



September 2, 2025

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

**Re: Eastwood Preserve
Preliminary Development Plan Application**

Please accept this application for a Preliminary Development Plan (PDP) for a proposed residential subdivision located at 5400 SE Hawthorne Road on approximately 81.16 +/- acres (tax parcels 16184-000-000, 16185-000-000, 16194-000-000, 16194-001-000, 16194-002-000, and 16201-004-000). The proposed project consists of a single family detached unit platted subdivision development with 149 lots and associated roadways, utilities, open space and stormwater facilities.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities. The project design has been prepared to demonstrate compliance with the applicable ULDC criteria.

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

Sincerely,

A handwritten signature in blue ink that reads 'Claudia Vega'.

Claudia Vega, P.E.
Director of Engineering

Prepared by and return to:

Raymond M. Ivey, Esq.
Scruggs, Carmichael & Wershow, P.A.
4923 NW 43rd Street
Gainesville, Florida 32606

File #: 23-0888

Rec. \$ 27.00

Tax: \$ 2870.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3530538 3 PG(S)

12/15/2023 1:24 PM
BOOK 5137 PAGE 3213
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1181048
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$2,870.00
Intang. Tax: \$0.00

WARRANTY DEED

THIS WARRANTY DEED, made and entered into on this 13th day of December 2023, by and between

Equity Trust Company Custodian FBO James K. Lyons IRA Account Number 200395471

whose address is **820 Wetmore Avenue, Everett, WA 98201**
hereinafter called Grantor, and

Gator Country LLC, a Florida Limited Liability Company

whose address is **1835 North Highway A1A, #702, Indialantic, FL 32903**
hereinafter called Grantee

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situated, lying and being in Alachua County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel #s: 16194-002-000 & 16194-001-000 & 16185-000-000

SUBJECT TO taxes for 2024 and all subsequent years and any easements and restrictions of record.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the same in fee simple, forever.

AND the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

[Signature]
Witness
Laura Brinkman
Printed name

[Signature]
Witness
Portia Bingham
Printed name

Equity Trust Company Custodian FBO James K. Lyons
IRA Account Number 200395471

By: [Signature]
Print Name: Taylor Schnear
Corporate Alternate Signer
Title: _____

ACKNOWLEDGMENT

STATE OF ^{Ohio} ~~FLORIDA~~
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th of December 2023, by Taylor Schnear, who is personally known to me OR who has produced driver's license or _____ as identification.

[SEAL]



KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

[Signature]
NOTARY PUBLIC

EXHIBIT "A"**Parcel 1:**

Lots F, K, and N of a subdivision of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida, as shown on a plat recorded in Plat Book "A", Page 93, of the Public Records of Alachua County, Florida.

Parcel 2:

That part of the N.E. 1/4 of Section 13, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: Commence at the Northwest corner of Lot 3 of a subdivision of said Section 13 and Section 12, as shown on a plat recorded in Plat Book "A", page 93 of the Public Records of said Alachua County, Florida, for a point of reference; thence run S. 01 degrees 41'21" E. along the West line of said Lot 3, a distance of 493.02 feet to a concrete monument and the point of beginning; from the said point of beginning; thence run N. 88 degrees 23'42" E., a distance of 80.60 feet to a concrete monument; thence run N. 41 degrees 07'51" E., a distance of 211.86 feet to a concrete monument; thence continue N. 41 degrees 07'51" E., a distance of 69.55 feet; thence S. 47 degrees 29'07" E., parallel to State Road No. 20, a distance of 209.00 feet; thence run S. 41 degrees 07'51" W., a distance of 400.0 feet to an intersection with the Northeasterly right of way line of said State Road No. 20; thence run N. 47 degrees 29'07" W. along the said Northeasterly right of way line a distance of 209.0 feet to a concrete monument; thence run N. 41 degrees 07'51" E., a distance of 10.54 feet to a concrete monument on the said West line of Lot 3; thence run N. 01 degrees 41'21" W., along the said West line of Lot 3, a distance of 87.10 feet to a concrete monument and the point of beginning.

Parcel 3:

That part of the Northeast Quarter (NE 1/4) of Section 13, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: Commence at the Northwest corner of Lot 3 of a subdivision of said Section 13 and Section 12, as shown on a plat recorded in Plat Book "A", page 93 of the Public Records of Alachua County, Florida, for a point of reference; thence run South 01 degrees 41'21" East along the West line of said Lot 3, a distance of 580.12 feet to a concrete monument; thence run South 41 degrees 07'51" West a distance of 10.54 feet to a concrete monument on the Northeasterly right of way line of State Road No. 20; thence run South 47 degrees 29'07" East along the said Northeasterly right of way line, a distance of 250.0 feet to the most Westerly corner of Lot 4 as shown on a survey map by M. G. Taylor, dated February 28, 1950 and recorded in Deed Book 260, page 266, Public Records of Alachua County, Florida, for a point of beginning; from said point of beginning, run North 40 degrees 41'13" East along the lot line between Lot 3 and said Lot 4, a distance of 300.0 feet to the most Northerly corner of said Lot 4; thence run South 47 degrees 29'07" East parallel to said State Road No. 20 and along the Northeasterly lot line of said Lot 4 and Lot 5, a distance of 200.00 feet to the most Easterly corner of said Lot 5; thence run South 40 degrees 41'13" West along the lot line between lots 5 and 6, a distance of 300.00 feet to an intersection with the said Northeasterly right of way line, said intersection being the most Southerly corner of Lot 5; thence run North 47 degrees 29'07" West along the said Northeasterly right of way line, a distance of 200.0 feet to the most Westerly corner of Lot 4 and the said point of beginning.

Prepared by and return to:

Raymond M. Ivey, Esq.
Scruggs, Carmichael & Wershow, P.A.
4923 NW 43rd Street
Gainesville, Florida 32606

File #: 23-0887

Rec. \$ 44.00

Tax: \$ 1680.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3530537 5 PG(S)

12/15/2023 1:22 PM
BOOK 5137 PAGE 3208
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1181047
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,680.00
Intang. Tax: \$0.00

WARRANTY DEED

THIS WARRANTY DEED, made and entered into on this 7th day of December 2023, by and between

James K. Lyons and Mary L. Lyons, a married couple

whose address is **820 Wetmore Avenue, Everett, WA 98201**
hereinafter called Grantor, and

Gator Country LLC, a Florida Limited Liability Company

whose address is **1835 North Highway A1A, #702, Indialantic, FL 32903**
hereinafter called Grantee

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situated, lying and being in Alachua County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel #s: 16194-000-000 & 16201-004-000

SUBJECT TO taxes for 2023 and all subsequent years and any easements and restrictions of record.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the same in fee simple, forever.

AND the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Taneekah R

Witness

Taneekah Fortune

Printed name

Mary Grace Dominise Ney

Witness

Mary Grace Dominise Ney

Printed name

James K Lyons

James K. Lyons

Mary L Lyons

Mary L. Lyons

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th of December 2023, by **James K. Lyons and Mary L. Lyons**, who are personally known to me OR who have produced driver's license or WDL789B0623B as identification.

WDL3N2AB623B

Mary Grace Dominise Ney 12/07/2023

NOTARY PUBLIC



EXHIBIT "A"

Parcel 1: That part of Lots 1, 2, 3,4, 5 and 6 of a subdivision of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida, as shown on a plat recorded In Plat Book "A", Page 93 of the public records of Alachua County, Florida, being more particularly described as follows: Commence at a concrete monument at the Northeast corner of said Section 13 for the Point of Beginning; thence run S 0°40'53" E., along the Easterly line of said Section 6, a distance of 23.34 feet to an iron pipe on the Northerly right of way line of State Road No. S-329-B; thence run Southwesterly along a curve having a radius of 1,942.86', a central angle of 12°45'55", and a chord of 428.05', a distance of 432.77' to the P.C. of the said curve; thence run S 40°41'13" W, a distance of 1,356.98' to the intersection with the Northerly right of way line of State Road No. 20; thence run Northwesterly along a curve having radius of 4,961.07', a central angle of 4°00'34", and a chord of 347.17', a distance of 347.17' to the P.C. of the said curve; thence run N 47°29'07" W, a distance of 692.82' to a concrete monument; thence run N 01°41'21" W, 14.68' to a concrete monument; thence continue N 01°41'21" W, 87.10' to a concrete monument; thence run N 88°23'42" E., a distance 80.60' to a concrete monument thence run N 41°07'51" E, a distance of 211.86' to a concrete monument; thence run N 31°54'41" W, a distance of 391.09' to a concrete monument on the Northerly line of said Section 13; thence run N 88°50'30" E, along the Northerly line of said Section 13, a distance of 1,949.00' to a concrete monument and the Point of Beginning.

Less and Except: That part of the N. E. 1/4 of Section 13, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: Commence at the Northwest corner of Lot 3 of a subdivision of said Section 13 and Section 12, as shown on a plat recorded in Plat Book "A", Page 93 of the Public Records of said Alachua County, Florida, for a point of reference; thence run S. 01°41'21" E. along the West line of said Lot 3, a distance of 493.02 feet to a concrete monument and the point of beginning; from the said point of beginning; thence run N. 88°23'42" E., a distance of 80.60 feet to a concrete monument; thence run N. 41°07'51" E., a distance of 211.86 feet to a concrete monument; thence continue N. 41°07'51" E., a distance of 69.55 feet; thence S. 47°29'07" E., parallel to State Road No. 20, a distance of 209.00 feet; thence run S. 41°07'51" W., a distance of 400.0 feet to an intersection with the Northeasterly right of way line of said State Road No. 20; thence run N. 47°29'07" W. along the said Northeasterly right of way line a distance of 209.0 feet to a concrete monument; thence run N. 41°07'51" E., a distance of 10.54 feet to a concrete monument on the said West line or Lot 3; thence run N. 01°41'21" W., along the said West line of Lot 3, a distance of 87.10 feet to a concrete monument and the point of beginning.

Less and Except: That part of the Northeast Quarter (NE 1/4) of Section 13, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: Commence at the Northwest corner of Lot 3 of a subdivision of said Section 13 and Section 12, as shown on a plat recorded in Plat Book "A", page 93 of the Public Records of Alachua County, Florida, for a point of reference; thence run South 01°41'21" East along the West line of said Lot 3, a distance of 580.12 feet to a concrete monument; thence run South 41°07'51" West a distance of 10.54

feet to a concrete monument on the Northeasterly right of way line of State Road No. 20; thence run South 47°29'07" East along the said Northeasterly right of way line, a distance of 250.0 feet to the most Westerly corner of Lot 4 as shown on a survey map by M. G. Taylor, dated February 28, 1950 and recorded in Deed Book 260, Page 266, Public Records of Alachua County, Florida, for a point of beginning; from said point of beginning, run North 40°41'13" East along the lot line between Lot 3 and said Lot 4, a distance of 300.0 feet to the most Northerly corner of said Lot 4; thence run South 47°29'07" East parallel to said State Road No. 20 and along the Northeasterly lot line of said Lot 4 and Lot 5, a distance of 200.00 feet to the most Easterly corner of said Lot 5; thence run South 40°41'13" West along the lot line between lots 5 and 6, a distance of 300.00 feet to an intersection with the said Northeasterly right of way line, said intersection being the most Southerly corner of Lot 5; thence run North 47°29'07" West along the said Northeasterly right of way line, a distance of 200.0 feet to the most Westerly corner of Lot 4 and the said point of beginning.

Less and Except: A parcel of land in the NE 1/4 of the Section 13, Township 10 South, Range 20 East, described as follows: Begin at the intersection of the Northerly right of way line of State Road S-329-B, with the Northeasterly right of way line of State Road No. 20, run thence Northwesterly along said right of way line of State Road No. 20, a distance of 20 feet, run thence easterly to the said Northerly to the said Northerly right of way line of State Road S-329-B, at a point 15 feet Northeasterly from the POINT OF BEGINNING, run thence Southwesterly along said right of way line a distance of 15 feet to the POINT OF BEGINNING.

Less and Except: A portion of Section 13, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: Begin at a concrete monument at the northeast corner of Section 13, Township 10 South, Range 20 East, Alachua County, Florida, and run thence South 00°40'53" East, along the easterly line of said Section 13, a distance of 23.34 feet to a point on the northwesterly Right-of-Way line of County Road No. S-329-B, said point lying on the arc of a curve concave southeasterly, having a radius of 1,942.86 feet, thence southwesterly along the arc of said curve and along said northwesterly right-of-way line through a central angle of 12°45'45", an arc distance of 432.77 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 47°04'06" West, 431.88 feet; thence South 40°41'13" West, along said right-of-way line, 542.37 feet; thence North 43°50'09" West, 847.58 feet; thence Northwesterly, 108 feet, more or less, to a point on the north line of said Section 13, said point bearing westerly, 1,320.00 feet from said northeast corner of Section 13; thence easterly, 1,320.00 feet to the Point of Beginning.

Parcel 2: Commence at the Northwest corner of Lot 3, South 493.02 feet; East 80 feet; North 41 degrees East, 211.86 feet; North 31 degrees West, 391.09 feet; West 27.75 feet to the Point of Beginning, as recorded in Plat Book "A", page 93 of the Public Records of Alachua County, Florida.

TOGETHER WITH AND SUBJECT TO a 40 foot Easement for Utilities and General Road Purposes; A 40 foot Easement for Utilities and General Road Purposes across a strip of land in Lot 3 of a plat of Sections 12 and 13 and shown on Plat Book "A", Page 93 of the Public Records of Alachua County, and in a portion of lands in the Northeast 14 of said Section 13, Township to South, Range

20 East, Alachua County, Florida; said easement lying 40 foot East of and adjacent to the following described line: Commence at the Northwest corner of Lot 3 of a subdivision of said Section 12 and Section 13, as shown on a plat recorded in Plat Book "A", page 93 of the public records of said Alachua County, Florida, for a point of reference; thence run S 01°41'21" E along the West line of said Lot 3, a distance of 580.12 feet to an Iron Pipe; thence run S 01°41'21" W, 14.68 feet to an Iron Pipe on the Northeasterly Right of Way line of State Road No. 20 and the End of said Easement.

Doc Stamp-Deed: \$472.50



Prepared by and return to:

Benjamin B. Bush
Gardner, Bist, Wiener, Wadsworth, Bowden,
Bush, Dee, LaVia & Wright P.A.
1300 Thomaswood Drive
Tallahassee, FL 32308
850-385-0070
File Number: 13.2149 BBB

Parcel ID Number: 16184-000-000

Special Warranty Deed

This Special Warranty Deed made this 22nd day of April, 2013 between **FARM CREDIT OF NORTHWEST FLORIDA, ACA**, a Federal agricultural credit association, whose post office address is P.O. Box 7000, Marianna, Florida 32447 (“grantor”) and **BENTLEY PROPERTIES, INC.**, a Florida corporation, whose mailing address is 16860 Silver Oak Circle, Delray Beach, Florida 33445 (“grantee”):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **ALACHUA COUNTY, FLORIDA**, to-wit:

See attached **Exhibit “A”**;

Subject to the following: covenants, conditions, restrictions, reservations and easements of record; oil, gas and mineral rights of record; riparian rights; sovereignty submerged land rights; and taxes for the year 2013 and subsequent years;

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FARM CREDIT OF NORTHWEST FLORIDA,
ACA, a federal agricultural credit association

Abby Todd
Witness Name: Abby Todd

By: Bruce C. Harrison
Bruce C. Harrison
Its: CFO

Linda K. Partin
Witness Name: Linda K Partin

STATE OF FLORIDA,
COUNTY OF JACKSON.

The foregoing instrument was acknowledged before me this 16th day of April, 2013 by Bruce C. Harrison as the CFO of FARM CREDIT OF NORTHWEST FLORIDA, ACA, a federal agricultural credit association, on behalf of the association. He is personally known to me.

[Notary Seal]



Linda K. Partin
Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit "A"

Lots E, L, and M, also known as Lots 45, 52, and 61, according to the Plat thereof as recorded in Plat Book A, Page(s) 93, of the Public Records of Alachua County, Florida, LESS the West 264 feet of the South 330 feet of said Lot L.



[Search](#) > Account Summary

Real Estate Account #16184 000 000

Owner:
BENTLEY PROPERTIES INC

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)





[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/19/2024** for **\$192.29**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$192.29	11/19/2024 Receipt #24-0027343 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$194.69	11/22/2023 Receipt #23-0032985 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$197.03	11/21/2022 Receipt #22-0028471 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$202.43	11/19/2021 Receipt #21-0031526 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$203.94	11/30/2020 Receipt #20-0052048 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$212.33	11/29/2019 Receipt #19-0050333 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$209.23	11/30/2018 Receipt #18-0051499 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$125.04	11/08/2017 Receipt #17-0008967 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$775.10	11/15/2016 Receipt #16-0017411 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$780.13	11/13/2015 Receipt #15-0015125 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$776.19	11/14/2014 Receipt #14-0016691 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$771.48	11/07/2013 Receipt #13-0008142 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$749.36	11/29/2012 Receipt #12-0039194 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$799.39	03/30/2012 Receipt #2011-1061956 Print (PDF)
2010 ⓘ			
2010 Annual Bill	\$0.00	Paid \$941.91	03/30/2012 Receipt #2011-1061952 Print (PDF)
Certificate #5984		Redeemed	03/30/2012 Face \$884.26, Rate 7.75%
		Paid \$941.91	
2009 ⓘ			
2009 Annual Bill	\$0.00	Paid \$1,002.36	01/18/2012 Receipt #2011-1034113 Print (PDF)
Certificate #5995		Redeemed	01/18/2012 Face \$871.87, Rate 9%
		Paid \$1,002.36	
2008 ⓘ			
2008 Annual Bill	\$0.00	Paid \$878.97	12/29/2009 Receipt #2009-9027354 Print (PDF)
Certificate #5544		Redeemed	12/29/2009 Face \$789.79, Rate 18%
		Paid \$878.97	
2007 ⓘ			
2007 Annual Bill	\$0.00	Paid \$1,062.46	12/29/2009 Receipt #2009-9027354 Print (PDF)
Certificate #4705		Redeemed	12/29/2009 Face \$841.60, Rate 18%
		Paid \$1,062.46	
2006 Annual Bill ⓘ	\$0.00	Paid \$776.42	12/05/2006 Receipt #2006-9092908 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$788.55	11/30/2005 Receipt #2005-9051802 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$796.97	11/30/2004 Receipt #2004-4011770 Print (PDF)

2003 Annual Bill ⓘ	\$0.00	Paid \$817.34	11/30/2003	Receipt #2003-3048898	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$838.69	12/31/2002	Receipt #2002-0255068	 Print (PDF)
Total Amount Due	\$0.00				

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.



[Search](#) > Account Summary

Real Estate Account #16185 000 000

Owner:
GATOR COUNTRY LLC

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **01/30/2025** for **\$2,893.07**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$2,893.07 01/30/2025	Receipt #24-0098637 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$2,898.40 12/18/2023	Receipt #23-0065378 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$2,883.05 11/18/2022	Receipt #22-0025796 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$2,689.63 11/18/2021	Receipt #21-0028917 Print (PDF)
2020 ⓘ			
2020 Annual Bill	\$0.00	Paid \$296.75 09/01/2021	Receipt #20-0237769 Print (PDF)
Certificate #3209		Redeemed 09/01/2021	Face \$276.67, Rate 0.25%
		Paid \$296.75	
2019 Annual Bill ⓘ	\$0.00	Paid \$230.88 12/31/2019	Receipt #19-0075260 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$227.52 12/28/2018	Receipt #18-0071575 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$139.38 11/27/2017	Receipt #17-0033375 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$152.77 11/30/2016	Receipt #16-0042397 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$153.76 11/10/2015	Receipt #15-0009786 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$163.68 12/31/2014	Receipt #14-0063837 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$166.02 02/06/2014	Receipt #13-0086203 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$156.39 11/30/2012	Receipt #12-0050015 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$160.17 11/28/2011	Receipt #2011-1011871 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$99.57 11/30/2010	Receipt #2010-1014416 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$91.61 11/30/2009	Receipt #2009-1017910 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$84.46 11/30/2008	Receipt #2008-9019495 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$85.92 12/31/2007	Receipt #2007-7009623 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$95.49 01/23/2007	Receipt #2006-6011150 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$97.99 01/31/2006	Receipt #2005-5012712 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$100.05 02/28/2005	Receipt #2004-4023130 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$81.44 03/17/2004	Receipt #2003-3067547 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$81.05 01/31/2003	Receipt #2002-0259111 Print (PDF)
Total Amount Due	\$0.00		

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.



[Search](#) > Account Summary

Real Estate Account #16194 000 000

Owner:
GATOR COUNTRY LLC

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **01/30/2025** for **\$3,237.04**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$3,237.04 01/30/2025	Receipt #24-0098637 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$3,243.14 12/18/2023	Receipt #23-0065375 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$3,247.12 11/15/2022	Receipt #22-0018532 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$3,333.52 11/08/2021	Receipt #21-0012153 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$122.37 12/08/2020	Receipt #20-0056054 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$128.72 12/31/2019	Receipt #19-0075260 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$126.84 12/28/2018	Receipt #18-0071575 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$77.89 11/27/2017	Receipt #17-0033375 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$85.37 11/30/2016	Receipt #16-0042397 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$85.93 11/10/2015	Receipt #15-0009786 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$90.94 12/31/2014	Receipt #14-0063837 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$92.25 02/06/2014	Receipt #13-0086203 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$86.88 11/30/2012	Receipt #12-0050015 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$88.98 11/28/2011	Receipt #2011-1011871 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$55.32 11/30/2010	Receipt #2010-1014416 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$52.35 11/30/2009	Receipt #2009-1017910 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$48.25 11/30/2008	Receipt #2008-9019495 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$49.09 12/31/2007	Receipt #2007-7009623 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$54.56 01/23/2007	Receipt #2006-6011150 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$56.00 01/31/2006	Receipt #2005-5012712 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$92.91 02/28/2005	Receipt #2004-4023130 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$74.04 03/17/2004	Receipt #2003-3067547 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$73.68 01/31/2003	Receipt #2002-0259111 Print (PDF)
Total Amount Due	\$0.00		

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.



[Search](#) > Account Summary

Real Estate Account #16194 001 000

Owner:
GATOR COUNTRY LLC

Situs:
5310 SE HAWTHORNE RD
GAINESVILLE 32641

[Parcel details](#)
[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **01/30/2025** for **\$2,742.57**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00 Paid \$2,742.57	01/30/2025	Receipt #24-0098637 Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Paid \$2,076.75	12/18/2023	Receipt #23-0065378 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$1,909.32	11/18/2022	Receipt #22-0025794 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$1,713.15	11/16/2021	Receipt #21-0024604 Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$1,662.28	11/16/2020	Receipt #20-0016984 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$1,659.72	12/31/2019	Receipt #19-0075260 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$1,571.25	11/30/2018	Receipt #18-0071535 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$1,554.09	11/27/2017	Receipt #17-0033375 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$1,127.84	11/30/2016	Receipt #16-0042397 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$1,135.14	11/10/2015	Receipt #15-0009786 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$1,127.51	12/31/2014	Receipt #14-0063837 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$1,109.11	12/02/2013	Receipt #13-0043059 Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$1,077.31	11/30/2012	Receipt #12-0050015 Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$1,136.66	11/28/2011	Receipt #2011-1011871 Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$1,163.69	11/30/2010	Receipt #2010-1014416 Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$1,740.42	11/30/2009	Receipt #2009-1017910 Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$1,636.58	11/30/2008	Receipt #2008-9019495 Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$1,634.62	12/31/2007	Receipt #2007-7009623 Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$1,693.91	01/23/2007	Receipt #2006-6011150 Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$1,630.50	01/31/2006	Receipt #2005-5012712 Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$1,538.39	02/28/2005	Receipt #2004-4023130 Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$1,552.26	03/17/2004	Receipt #2003-3067547 Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$1,444.84	01/31/2003	Receipt #2002-0259111 Print (PDF)
Total Amount Due	\$0.00		

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.



[Search](#) > Account Summary

Real Estate Account #16194 002 000

Owner:
GATOR COUNTRY LLC

Situs:
5400 SE HAWTHORNE RD
GAINESVILLE 32641

[Parcel details](#)
[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **01/30/2025** for **\$1,323.48**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00 Paid \$1,323.48	01/30/2025	Receipt #24-0098637 Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Paid \$1,224.04	12/18/2023	Receipt #23-0065378 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$1,190.01	11/18/2022	Receipt #22-0025791 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$1,260.00	11/18/2021	Receipt #21-0028914 Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$1,238.65	11/16/2020	Receipt #20-0016984 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$1,250.65	12/31/2019	Receipt #19-0075260 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$1,155.04	11/30/2018	Receipt #18-0071535 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$1,164.15	11/27/2017	Receipt #17-0033375 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$638.04	11/30/2016	Receipt #16-0042397 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$642.19	11/10/2015	Receipt #15-0009786 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$645.59	12/31/2014	Receipt #14-0063837 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$654.89	02/06/2014	Receipt #13-0086203 Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$616.86	11/30/2012	Receipt #12-0050015 Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$631.72	11/28/2011	Receipt #2011-1011871 Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$628.31	11/30/2010	Receipt #2010-1014416 Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$619.39	11/30/2009	Receipt #2009-1017910 Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$2,595.60	11/30/2008	Receipt #2008-9019495 Print (PDF)
2007 ⓘ			
2007 Annual Bill	\$0.00 Paid \$2,562.36	12/31/2007	Receipt #2007-7009623 Print (PDF)
Refund	\$35.74	03/27/2008	To HOLDER JOE ANN
	Paid \$2,562.36		
2006 Annual Bill ⓘ	\$0.00 Paid \$2,680.06	01/23/2007	Receipt #2006-6011150 Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$2,365.20	01/31/2006	Receipt #2005-5012712 Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$2,293.03	02/28/2005	Receipt #2004-4023130 Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$2,384.53	03/31/2004	Receipt #2003-3071372 Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$2,365.32	01/31/2003	Receipt #2002-0259111 Print (PDF)
Total Amount Due	\$0.00		

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.



[Search](#) > Account Summary

Real Estate Account #16201 004 000

Owner:
GATOR COUNTRY LLC

Situs:
5300 SE HAWTHORNE RD
GAINESVILLE 32641

[Parcel details](#)
[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **01/30/2025** for **\$927.64**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$927.64 01/30/2025	Receipt #24-0098637 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$677.55 12/18/2023	Receipt #23-0065375 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$607.45 11/15/2022	Receipt #22-0018527 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$618.46 11/08/2021	Receipt #21-0012150 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$455.88 12/08/2020	Receipt #20-0056058 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$389.56 12/31/2019	Receipt #19-0075260 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$384.05 11/30/2018	Receipt #18-0071535 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$386.73 11/27/2017	Receipt #17-0033375 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$305.48 11/30/2016	Receipt #16-0042397 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$306.17 11/10/2015	Receipt #15-0009786 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$328.47 12/31/2014	Receipt #14-0063837 Print (PDF)
2013 ⓘ			
2013 Annual Bill	\$0.00	Paid \$1,210.23 12/02/2013	Receipt #13-0043059 Print (PDF)
Refund	\$885.39	01/02/2014	To JOE ANN HOLDER
	Paid \$1,210.23		
2012 Annual Bill ⓘ	\$0.00	Paid \$320.13 11/30/2012	Receipt #12-0050015 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$352.67 11/28/2011	Receipt #2011-1011871 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$375.16 11/30/2010	Receipt #2010-1014416 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$382.01 11/30/2009	Receipt #2009-1017910 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$337.18 11/30/2008	Receipt #2008-9019495 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$319.98 12/31/2007	Receipt #2007-7009623 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$329.90 01/23/2007	Receipt #2006-6011150 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$322.34 01/31/2006	Receipt #2005-5012712 Print (PDF)
2004 ⓘ			
2004 Annual Bill	\$0.00	Paid \$317.46 02/01/2005	Receipt #2004-4041491 Print (PDF)
Refund	\$362.69	10/12/2005	To RHODES MARILYN
	Paid \$317.46		
2003 Annual Bill ⓘ	\$0.00	Paid \$315.35 03/17/2004	Receipt #2003-3067547 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$307.05 01/31/2003	Receipt #2002-0259111 Print (PDF)
Total Amount Due	\$0.00		

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.

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign Up for Property Watch

Parcel Summary

Parcel ID 16184-000-000
Prop ID 93276
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 315412.00
Subdivision
Legal Description PB A-93 LOTS E L M LESS W 264 FT OF S 330 FT OF LOT L] OR 4191/0113
(Note: *The Description above is not to be used on legal documents.)
Property Use Code TMBR SI 80-89 (05500)
Sec/Twp/Rng 12-10-20
Tax Area ST. JOHN'S (0400)
Acres 27
Homesteaded False

No Image Available

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

BENTLEY PROPERTIES INC
 16860 SILVER OAK CIRCLE
 DELRAY BEACH, FL 33445

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Agricultural (Market) Value	\$94,500	\$94,500	\$94,500	\$85,050	\$85,050
Just (Market) Value	\$94,500	\$94,500	\$94,500	\$85,050	\$85,050
Assessed Value	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	27.00	1176120	0	0	R-1A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/22/2013	\$67,500	SD	4191	113	Unqualified (U)	Vacant	* FARM CREDIT OF NORTHWEST FLO	BENTLEY PROPERTIES INC	Link (Clerk)
3/27/2012	\$79,200	WD	4095	1621	Unqualified (U)	Vacant	* GHAZVINI PARTNERS LTD	* FARM CREDIT OF NORTHWEST FLO	Link (Clerk)
3/27/2012	\$100	QD	4095	1619	Unqualified (U)	Improved	* GHAZVINI PARTNERS LTD CORREC	* GHAZVINI PARTNERS LTD	Link (Clerk)
3/17/2011	\$100	SD	4030	1207	Unqualified (U)	Vacant	* GHAZVINI & GHAZVIVI & GHAZVI	* GHAZVINI PARTNERS LTD CORREC	Link (Clerk)
3/17/2011	\$100	SD	4030	1204	Unqualified (U)	Vacant	* GHAZVINI PROPERTIES NO 1 LLC	* GHAZVINI & GHAZVIVI & GHAZVI	Link (Clerk)
12/30/2009	\$100	SD	3959	853	Unqualified (U)	Vacant	* GHAZVINI PROPERTIES LLC	* GHAZVINI PROPERTIES NO 1 LLC	Link (Clerk)
1/8/2007	\$300,000	WD	3528	1466	Qualified (Q)	Vacant	* MILLER G U AKA GIBBES ULMER	* GHAZVINI PROPERTIES LLC	Link (Clerk)
6/1/1986	\$100	DD	1628	893	Unqualified (U)	Vacant		* MILLER G U AKA GIBBES ULMER	Link (Clerk)

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

Map



Photos



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Last Data Upload: [1/31/2025, 8:46:02 AM](#)

Contact Us

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 **SCHNEIDER**
GEO SPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign Up for Property Watch

Parcel Summary

No Image Available

Parcel ID	16185-000-000
Prop ID	93277
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	315412.00
Subdivision	
Legal Description	PB A-93 LOTS F K & N OR 5137/3213 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ACRG NOT AG (09900)
Sec/Twp/Rng	12-10-20
Tax Area	ST. JOHN'S (0400)
Acres	30
Homesteaded	False

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[GATOR COUNTRY LLC](#)
1835 NORTH HIGHWAY A1A #702
INDIALANTIC, FL 32903

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$150,000	\$150,000	\$150,000	\$135,000	\$0
Land Agricultural Value	\$0	\$0	\$0	\$0	\$11,300
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$94,500
Just (Market) Value	\$150,000	\$150,000	\$150,000	\$135,000	\$94,500
Assessed Value	\$150,000	\$150,000	\$148,500	\$135,000	\$11,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$150,000	\$150,000	\$148,500	\$135,000	\$11,300
Maximum Save Our Homes Portability	\$0	\$0	\$1,500	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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

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

Land Information

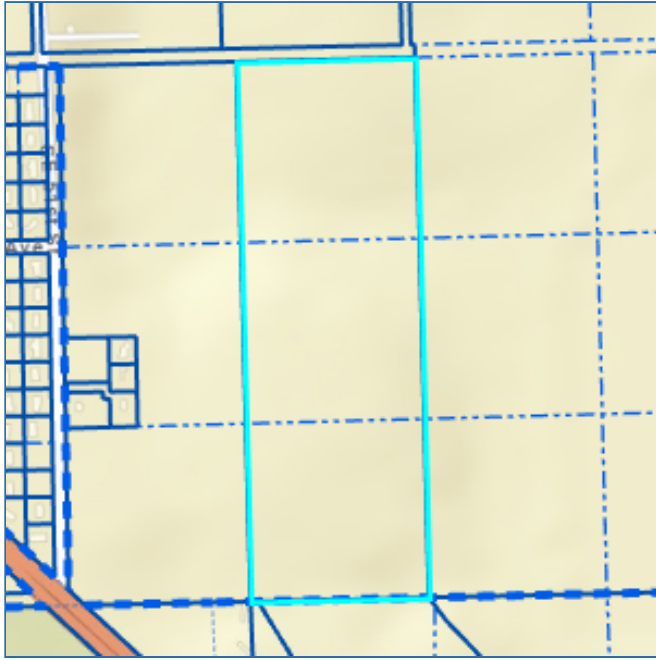
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9900	ACREAGE NON AG	30.00	1306800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/13/2023	\$410,000	MS	5137	3213	Qualified (Q)	Improved	EQUITY TRUST COMPANY	GATOR COUNTRY LLC	Link (Clerk)
1/17/2020	\$200,000	WD	4748	1372	Qualified (Q)	Vacant	HOLDER JOE ANN	EQUITY TRUST COMPANY	Link (Clerk)
4/23/2007	\$100	MS	3593	1007	Unqualified (U)	Improved	* HARRELL JW ESTATE OF PER/RE	HOLDER JOE ANN	Link (Clerk)
4/12/1990	\$185,000	MS	1768	2466	Unqualified (U)	Vacant		* HARRELL JW ESTATE OF PER/RE	Link (Clerk)

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

Map



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

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

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 **SCHNEIDER**
GEO SPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign Up for Property Watch

Parcel Summary

No Image Available

Parcel ID	16194-000-000
Prop ID	93549
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	315400.00
Subdivision	
Legal Description	PB A-93 THAT PART OF LOTS 1 2 3 4 5 & 6 DESC AS COM NE COR SEC S 23.34 FT TO N R/W SR S-329-B SW/LY ALONG CURVE 432.77 FT S 40 DEG W ALONG R/W 1356.98 FT TO N/LY R/W SR 20 NW/LY ALONG R/W 1039.99 FT N 1 DEG W 101.78 FT E 80.60 FT N 41 DEG E 211.86 FT N 31
Property Use Code	VACANT (00000)
Sec/Twp/Rng	13-10-20
Tax Area	ST. JOHN'S (0400)
Acres	16.84
Homesteaded	False

[Skip to main content](#)

(Note: *The Description above is not to be used on legal documents.)

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[GATOR COUNTRY LLC](#)

1835 NORTH HIGHWAY A1A #702

INDIALANTIC, FL 32903

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$168,400	\$168,400	\$168,400	\$168,400	\$0
Land Agricultural Value	\$0	\$0	\$0	\$0	\$6,300
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$42,100
Just (Market) Value	\$168,400	\$168,400	\$168,400	\$168,400	\$42,100
Assessed Value	\$168,400	\$168,400	\$168,400	\$168,400	\$6,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$168,400	\$168,400	\$168,400	\$168,400	\$6,300
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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

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

Land Information

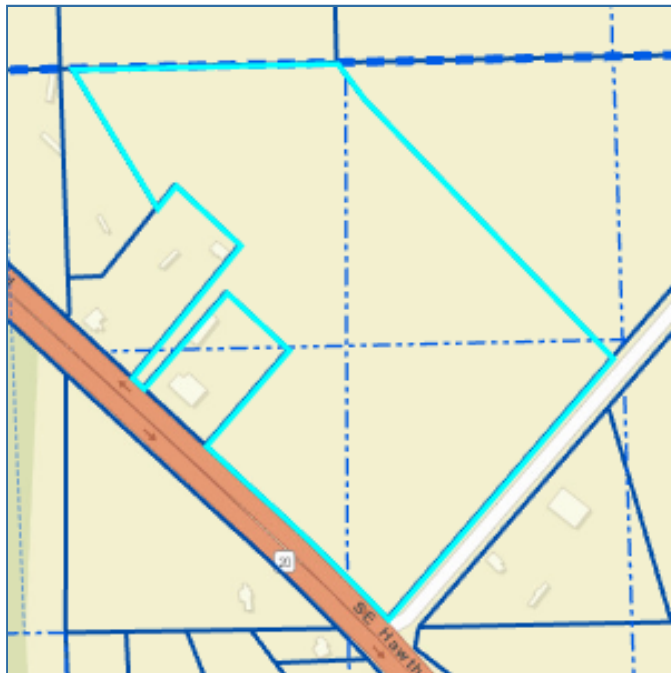
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	16.84	733550.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/7/2023	\$240,000	MS	5137	3208	Qualified (Q)	Improved	LYONS JAMES K & MARY L	GATOR COUNTRY LLC	Link (Clerk)
1/17/2020	\$210,000	WD	4748	1347	Qualified (Q)	Vacant	HOLDER JOE ANN	LYONS JAMES K & MARY L	Link (Clerk)
4/23/2007	\$100	MS	3593	1007	Unqualified (U)	Improved	* HARRELL JW ESTATE OF PER/RE	HOLDER JOE ANN	Link (Clerk)
4/12/1990	\$185,000	MS	1768	2466	Unqualified (U)	Vacant		* HARRELL JW ESTATE OF PER/RE	Link (Clerk)

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

Map



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

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign Up for Property Watch

Parcel Summary

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

No Image Available

Parcel ID	16194-001-000
Prop ID	93550
Location Address	5320 SE HAWTHORNE RD

GAINESVILLE, FL 32641

[+ See more addresses...](#)

Neighborhood/Area 315400.50

Subdivision

Legal Description COM 493.02 FT S OF NW COR LOT 3 POB
E 80.60 FT N 41 DEG E 281.05 FT S 47 DEG
E 209.00 FT S 41 DEG W 400 FT TO N R/W
SR 20 NW/LY ALONG R/W 209.00 FT N 41
DEG E 10.54 FT N 01 DEG W 87.10 FT POB
OR 5137/3213

(Note: *The Description above is not to be used on legal documents.)

Property Use Code STORE/OFF/RES (01200)

Sec/Twp/Rng 13-10-20

Tax Area ST. JOHN'S (0400)

Acres 2

Homesteaded False

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[GATOR COUNTRY LLC](#)

1835 NORTH HIGHWAY A1A #702

INDIALANTIC, FL 32903

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$119,767	\$102,121	\$90,628	\$68,096	\$68,990
Land Value	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$127,767	\$110,121	\$98,628	\$76,096	\$76,990
Assessed Value	\$127,767	\$85,821	\$80,471	\$76,096	\$71,999
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$127,767	\$85,821	\$80,471	\$76,096	\$71,999
Maximum Save Our Homes Portability	\$0	\$24,300	\$18,157	\$0	\$4,991

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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

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

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1200	STORE/OFF/RES	2.00	87120	0	0	BH

Building Information

Type	SINGLE FAMILY	Heat	ELECTRIC
Total Area	1,728	HC&V	FORCED AIR

Heated Area 1,131
Exterior Walls SINGLE SIDING
Interior Walls PANEL
Roofing ASPHALT
Roof Type GABLE/HIP
Frame
Floor Cover PINE/SOFT WOOD

HVAC CENTRAL
Bathrooms 2.0-Baths
Bedrooms 3 BEDROOMS
Total Rooms
Stories 1.0
Actual Year Built 1957
Effective Year Built 1957

Type STORE RETAIL
Total Area 576
Heated Area 576
Exterior Walls CB STUCCO
Interior Walls PANEL
Roofing ASPHALT
Roof Type GABLE/HIP
Frame MASONRY
Floor Cover CORK TILE

Heat NONE
HC&V NONE
HVAC NONE
Bathrooms
Bedrooms
Total Rooms 1-Rooms
Stories 1.0
Actual Year Built 1958
Effective Year Built 1958

Type STORE RETAIL
Total Area 1,055
Heated Area 1,025
Exterior Walls CONCRETE BLOCK
Interior Walls MINIMUM/MASON
Roofing TAR & GRAVEL
Roof Type FLAT
Frame MASONRY
Floor Cover CORK TILE

Heat ELECTRIC
HC&V FORCED - NO DT
HVAC WIND/WALL UNIT
Bathrooms
Bedrooms
Total Rooms 2-Rooms
Stories 1.0
Actual Year Built 1972
Effective Year Built 1972

Type MH POST 1977
Total Area 672
Heated Area 672
Exterior Walls ALUMINUM SIDNG
Interior Walls PANEL
Roofing MODULAR METAL
Roof Type FLAT
Frame
Floor Cover CARPET; SHEET VINYL

Heat ELECTRIC
HC&V FORCED AIR
HVAC CENTRAL
Bathrooms 2.0-Baths
Bedrooms 2 BEDROOMS
Total Rooms
Stories 1.0
Actual Year Built 1900
Effective Year Built 1989

Type SOH MISC
Total Area 1,383
Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover

Heat
HC&V
HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 1994

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,131	1957	1957	3	0100	SINGLE FAMILY
FCP	FINISHED CARPORT	204	1957	1957	3	0100	SINGLE FAMILY
UDU	UNFIN DET UTILITY	120	1957	1957	3	0100	SINGLE FAMILY
USP	UNFIN SCREENED PORCH	273	1957	1957	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	576	1958	1958	3	3500	STORE RETAIL

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,025	1972	1972	3	3500	STORE RETAIL
FST	FINISHED STORAGE	30	1972	1972	3	3500	STORE RETAIL

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	672	1900	1989	2	0800	MH POST 1977

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	782	1957	1957		C1	COMM
5000	SEPTIC TANK	1	1994	1994		C1	COMM
5021	SHED 1	600	1957	1957		C2	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/13/2023	\$410,000	MS	5137	3213	Qualified (Q)	Improved	EQUITY TRUST COMPANY	GATOR COUNTRY LLC	Link (Clerk)
11/2/2020	\$200,000	MS	4830	1408	Unqualified (U)	Improved	HOLDER JOE ANN	EQUITY TRUST COMPANY	Link (Clerk)
4/23/2007	\$100	MS	3593	1007	Unqualified (U)	Improved	* HARRELL J W ESTATE OF PER/RE	HOLDER JOE ANN	Link (Clerk)
7/1/1979	\$70,000	WD	1220	593	Unqualified (U)	Improved		* HARRELL J W ESTATE OF PER/RE	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2000060242	ROOF REPAIR COMMERCIAL	Yes	No	6/19/2000	\$2,495

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches

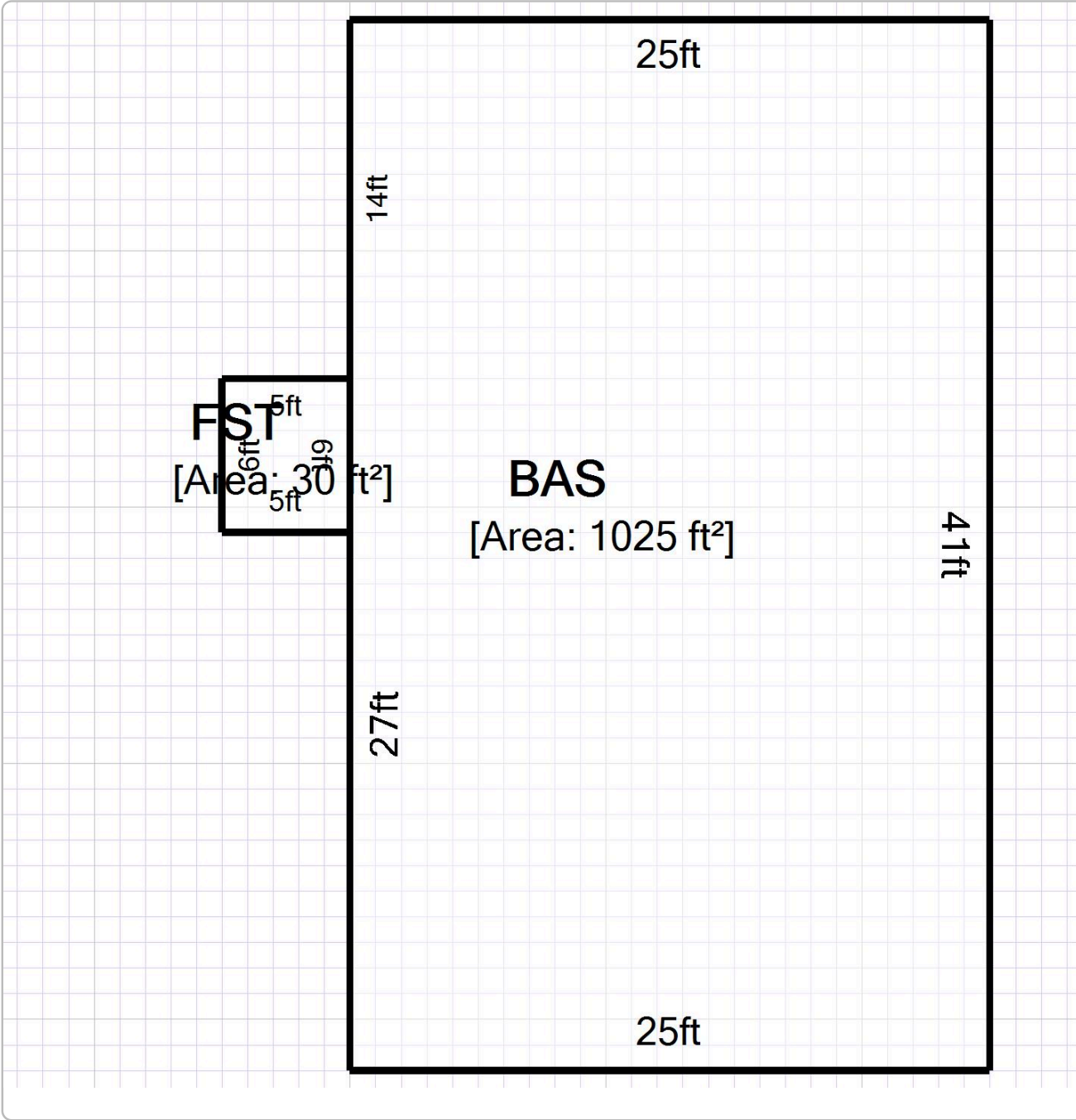
16ft

BAS
[Area: 576 ft²]

36ft

36ft

16ft



FST
[Area: 30 ft²]
5ft
6ft

BAS
[Area: 1025 ft²]

25ft

14ft

27ft

25ft

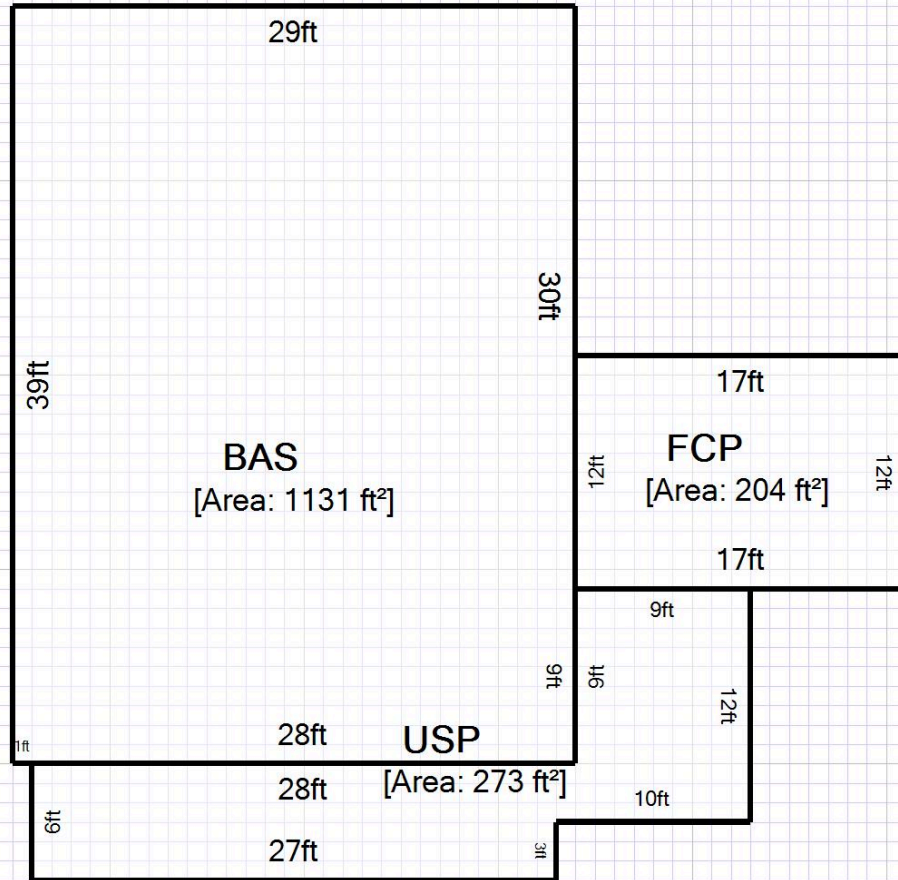
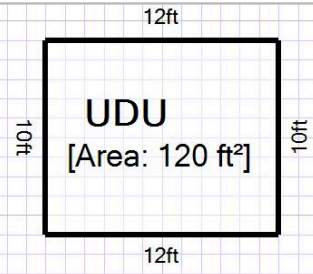
41ft

12ft

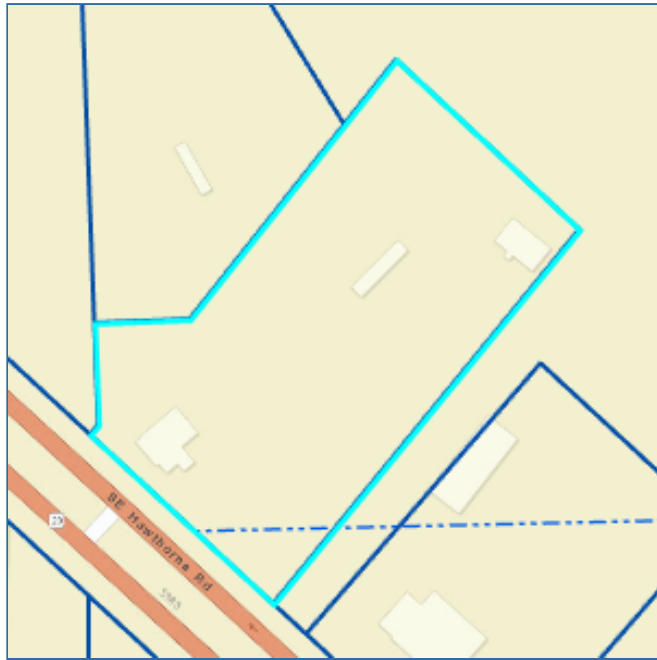
56ft

BAS
[Area: 672 ft²]

56ft



Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Photos.

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign Up for Property Watch

Parcel Summary

No Image Available

Parcel ID	16194-002-000
Prop ID	93551
Location Address	5400 SE HAWTHORNE RD GAINESVILLE, FL 32641
Neighborhood/Area Subdivision	315400.50
Legal Description	PB A-93 COM NW COR LOT 3 S 1 DEG E 580.12 FT S 41 DEG W 10.54 FT TO C M ON NE/LY R/W SR 20 S 47 DEG E ALONG R/W 250 FT POB N 40 DEG E 300 FT S 47 DEG E PAR WITH R/W 200 FT S 40 DEG W 300 FT TO NE/LY R/W SR 20 NW/LY ALONG R/W 200 FT POB OR 5137/3213 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	NIGHT CLUBS (03300)
Sec/Twp/Rng	13-10-20
Tax Area	ST. JOHN'S (0400)
Acres	1.03
Homesteaded	False

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[GATOR COUNTRY LLC](#)

1835 NORTH HIGHWAY A1A #702
INDIALANTIC, FL 32903

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$26,118	\$26,018	\$28,122	\$30,226	\$32,329
Land Value	\$13,672	\$13,672	\$13,672	\$13,672	\$13,672
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$39,790	\$39,690	\$41,794	\$43,898	\$46,001
Assessed Value	\$39,790	\$39,690	\$41,794	\$43,898	\$41,493
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$39,790	\$39,690	\$41,794	\$43,898	\$41,493
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$4,508

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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

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

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	0.00	1	0	0	MB
3300		1.03	44688	0	0	MB

Building Information

Type	NIGHTCLUB/BAR	Heat	ELECTRIC
Total Area	3,816	HC&V	FORCED - NO DT
Heated Area	3,240	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	1-Rooms
Roof Type	FLAT	Stories	1.0
Frame	MASONRY	Actual Year Built	1973
Floor Cover	CARPET	Effective Year Built	1973

Type	WAREHOUSE STORAGE	Heat	NONE
Total Area	2,560	HC&V	NONE
Heated Area	2,560	HVAC	NONE
Exterior Walls	CORR METAL	Bathrooms	
Interior Walls	NONE	Bedrooms	
Roofing	MINIMUM	Total Rooms	1-Rooms
Roof Type	GABLE/HIP	Stories	1.0
Frame	WOOD FRAME	Actual Year Built	1973
Floor Cover	FIN CONCRETE	Effective Year Built	1994

Type SOH MISC
 Total Area 26,935
 Heated Area
 Exterior Walls
 Interior Walls
 Roofing
 Roof Type
 Frame
 Floor Cover

Heat
 HC&V
 HVAC
 Bathrooms
 Bedrooms
 Total Rooms
 Stories 1.0
 Actual Year Built 1973
 Effective Year Built 1973

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	3,080	1973	1973	3	5500	NIGHTCLUB/BAR
SPA	SERVICE/PRODUCTION	160	1973	1973	3	5500	NIGHTCLUB/BAR
UST	UNFINISHED STORAGE	576	1973	1973	3	5500	NIGHTCLUB/BAR

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,560	1973	1994	2	0500	NO VALUE

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3200	A/C 1	1	1980	1980		C6	COMM
3883	FENCE CL	2,400	1973	1973		C1	COMM
4680	PAVING 1	24,534	1973	1973		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/13/2023	\$410,000	MS	5137	3213	Qualified (Q)	Improved	EQUITY TRUST COMPANY	GATOR COUNTRY LLC	Link (Clerk)
11/2/2020	\$200,000	MS	4830	1408	Unqualified (U)	Improved	HOLDER JOE ANN	EQUITY TRUST COMPANY	Link (Clerk)
4/23/2007	\$100	MS	3593	1007	Unqualified (U)	Improved	* HARRELL JW ESTATE OF PER/RE	HOLDER JOE ANN	Link (Clerk)
1/1/1978	\$81,600	WD	1125	241	Qualified (Q)	Improved		* HARRELL JW ESTATE OF PER/RE	Link (Clerk)

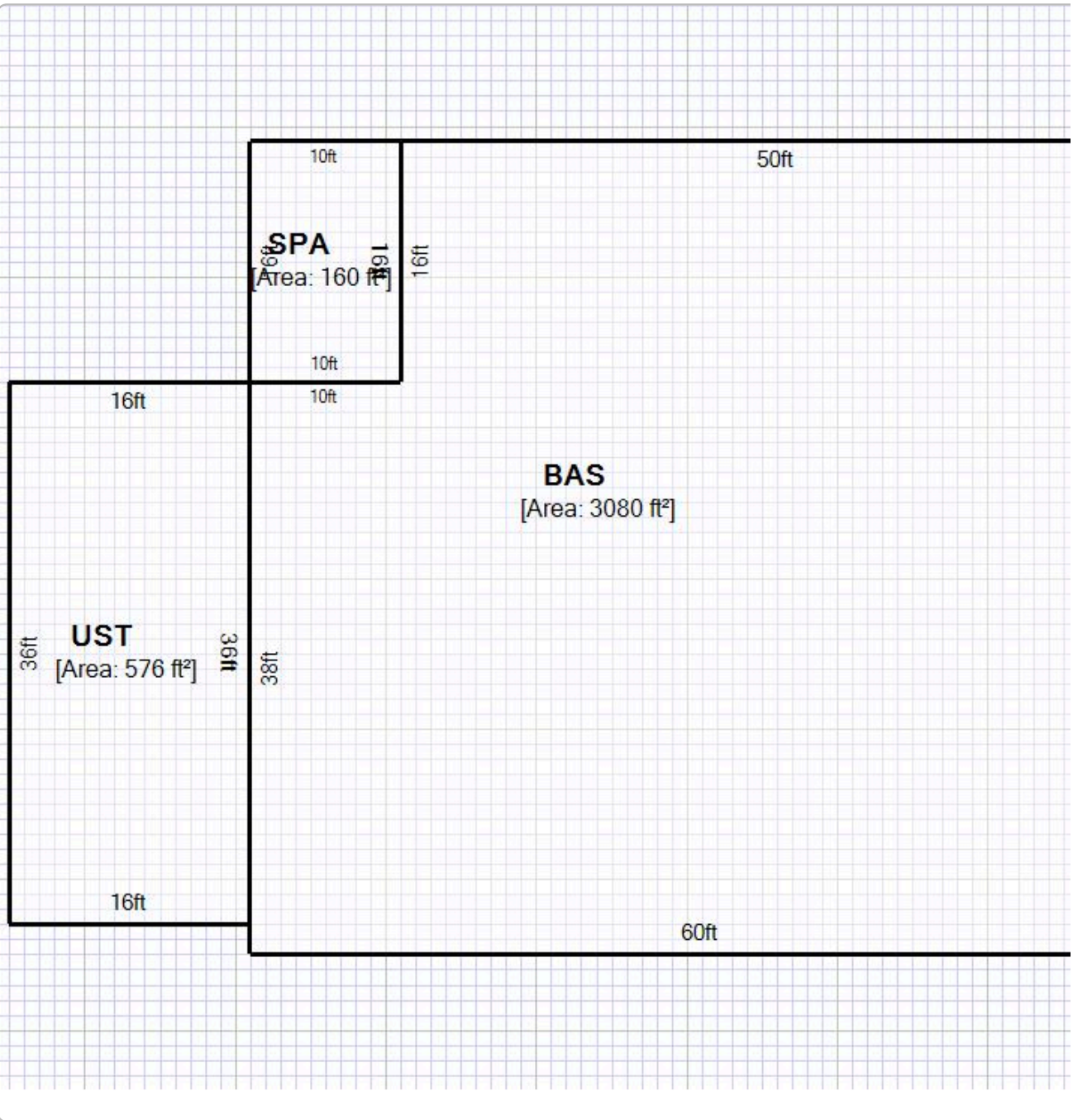
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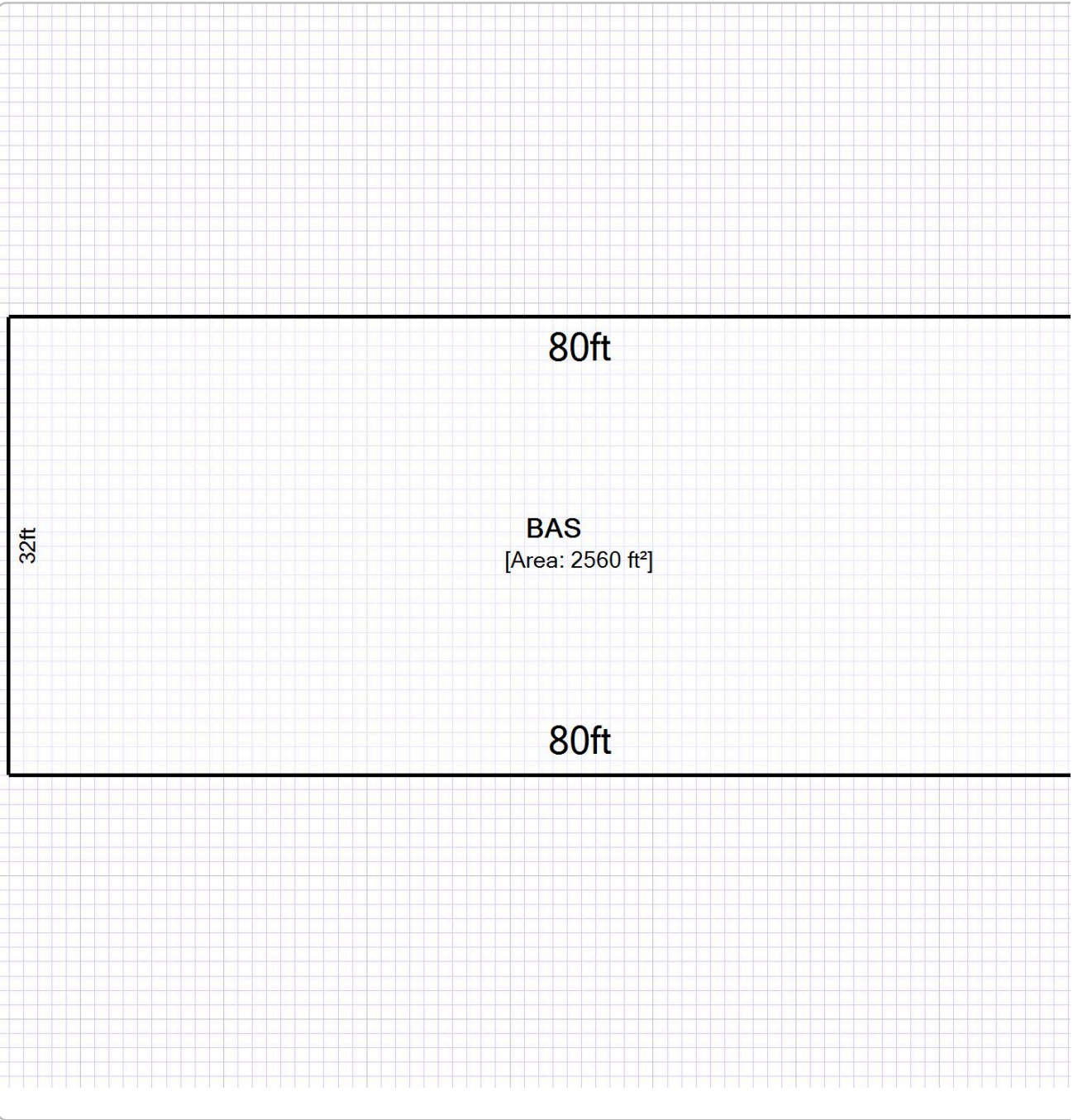
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2001100273	NON-RES ADDN/ALT CONVERT	Yes	No	11/5/2001	\$3,000
2000060241	ROOF REPAIR COMMERCIAL	Yes	No	6/19/2000	\$7,505
000077530	ON-SITE SIGN	Yes	No	9/22/1993	\$1,500
000076898	HVAC	Yes	No	7/8/1993	\$4,900

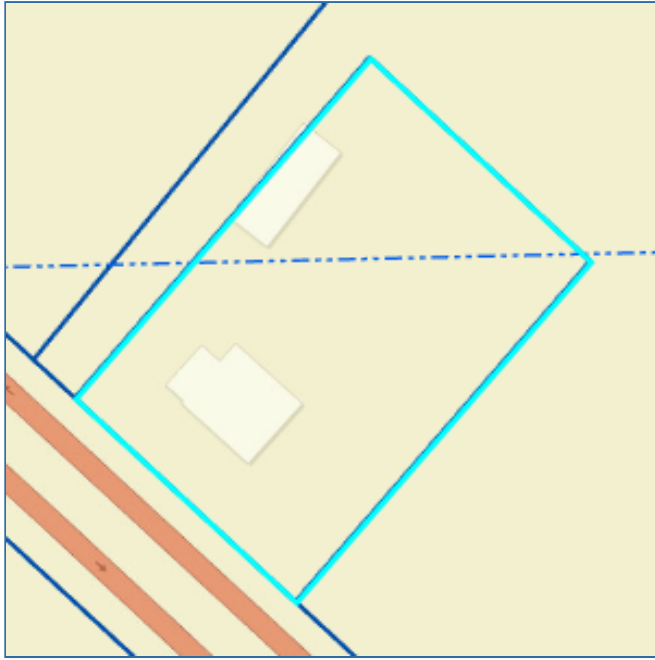
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Skip to main content [Sign Up for Property Watch](#)

Parcel Summary

No Image Available

Parcel ID	16201-004-000
Prop ID	93575
Location Address	5300 SE HAWTHORNE RD GAINESVILLE, FL 32641
Neighborhood/Area Subdivision	315400.00
Legal Description	COM NW COR LOT 3 S 493.02 FT E 80 FT N 41 DEG E 211.86 FT N 31 DEG W 391.09 FT W 27.75 FT POB OR 5137/3208 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	VACANT (00000)
Sec/Twp/Rng	13-10-20
Tax Area	ST. JOHN'S (0400)
Acres	1.54
Homesteaded	False

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[GATOR COUNTRY LLC](#)

1835 NORTH HIGHWAY A1A #702

INDIALANTIC, FL 32903

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$20,292	\$10,965	\$6,275	\$6,536	\$804
Land Value	\$5,390	\$5,390	\$5,390	\$5,390	\$3,850
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$25,682	\$16,355	\$11,665	\$11,926	\$4,654
Assessed Value	\$25,682	\$12,293	\$11,665	\$11,926	\$4,654
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$25,682	\$12,293	\$11,665	\$11,926	\$4,654
Maximum Save Our Homes Portability	\$0	\$4,062	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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

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

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	1.54	67082.4	0	0	BR

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/7/2023	\$240,000	MS	5137	3208	Qualified (Q)	Improved	LYONS JAMES K & MARY L	GATOR COUNTRY LLC	Link (Clerk)
1/17/2020	\$15,000	WD	4748	1374	Qualified (Q)	Improved	HOLDER JOE ANN	LYONS JAMES K & MARY L	Link (Clerk)
4/23/2007	\$100	MS	3593	1007	Unqualified (U)	Improved	* HARRELL JW ESTATE OF PER/RE	HOLDER JOE ANN	Link (Clerk)
6/1/1986	\$4,300	WD	1626	2909	Qualified (Q)	Vacant		* HARRELL J W ESTATE OF PER/RE	Link (Clerk)
1/1/1976	\$5,000	WD	1014	135	Qualified (Q)	Vacant		* UNASSIGNED	Link (Clerk)

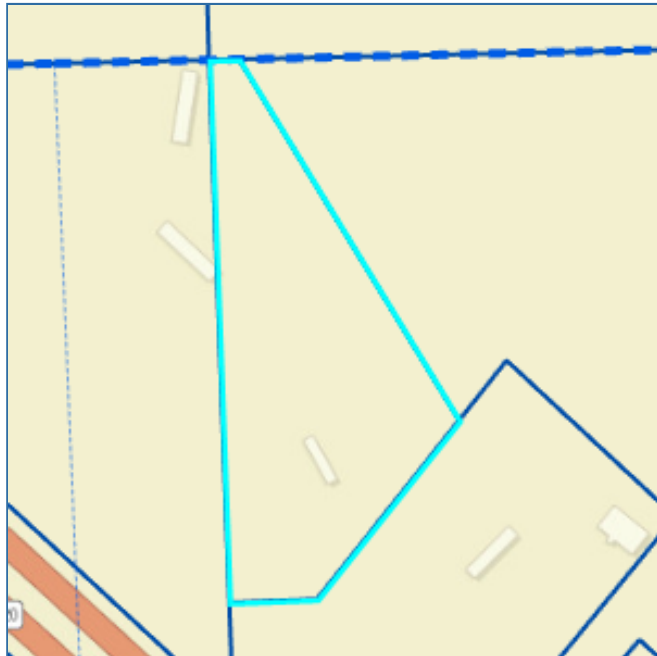
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2000030255	MANUFACTURED HOUSING	Yes	No	3/29/2000	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



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

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Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
 Alachua County Growth Management Website

Submit Affidavit to:
 Development Services Division
 Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Eastwood Preserve

OWNER: Bentley Properties, Inc.
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 16184-000-000

APPROXIMATE PROJECT ADDRESS: Hawthorne Road between SE 51st St and Lake Shore Drive

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

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

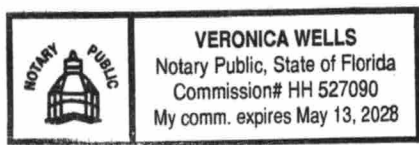
BENTLEY PROPERTIES INC. BY

Anna E. Fisher Owner Signature ANNA E. FISHER Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 19th Day of August, 2025, by Anna Fisher who is personally known or has provided satisfactory identification Florida Driver License.

STATE OF FLORIDA
 COUNTY OF Lake

Veronica Wells Signature of Notary Public
Veronica Wells Printed Name of Notary Public
HH527090 Commission Number



(Notarial Stamp above)



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

Detail by Entity Name

Florida Profit Corporation
BENTLEY PROPERTIES INC.

Filing Information

Document Number	P08000103802
FEI/EIN Number	36-4644066
Date Filed	11/24/2008
Effective Date	01/01/2009
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	12/28/2010
Event Effective Date	01/01/2011

Principal Address

16860 SILVER OAK CIR
DELRAY BEACH, FL 33445

Changed: 01/03/2013

Mailing Address

16860 SILVER OAK CIR
DELRAY BEACH, FL 33445

Changed: 01/03/2013

Registered Agent Name & Address

FISHER, ANNA E
16860 SILVER OAK CIR
DELRAY BEACH, FL 33445

Name Changed: 04/01/2024

Address Changed: 01/03/2013

Officer/Director Detail

Name & Address

Title P, D

FISHER, DAVID A
16860 SILVER OAK CIR
DELRAY BEACH, FL 33445

Title VP, D, S

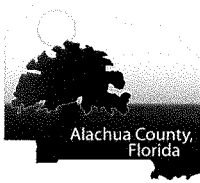
FISHER, ANNA E
16860 SILVER OAK CIR
DELRAY BEACH, FL 33445

Annual Reports

Report Year	Filed Date
2022	03/14/2022
2023	02/20/2023
2024	04/01/2024

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12/28/2010 -- Name Change	View image in PDF format
01/30/2010 -- ANNUAL REPORT	View image in PDF format
11/24/2008 -- Domestic Profit	View image in PDF format



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
 Alachua County Growth Management Website

Submit Affidavit to:
 Development Services Division
 Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Eastwood Preserve

OWNER: Gator Country LLC
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 16185-0-0,16194-0-0,16194-1-0,16194-2-0,16201-4-0

APPROXIMATE PROJECT ADDRESS: Hawthorne Road between SE 51st St and Lake Shore Drive

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

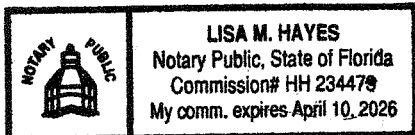
1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint,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

[Signature] Owner Signature Cary Lipman Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 25th Day of August 2025, by Cary Lipman who is personally known or has provided satisfactory identification.

STATE OF FLORIDA
 COUNTY OF Brevard

[Signature] Signature of Notary Public
Lisa M Hayes Printed Name of Notary Public
HH234473 Commission Number



(Notarial Stamp above)



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

Detail by Entity Name

Florida Limited Liability Company
GATOR COUNTRY LLC

Filing Information

Document Number	L23000530010
FEI/EIN Number	36-5093347
Date Filed	11/28/2023
Effective Date	11/28/2023
State	FL
Status	ACTIVE

Principal Address

1835 N HWY A1A
702
INDIALANTIC, FL 32903

Mailing Address

1835 N HWY A1A
702
INDIALANTIC, FL 32903

Registered Agent Name & Address

LIPMAN, CARY W
1835 N HWY A1A
702
INDIALANTIC, FL 32903

Authorized Person(s) Detail

Name & Address

Title MGR

LIPMAN, CARY W
1835 N HWY A1A #702
INDIALANTIC, FL 32903

Title AP

LIPMAN, KATHRYN
1835 N HWY A1A #702
INDILANTIC, FL 32903

Annual Reports

Report Year	Filed Date
2024	04/16/2024

Document Images

[04/16/2024 -- ANNUAL REPORT](#)

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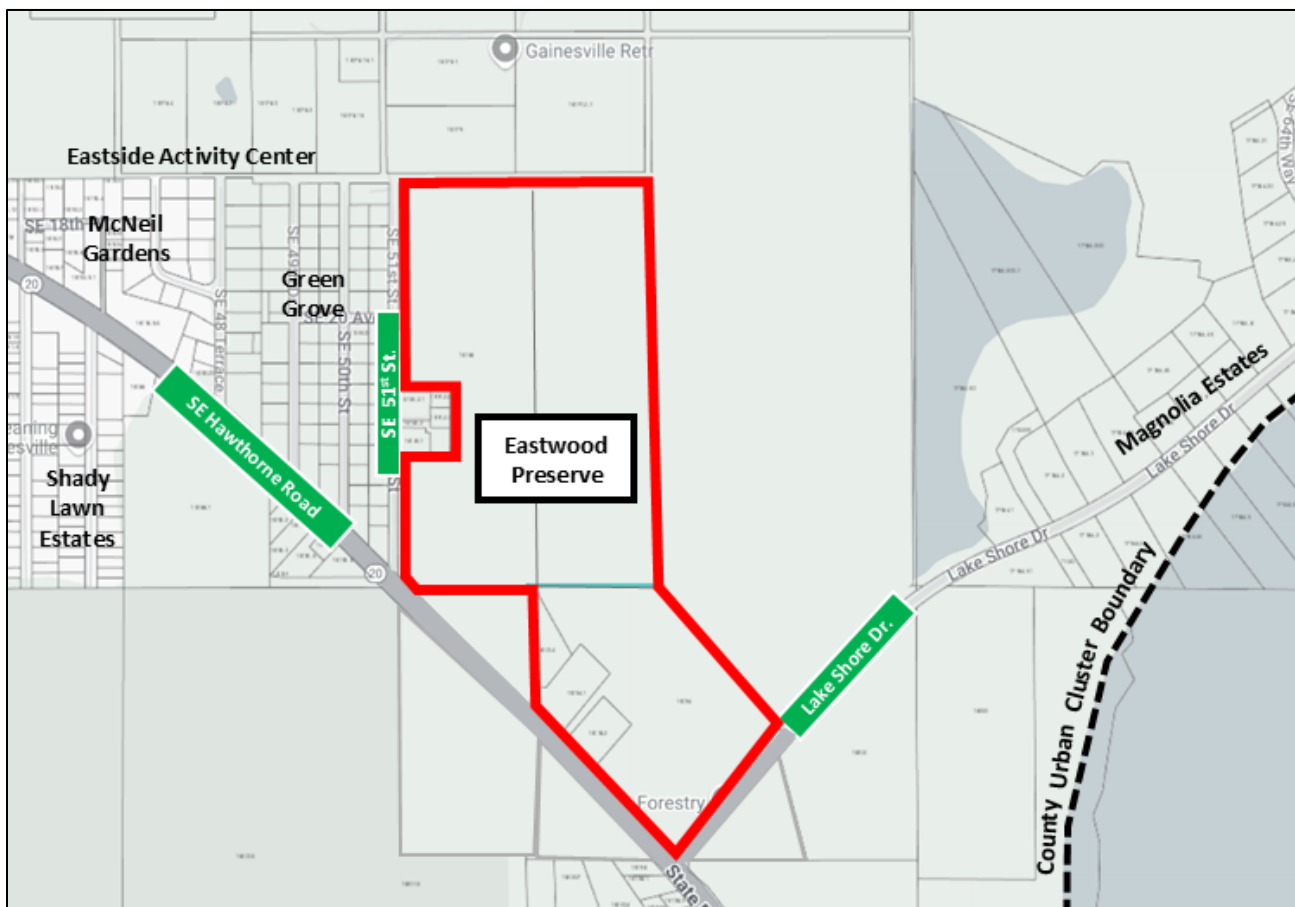
[11/28/2023 -- Florida Limited Liability](#)

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NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Thursday, August 28, 2025
Time: 6:00 p.m.
Place: Faith Missionary Baptist Church
2905 SE 21st Avenue
Gainesville, FL 32641

A neighborhood workshop will be held to discuss a proposed Preliminary Development Plan for a single family residential subdivision including up to 149 lots on approximately 81.3 acres (+/-) on Alachua County tax parcel numbers 16184-000-000, 16185-000-000, 16194-000-000, 16194-001-000, 16194-002-000, and 16201-004-000 located at 5400 SE Hawthorne Road. The subject property has Future Land Use designations of Low Density Residential & Conservation and has R-1a & RE-1 Single Family Residential and C-1 Conservation zoning designations. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



Contact: eda consultants, inc.

Email: permitting@edaf1.com

Phone: (352) 373-3541

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Ethan Long, who on oath says that he is the OMB Data Analyst Coordinator of Alachua County, Florida; that the attached copy of advertisement: **Neighborhood Workshop - Eastwood Preserve Preliminary Development Plan Neighborhood Workshop** for August 28th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **8/18/25**.

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

Signature Ethan Long

Date August 19th, 2025

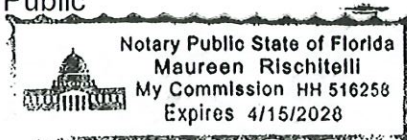
Business Impact Estimate published with the advertisement and attached.

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 19th day of August 2025, by Ethan Long who is personally known to me or who has produced ___ as identification.

Maureen Rischitelli

Signature of Notary Public



Notary Public Seal

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Home

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[+ Open Finance Portal](#) (/Pages/Open-Finance-Portal_unpublished.aspx)

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Neighborhood Workshop - Eastwood Preserve Preliminary Development Plan Neighborhood Workshop

Thu Aug 28th 6:00pm

[Growth-Management](#) [Neighborhood-Workshop](#)

Faith Missionary Baptist Church, 2905 SE 21st Ave, Gainesville, FL 32641, USA [map](#)

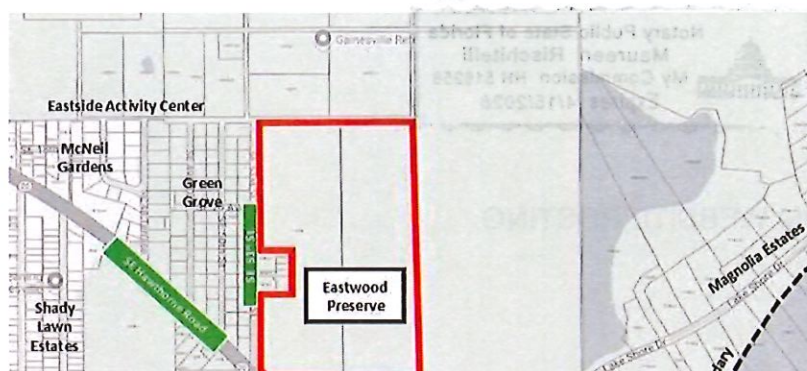
Published August 18th, 2025

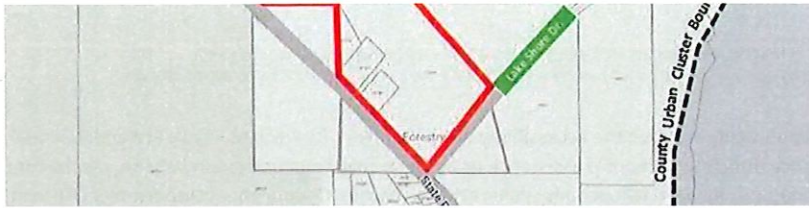
UPDATE: Preliminary Development Plan Mailer, Map, and Contact information added

NOTICE OF NEIGHBORHOOD WORKSHOP

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This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The Neighborhood Workshop will be held on Thursday, August 28th, 2025, at Faith Missionary Baptist Church, located at 2905 SE 21st Avenue, Gainesville, FL 32641, at 6:00 P.M..





Contact: eda consultants, inc. Email: permitting@edafl.com Phone: (352) 373-3541

Neighborhood Workshop Mailer Attached

If Required Business Impact Attached

 Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

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Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at [✉ legalnotices@alachuacounty.us](mailto:legalnotices@alachuacounty.us).

[Click Here to View Current Emergency Orders \(https://info.alachuacounty.us/emergency-orders/\)](https://info.alachuacounty.us/emergency-orders/)
g:1*181816*,g:M181M0QzMTz4NT54xNz,ODU3Tjcw*_g3_837DCKZVMA*MTc0M0U5Mzcy2IS4yOT7u1M544MQuNT800V3tj0UjA5MA.)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

[View Alachua County's Website Accessibility Policy And Procedures \(/Depts/EO/Pages/Website-Accessibility.aspx\)](#)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

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To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or publicrecordsrequest@alachuacounty.us. Please visit the [Public Records Request \(/Depts/attorney/Pages/PublicRecordsRequest.aspx\)](#) webpage for more information.

This website is a public service. Please read the [Legal Disclaimer](#). Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

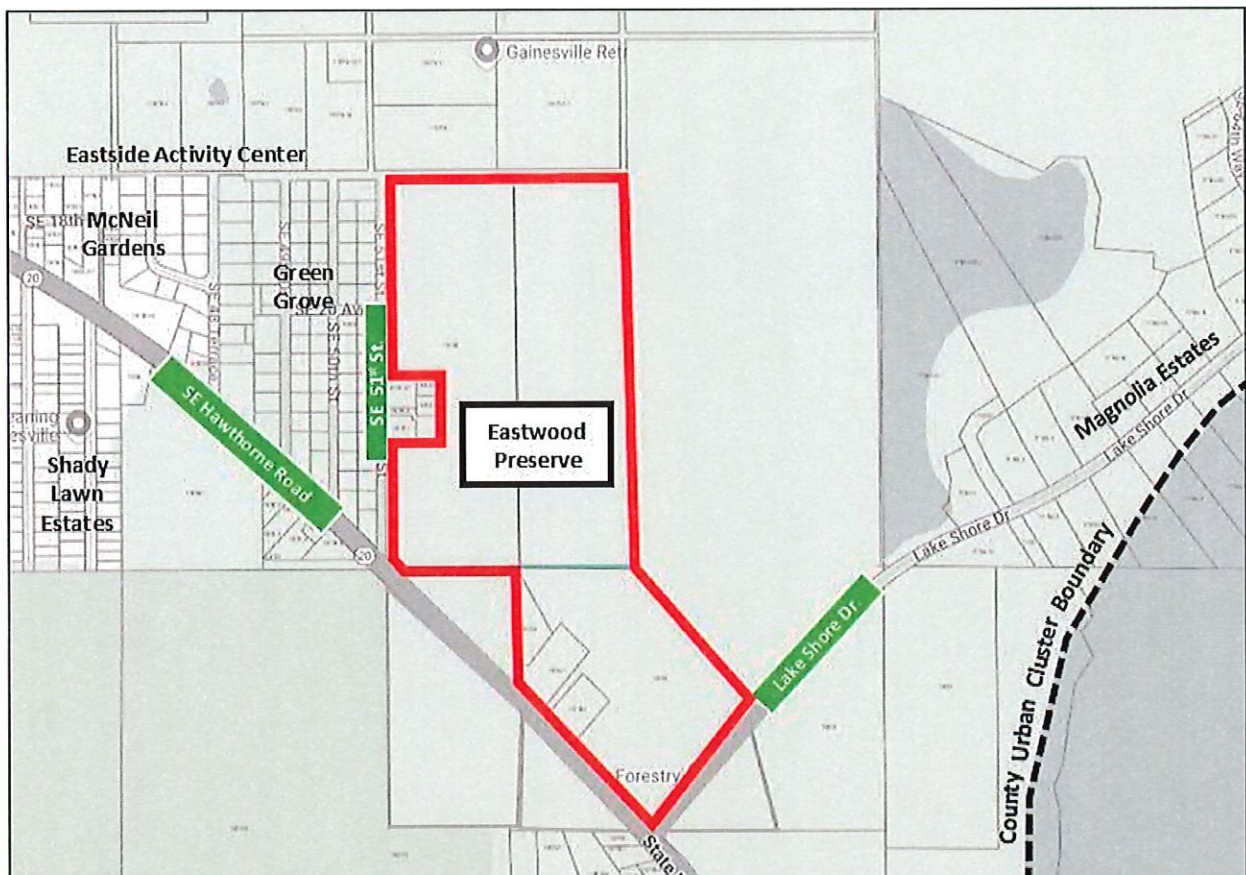
As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence Platform™ to help identify and prioritize accessibility issues on our website.

 Background Image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Thursday, August 28, 2025
Time: 6:00 p.m.
Place: Faith Missionary Baptist Church
2905 SE 21st Avenue
Gainesville, FL 32641

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Contact: eda consultants, inc.

Email: permitting@edafl.com

Phone: (352) 373-3541

16192-004-000
ROMERO GOVINDA
1007 MAIN ST
GAINESVILLE, FL 32601

16191-002-002
BATIE BILLY F SR LIFE ESTATE
10704 NE 176TH ST
WALDO, FL 32694-4255

16186-007-000
REEB KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

16178-015-001
DINSMORE SHELLY
1514 SE 51ST ST
GAINESVILLE, FL 32641

16178-016-000
TAYLOR & KORDENBROCK
15239 COLLEY DR
TAVARES, FL 32778

16177-002-000
SCHRIMSHER JOSEPH A
1529 SE 51ST ST
GAINESVILLE, FL 32641

16178-005-001
ENPOWER INC
1551 E 51ST ST
GAINESVILLE, FL 32641

16177-002-001
SMITH DANIEL L
1551 SE 51ST ST
GAINESVILLE, FL 32641-1949

16184-000-000
BENTLEY PROPERTIES INC
15816 PENDIO DR
BELLA COLLINA, FL 34756-3648

16191-002-001
LONG DOROTHY E
1615 SE 35TH AVE
GAINESVILLE, FL 32641

16179-000-000
MILES & MILES
1707 SE 51ST ST
GAINESVILLE, FL 32641

16178-002-000
MANNING EUGENE
1713 SE 48TH TER
GAINESVILLE, FL 32641

16178-003-000
MURPHY M A & HELEN
1721 SE 49TH DR
GAINESVILLE, FL 32641-8956

16186-004-000
TRAINER LISA ANN
1723 SE 49TH DR
GAINESVILLE, FL 32641-8956

16186-001-000
WILLIS EDDIE D & SELLER A
1723 SE 50TH ST
GAINESVILLE, FL 32641-9545

16186-005-000
LUCAS ROBERTA W
1724 SE 49TH DR
GAINESVILLE, FL 32641

16186-003-000
MORGAN LORENE
1724 SE 50TH ST
GAINESVILLE, FL 32641

16186-006-000
BLACKSHEAR ROSETTA S
1806 SE 49TH DR
GAINESVILLE, FL 32641-8955

16186-010-000
KEENE SYDNEY A
1806 SE 51ST ST
GAINESVILLE, FL 32641

16191-002-003
WILSON SHIRLEY ANN
1815 SE 48TH TER
GAINESVILLE, FL 32641-8960

16186-013-000
ADDISON JOANN W
1816 SE 50TH ST
GAINESVILLE, FL 32641-9546

16186-011-000
MCHOME DIANE
1816 SE 51ST ST
GAINESVILLE, FL 32641

16186-017-000
OLAOYE & OLAOYE
1825 SE 49TH DR
GAINESVILLE, FL 32641

16186-016-000
GANAY JENNIFER L
1826 SE 49TH DR
GAINESVILLE, FL 32641

16186-018-000
SMITH ROMAN L
1826 SE 50TH ST
GAINESVILLE, FL 32641

16186-020-000
BRYANT WILLIE D
1826 SE 51ST ST
GAINESVILLE, FL 32641-8915

16185-000-000
GATOR COUNTRY LLC
1835 NORTH HIGHWAY A1A #702
INDIALANTIC, FL 32903

16186-025-000
BELLE CARMEN
1904 SE 49TH DR
GAINESVILLE, FL 32641

16186-024-000
NELSON AUSTIN & KRISTIE
1909 SE 49TH DR
GAINESVILLE, FL 32641-8956

16186-022-000
HENDERSON NICK F
1909 SE 50TH ST
GAINESVILLE, FL 32641-9544

16186-023-000
AYENAN-KETOU & KOUDENOUKPO
1910 SE 50TH ST
GAINESVILLE, FL 32641

16186-021-000
EVERETT JAMES K
1910 SE 51ST ST
GAINESVILLE, FL 32641

16186-027-000
FERGUSON SHEILA DENISE
1919 SE 49TH DR
GAINESVILLE, FL 32641-8956

16186-029-000
HAYES PATRICIA MYERS
1919 SE 50TH ST
GAINESVILLE, FL 32641-9544

16186-028-000
GAY SEZRA C
1920 SE 50TH ST
GAINESVILLE, FL 32641

16191-002-007
BERKOWITZ & BERKOWITZ &
MCDANIEL
1924 SE 48TH TER
GAINESVILLE, FL 32641

16186-034-000
GAY JEANETTE
2007 SE 49TH DR
GAINESVILLE, FL 32641

16186-035-000
ANDERSON ALBERT ARITHEO
2008 SE 49TH DR
GAINESVILLE, FL 32641

16186-033-000
BRADLEY HUGH L II
2008 SE 50TH ST
GAINESVILLE, FL 32641

16186-031-000
DANIELS BRENDA L
2008 SE 51ST ST
GAINESVILLE, FL 32641-8913

16191-002-008
FLORES TIMOTHY ANDREW &
BRIANA
2011 SE 48TH TER
GAINESVILLE, FL 32641

16191-002-009
GREEN LARRY J & BONNIE
2017 SE 48TH TER
GAINESVILLE, FL 32641

16186-039-000
PRESTON C O & LINDA
2017 SE 50TH ST
GAINESVILLE, FL 32641-9516

16186-038-000
BANNISTER SHAMEKA
2018 SE 50TH ST
GAINESVILLE, FL 32641

16186-040-000
COOPER LINDA S HEIRS
2018 SE 51ST ST
GAINESVILLE, FL 32641-8913

16186-045-000
JAMES LARRY SHAUN ANDREW
2100 SE 49TH DR
GAINESVILLE, FL 32641

16186-041-000
CURRY WILLIE L
2100 SE 51ST ST
GAINESVILLE, FL 32641

16186-044-000
WATERS JEREMIAH J
2101 SE 49TH DR
GAINESVILLE, FL 32641-8954

16191-002-010
WILLIAMS CHRISTOPHER S &
TANDRIA L
2105 SE 48TH TER
GAINESVILLE, FL 32641

16186-049-000
BRANTLEY & SHEMWELL
2109 SE 50TH ST
GAINESVILLE, FL 32641-8948

16186-046-000
GILBERTSEN ROY JAMES
2110 SE 49TH DR
GAINESVILLE, FL 32641

16186-048-000
SIMMS ROBERT E JR & NATALIE
2110 SE 50TH ST
GAINESVILLE, FL 32641-8947

16186-050-000
COOPER CAPRICE
2110 SE 51ST ST
GAINESVILLE, FL 32641

16186-054-000
BUCHANON CHESTER JR
2119 SE 49TH DR
GAINESVILLE, FL 32641

16186-052-000
JONES MARY A
2119 SE 50TH ST
GAINESVILLE, FL 32641-8948

16186-053-000
WARE LOVONA
2120 SE 50TH ST
GAINESVILLE, FL 32641

16186-051-000
FIFE SALLY GROVES LIFE ESTATE
2120 SE 51ST ST
GAINESVILLE, FL 32641-8913

16181-002-001
DOPAZO & GONZALEZ W/H
2121 SE 51ST ST
GAINESVILLE, FL 32641

16181-002-000
NUGENT JOHN
2125 SE 51ST ST
GAINESVILLE, FL 32641

16186-057-000
BRAND MARGARET DELORES
2203 SE 49TH DR
GAINESVILLE, FL 32641-9520

16186-059-000
HOUSTON CHRISTOPHER
2203 SE 50TH ST
GAINESVILLE, FL 32641

16186-058-000
SCOTT FRANK III & KIMBERLY
2204 SE 50TH ST
GAINESVILLE, FL 32641

16186-060-000
BRYANT KAREN R
2204 SE 51ST ST
GAINESVILLE, FL 32641-8913

16181-001-000
RAMOS JESSICA
2211 SE 51ST ST
GAINESVILLE, FL 32641

16186-062-000
MIDDLETON SHIRLEY A
2213 SE 50TH ST
GAINESVILLE, FL 32641-9517

16186-061-000
THOMPSON REBECCA A
2214 SE 51ST ST
GAINESVILLE, FL 32641

16186-063-000
GRIFFIN KENNETH MICHAEL
2214 SE 50TH ST
GAINESVILLE, FL 32641-8947

16186-066-000
MINCER SHEENA LEE
2223 SE 50TH ST
GAINESVILLE, FL 32641-9517

16186-065-000
HUGHES KEITH MICHAEL
2228 SE 50TH ST
GAINESVILLE, FL 32641

16186-071-000
HENDERSON & HENDERSON
2312 SE 51ST ST
GAINESVILLE, FL 32641

16186-070-000
SCOTT AMANDA RENE
2315 SE 50TH ST
GAINESVILLE, FL 32641-9518

16186-008-000
MATHIS & MATHIS
2421 NE 64TH TER
GAINESVILLE, FL 32609-2798

16198-000-000
TURLINGTON SUSAN P TRUSTEE
2615 NW 6TH ST
GAINESVILLE, FL 32609

16186-030-000
REAVES PHYLLIS Y
2750 OLD ST AUGUSTINE RD #Q169
TALLAHASSEE, FL 32301-6228

16186-042-000
NEW BEGINNINGS PROPERTIES LLC
283 SW 128TH TER
NEWBERRY, FL 32669

16186-019-000
BROWN & BROWN TRUSTEES
2850 SE 24TH PL
GAINESVILLE, FL 32641

16200-004-000
TUCKER DANNY R & BEVERLY V
3000 SE 55TH DR
GAINESVILLE, FL 32641

16200-007-000
ANGLON ROBERT S HEIRS
3010 SE 55TH DR
GAINESVILLE, FL 32641

16191-002-006
LAVENDER & MITCHELL
3015 NE 19TH ST
GAINESVILLE, FL 32609

16200-005-000
PARKS C T & PEGGY
3022 SE 55TH DR
GAINESVILLE, FL 32641-8973

16186-026-000
DAVIS THOMAS W & ELLEN
3646 NW 25TH AVE
GAINESVILLE, FL 32605

16186-043-000
FAL PROPERTIES LLC
38 17TH ST ANNINGTON COVE TER
ATLANTIC BEACH, FL 32233

16201-005-000
C/O TIITF/REC & PARKS-PAYNES
PRAIRIE STATE PRESERVE
STATE OF FLORIDA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

16186-009-000
J J KIND REAL ESTATE HOLDINGS
LLC TRUSTEE
4111 NW 16TH BLVD STE #357923
GAINESVILLE, FL 32605

16186-047-000
LATTIMORE HENRY L
435 SE 14TH ST
GAINESVILLE, FL 32641

16188-001-000
MARCUS ROBERTA L TRUSTEE
476 ROVINO AVE
CORAL GABLES, FL 33156

16192-001-000
TERHORST ERIC W HEIRS
4809 SE HAWTHORNE RD
GAINESVILLE, FL 32641-8972

16192-002-000
ROLSTON SAM HEIRS
4903 SE HAWTHORNE RD
GAINESVILLE, FL 32641-8968

16192-003-000
LUCIUS JUDY CAROL
4907 SE HAWTHORNE RD
GAINESVILLE, FL 32641-8968

16192-008-000
BURTON MICHELLE
5003 SE HAWTHORNE RD
GAINESVILLE, FL 32641

16191-002-004
ARMSTRONG RITA GAIL
5033 SE 193RD TER
HAWTHORNE, FL 32640

16201-001-000
MCDONALD & SHEALY
5240 SE HAWTHORNE RD
GAINESVILLE, FL 32641

16203-000-000
LI JIAN
5407 SE HAWTHORNE RD
GAINESVILLE, FL 32641-9523

16200-003-001
SHIPES WAYNE
5531 SE HAWTHORNE RD
GAINESVILLE, FL 32641

16186-056-000
ALVAREZ MARIA
5610 CHARTER CIR
GULF BREEZE, FL 32653-8660

16200-002-001
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE, FL 32653

16202-000-000
HARRELL JOSEPH W & MARYANN
5715 SE 55TH BLVD
GAINESVILLE, FL 32641

16191-002-005
FARFAN MARIA
5944 PEREGRINE AVE
ORLANDO, FL 32819

16192-006-000
TYSON HENRY J & GLORIA JEAN
6734 NW 31ST AVE
GAINESVILLE, FL 32606

16186-012-000
EAST GAINESVILLE INVESTMENTS
6825 NW 18TH DR
GAINESVILLE, FL 32653

16186-055-000
SMART STONE LLC
7916 SW 43RD DR
GAINESVILLE, FL 32608

16186-072-000
GIL CARLOS
801 BRICKELL KEY BLVD STE 3001
MIAMI, FL 33131

16186-064-000
BLANCHARD WILLIAM GREGG
879 TAFT CT
PALM BEACH GARDENS, FL 33410-1567

16186-073-000
NALBACH S N TRUSTEE
GENERAL DELIVERY
GAINESVILLE, FL 32601

16200-000-000
BEGGS-LEWIS & LEWIS W/H
PO BOX 1212
HAWTHORNE, FL 32640-1212

16176-001-000
FAIRCLOTH REID ELLIOT
PO BOX 441
HAWTHORNE, FL 32640-0441

Thomas Workman
5611 Lake Shore Dr
Gainesville FL 32641

Barclay Powell
3620 SE 41 Ave
Gainesville FL 32641

Charles Boisseau
1335 NE 6th Ter
Gainesville FL 32601

Chris Giourgas
17391 Saw Palmetto Ave
Clermont FL 34714

Gainesville Retreat Center
1605 SE 51 St
Gainesville FL 32641

Darcy Doran-Myers
1305 NE 6th Ter
Gainesville FL 32601

David C Willkomm
411 SE 74TH ST
GAINESVILLE FL 32641

Jason Sanchez
610 NE 2nd Ave
Gainesville FL 32601

Greg DeLong
6020 SE 55TH BLVD
GAINESVILLE FL 32641-7771

Heather VanHeuveln
2416 SE 37th St
Gainesville FL 32641

Kelly McPherson
5611 Lake Shore Dr
Gainesville FL 32641

Les Roach
576 Nackman Rd NW
Palm Bay FL 32907

Lesa Holder & John Anderson
1802 SE 64th Way
Gainesville FL 32641

Paul C. Pritchard
6210 LAKESHORE DR
GAINESVILLE FL 32641

Susan Stewart
235 SE 74 St
Gainesville FL 32641

Taylor Maderazo
4929 Skyway Dr
Jacksonville FL 32246

Theresa Beachy
11100 NW 11TH AVE
Gainesville FL 32606

Thomas Stewart
235 SE 74 St
Gainesville FL 32641

Timothy Mark Dalrymple
1039 NE 3rd St
Gainesville FL 32601

Stephen Boyes
6510 Lakeshore Drive
Gainesville, FL 32641

Sauna Lillywhite
220 SE 74th Street
Gainesville, FL 32641



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Taylor Maderaz
4929 Skyway Dr
Jacksonville FL 32246

~~32246-002888~~
32601-1212

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 32601
027H
0001330450
\$ 000.740
AUG 13 2025

NIXIE 326 FE 1 0008/20/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32601121275 *1639-01178-25-35



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

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BERKOWITZ & BERKOWITZ &
MCDANIEL
1924 SE 48TH TER
GAINESVILLE, FL 32641

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UNABLE TO FORWARD

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326011221275

BC: 326011221275 *1639-01471-15-35



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE RPDC 320

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FIRST-CLASS



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16186-054-000
BUCHANON CHESTER JR
2119 SE 49TH DR
GAINESVILLE, FL 32641

NIXIE 326 DE 1 0008/19/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 326011221275 *2724-02685-15-35

326011221275

Heather Hartman

From: Clay Sweger
Sent: Friday, August 29, 2025 9:26 AM
To: Ashley Scannella; Heather Hartman
Subject: FW: Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Please include the following in the neighborhood meeting backup materials to be provided to the County as part of our submittal.

Clay Sweger, AICP, LEED AP

Principal / Director of Planning

csweger@edaf.com

edaf.com

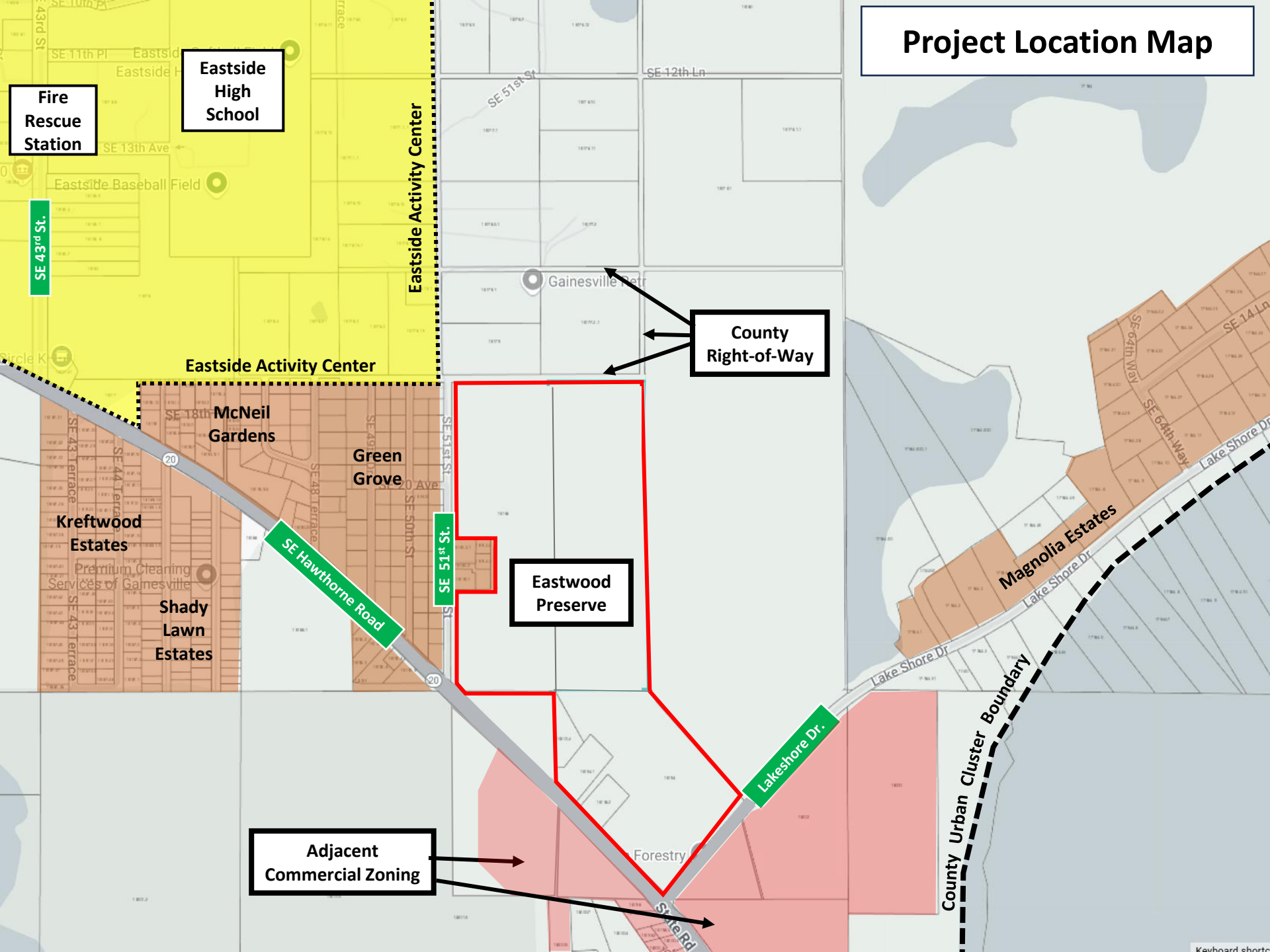


720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: chad preston <cpreston29@bellsouth.net>
Sent: Friday, August 29, 2025 9:22 AM
To: Clay Sweger <csweger@edaf.com>
Subject: Meeting

Clay,
Thank you for giving me the time to get my point across at last night's meeting. After studying the road layout I think that a house should be placed where the proposed road enters 51st street facing the new subdivision, thus making the proposed subdivision totally separate from Green Grove, which it always should have been from the get go. I do not think having an emergency entrance from 51st would work. I believe in no time it would be used by people in your plan. The best solution from my view point is to keep both subdivisions totally separate. This is a fall on my sword issue for me. I am hoping we can work this out.
Thanks,
Chad Preston

Project Location Map



Fire
Rescue
Station

Eastside
High
School

SE 43rd St.

Eastside Activity Center

Eastside Activity Center

McNeil
Gardens

Green
Grove

Kreftwood
Estates

Shady
Lawn
Estates

SE Hawthorne Road

SE 51st St.

Eastwood
Preserve

County
Right-of-Way

Adjacent
Commercial Zoning

Lakeshore Dr.

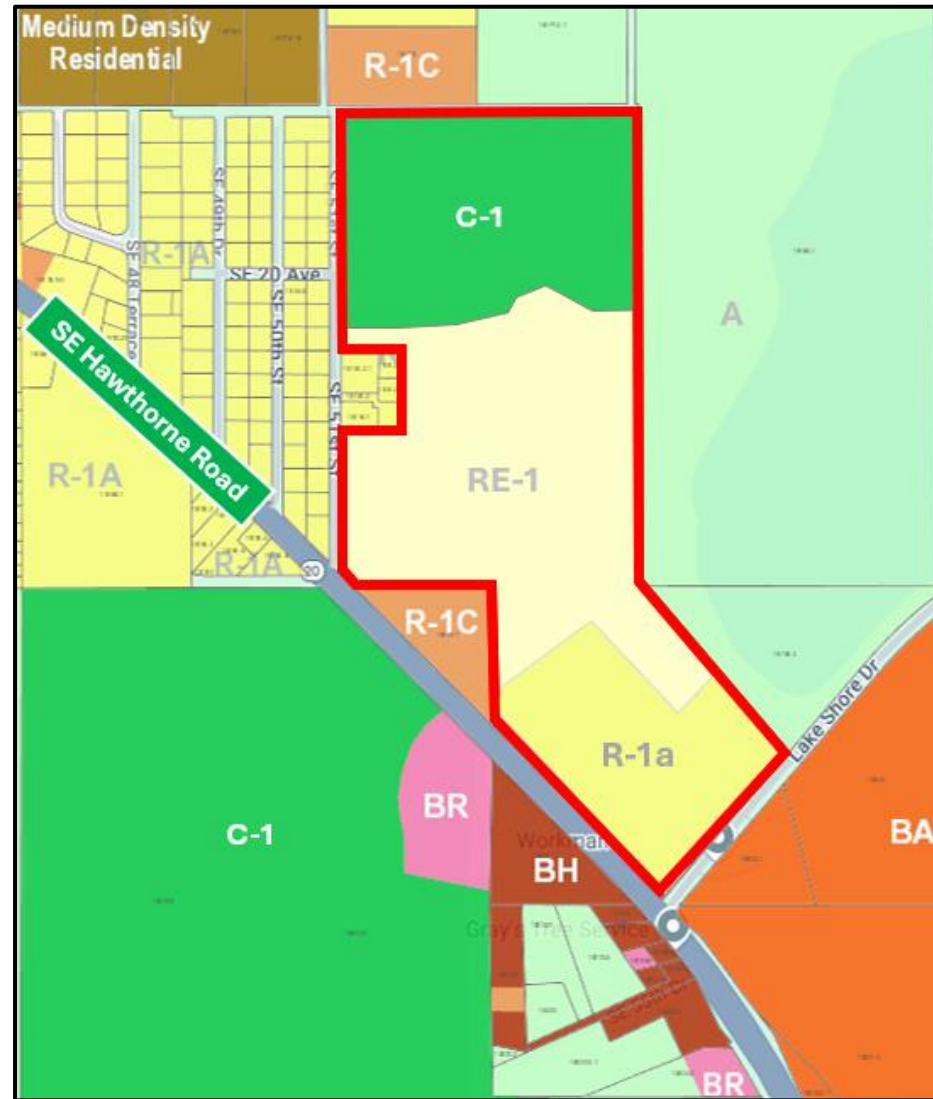
County Urban Cluster Boundary

Magnolia Estates

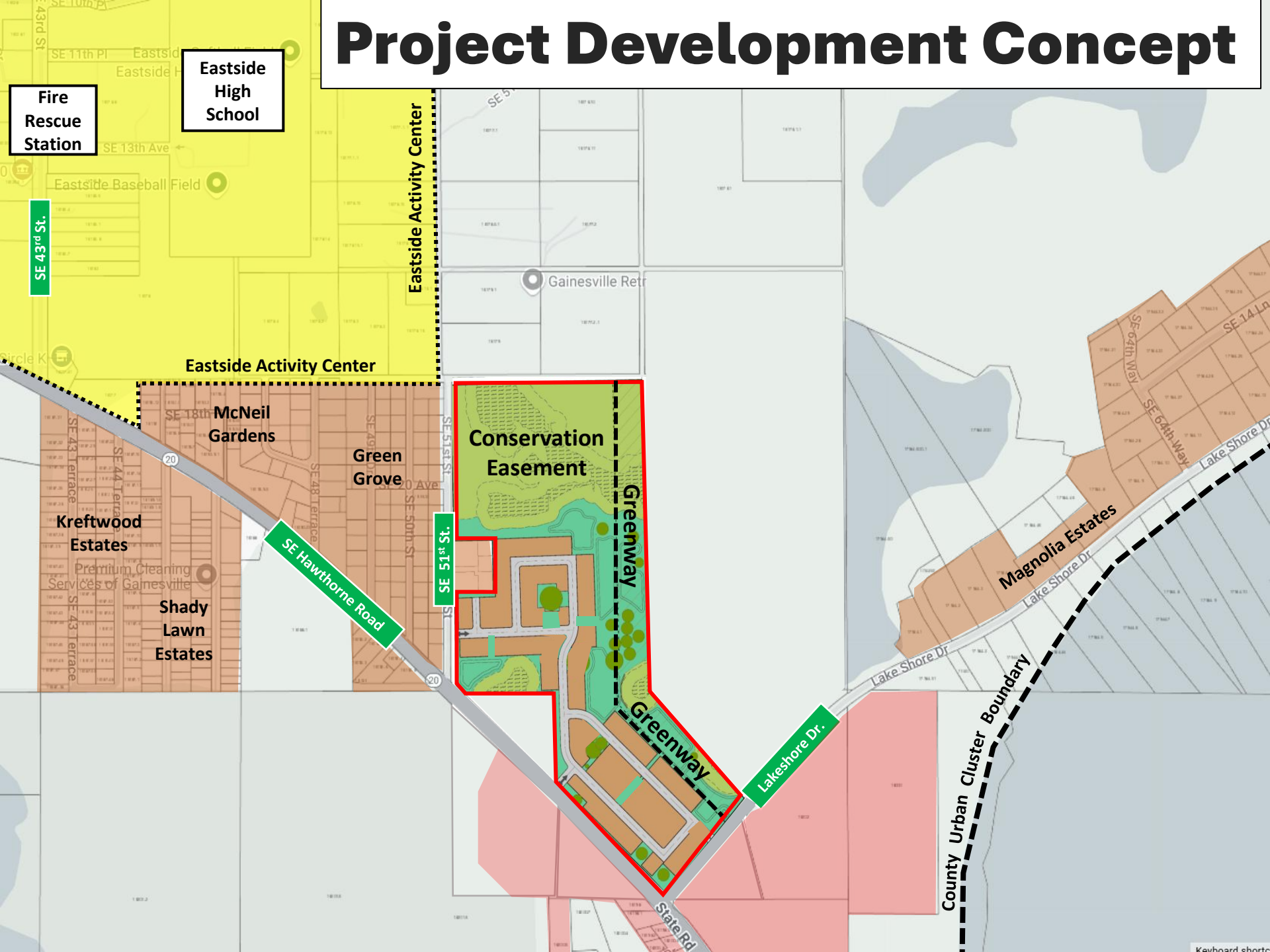
Future Land Use Map

Zoning Map

Proposed
200 Ft.
Greenway



Project Development Concept



Eastside High School

Fire Rescue Station

SE 43rd St.

Eastside Activity Center

Eastside Activity Center

McNeil Gardens

Green Grove

Conservation Easement

Greenway

Kreftwood Estates

Shady Lawn Estates

SE Hawthorne Road

SE 51st St.

Greenway

Lakeshore Dr.

Magnolia Estates

County Urban Cluster Boundary

Project Location Map



SE 43rd St.

Eastside High School

ACFR Station 60

Eastside Activity Center

Gainesville Retreat Center

Eastside Activity Center

SE Hawthorne Road

Project Site

Lakeshore Dr.

20

Workman Forestry

State Rd

st Church

Eastside High Sch
st Meadows
etery

© 2025

Neighborhood Meeting Minutes

Project: Eastwood Preserve Preliminary Development Plan

Meeting Date & Time: August 28, 2025, 6 PM

Community Participants: 7 total (see sign-in sheet)

Project Representatives: Clay Sweger, AICP, LEED AP – eda consultants, inc.
Claudia Vega, PE – eda consultants, inc.
Ashley Scannella – eda consultants, inc.
Heather Hartman – eda consultants, inc.
John Fifer – Garden Street Communities

Meeting Minutes:

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

Q: = Question

A: = Answer

C: = Comment

Traffic, Access, and Transportation

Q: When you say "buffer," what does that mean?

A: That refers to a landscape buffer with landscape plantings, possibly with a fence or berm.

Q: Transportation was discussed at the prior commission meeting. With the bus system, would a stop be added on 51st, or further south on Hawthorne Road? Or somewhere inside the project?

A: The closest bus stop is currently on 43rd Street, but RTS also offers on-demand service. RTS will decide if and when to extend routes further. Having this development increases the likelihood of service expansion.

Q: So a bus stop would be in the right-of-way and not affect your design?

A: Correct. A future bus stop would likely be in the Hawthorne Road right of way. We would certainly like to see a bus stop near the entrance.

- Q:** You're sacrificing my neighborhood for yours. This will increase traffic on 51st Street. I believe that directing new traffic into 51st is unacceptable — it makes my neighborhood less attractive.
- A:** We appreciate your input and your comments will be part of the record. The primary entrance will still be on Hawthorne Road. When the county reviews this plan, they may require improvements on 51st Street. We are required by county regulations to have two access points.
- C:** What are the odds of the county allowing us to make that an emergency-only exit?
- A:** It is a possibility and we will inform the county that this is a neighborhood concern. This is new feedback for us, but the suggestion of an emergency-only connection might be an option.
- C:** The developer is amenable to limiting that access to emergency only, but it is up to the county to make this decision.
- C:** Kids play in that area and it is not the same type of road like Hawthorne Road or Lakeshore Drive and people aren't going to drive the 25 MPH posted speed limit. They'll speed through to get to Hawthorne Road.
- A:** We understand your concerns and will raise this issue with the County. Ultimately, the County Commission will review the plan in a few months. Orange signs will go up and public notices will be mailed. If approved, we will submit full engineering plans. The overall approval process will take about a year.
- C:** The streets in Green Grove were paid for by the homeowners via an assessment years ago, not a developer—it was originally a dirt road.
-

Utilities and Sewer

- Q:** Are we stubbing out utilities on 51st?
- A:** Yes, there will be a sewer stub-out.
- Q:** Where will the lift station be located?
- A:** In the southeast portion of the property. (indicates on map)
- Q:** Will the county force Green Grove subdivision to connect to sewer?
- A:** No, they cannot force you to connect. However, it does make sewer connection more viable in the future and there may be grants available to help neighborhoods move off septic in environmentally sensitive areas.
- Q:** Regarding the lift station, what kinds of failures are possible—power outages, clogging lines, things like that? Isn't GRU ultimately responsible for it?
- A:** Lift stations are well designed now and have a backup generator in case of power outages. It will be paid for and built by the developer to GRU specifications as a public lift station. Once constructed, it will be handed over to GRU to operate and maintain.
-

Stormwater Management

Q: What's involved in maintaining the stormwater treatment system so that standards for nitrogen and phosphorus are met?

A: The system is designed to meet the standards of the County, Florida Department of Environmental Protection (FDEP), and the Water Management District (WMD). The WMD is the enforcement agency; they will inspect if something isn't functioning correctly.

Q: Are there structures that require maintenance, or is it just dirt and berms?

A: Yes, there are inlets and outfall structures outside the basins that will be regularly maintained. The developer enters into a maintenance agreement with the WMD, acknowledging that a fee must be paid annually to maintain the system.

Q: I spend a lot of time in neighborhoods where stormwater systems are neglected and don't function properly. Will that be the case here?

A: No. In recent years, the requirements have changed. Maintenance agreements are now mandatory to get a permit. Many older neighborhoods didn't have HOAs, and the County couldn't keep up with maintenance. In this case, the basins will all be dry—landscaped with grass, mowed, and maintained—not wet ponds full of water.

Q: How does treatment actually happen? Does the runoff just go into a pond and evaporate?

A: Runoff collects in the basins, and treatment happens through percolation as the water seeps through the soil at the bottom and sides of the basin. During major storms, the basins will collect some water, but treatment occurs primarily through percolation.

C: Is the stormwater treatment here similar to that of Kirkland Farms in Alachua—where runoff first goes into one pond, sediment settles, and then cleaner water flows into a second pond further downhill?

A: This project uses a combination of methods. Some basins will receive runoff and percolate it. Others will connect, so water flows from one basin to another.

Q: What happens to the first basin that collects all the sediment?

A: The basins will be maintained and the sediments removed periodically.

Q: Are the ponds required to have chain-link fences? That would not be attractive.

A: No chain link fences are allowed by code. We do not plan to fence them unless WMD requires it. In fact, they generally cannot be fenced unless the slopes are too steep, in which case a fence is required. In no case is a chain-link fence allowed- if we are required to fence them, it would be a decorative fence. Note also that these will be designed as dry basins and not deep ponds that could be unsafe.

Conservation and Preservation

Q: How will the preserve itself be protected—for example, from kids playing there or ATVs?

A: The northern area will be placed into a CMA/CE for permanent protection. There will be very limited access. CMA signage will be posted, and we are considering fencing as well. The county does not allow bikes, motorized vehicles, hunting, or other uses in CMAs.

Closing Questions / Comments

C: I'm impressed and happy with the planning and effort that has been put into this project thus far. This has clearly been a process, and you've done your homework. I'm just here to protect my neighborhood.

Q: Thank you for hosting this community gathering. I'm curious about the triangular inset of land along Hawthorne Road. Is that not part of the project?

A: Correct. That parcel, which includes a mobile home, is separate from this project.



Neighborhood Meeting - Sign-in Sheet

Project: Eastwood Preserve Subdivision
Date & Time: August 28, 2025, 6 PM
Location: Faith Missionary Baptist Church
 2905 SE 21st Avenue
 Gainesville, FL 32641

NAME	ADDRESS	PHONE	EMAIL
CHAD PRESTON	207 SE 50 th ST	352 538-4513	CPRESTON29@BELLSONTHINEA
David Willkomm	411 SE 74 ST	352 213-9878	willkomm-d@bellsouth.net
Kelby McPherson	1716 SE 64 th Way	352- 817-0673	Workpherson@cox.net
John Moran	1327 SE 69 Way	352 5147670	John Moran Photo @ gmail.com
Shauna Lillywhite	220 SE 74 th ST	352 3748532	theathera@yaho.com

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # DR25-000043 **APPLICATION DATE** 9/2/25

NAME & DESCRIPTION OF PROJECT Eastwood Preserve Subdivision

A residential platted subdivision with 149 lots

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

5400 SE Hawthorne Rd, Gainesville, FL 32641

Tax Parcel Numbers 16184, 16185, 16194, 16194-1, 16194-2, 16201-4

Acreege 81.16 +/-

DEVELOPMENT DATA (check all that apply)

- Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units 149 Number of Units
Level of Review Preliminary Final Revised Preliminary Revised Final

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Gainesville East Alachua **Middle** Lincoln **High** Eastside

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="149"/>	units X 0.12 Elementary School Multiplier	<input type="text" value="18"/>	Student Stations
MIDDLE	<input type="text" value="149"/>	units X 0.06 Middle School Multiplier	<input type="text" value="9"/>	Student Stations
HIGH	<input type="text" value="149"/>	units X 0.09 High School Multiplier	<input type="text" value="13"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

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

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

CERTIFICATION

PROJECT NAME : **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the

ILA. The following determinations have been made:

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

Elementary SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 5 yrs* Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 5 yrs* Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

High SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 5 yrs* Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

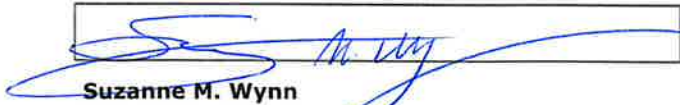
Denial for reasons stated

Approved by

Alachua County Staff

School Board Staff Certification

A complete application for the development project was accepted on



Date:

Suzanne M. Wynn
 Director, Facilities Planning and Construction
 Alachua County Public Schools
 352.955.7400 x 1445

Signed:

Date:

Printed Name:

*163.3180(6)(g), F.S. (2023)