & BROWN TRUSTEES
2850 SE 24TH PL
GAINESVILLE, FL 32641

16206-019-000
ARCHER MARK DOUGLAS
2901 SE 24TH PL
GAINESVILLE, FL 32641

16134-051-000
FAITH MISSIONARY BAPTIST CHUR
2905 SE 21ST AVE
GAINESVILLE, FL 32641-1024

16206-020-000
MCMILLAN & MCMILLAN
2951 SE 24TH PL
GAINESVILLE, FL 32641

16206-021-000
AUSTILL SUS BELSCHNER
2971 SE 24TH PL
GAINESVILLE, FL 32641

16206-034-000
REYES DESTINY J
2990 SE 24TH PL
GAINESVILLE, FL 32641

16134-100-004
LEE LEANNE
3004 SE 21ST LN
GAINESVILLE, FL 32641

16134-048-001
STEPHENS THEODORE
3010 SE 21ST AVE
GAINESVILLE, FL 32641

16206-035-000
DRURY DAVIS & STACEY
KIRKPATRICK
3010 SE 24TH PL
GAINESVILLE, FL 32641

16134-042-001
WEST AMELIA
3011 SE 20TH AVE
GAINESVILLE, FL 32641-2000

16134-100-003
WADE YOLANDA
3024 SE 21ST LN
GAINESVILLE, FL 32641

16134-100-012
HOOKER VALARIA A
3036 SE 22ND PL
GAINESVILLE, FL 32641

16134-048-002
DENNIS & MOSLEY JR
3040 SE 21ST AVE
GAINESVILLE, FL 32641

16134-042-002
DAVIS JOHN DELAWDER
3041 SE 20TH AVE
GAINESVILLE, FL 32641

16134-100-018
MARTIN & ROBINSON & ROBINSON &
WILSON
3055 SE 21ST LN
GAINESVILLE, FL 32641

16134-100-023
CRUMPTON CARLENE
3056 SE 22ND PL
GAINESVILLE, FL 32641

16134-100-001
JACOBS & KUNDAR H/W
3064 SW 21ST LN
GAINESVILLE, FL 32641

16134-042-003
JEAN-LOUIS ASHLEY W
3081 SE 20TH AVE
GAINESVILLE, FL 32641

16134-048-004
LLOYD BETTY J
3090 SE 21ST AVE
GAINESVILLE, FL 32641-1085

16206-037-000
WEINTRAUB NANCY L HEIRS
3090 SE 24TH PL
GAINESVILLE, FL 32641-9394

16134-100-030
SHEPPARD ALKACHINY
3102 SE 22ND PL
GAINESVILLE, FL 32641

16134-051-057
SMITH SUSIE M
3126 NE 12TH ST
GAINESVILLE, FL 32609-2426

16134-047-004
TUCKER OLIVER LORENZO &
MARILYN MARIE
3140 SE 21ST AVE
GAINESVILLE, FL 32641-1086

16134-043-001
STRAPPY JACQUELIN
3141 SE 20TH AVE
GAINESVILLE, FL 32641-1018

16206-049-000
STAVISH PAMELA J
3150 SE 27TH AVE
GAINESVILLE, FL 32641

16134-047-003
BROWN & RENTZ & WILLIAMS
3180 SE 21ST AVE
GAINESVILLE, FL 32641

16134-045-002
RILEY RENA M
3181 SE 20TH AVE
GAINESVILLE, FL 32601

16134-043-003
MONTGOMERY LARRY L
3191 SE 20TH AVE
GAINESVILLE, FL 32641-1018

16134-000-000
REYNOLDS WILL & LOLITA T
3195 SE 21ST AVE
GAINESVILLE, FL 32641-1024

16206-047-000
FRANQUEMONT GERALD L & DALE
M
3200 SE 27TH AVE
GAINESVILLE, FL 32641-9331

16206-046-000
CHERSINI NADINE
3216 SE 27TH AVE
GAINESVILLE, FL 32641

16134-051-014
CECILE & CECILE & CECILE TRUSTEE
& CECILE TRUSTEE & GULLEDGE &
GUNNELS & GUNNELS
3225 SE 21ST AVE
GAINESVILLE, FL 32641

16134-051-013
DAVIS CYNTHIA C
3227 SE 21ST AVE
GAINESVILLE, FL 32641

16134-051-015
HOLMES DAVID
3228 SE 22ND AVE
GAINESVILLE, FL 32641-9133

16134-051-068
HEUPEL JON & SUE
3241 SE 22ND PL
GAINESVILLE, FL 32641-9190

16134-051-067
COLON & WOODCOCK
3243 SE 22ND PL
GAINESVILLE, FL 32641

16134-043-004
RAWLS GERALDINE M HEIRS
3261 SE 20TH AVE
GAINESVILLE, FL 32641-1018

16134-046-001
RIGGINE DOROTHY M
3280 SE 21ST AVE
GAINESVILLE, FL 32641

16134-044-001
ETCHISON REBECCA M & JAMES
LAWRENCE
3281 SE 20TH AVE
GAINESVILLE, FL 32641

16134-051-066
WALKER BARBARA J
3305 SE 22ND PL
GAINESVILLE, FL 32641-9139

16134-051-063
WIMS SHARIEA K
3306 SW 23RD AVE
GAINESVILLE, FL 32641

16134-051-065
WALKER & WALKER
3307 SE 22ND PL
GAINESVILLE, FL 32641-9139

16134-046-002
C/O DAVID THOMAS JR
THOMAS ETHEL HEIRS
3310 SE 21ST AVE
GAINESVILLE, FL 32641

16205-042-000
GIBSON STEVEN H
3310 SE 27TH AVE
GAINESVILLE, FL 32641

16134-044-002
SPIKES SHERRY A
3311 SE 20TH AVE
GAINESVILLE, FL 32641

16205-011-000
SAUNDERS THOMAS J & LYNN V
3314 SE 25TH PL
GAINESVILLE, FL 32641

16205-027-000
COSTA & COSTA
3315 SE 25TH PL
GAINESVILLE, FL 32641-9328

16134-051-055
HAWKINS & ROBINSON
3317 SE 22ND PL
GAINESVILLE, FL 32641

16134-051-006
SCIPPIO TASHARA
3319 SE 21ST AVE
GAINESVILLE, FL 32641

16134-051-023
WALSTON DEMETREIOUS
3320 SE 22ND AVE
GAINESVILLE, FL 32641

16205-009-000
ABDULNOUR GEORGE NICOLAS
3320 SE 27TH AVE
GAINESVILLE, FL 32641

16134-051-005
KINCAID MONICA ANN
3321 SE 21ST AVE
GAINESVILLE, FL 32641

16134-051-059
NORMAN DONALD L
3321 SE 23RD AVE
GAINESVILLE, FL 32641

16134-046-003
FLOWERS SHERRY
3340 SE 21ST AVE
GAINESVILLE, FL 32641-9103

16134-044-003
FORTE GALE KENNEDY TRUSTEE
3341 SE 20TH AVE
GAINESVILLE, FL 32641

16205-021-000
RHODES EDWARD VAN
3362 SE 25TH PL
GAINESVILLE, FL 32641

16134-046-004
GIBSON & MOORE
3380 SE 21ST AVE
GAINESVILLE, FL 32641

16205-013-000
FOGARTY RONNIE CLEVELAND LIFE
ESTATE
3403 SE 25TH PL
GAINESVILLE, FL 32641

16134-051-054
MCNEAL SAMUEL JR HEIRS
3407 SE 22ND PL
GAINESVILLE, FL 32641-0901

16134-048-003
% SAUL SILBER PROPERTIES
SILBER SAUL
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

16125-002-025
ROBINSON MAUNITER LATOSHIA
3504 SE 22ND PL
GAINESVILLE, FL 32641

16125-002-016
ARTIS ANGELA NICOLE
3505 SE 22ND LANE
GAINESVILLE, FL 32641

16125-002-024
LEE IRAFIMY NICOLE
3505 SE 22ND PL
GAINESVILLE, FL 32641

16125-002-023
PERRY & WHITLEY W/H
3515 SE 22ND PL
GAINESVILLE, FL 32641

16125-002-015
WALLACE RICKEY LEE LIFE ESTATE
3515 SE 22ND LN
GAINESVILLE, FL 32641

16125-002-014
TINDALL RANIKA NICOLE
3521 SE 22ND LANE
GAINESVILLE, FL 32641

16134-051-056
COREA ROMMEL ANTONIO &
GUILLERMINA
3640 AREY DR #11
SAN DIEGO, CA 92154

16134-100-014
NGUYEN CHIEU ANH CHI
4033 NW 59TH AVE
GAINESVILLE, FL 32653

16125-002-017
MCCARTHY WILLIAM D
4055 KINGSTON HWY
KINGSTON, TN 37763

16206-033-000
INHABIT ART LLC
468 ELDRON DR APT 8
MIAMI SPRINGS, FL 33166

16134-045-004
RICL LLC
5431 SHIRLEY DR
JUPITER, FL 33458

16134-051-049
ALACHUA COUNTY HOUSING
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

16205-006-000
KG GROUP HOLDINGS LLC
8 CAPE COURT
EAST BRUNSWICK, NJ 08816

16134-051-003
HARVEST TIME HOLDINGS LLC
8061 NW 72ND ST
FORT LAUDERDALE, FL 33321

16206-050-000
DAVIS JOSHUA R
8332 SW STATE RD 47
LAKE CITY, FL 32024

16125-002-018
BURDETTE HOLDINGS LLC
8975 SW 74TH LN
GAINESVILLE, FL 32608

16206-045-000
HUSEMAN DONNA S
9219 SW 12TH AVE
GAINESVILLE, FL 32607-3216

16206-100-000
% JOHN J CRUMPTON
CRUMPTON RALPH
PO BOX 2627
CHIEFLAND, FL 32644

16134-051-009
J J KIND INVESTMENTS LLC
PO BOX 357923
GAINESVILLE, FL 32635

16134-051-060
MILLER TIMOTHY J
PO BOX 411
BRONSON, FL 32621

16134-049-000
ROBINSON DELORES LIFE ESTATE
PO BOX 5183
GAINESVILLE, FL 32627-5183

16206-023-000
JOHNSON CHARLES R
PO BOX 5573
GAINESVILLE, FL 32627-5573

16134-051-075
GREENTREE VILLAGE OF GAINESVI
PO BOX 7182
GAINESVILLE, FL 32605-7182

16134-051-073
GREENTREE VILLAGE PROPERTY
PO BOX 7182 OWNERS ASSO INC
GAINESVILLE, FL 32605-7182



941.924.1600
www.LJA.com
643 SW 4th Avenue, Suite 220, Gainesville, Florida 32601

EXHIBIT C



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

Submit Application to:
Development Services Division

PROPERTY OWNERS' AFFIDAVIT

Alachua Habitat for Humanity, Inc. David Weiss

Owner

Application No.

Additional Owners

LJA Engineering, Inc.

Appointed Agent(s)

16134-051-074

11

10

20

Parcel Number(s)

Section

Township

Range

Rezoning, Preliminary Development Plan, and Final Development Plan

Type of Request

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

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

Owner (signature)

Owner (signature)

Owner (signature)

STATE OF FLORIDA
 COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 10 DAY OF September, 2025

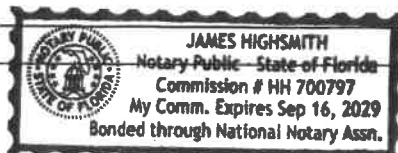
BY David Weiss

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

VOIA FCOL

(TYPE OF IDENTIFICATION)

(SEAL ABOVE)



Notary Public, Commission No. HH 700797

(Name of Notary typed, printed, or stamped)

James Highsmith



941.924.1600
www.LJA.com
643 SW 4th Avenue, Suite 220, Gainesville, Florida 32601

EXHIBIT D

Real Estate Account #16134 051 074

Owner:

ALACHUA HABITAT FOR HUMANITY INC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)




[Get bills by email](#)

2024 Annual Bill

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2024 Annual Bill	93094	—	0400	\$0.00

PAID
 [Print \(PDF\)](#)

If paid by:	Jan 31, 2025
Please pay:	\$0.00

Combined taxes and assessments: \$430.06

SAVE TIME PAY ONLINE @ WWW.ALACHUACOLLECTOR.COM

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
COUNTY GENERAL	7.6180	\$17,790.00	\$0.00	\$17,790.00	\$135.52
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	\$17,790.00	\$0.00	\$17,790.00	\$63.47
LIBRARY GENERAL	1.0000	\$17,790.00	\$0.00	\$17,790.00	\$17.79
SCHOOL CAP PROJECT	1.5000	\$17,790.00	\$0.00	\$17,790.00	\$26.69
SCHOOL DISCRNRY & CN	0.7480	\$17,790.00	\$0.00	\$17,790.00	\$13.31
SCHOOL GENERAL	3.0130	\$17,790.00	\$0.00	\$17,790.00	\$53.60
SCHOOL VOTED	1.0000	\$17,790.00	\$0.00	\$17,790.00	\$17.79
CHILDREN'S TRUST	0.4500	\$17,790.00	\$0.00	\$17,790.00	\$8.01
ST JOHNS RIVER WATER MGT DISTR	0.1793	\$17,790.00	\$0.00	\$17,790.00	\$3.19
Total Ad Valorem Taxes	19.0761				\$339.37

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
550 COUNTY FIRE SERVICES	Varies	\$90.69
Total Non-Ad Valorem Assessments		\$90.69

Parcel Details

Owner:	ALACHUA HABITAT	Account	16134 051 074	Assessed value:	\$17,790
---------------	-----------------	----------------	---------------	------------------------	----------

FOR HUMANITY INC
Situs: UNASSIGNED
LOCATION RE

Alternate Key 93094
Millage code 0400
Millage rate 19.0761

School assessed value: \$17,790

2024 TAX AMOUNTS
Ad valorem: \$339.37
Non-ad valorem: \$90.69
Total Discountable: \$430.06
Total tax: \$430.06

LEGAL DESCRIPTION
S 943.14 FT OF SW1/4 LESS E 50 FT FOR STREET & W 40 FT FOR STREET & LESS E 380.07 FT OF W 1730.06 FT OF N 449.59 FT OF S 943.14 FT & E 49.25 FT OF W 1779.31 FT OF N 180.05 FT LESS GREENTREE VILLAGE PB J-82) (LESS THE N 469 FT OF THE W 469 FT)(LESS SW COR SEC E 39.75 FT POB N 475.96 FT E 469 FT S 476.01 FT W 469 FT POB PER OR 2082/2763)(LESS COM SW COR SEC E 39.75 FT E 469 FT POB N 945.01 FT E 482. ...

[View More](#)

LOCATION
Book, page, item: 2284-2602-
Geo number: 11-10-20-16134051074
Range: 20
Township: 10
Section: 11
Neighborhood: 315400.00
Use code: 000
Total acres: 5.93

Alachua County Tax Collector
PO BOX 44310, JACKSONVILLE, FL 32231-4310

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies to non-DMV transactions. A **\$2.50 processing fee** applies to DMV transactions.

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

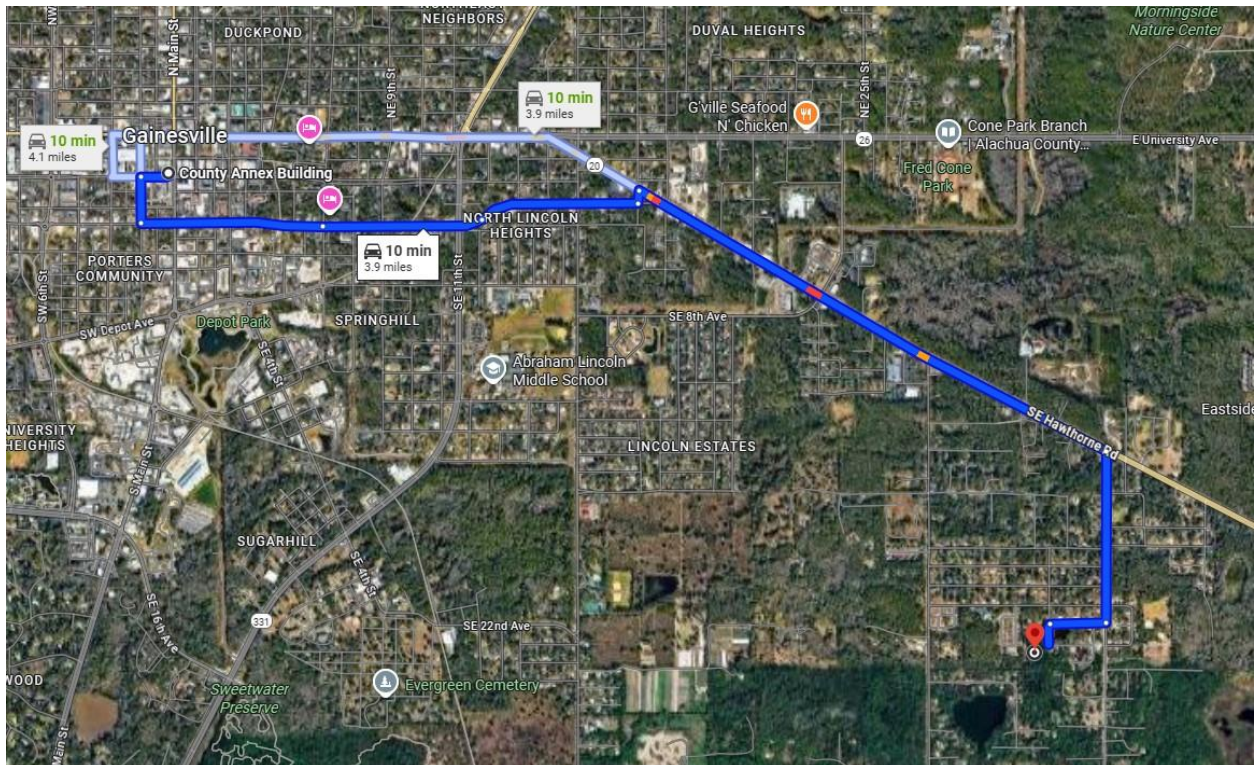


941.924.1600
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643 SW 4th Avenue, Suite 220, Gainesville, Florida 32601

EXHIBIT E

CELEBRATION OAKS – PHASE 2 DIRECTIONS

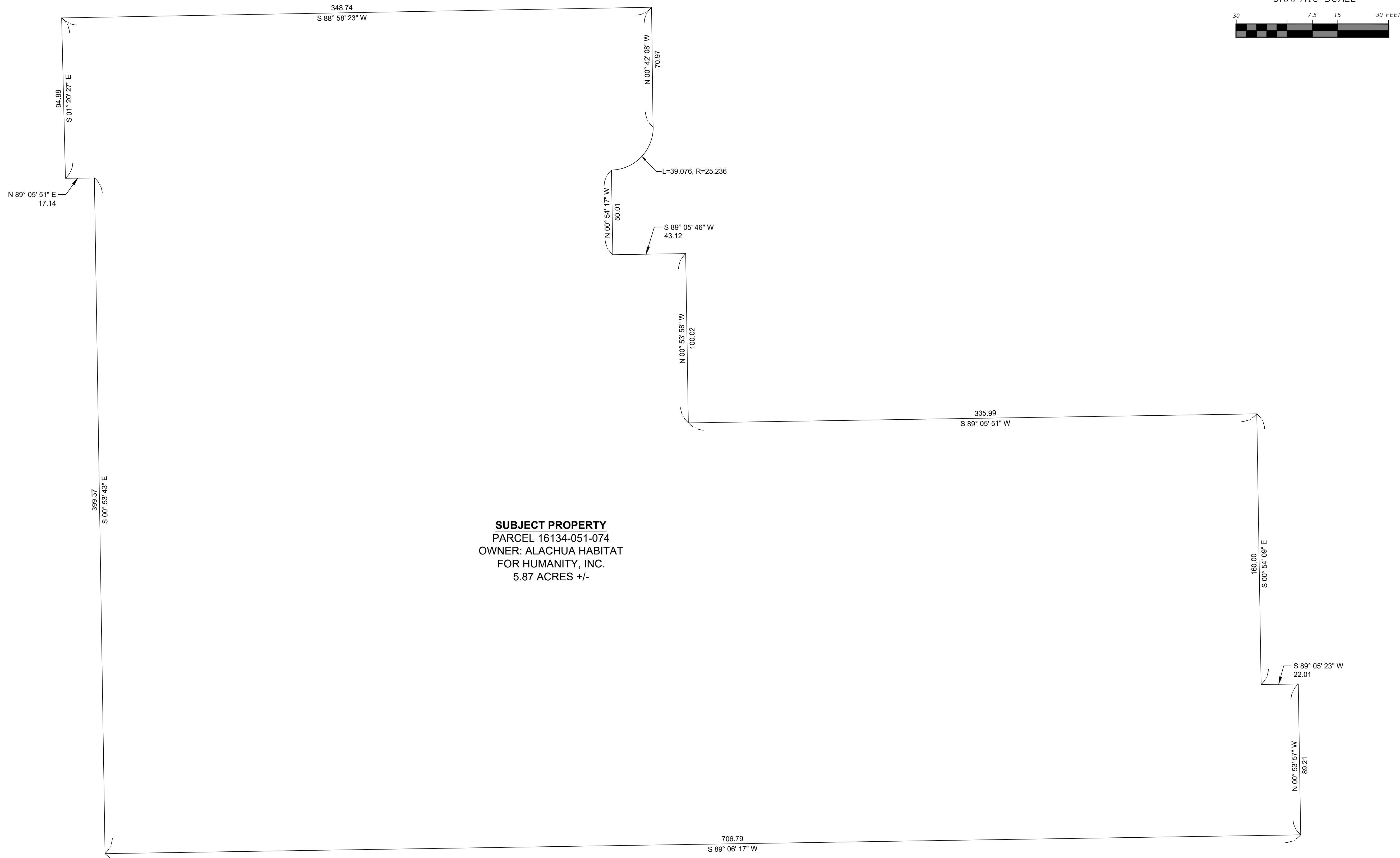
1. Head west toward SW 2nd Ave
2. Continue onto SW 2nd Ave
3. Turn left onto SW 2nd St
4. Turn left onto SW 4th Ave
5. At the traffic circle, continue straight onto SE 4th Ave
6. Continue onto SE 3rd Ave
7. Turn left onto SE 17th St
8. Turn right onto FL-20 E/SE Hawthorne Rd
9. Turn right onto SE 35th Ave
10. Turn right onto SE 22nd Ave
11. SE 22nd Ave turns left and becomes SE 32nd Way





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www.LJA.com
643 SW 4th Avenue, Suite 220, Gainesville, Florida 32601

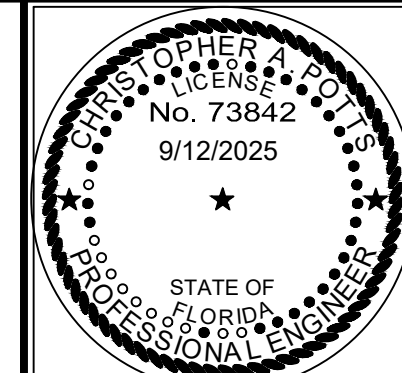
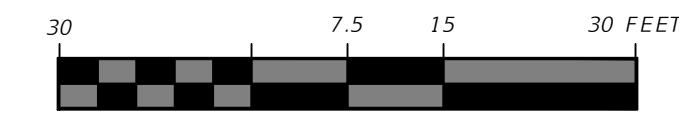
EXHIBIT F



SUBJECT PROPERTY
 PARCEL 16134-051-074
 OWNER: ALACHUA HABITAT
 FOR HUMANITY, INC.
 5.87 ACRES +/-



GRAPHIC SCALE



CHRISTOPHER POTTS, PE
 FLORIDA LICENSE NO. 73842

THIS ITEM HAS BEEN
 DIGITALLY
 SIGNED AND SEALED BY
 CHRISTOPHER POTTS, PE
 ON THE DATE ADJACENT TO
 THE SEAL.
 PRINTED COPIES OF THIS
 DOCUMENT ARE NOT
 CONSIDERED SIGNED AND
 SEALED AND THE
 SIGNATURE MUST BE
 VERIFIED ON ANY
 ELECTRONIC COPIES.

NO.	DATE	DESCRIPTION	DRWN	APPR

LJA
LJA Engineering, Inc.
 643 SW 4th AVENUE, SUITE 220
 GAINESVILLE, FLORIDA 32601
 352.244.8341 / WWW.LJA.COM

BOUNDARY EXHIBIT

CLIENT: ALACHUA HABITAT FOR HUMANITY, INC.

PROJECT: CELEBRATION OAKS PHASE 2

DATE	09/12/2025
DRAWN BY	CHRIS POTTS
CHKD BY	

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EXHIBIT G



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

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

SIGNED: Christopher Potts **PROJECT #** _____ **DATE:** 09/09/2025

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