



# Small Scale Comprehensive Plan Amendment Application

## *Future Land Use Map Change*



- Project Request:** A proposed Small Scale Comprehensive Plan Amendment to change the Future Land Use Map from Tourist Entertainment to Commercial.
- Project Location:** 3833 NW 97<sup>th</sup> Blvd. / Tax Parcel Number 06233-002-002
- Project Owner:** Thirty-Ninth Avenue Limited Partnership
- Submittal Date:** January 23, 2026
- Prepared By:** Clay Sweger, AICP, LEED AP  
eda consultants, inc.

## Project Background / Project Request

The subject property, consisting of approximately 1.36 acres (+/-), is located in the Springhills Activity Center near the southeastern corner of the intersection of NW 39<sup>th</sup> Avenue and NW 97<sup>th</sup> Blvd. on parcel number 06233-002-002. The parcel was previously developed as a County welcome center and most recently, as a restaurant.

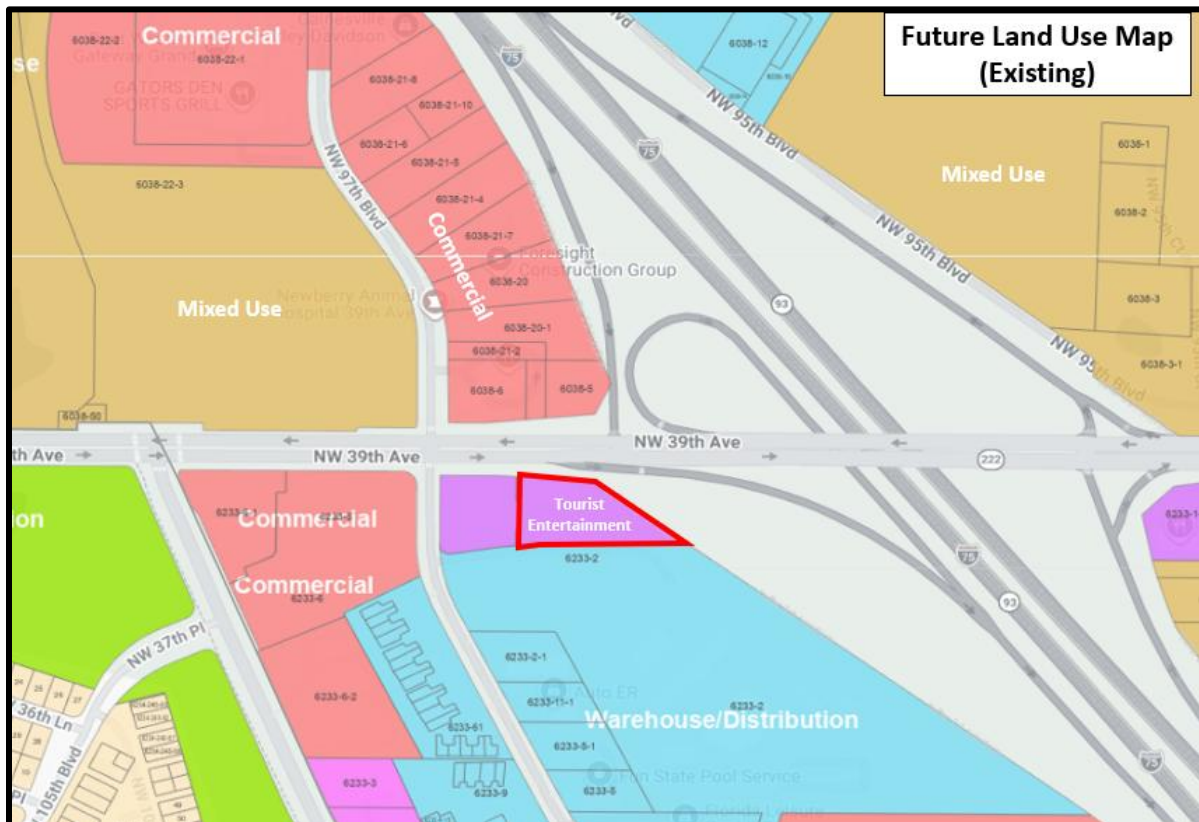
With the closure of a restaurant on the subject property, the property owner is offering the vacant building for lease to new users and requests a Future Land Use Map change from Tourist Entertainment to Commercial to help facilitate the future utilization of the property.

The property owner also has filed a companion rezoning application to request that the subject property be changed from Business Highway (BH) to Business Retail (BR), of which will be an implementing zoning district for the proposed Commercial land use designation.

## Existing Future Land Use Designation

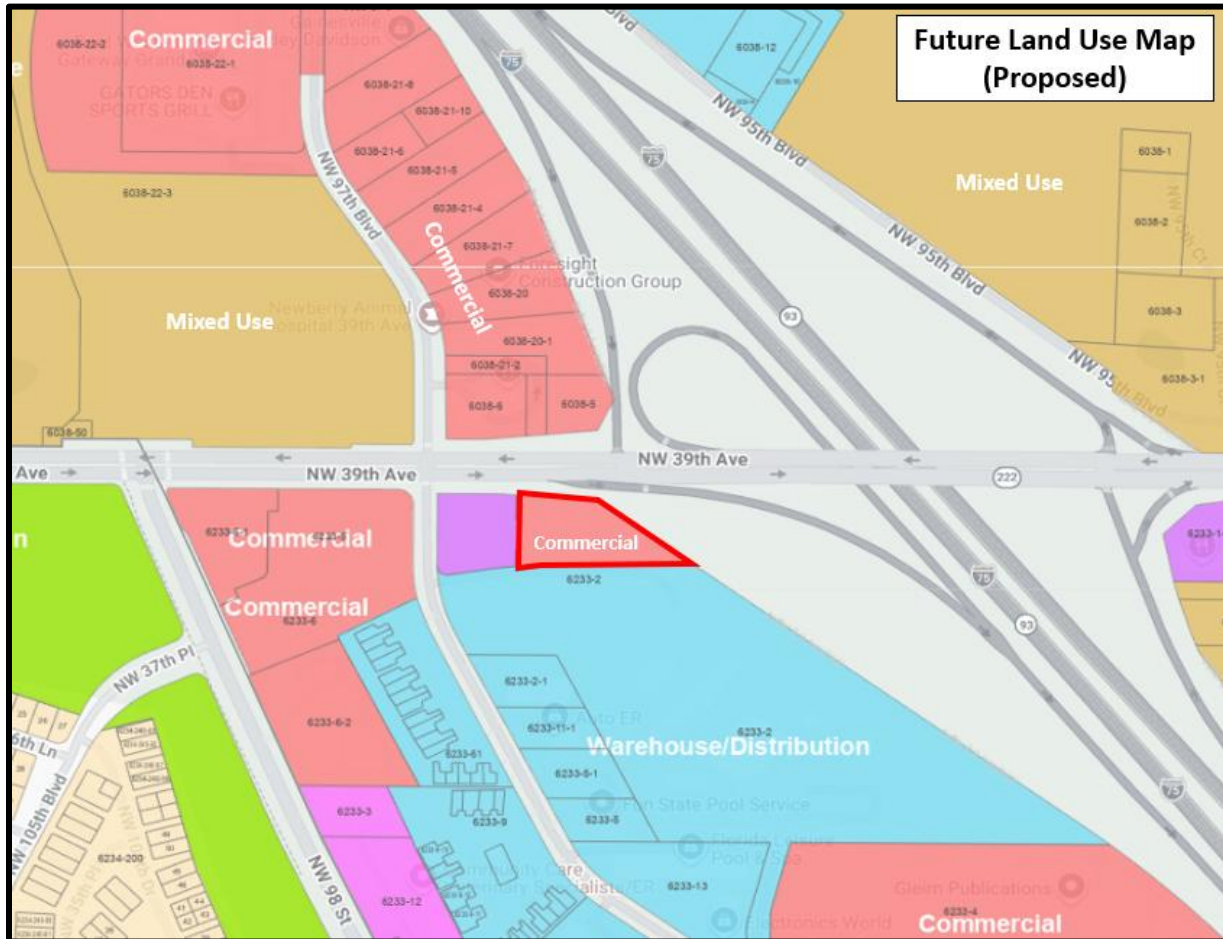
### *Tourist Entertainment*

The Future Land Use Element states that the Tourist Entertainment Future Land Use designation uses are oriented primarily toward providing services for the short-term visitor to Alachua County. These commonly include gasoline stations, restaurants, lodging, bed and breakfast, and special entertainment facilities. The property currently has a Future Land Use Map designation of Tourist Entertainment. The existing Future Land Use Map is below:



## Proposed Future Land Use Map Change

The property owner proposes a Future Land Use Map designation of Commercial for the subject property. The proposed Future Land Use Map is below:



The Tourist Entertainment Future Land Use designation previously facilitated the use of the property as a County tourist welcome center. A subsequent use as a restaurant existed on the subject property for several years but has now closed. With the closure of the restaurant, the property owner is offering the vacant building for lease to new users and requests the Future Land Use Map change from Tourist Entertainment to Commercial to help facilitate the future utilization of the property and is compatible with the surrounding land use pattern.

The property is located within the Urban Cluster, within the Springhills Activity Center, has access to a state arterial roadway, and is connected to GRU utilities (water, sewer & electric) – all factors which support the proposed land use map change and is consistent with the existing land development pattern in the area.

## **Comprehensive Plan Consistency**

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The following analysis is intended to demonstrate that this request is consistent with the Goals, Objectives and Policies of the Comprehensive Plan:

### **3.0 COMMERCIAL POLICIES**

#### **OBJECTIVE 3.1 - GENERAL**

*A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand. Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).*

**Policy 3.1.1** *In order to provide sufficient flexibility to meet the needs of different types of commercial activities, a range of land areas and locations shall be provided for commercial development.*

**Policy 3.1.2** *New commercial facilities shall be encouraged to locate within designated activity centers, Transit Oriented Developments or Traditional Neighborhood Developments in order to discourage strip commercial development and the premature establishment of new activity centers.*

*(a) All neighborhood level commercial shall locate within high or low activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.*

*(b) All community level commercial shall locate within high activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.*

*(c) All regional level commercial shall locate within high activity centers, or within Transit Oriented Developments consistent with the standards of this Element.*

**Consistency:** *The subject property is located within the Springhills Activity Center and is within the Urban Cluster along a state arterial roadway. The variety of uses described in the Policies above are consistent with the development pattern in the area and the use of the subject property for commercial purposes will provide new opportunities for business activity within the Activity Center.*

**Policy 3.1.3** *The size, location, and function of commercial uses shall be related and central to the population and market area they serve.*

**Consistency:** *The subject property is located in a long-established Activity Center which the Comprehensive Plan proposed for higher density/intensity development. The proposed Future Land Use Map change from Tourist Entertainment to Commercial will promote additional business activity in the Activity Center which is consistent with this Policy.*

#### **OBJECTIVE 3.2 - LOCATION AND COMPATIBILITY**

*Commercial development shall be located and designed to maintain compatibility with neighboring residential uses and support pedestrian activity, taking into account scale and intensity, through implementation of the following policies.*

**Policy 3.2.1** Commercial development shall be designed to eliminate or minimize the negative impacts on surrounding residential uses.

**Consistency:** The property is located in a long-established Activity Center and is in close proximity to a wide variety of higher density/intensity residential and non-residential uses. The existing development pattern in the immediate area is non-residential and the site is (and will remain after land use map change) compatible with the surrounding development pattern. No negative impact to residential uses will occur.

### **OBJECTIVE 3.3 - REQUIRED FACILITIES AND SERVICES**

*New commercial development or redevelopment shall have adequate public facilities and services at the time development occurs.*

**Policy 3.3.1** New commercial development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this plan for roads, potable water and sanitary sewer, solid waste, and stormwater facilities and the concurrency provisions of this Plan.

**Policy 3.3.2** In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this plan, other facilities that shall be adequate to serve new commercial development include:

- (a) fire, police, and emergency medical protection;
- (b) local streets;
- (c) pedestrian facilities and bikeways.

**Consistency:** The property is located within the Urban Cluster, within the Springhills Activity Center, has access to a state arterial roadway and has GRU utilities available – all factors which support the proposed land use change to Commercial and is consistent with the existing land development pattern in the area.

All necessary supporting public facilities are available to serve this site. The subject property already is connected to existing centralized water and sewer systems. Adequate level of service standards exist for this proposed land use change and transportation impacts shall be accommodated by the payment of the MMTM fee as it would apply to specific proposed land uses.

The following level of service analysis provides consistency with the required County standards for provision of public facilities:

**Traffic:** The proposed land use map change from Tourist Entertainment to Commercial on this existing developed site should not result in any substantive change in potential trip generation for the property. Thus, the relatively small size and scale of the property and proximity to a state arterial roadway should not result in future development/redevelopment that negatively impacts the adjacent County road network.

In addition, as required by Alachua County, any future development/redevelopment activity on the property is required to meet the concurrency requirements of the Comprehensive Plan and ULDC and must be demonstrated as part of any proposed future development. This may be accomplished through

payment of the County MMTM fee, which will fund the transportation facilities within the County's Capital Improvements Program.

**Water and Sewer:** Centralized water and sewer systems provided by Gainesville Regional Utilities are available to the site in the adjacent right-of way and connections will be made for on-site development.

**Drainage:** Any future proposed redevelopment on-site will be required to meet the standard of 1 foot above the 100 year/24-hour storm elevation or the development will be flood proofed and all related County and Water Management District regulations.

**Emergency Services:** Fire suppression and emergency medical first response services are provided from Alachua County Fire Rescue Station #23 along Ft. Clarke Blvd.

**Solid Waste:** Use of the subject property with a commercial use will not exceed the maximum capacity for service.

**Recreation:** The proposed land use map change involves a non-residential designation and therefore, there will no impact on the adopted recreation level of service.

**Schools:** The proposed land use map change involves a non-residential designation and therefore, there will no impact on the school system.

**CONSERVATION AND OPEN SPACE ELEMENT**

*Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.*

**Consistency:** An Environmental Resources Assessment Checklist has been completed and submitted as part of this application. The site is a small, developed site and no regulated natural resources known on the property. At the time of any future site redevelopment, a more detailed analysis will be provided as part of the development review process.

**List of Adjacent Existing Land Uses, Land Use Designation and Zoning District**

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**North** Existing Use: Commercial (Across NW 39<sup>th</sup> Avenue)  
Land Use Designation: Commercial  
Zoning: BH

**East:** Existing Use: Commercial (Interstate 75)  
Land Use Designation: Tourist Entertainment  
Zoning: BH

**West:** Existing Use: Vacant Commercial  
Land Use Designation: Tourist Entertainment  
Zoning: BH

**South:** Existing Uses: GRU Facility  
Land Use Designation: Warehouse Distribution  
Zoning: BA

## NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Future Land Use map change from Tourist Entertainment to Commercial and a Rezoning from Business Highway (BH) to Business Retail (BR) on tax parcel number 06233-002-002 located at 3833 NW 97<sup>th</sup> Blvd. The subject property is approximately 1.36 +/- acres. 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 meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

**Date:** Thursday, February 19, 2026  
**Time:** 6:00 PM  
**URL:** <https://us02web.zoom.us/j/5733319527>  
**Meeting ID:** 573 331 9527  
**Dial-in by Phone:** (646) 558-8656

Following the teleconference, a recording of the workshop will be available at [www.edafl.com/neighborhoodworkshops](http://www.edafl.com/neighborhoodworkshops). A link to the meeting can be requested by e-mailing the contact below. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

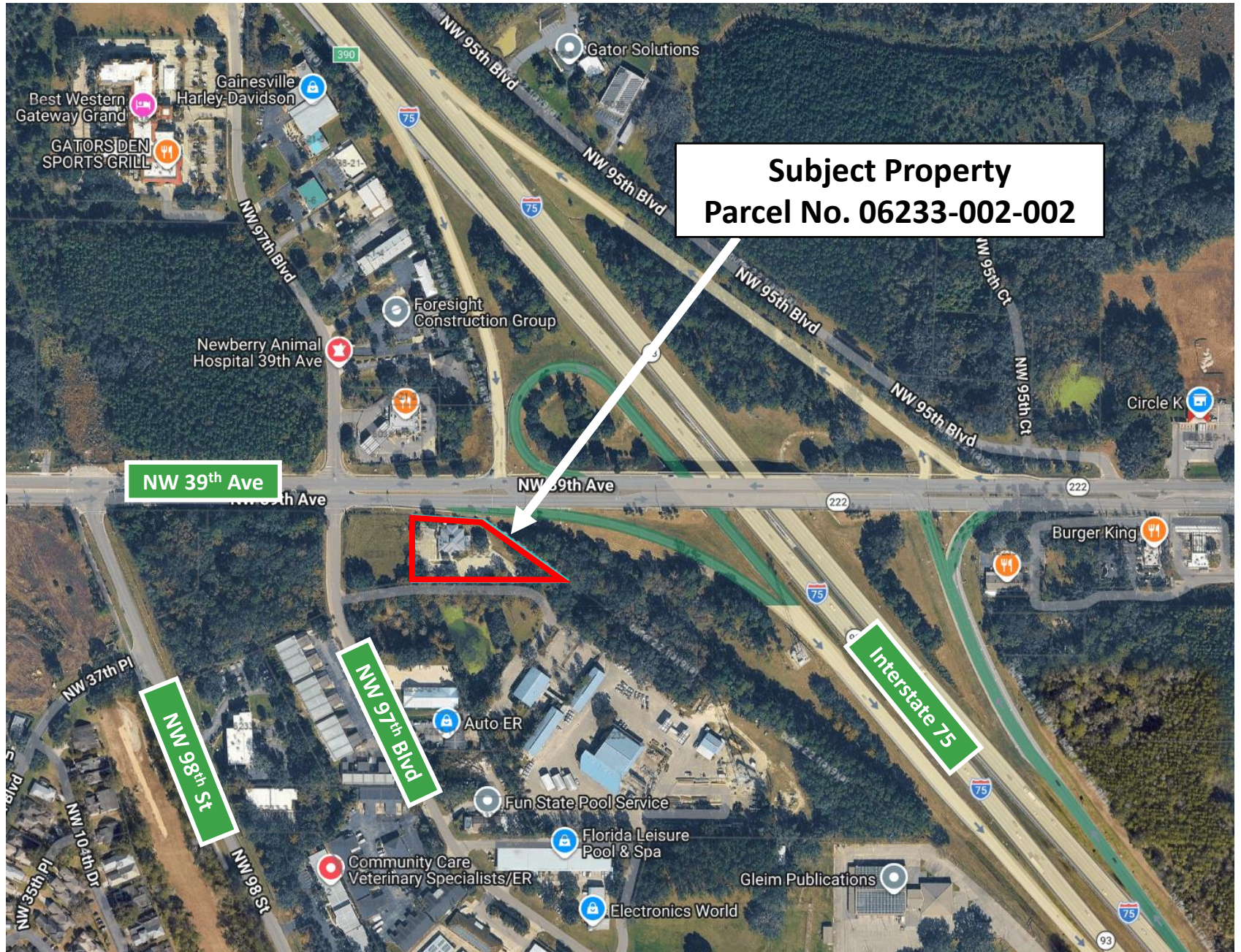
**Contact:** eda consultants, inc.

**Email:** [permitting@edafl.com](mailto:permitting@edafl.com)

**Phone:** (352) 373-3541



# Property Location Map

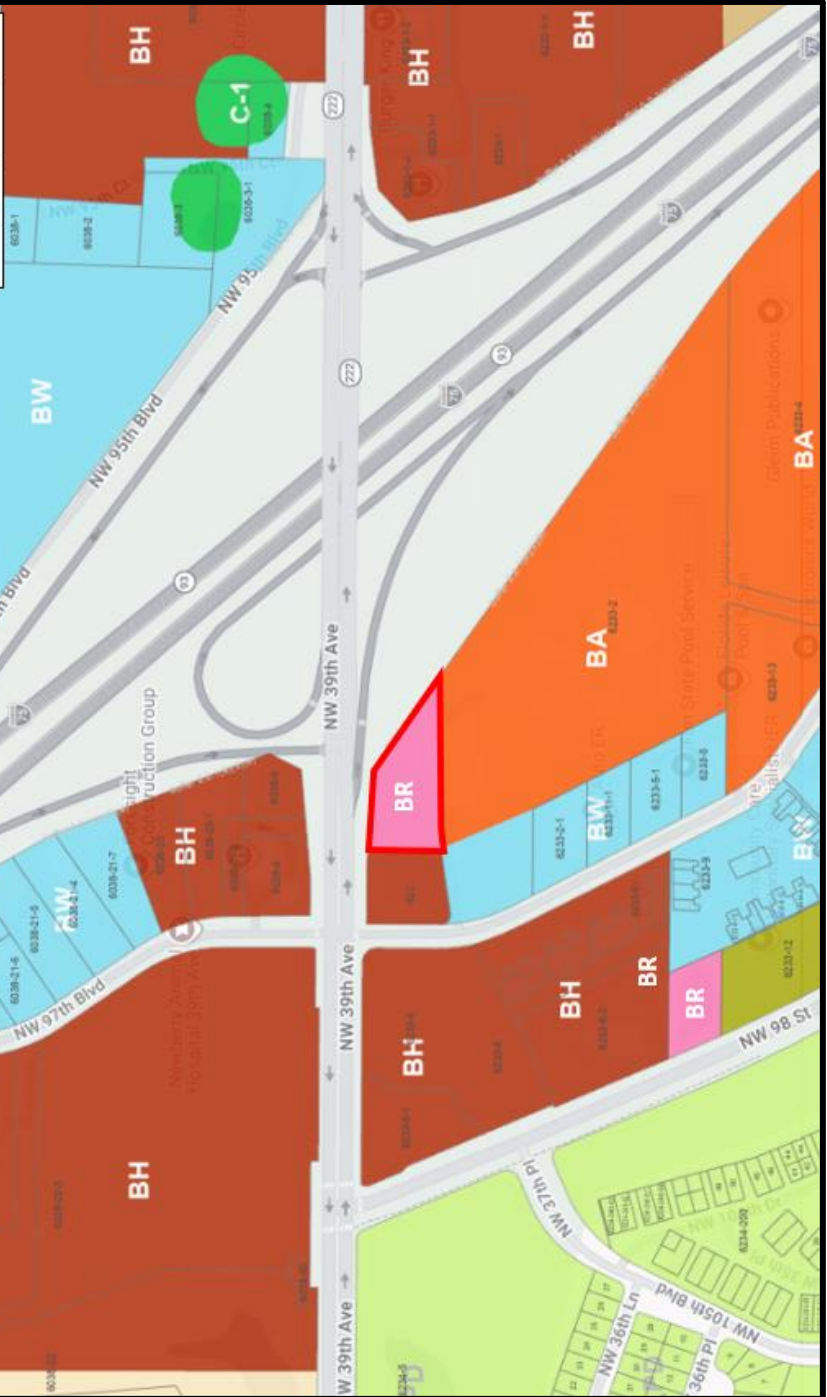




Zoning Map  
(Existing)



Zoning Map  
(Proposed)





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# Neighborhood Workshop - 3833 NW 97th Blvd LUC & R Neighborhood Workshop

Thu Feb 19th 6:00pm

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

**Online Event Location:** Zoom Meeting

Published February 5th, 2026

Public Notice for Neighborhood Workshop

## PUBLIC NOTICE FOR NEIGHBORHOOD WORKSHOP

A neighborhood workshop will be held to discuss a proposed Future Land Use map change from Entertainment to Commercial and a Rezoning from Business Highway (BH) to Business Retail for parcel number 06233-002-002 located at 3833 NW 97th Blvd. The subject property is approximately 1.5 acres. This is not a public hearing. The purpose of this meeting is to inform members of the community of the proposal and to seek their comments. The meeting will be held virtually via Zoom or dial in.

URL: [us02web.zoom.us/j/5733319527](https://us02web.zoom.us/j/5733319527)

Meeting ID: 573 331 9527

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

Visit [edafl.com/neighborhood-workshops/](https://edafl.com/neighborhood-workshops/) following the meeting to view a recording. You may also call the contact below to submit comments, request technical assistance, or request paper meeting materials.

**If Required Business Impact Attached**

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75 West Business Park Unit 2  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

75 West Business Park  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

3909 AH LLC  
3909 NW 97TH BLVD  
GAINESVILLE, FL 32606

39TH @ I-75 CONVENIENCE  
STORE  
971 W DUVAL ST STE 182  
LAKE CITY, FL 32055

39TH @ I-75 CONVENIENCE  
STORE INC  
971 W DUVAL ST STE 182  
LAKE CITY, FL 32055

75 WEST PHASE 2 INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

75 WEST PHASE I LLC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

CAIN 3706 INVESTMENT LLC  
5403 NW 45TH DR  
GAINESVILLE, FL 32653

CITY OF GAINESVILLE  
PO BOX 147117 STA E3E  
GAINESVILLE, FL 32614

CK PROPERTY MANAGEMENT  
GROUP LLC, C/O SHELLEY COLES  
740 HARPOLE RD E  
ARGYLE, TX 76226

EDWARDS THOMAS L &  
CHRISTINE F LIFE ESTATE  
4156 NW 68TH DR  
GAINESVILLE, FL 32606

FD TILE AND FLOORING SUPPLY  
4005 NW 97TH BLVD  
GAINESVILLE, FL 32606

FLORIDA GATEWAY REAL ESTATE  
LLC  
450 SW GATEWAY BLVD  
LAKE CITY, FL 32024

FLORIDA GATEWAY REAL ESTATE  
LLC  
3696 W US HWY 90  
LAKE CITY, FL 32055

HITCHCOCK & SONS INC  
29220 NW 122ND ST  
ALACHUA, FL 32615

KACS RP LLC  
2383 SW ARCHER RD  
GAINESVILLE, FL 32608

KINCART GROUP LTD  
1038 SUGAR TREE DR NORTH  
LAKELAND, FL 33813

LAND O'SUN MANAGEMENT  
CORPORATION  
3715 NW 97TH BLVD STE A  
GAINESVILLE, FL 32606

LIBERTYAIR HOLDINGS LLC  
3614 NW 97TH BLVD  
GAINESVILLE, FL 32606

LIBERTYAIR HOLDINGS LLC CARE  
OF FERRARA  
13657 SW 11TH RD  
NEWBERRY, FL 32669

OFFICE PARK 3917 LLC  
3917 NW 97TH BLVD  
GAINESVILLE, FL 32606

PLA JOHN M III TRUSTEE  
3603 NW 98TH ST STE C  
GAINESVILLE, FL 32606

QUINONES CAROLYN & MIGUEL A  
LIFE ESTATE  
3705 NW 186TH ST  
NEWBERRY, FL 32669

SD COFFEE HOLDINGS LLC  
426 SW COMMERCE DR #130  
LAKE CITY, FL 32025

SMITH DOUGLAS SIMPSON  
6720 NW 39TH AVE  
GAINESVILLE, FL 32606

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

STATE OF FLA IIF DEPARTMENT OF  
TRANSPORTATION  
605 SUWANNEE ST  
TALLAHASSEE, FL 32399

SUMMIT FIFTY INC  
3123 NW 27TH AVE  
GAINESVILLE, FL 32605

TEXOCO CONSTRUCTION PLUS  
INC  
3610 NW 97TH BLVD  
GAINESVILLE, FL 32606

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

TOSI HOLDINGS LLC  
2846 BUCCANEER DR  
WINTER PARK, FL 32792



# **Wahoo Property Land Use Change & Rezoning**

Neighborhood Workshop

February 19, 2026

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# Meeting Guidelines

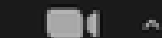
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Participants



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# Property Summary

- Tax Parcel Number: 06233-002-002
- Location: 3833 NW 97<sup>th</sup> Boulevard
- Future Land Use Map Designation: Tourist/Entertainment
- Zoning District: Highway Oriented Business (BH)

# Project Request

## 1) Land Use Map Change

- From: Tourist/Entertainment
- To: Commercial

## 2) Rezoning

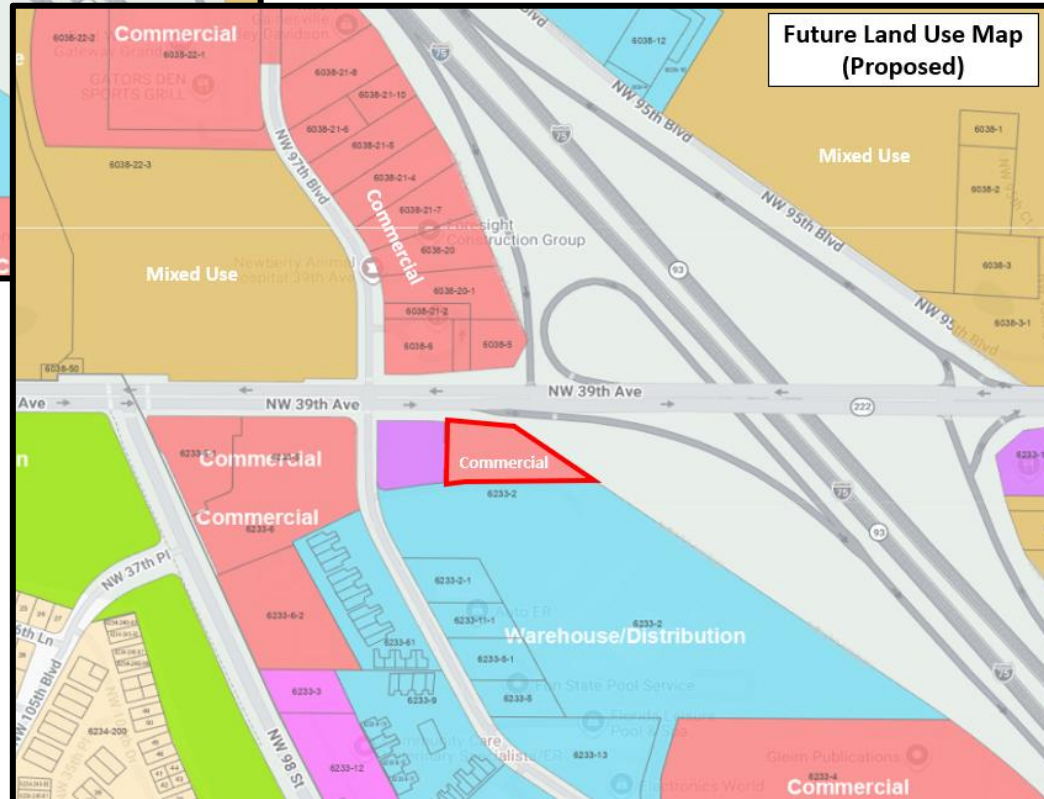
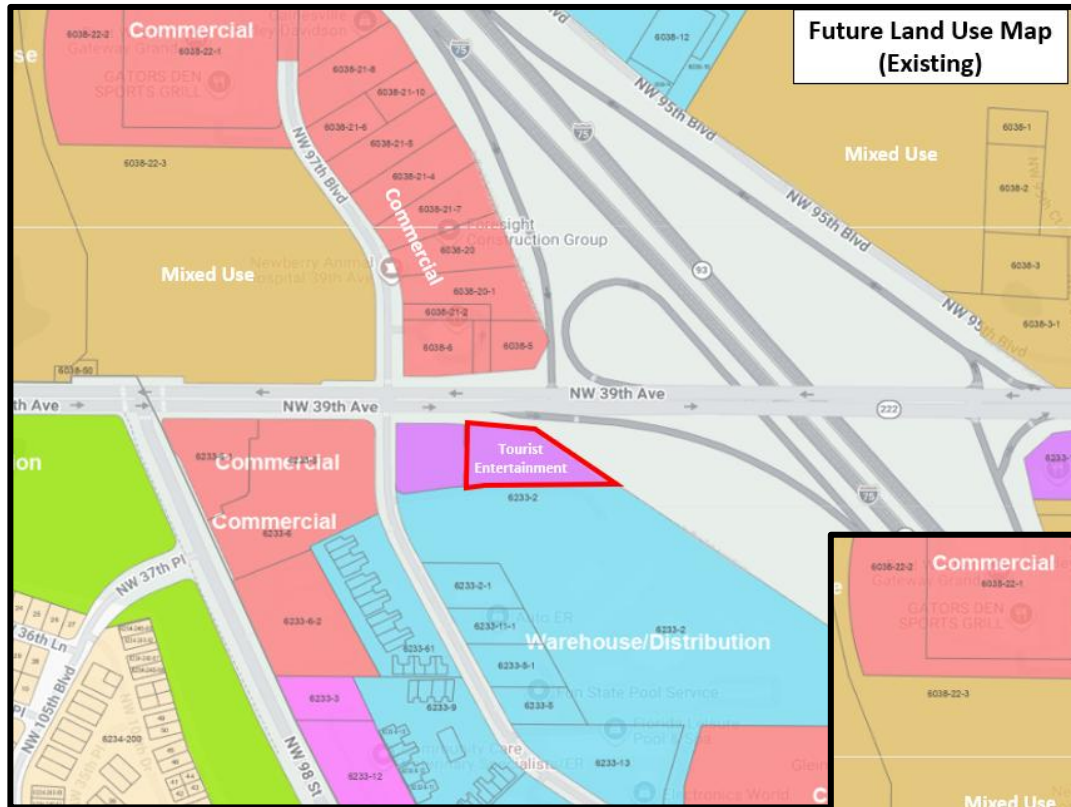
- From: Highway Oriented Business (BH)
- To: Business, Retail Sales, and Service (BR)



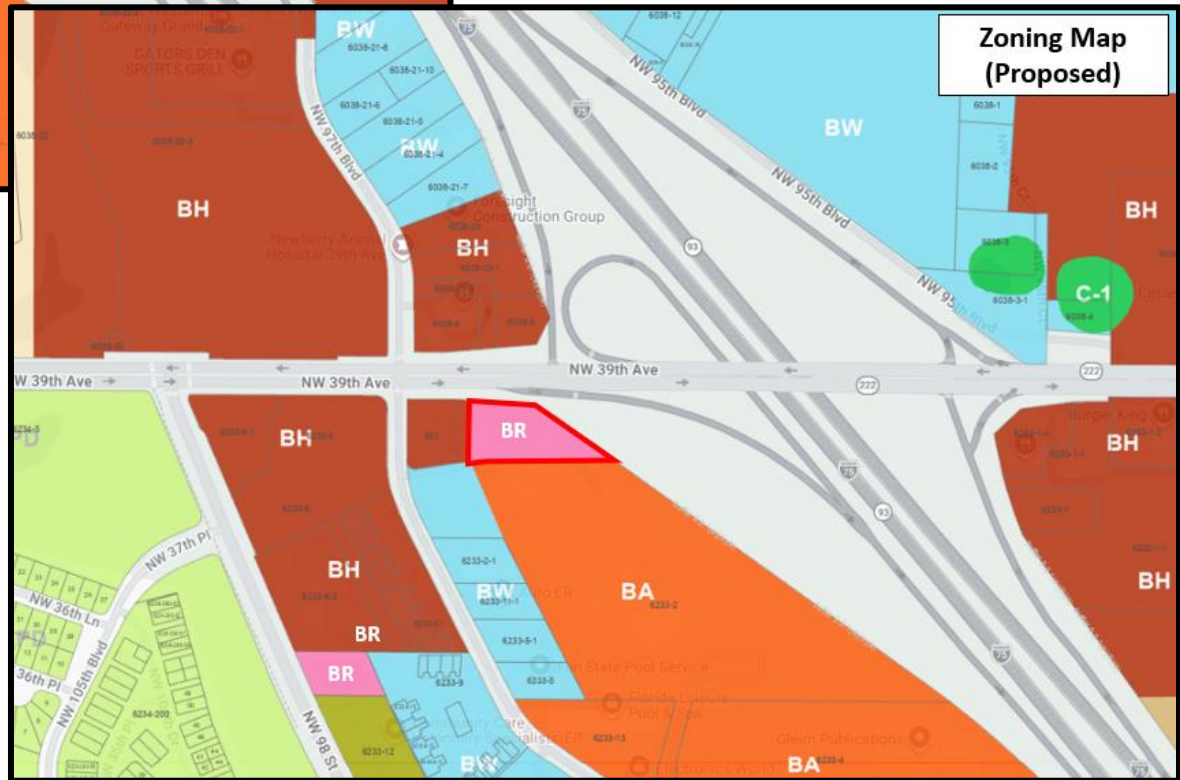
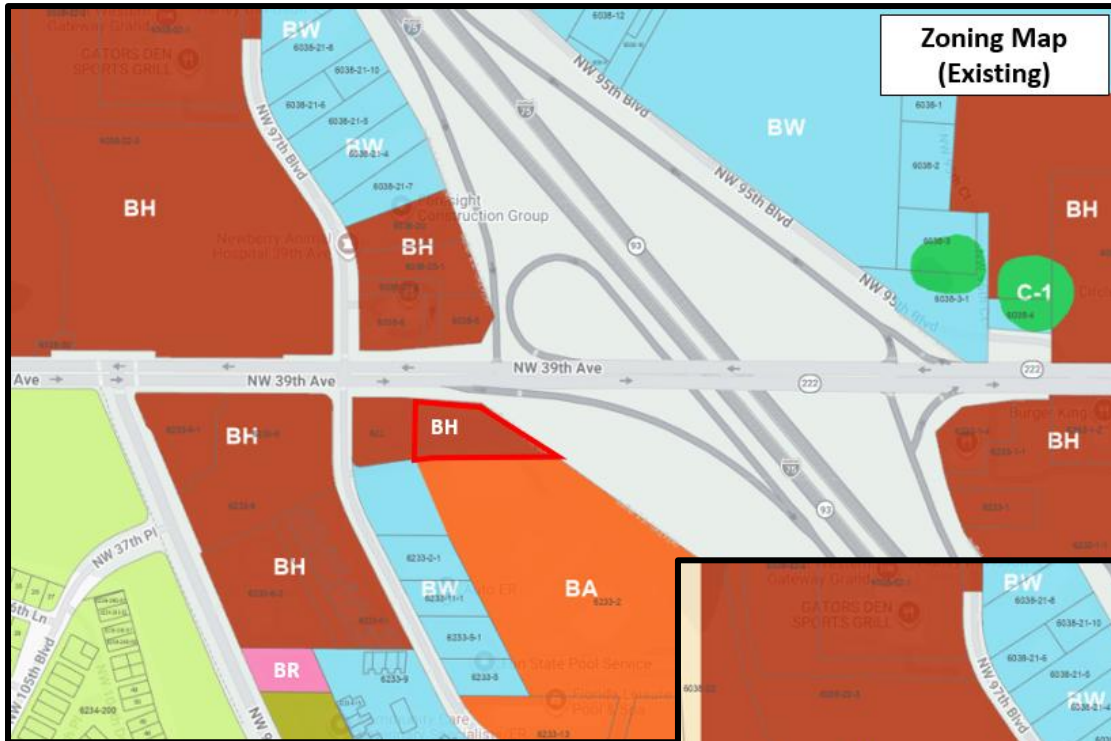
# Property Location Map



# Existing and Proposed Future Land Use Maps



# Existing and Proposed Zoning Maps



# Summary of Land Use Map Changes (Existing vs. Proposed)

## Tourist/Entertainment Land Use (Existing)

### OBJECTIVE 3.10 - TOURIST/ENTERTAINMENT COMMERCIAL POLICIES AND STANDARDS

- Tourist/entertainment commercial uses are oriented primarily toward providing services for the short-term visitor to Alachua County. These commonly include gasoline stations, restaurants, lodging, bed and breakfast, and special entertainment facilities.

## Commercial Land Use (Proposed)

### 3.1 - GENERAL

- A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand.
- Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).

*Note: BA zoning implements the Commercial FLU designation*

# Summary of Land Use Map Changes (Existing vs. Proposed)

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## Non-Exhaustive List

### Business Highway BH (Existing)

### Business Retail BR (Proposed)

#### **Permitted Use (P or L) in Both:**

Restaurant, Retail, Bank, Business & Professional Services, Hotel, Convenience Store, Personal Services, Pharmacy, Dry Cleaner, Furniture Store, Civic Organizations, Museums, Day Care, ALF, Nursing Home

#### **Permitted Use (P or L) in BH & Not BR:**

Bar/Lounge, Restaurant w/Drive-Thru, Sexually-Oriented Media, Large Scale Retail, Car Wash, Service Station, Fuel Sales, Self-Storage (Mini)

#### **Permitted Use (P or L) in BR & Not BH:**

Funeral Home, Dance Studio

*Note: BR zoning implements the Commercial FLU designation*



# Next Steps

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- Neighborhood Workshop – February 19, 2026
- Submittal of Land Use Map Change & Rezoning
  - County Submittal: February 23, 2026
  - Planning Commission: Tentatively – April/May 2026
  - County Commission: Tentatively – May/June 2026 (TBD)

Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email [permitting@edafl.com](mailto:permitting@edafl.com) or call 352-373-3541



# Questions?



## Neighborhood Meeting Minutes

**Project:** Proposed Land Use & Zoning Change – Fmr. Wahoo Restaurant Property

**Meeting Date & Time:** January 19, 2026 at 6:00 p.m.

**Community Participants:** None

**Project Representatives:** Clay Sweger, eda  
Stephanie Sutton, eda  
Ron Locke, owner

**Meeting Minutes:** No community participants attended meeting.



## ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

### Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.  
Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

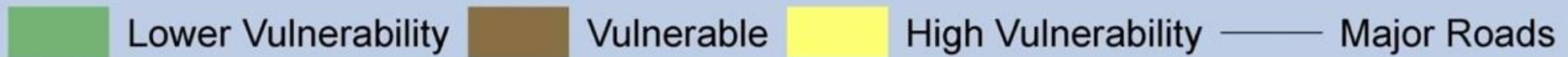
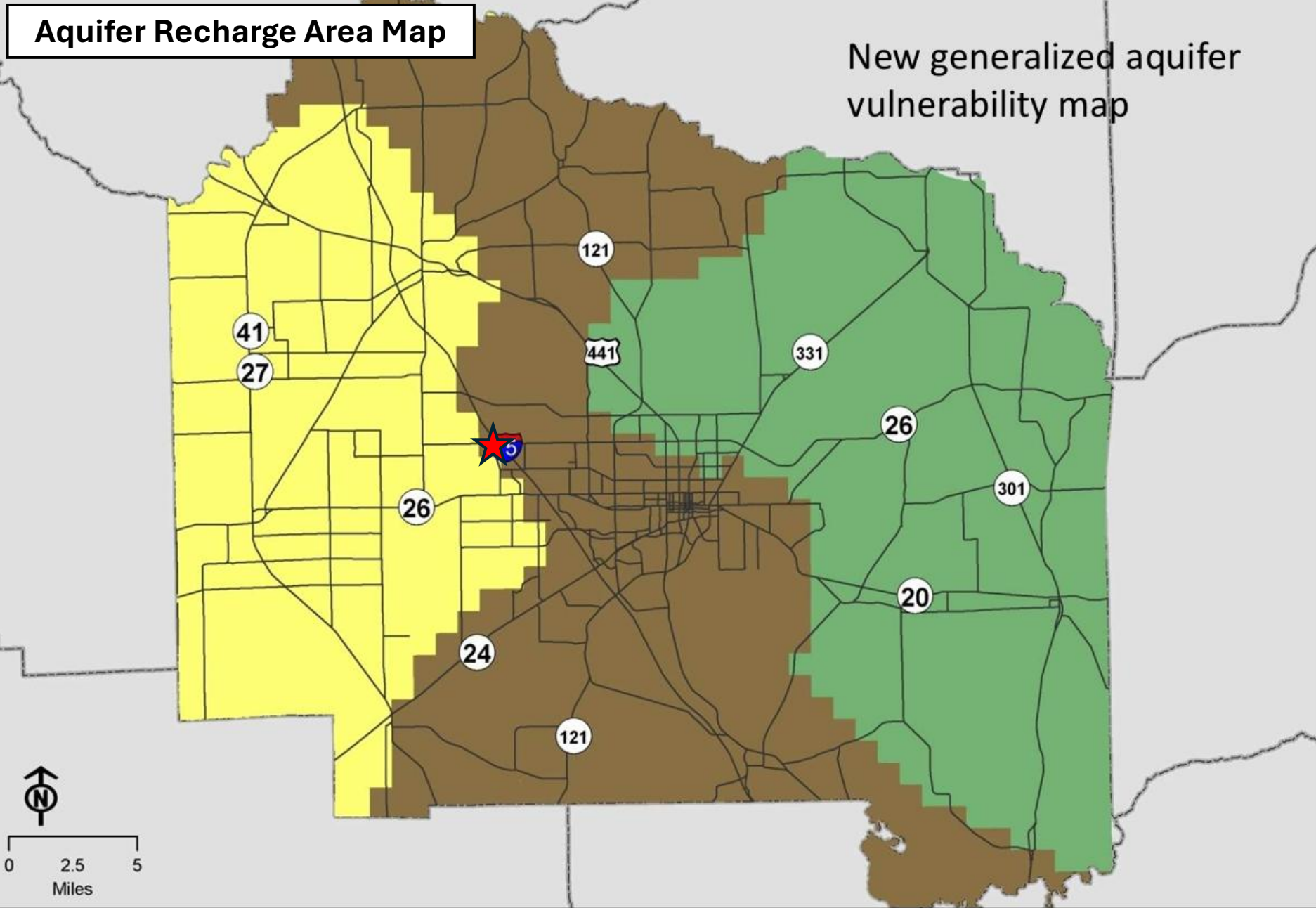
- |     |                                     |     |                                     |  |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds,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

Signed:  Project #: \_\_\_\_\_ Date: 2/20/26

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.

# Aquifer Recharge Area Map

New generalized aquifer vulnerability map



# Flood Zone Map



# Soil Map

6038-6

6038-5

NW 39th Ave

NW 39th Ave

NW 39th Ave

NW 39th Ave

NW 39th Ave

222

222

10001 9999

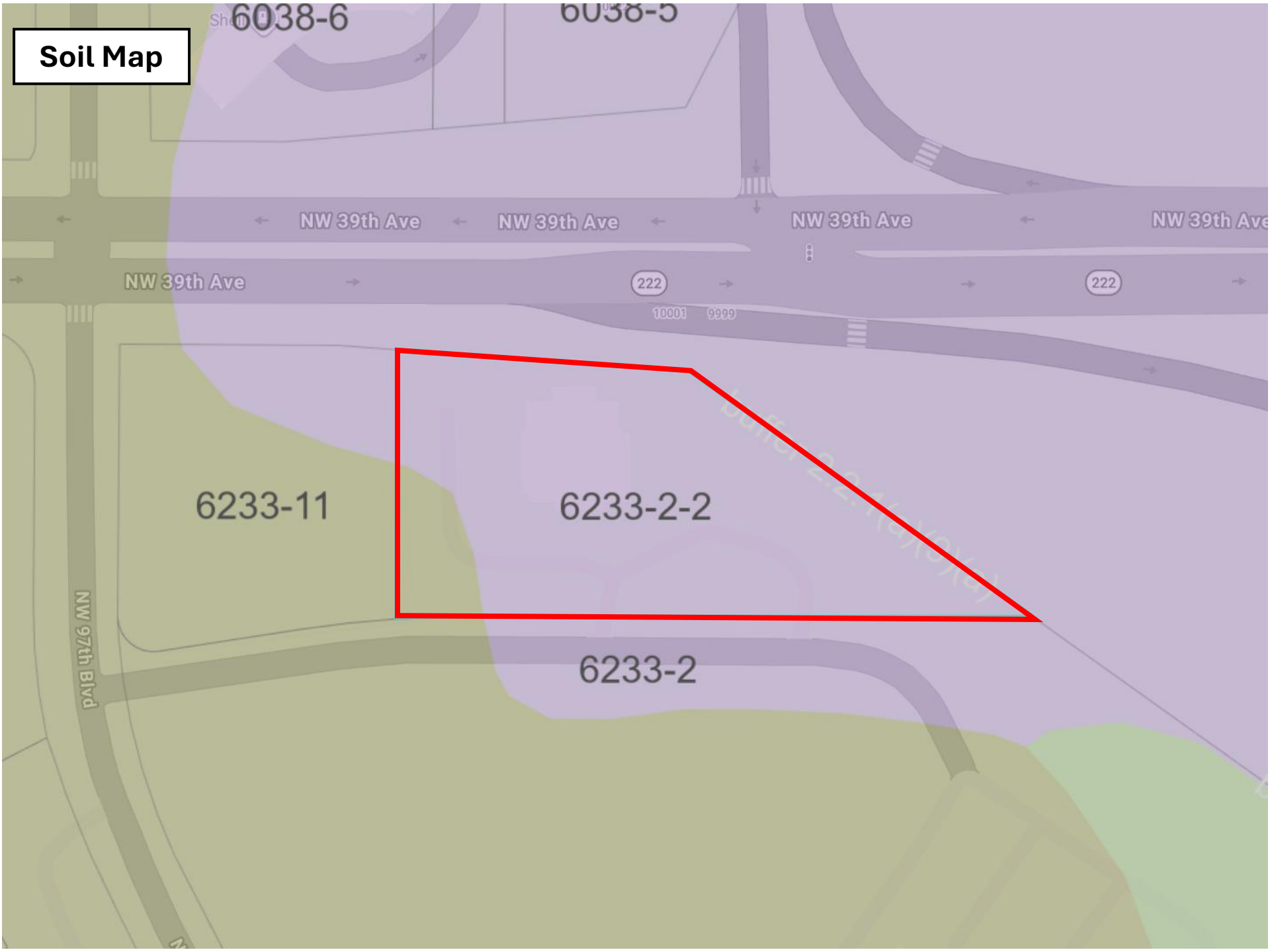
6233-11

6233-2-2

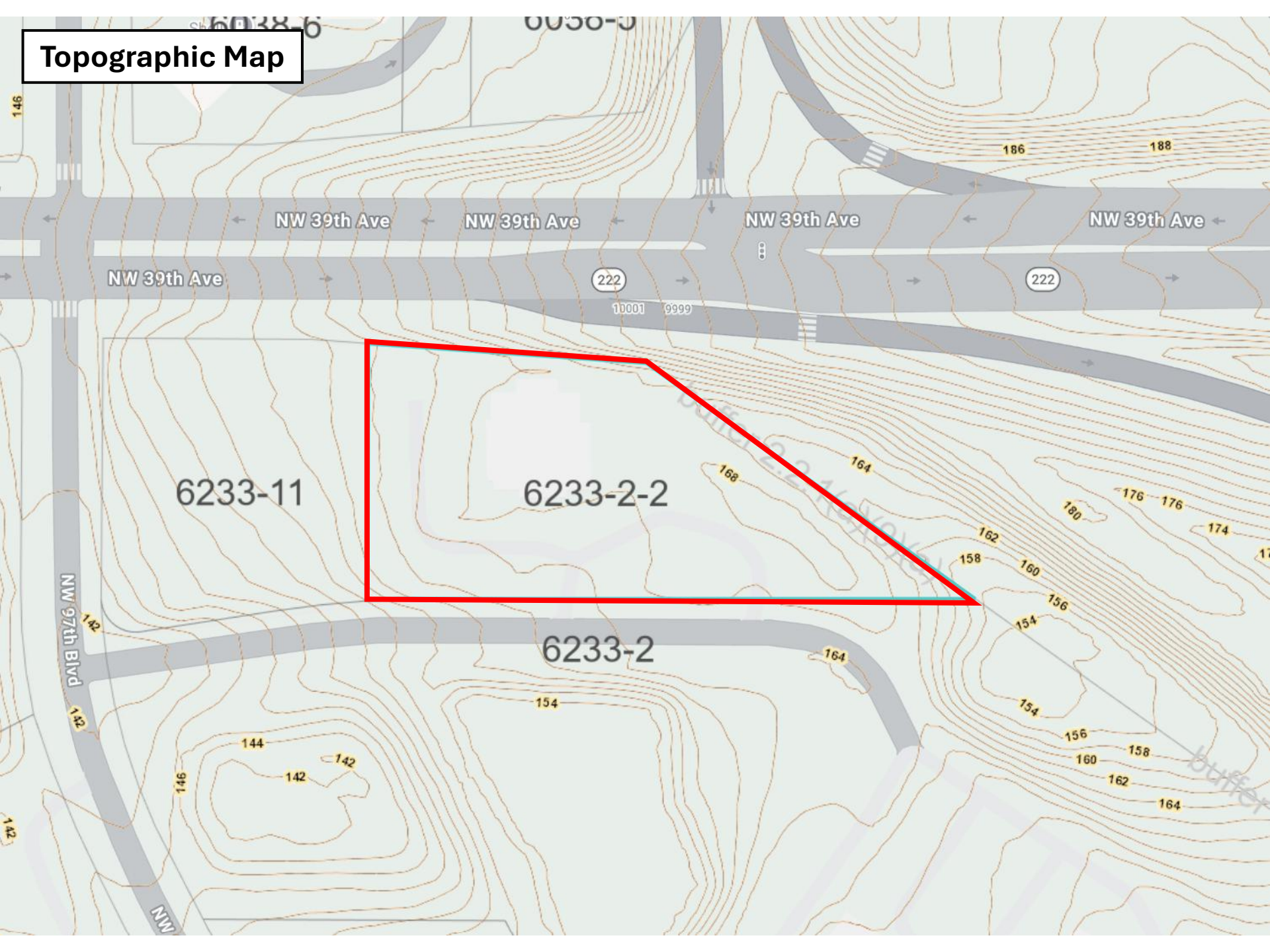
buffer 22:4(5)(3)(5)

6233-2

NW 97th Blvd



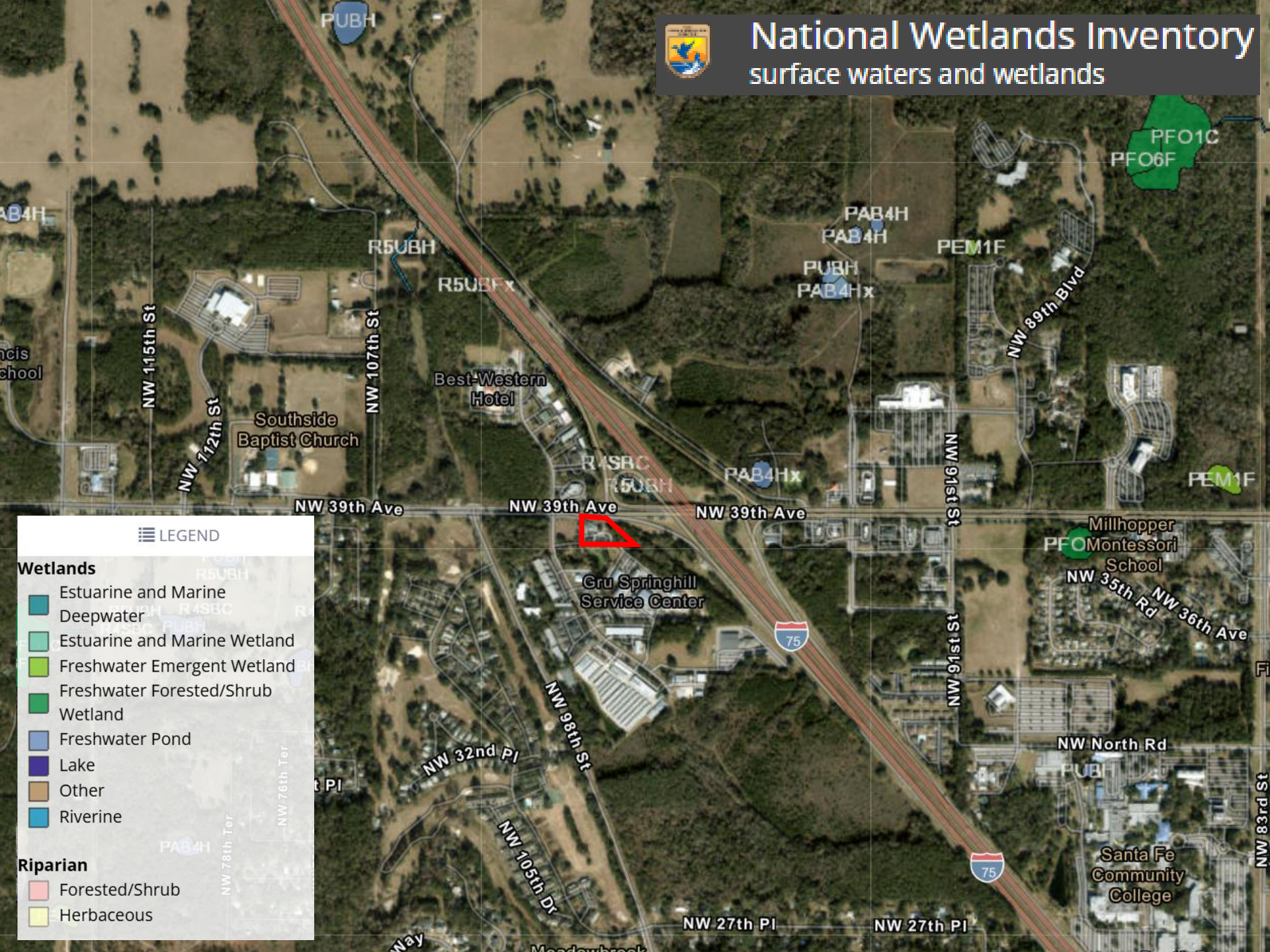
# Topographic Map





# National Wetlands Inventory

surface waters and wetlands



## LEGEND

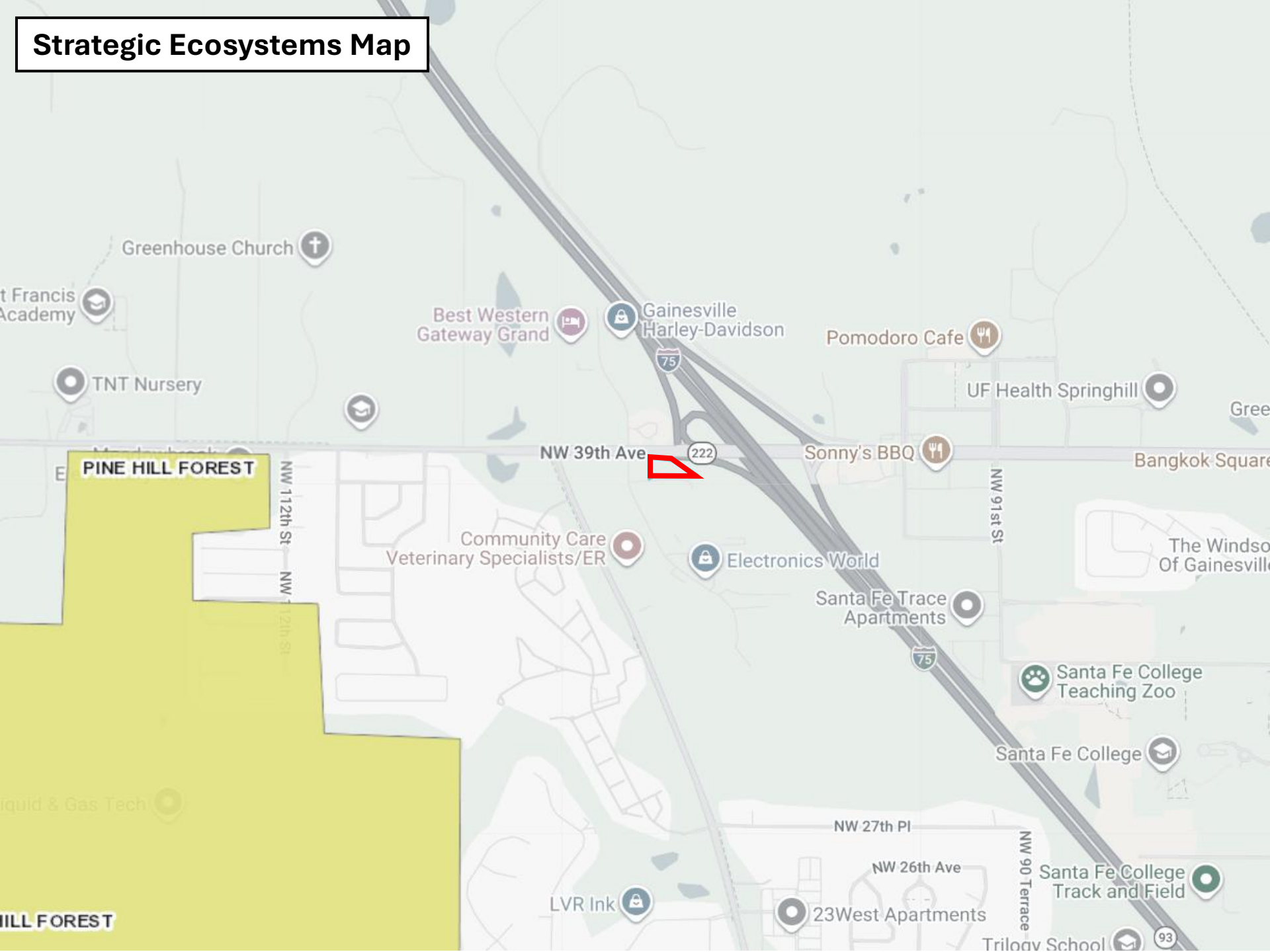
### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

### Riparian

- Forested/Shrub
- Herbaceous

# Strategic Ecosystems Map



## LEGAL DESCRIPTION

---

A tract of land situated in Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the intersection of the centerline of Northwest 39th Avenue (State Road No. 222) and the centerline of Interstate Highway No. 75 (State Road No. 93) and run thence North  $89^{\circ}38'21''$  West along the centerline of said Northwest 39th Avenue and along the north boundary of said Section 30, a distance of 735.46 feet; thence South  $00^{\circ}21'39''$  West perpendicular to said centerline, a distance of 114.75 feet to the end of the westerly limited access right-of-way to said Interstate Highway No. 75, and the POINT OF BEGINNING; thence South  $54^{\circ}36'21''$  East along said westerly right-of-way line, a distance of 253.22 feet to the southeast corner of that certain parcel of land described in Official Records Book 1885, page 2891 of the public records of Alachua County, Florida, as Parcel 2; thence North  $89^{\circ}38'21''$  West, along the south boundary of said Parcel 2 (O.R. 1885, pg. 2891) a distance of 207.43 feet to the southwest corner of said Parcel 2; thence westerly, along the north boundary of that certain parcel of land described in Official Records Book 1885, page 2885 of said public records, through the following 4 courses and distances:

- 1) North  $89^{\circ}38'21''$  West, 197.80 feet to the beginning of a curve concave southerly and having a radius of 775.00 feet;
- 2) westerly, along the arc of said 775.00 foot radius curve, through a central angle of  $08^{\circ}48'24''$ , an arc distance of 119.12 feet, and a chord bearing and distance of South  $85^{\circ}57'27''$  West, 119.00 feet to the end of said curve;
- 3) South  $81^{\circ}33'15''$  West, 102.65 feet to the beginning of a curve concave northeasterly and having a radius of 25.00 feet;
- 4) northwesterly, along the arc of said 25.00 foot radius curve, through a central angle of  $98^{\circ}05'49''$ , an arc distance of 42.80 feet, and a chord bearing and distance of North  $49^{\circ}23'51''$  West, 37.76 feet to the northwest corner of said parcel (O.R. 1885, pg. 2885).

said northwest corner lying on the east right-of-way line N.W. 97th Court (60'R/W) and on the arc of a curve concave easterly and having a radius of 380.00 feet; thence northerly, along the arc of said curve, and along said east right-of-way line, through a central angle of  $00^{\circ}42'35''$ , an arc distance of 4.71 feet, and a

chord bearing and distance of North 00°00'21" East, 4.71 feet to the end of said curve; thence North 00°21'39" East, along said east right-of-way line, 180.75 feet to the beginning of a curve concave southeasterly and having a radius of 25.00 feet; thence northerly, along the arc of said curve, through a central angle of 11°31'31", an arc distance of 5.03 feet, and a chord bearing and distance of North 06°07'25" East, 5.02 feet, to the southwest corner of that certain parcel of Limited Access Right of Way described in Official Records Book 1715, page 1130 et seq. of said public records, as Parts 'A, B & C', through the following 3 courses and distances:

- 1) South 99°39'21" East, parallel with and 75.00 feet south of said centerline and parallel with the north boundary of said Section 30, a distance of 155.75 feet;
- 2) South 85°49'31" East, 148.41 feet;
- 3) South 85°49'31" East, 102.56 feet to the southeast corner of said parcel (O.R. 1715, pg. 1130 et seq.);

thence South 54°38'22" East, more or less, 48.93 feet, more or less, to the end of the westerly Limited Access Right of Way to Interstate Highway No. 75 and the POINT OF BEGINNING.

## LESS THE FOLLOWING

TRACT 7 (SW.2)

PARCEL 1 -FEE SIMPLE:

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

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 04°50'33", AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH 82°56'23" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 80°31'06" WEST, ALONG SAID NORTH LINE, 102.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°05'54", AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH 50°25'57" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00°42'30", AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH 01°01'45" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°31'31", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH 05°05'15" EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH 86°51'40" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.





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

## Detail by Entity Name

Florida Limited Partnership  
THIRTY-NINTH AVENUE LIMITED PARTNERSHIP

### Filing Information

**Document Number** A95000001492  
**FEI/EIN Number** 59-3339227  
**Date Filed** 10/05/1995  
**State** FL  
**Status** ACTIVE

### Principal Address

3500 N.W. 97 BLVD A  
GAINESVILLE, FL 32606

Changed: 06/13/2007

### Mailing Address

3500 N.W. 97 BLVD A  
GAINESVILLE, FL 32606

Changed: 06/13/2007

### Registered Agent Name & Address

LOCKE, RONALD A  
3500 N.W. 97 BLVD A  
GAINESVILLE, FL 32606

Name Changed: 04/26/2010

### General Partner Detail

#### **Name & Address**

Document Number P95000074667

THIRTY-NINTH AVENUE, INC.  
3500 NW 97TH BOULEVARD, A  
GAINESVILLE, FL 32606

### Annual Reports

Report Year	Filed Date
2023	03/16/2023

2024 03/25/2024  
2025 02/10/2025

**Document Images**

<a href="#">02/10/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/25/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/10/2020 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">03/13/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/24/2016 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/13/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/09/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/13/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2006 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">05/18/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/04/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/16/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/09/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/26/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/05/1995 -- DOCUMENTS PRIOR TO 1997</a>	View image in PDF format

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

### Parcel Summary

**Parcel ID** 06233-002-002  
**Prop ID** 43314  
**Location Address** 3833 NW 97TH BLVD  
GAINESVILLE, FL 32606  
**Neighborhood/Area** 114300.58  
**Subdivision**  
**Legal Description** COM INT OF C/L NW 39TH AVE & C/L I-75 W 735.66 FT S  
114.75 FT TO W R/W I-75 ACCESS R/W POB S 55 DEG E ALG  
R/W 253.22 FT W 405.22 FT WLY ALG CURVE 53.62 FT N  
189.24 FT S 86 DEG E 211.77 FT S 55 DEG E 48.92 FT POB OR  
2043/2859  
*(Note: \*The Description above is not to be used on legal  
documents.)*  
**Property Use Code** RESTAURANT (02100)  
**Sec/Twp/Rng** 30-09-19  
**Tax Area** ST. JOHN'S (0400)  
**Acres** 1.36  
**Homesteaded** No

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



[View Map](#)

### Millage Rate Value

Millage Rate: 18.9855

### Owner Information

[THIRTY-NINTH AVENUE LIMITED](#)  
3500 NW 97TH BLVD #A  
GAINESVILLE, FL 32606

### Valuation

Certified Year	2025	2024
Just Market Value	\$943,116	\$951,488
Land Value	\$296,208	\$296,208
Agricultural (Market) Value	\$0	\$0
Agricultural Classified Value	\$0	\$0
Improvement Value	\$646,908	\$655,280
Non School Assessed Value	\$712,282	\$649,245
School Assessed Value	\$943,116	\$951,488
Exempt Value	\$0	\$0
Non School Taxable Value	\$712,282	\$649,245
School Taxable Value	\$943,116	\$951,488
Save Our Homes Deferred Value	\$0	\$0
Non-Save Our Homes Deferred Value	\$230,834	\$302,243

"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

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
2100		1.36	59241.6	BH

## Building Information

Type	RESTAURANT	Heat	ELECTRIC
Total Area	6184	HC&V	FORCED AIR
Heated Area	3435	HVAC	CENTRAL
Exterior Walls	HARDIBOARD	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	8- Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	WOOD FRAME	Actual Year Built	1997
Floor Cover	CLAY TILE; HARD TILE	Effective Year Built	2000

Type	SOH MISC	Heat	
Total Area	23089	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1997

## Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
BAS	BASE AREA	3,435	1997	2000	4	5600
CAN	CANOPY (NO SIDES)	1,863	1997	2000	4	5600
CAN	CANOPY (NO SIDES)	36	1997	2000	4	5600
CAN	CANOPY (NO SIDES)	242	1997	2000	4	5600
CAN	CANOPY (NO SIDES)	222	1997	2000	4	5600
UST	UNFINISHED STORAGE	386	1997	2000	4	5600

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
3800	DRIVE/WALK	23,088	1997	1997		C1
5160	SPR SYSTEM	1	1997	1997		C6

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
12/18/1995	\$4,690,000	MS	2043	2859	<a href="#">Link (Clerk)</a>
12/20/1994	\$100	MS	1994	1286	<a href="#">Link (Clerk)</a>
12/20/1994	\$100	MS	1994	1286	<a href="#">Link (Clerk)</a>

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
2019070745	MECHANICAL	Yes	No	7/26/2019	\$0
2018030079	COMMERCIAL MECHANICAL	Yes	No	3/6/2018	\$7,450
2015090473	MISCELLANEOUS	Yes	No	9/24/2015	\$1,500
2015060284	NON-RES ADDN/ALT CONVERT	Yes	No	6/16/2015	\$10,000



## Map



No data available for the following modules: Working in Progress Parcel, Extra Features, 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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Contact Us

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

105.00  
32830.00

PREPARED BY AND RETURN TO:  
Timothy L. Flanagan  
1235 One Enterprise Center  
Jacksonville, Florida 32202



FILED  
FOR RECORDER  
99 DEC 29 PM 2:41  
CLERK OF COUNTY  
JACKSONVILLE, FL.

Doc. St. Art. # 32830.00  
J.K. "Buddy" Irby, Clerk of Circuit Court  
Alachua County - By *John Jackson*

WARRANTY DEED

THIS WARRANTY DEED is made as of \_\_\_\_\_, 1995, between ERNEST L. HAUFLER, individually and as Trustee of the Ernest L. Haufler Revocable Trust dated November 25, 1991, EUGENE B. HAUFLER, individually and as Trustee of the Eugene B. Haufler Trust Agreement dated January 9, 1991, restated October 29, 1992 (a/k/a Eugene B. Haufler Revocable Trust Agreement) and OSCAR E. HAUFLER, individually and as Trustee of the Oscar E. Haufler Trust Agreement dated January 9, 1991, as amended December 28, 1992 (a/k/a Oscar E. Haufler Revocable Trust Agreement), all being married men conveying non-homestead property, herein the "Grantor" and THIRTY-NINTH AVENUE LIMITED PARTNERSHIP, a Florida Limited Partnership, herein the "Grantee" whose address is 3700 N.W. 91st Street, Gainesville, Florida 32606, and whose taxpayer identification number is 59-3339227. (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the Grantor in consideration of other valuable considerations paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee and Grantee's successors and assigns forever all of that certain property in Alachua County, Florida, described as follows:

**SEE ATTACHED EXHIBIT A**

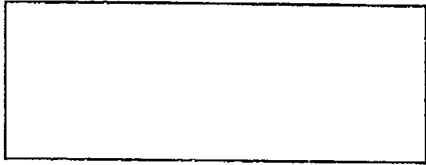
The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained there in or relating thereto.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the Grantee in/fee simple, forever. Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record and ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

1373841

BR 2043 PG 2859



IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

Constance A. Morrison  
Print Name: Constance A. Morrison

Ernest L. Hafler  
ERNEST L. HAFLER, Individually  
and as Trustee of the Ernest L.  
Hafler Revocable Trust  
3700 N.W. 91st Street  
Gainesville, FL 32606

Judith A. Isaac  
Print Name: Judith A. Isaac

Constance A. Morrison  
Print Name: CONSTANCE A. MORRISON

Eugene B. Hafler  
EUGENE B. HAFLER, Individually  
and as Trustee of the Eugene B.  
Hafler Trust Agreement  
3700 N.W. 91st Street  
Gainesville, FL 32606

Judith A. Isaac  
Print Name: Judith A. Isaac

Constance A. Morrison  
Print Name: CONSTANCE A. MORRISON

Oscar E. Hafler  
OSCAR E. HAFLER, Individually  
and as Trustee of the Oscar E.  
Hafler Trust Agreement  
3700 N.W. 91st Street  
Gainesville, FL 32606

Judith A. Isaac  
Print Name: Judith A. Isaac

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of  
DEC., 1995 by ERNEST L. HAFLER, who is personally well known to me  
or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC



CONSTANCE A. MORRISON  
COMMISSION # CC-400182  
EXPIRES SEP 4, 1998  
BONDED THRU  
ATLANTIC BONDING CO., INC.

Constance A. Morrison  
Print Name \_\_\_\_\_  
State of Florida at Large (Seal)  
Commission No. \_\_\_\_\_  
Commission Expires \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of  
DEC., 1995 by EUGENE B. HAFLER, who is personally well known to me  
or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC



CONSTANCE A. MORRISON  
COMMISSION # CC-400182  
EXPIRES SEP 4, 1998  
BONDED THRU  
ATLANTIC BONDING CO., INC.

Constance A. Morrison  
Print Name \_\_\_\_\_  
State of Florida at Large (Seal)  
Commission No. \_\_\_\_\_  
Commission Expires \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of Dec., 1995 by OSCAR E. HAUFLE, who is personally well known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Constance A. Morrison

Print Name \_\_\_\_\_  
State of Florida at Large (Seal)  
Commission No. \_\_\_\_\_  
Commission Expires \_\_\_\_\_



CONSTANCE A. MORRISON  
COMMISSION # CC 400182  
EXPIRES SEP 4, 1998  
ATLANTIC BONDING CO., INC.

#1

LEGAL DESCRIPTION

Tax Parcel #6233-000-000 (partial)

Page 1

A tract of land situated in Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the intersection of the centerline of Northwest 39th Avenue (State Road No. 222) and the centerline of Interstate Highway No. 75 (State Road No. 93) and run thence North 89°38'21" West along the centerline of said Northwest 39th Avenue and along the north boundary of said Section 30, a distance of 735.46 feet; thence South 00°21'39" West perpendicular to said centerline, a distance of 114.75 feet to the end of the westerly limited access right-of-way to said Interstate Highway No. 75; thence South 54°38'21" East along said westerly right-of-way line, a distance of 1451.97 feet to the beginning of a curve concave southwesterly and having a radius of 2770.79 feet; thence southeasterly, along the arc of said curve, and along said westerly right-of-way line, through a central angle of 01°50'53", an arc distance of 89.37 feet to the southeast corner of that certain parcel of land as recorded in Official Records Book 705, page 438 of the Public Records of Alachua County, Florida; said arc being subtended by a chord having a bearing and distance of South 53°42'55" East, 89.37 feet; thence North 89°38'21" West parallel with said centerline and said north boundary, a distance of 592.12 feet to the southwest corner of said certain parcel (O.R. 705, pg. 438) said southwest corner also being the southeast corner of that certain parcel of land as recorded in Official Records Book 705, page 437 of said public records; thence continue North 89°38'21" West, parallel with said centerline and said north boundary, 266.56 feet to the northwest corner of that certain parcel of land as recorded in Official Records Book 1285, page 763 et seq. of said public records; thence North 89°38'21" West, parallel with said centerline and said north boundary, 1.77 feet to the POINT OF BEGINNING; thence North 89°38'21" West, parallel with said centerline and said north boundary, 507.43 feet to the southwest corner of that certain parcel of land described in Official Records Book 1370, page 801 et seq. of said public records, and a point on the easterly right-of-way line of N.W. 97th Court (60'

EXHIBIT "A"

Page 1 of 20

O.R. 2043 PG2862

Legal Description

Tax Parcel #6233-000-000 (Partial)

Page 2

R/W), said point lying at the beginning of a curve concave northeasterly and having a radius of 337.09 feet; thence southeasterly, along the arc of said curve, and along said easterly right-of-way line, through a central angle of 27°37'24" an arc distance of 162.52 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 41°04'39" East, 160.95 feet; thence South 54°53'21" East, along said easterly right-of-way line, 374.06 feet to the westernmost corner of that certain parcel of land described in Official Records Book 1885, page 2887 of said public records, said point being at the beginning of a curve concave northwesterly and having a radius of 25.00 feet; thence easterly, and northeasterly, along the west boundary of said parcel, (O.R. 1885, pg. 2887) through the following 4 courses and distances:

- 1) easterly, along the arc of said 25.00 foot radius curve, through a central angle of 105°59'27" an arc distance of 46.25 feet and a chord bearing and distance of North 72°06'56" East, 39.93 feet, to the beginning of a curve concave westerly and having a radius of 75.00 feet;
- 2) northerly, along the arc of said 75.00 foot radius curve, through a central angle of 35°18'23" an arc distance of 46.22 feet, and a chord bearing and distance of North 01°28'01" East, 45.49 feet, to the beginning of a curve concave easterly and having a radius of 125.00 feet;
- 3) northerly, along the arc of said 125.00 foot radius curve, through a central angle of 31°32'17" an arc distance of 68.81 feet, and a chord bearing and distance of North 00°25'03" West, 67.94 feet; to the end of said curve;
- 4) North 15°21'06" East, 215.29 feet to the POINT OF BEGINNING.

Containing 2.20 acres, more or less

LEGAL DESCRIPTION

Tax Parcel #6233-000-000 (original tract/partial)

Page 1

A tract of land situated in Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the intersection of the centerline of Northwest 39th Avenue (State Road No. 222) and the centerline of Interstate Highway No. 75 (State Road No. 93) and run thence North 89°38'21" West along the centerline of said Northwest 39th Avenue and along the north boundary of said Section 30, a distance of 735.46 feet; thence South 00°21'39" West perpendicular to said centerline, a distance of 114.75 feet to the end of the westerly limited access right-of-way to said Interstate Highway No. 75, thence South 54°38'21" East along said westerly right-of-way line, a distance of 1451.97 feet to the beginning of a curve concave southwesterly and having a radius of 2770.79 feet; thence southeasterly, along the arc of said curve, and along said westerly right-of-way line, through a central angle of 01°50'53", an arc distance of 89.37 feet to the southeast corner of that certain parcel of land described in Official Records Book 705, page 438 of the Public Records of Alachua County, Florida, said arc being subtended by a chord having a bearing and distance of South 53°42'55" East, 89.37 feet; thence continue southeasterly, along the arc of said curve, along said westerly right-of-way line, and along the east boundary of that certain parcel of land described in Official Records Book 1285, page 766 et seq. of said public records, through a central angle of 11°19'22", an arc distance of 547.56 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 47°07'47" East, 546.67 feet; thence South 42°30'06" East, along said westerly right-of-way line, 41.77 feet to the southeast corner of said parcel of land (O.R. 1285, pg. 766 et seq.) and the POINT OF BEGINNING; thence North 89°38'21" West, along the south boundary of said parcel, 1290.08 feet, more or less to the southwest corner of said parcel (O.R. 1285, pg. 766 et seq.) said southwest corner lying on the boundary of the right-of-way for N.W. 97th Court as described in Official Records Book 1572, page 2314 of said public records; thence, along said right-of-way boundary, through the following 3 courses and distances:

- 1) South 54°53'21" East, 85.90 feet;
- 2) South 35°06'39" West, 60.00 feet;
- 3) North 54°53'21" West, 162.12 feet;

Page 3 of 20

O.R. 2043 PG 2864

Legal Description

Tax Parcel #6233-000-000 (original tract/partial)

Page 2

thence South 45°12'22" West, a distance of 586.11 feet; thence North 22°08'39" West, a distance of 24.20 feet to the beginning of a curve concave southwesterly and having a radius of 3194.21 feet; thence northwesterly, along the arc of said curve, concentric with and 200 feet northeasterly of the northeasterly right-of-way line of N.W. 98th Street (100' R/W) through a central angle of 03°19'52" an arc distance of 185.70 feet, said arc being subtended by a chord having a bearing and distance of North 23°48'36" West, 185.68 feet; thence South 64°47'37" West, 200.00 feet to a point on said northeasterly right-of-way line; said point lying on the arc of a curve concave southwesterly and having a radius of 2994.21 feet; thence southeasterly, along the arc of said curve, and along said northeasterly right-of-way line, through a central angle of 03°20'56" an arc distance of 175.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 23°49'08" East, 174.99 feet; thence South 22°08'40" East, along said northeasterly right-of-way line, 935.83 feet to the beginning of a curve concave southwesterly and having a radius of 5520.14 feet; thence southeasterly, along the arc of said curve and along said northeasterly right-of-way line, through a central angle of 01°31'54" an arc distance of 147.57 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 21°22'43" East, 147.56 feet; thence South 20°36'46" East, along said northeasterly right-of-way line, 641.93 feet, more or less, to the northwest corner of Haufler Brother's Estates Unit No. 1, as recorded in Plat Book 'G', page 69 of said public records; thence South 89°38'16" East, 2696.89 feet, more or less, to the northeast corner of Lot 3 of said Haufler Brother's Estates Unit No. 1, and a point at the northwest corner of a 70 foot wide right-of-way, not included in said Haufler Brother's Estates Unit No. 1; thence southeasterly, southerly and southwesterly, along said right-of-way boundary, and along the easterly boundary of said Lot 3, through the following 4 courses and distances:

- 1) South 40°19'31" East, 85.45 feet to the beginning of a curve concave southwesterly and having a radius of 25.00 feet;
- 2) thence southeasterly, along the arc of said curve, through a central angle of 40°12'15" an arc distance of 17.54 feet;
- 3) thence South 00°07'16" East, 103.90 feet to the beginning of a curve concave northwesterly and having a

Legal Description

Tax Parcel #6233-000-000 (original tract/partial)

Page 3

radius of 25.00 feet;

4) thence southwesterly, along the arc of said curve through a central angle of  $90^{\circ}29'00''$  an arc distance of 39.48 feet to a point on the north right-of-way line of N.W. 27th Place (70' R/W); thence South  $89^{\circ}38'16''$  East, along said north right-of-way line, 120.00 feet to a point on the west boundary of Lot 2 of said Haufler Brother's Estates Unit No. 1 and a point at the beginning of a curve concave northeasterly and having a radius of 25.00 feet; thence northwesterly, northerly and northwesterly, along said right-of-way boundary, and along the westerly boundary of said Lot 2, through the following 4 courses and distances:

- 1) northwesterly, along the arc of said 25.00 foot radius curve through a central angle of  $89^{\circ}31'00''$  an arc distance of 39.06 feet;
- 2) North  $00^{\circ}07'16''$  West, 104.91 feet to the beginning of a curve concave southwesterly and having a radius of 95.00 feet;
- 3) northwesterly, along the arc of said curve, through a central angle of  $40^{\circ}12'15''$  an arc distance of 66.66 feet, to the end of said curve;
- 4) North  $40^{\circ}19'31''$  West, a distance of 25.27 feet to the north boundary of said Haufler Brother's Estates Unit No. 1; thence South  $89^{\circ}38'16''$  East, along said north boundary, 395.63 feet more or less, to the westerly right-of-way line of said Interstate Highway No. 75; thence northwesterly, along said westerly right-of-way line, a distance of 1813.46 feet, more or less to the beginning of said westerly limited access right-of-way line to Interstate Highway No. 75; thence North  $42^{\circ}30'06''$  West, along said westerly limited access right-of-way line, a distance of 957.08 feet, more or less, to the POINT OF BEGINNING.

Less and Except the following parcel(s):

PARCEL ONE

A portion of Section 30, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the intersection of the north boundary of said Section 30, with the centerline of State Road No. 93 (Interstate Highway No. 75, 300' R/W) and run thence North  $89^{\circ}38'21''$  West, along said north boundary and along the centerline of County Road No. 222 (NW 39th Avenue, 100' R/W); 1212.21 feet to a point at the Legal

Description

Tax Parcel #6233-000-000 (original tract/partial)

Page 4

intersection of the extension of the centerline of NW 97th Court (60' R/W); thence South  $90^{\circ}21'39''$  West, along said extension and along said centerline, 255.75 feet, to the beginning of a curve concave northeasterly and having a radius of 410.00 feet; thence southeasterly along the arc of said curve and along said centerline through a central angle of  $27^{\circ}37'36''$ , an arc distance of 197.69 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South  $13^{\circ}27'09''$  East, 195.78 feet; thence South  $27^{\circ}15'57''$  East, along said centerline 463.44 feet; thence North  $89^{\circ}38'21''$  West, 33.86 feet to the southwesterly right-of-way line of said NW 97th Court; thence South  $27^{\circ}15'57''$  East, along said right-of-way line 193.40 feet to the beginning of a curve concave northeasterly and having a radius of 397.09 feet; thence southeasterly along the arc of said curve and along said right-of-way line through a central angle of  $27^{\circ}37'24''$ , an arc distance of 191.44 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South  $41^{\circ}04'39''$  East, 189.60 feet; thence South  $54^{\circ}53'21''$  East, along said right-of-way line 413.88 feet to the POINT OF BEGINNING; thence continue South  $54^{\circ}53'21''$  East, along said right-of-way line, 162.12 feet to the beginning of a curve, concave Southwesterly having a radius of 370.00 feet; thence Southeasterly, along the arch of said curve, through a central angle of  $28^{\circ}17'27''$ , an arc distance of 182.69 feet, said arc being subtended by a chord having a bearing and distance of South  $40^{\circ}44'37''$  East, 180.84 feet; thence South  $45^{\circ}12'22''$  West, 743.63 feet to a point lying 200.00 feet northeasterly of (measured perpendicular) the northeasterly right-of-way line of NW 98th Street (100' R/W); thence North  $22^{\circ}08'40''$  West, parallel with and 200.00 feet northeasterly of (measured perpendicular) said northeasterly right-of-way line, 368.41 feet to the southerly most corner of that certain parcel of land as described in the Official Records Book 1818, page 1236 of the Public Records of Alachua County, Florida; thence North  $45^{\circ}12'22''$  East, along the Southeasterly line of said certain parcel of land, and the northeasterly extension thereof, a distance of 586.11 feet to the POINT OF BEGINNING. Containing 5.30 acres (230,995 square feet), more or less.

Legal Description  
Tax Parcel #6233-000-000 (original tract/partial)  
Page 5

PARCEL TWO

A tract of land situated in Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the intersection of the centerline of Northwest 39th Avenue (State Road No. 222) and the centerline of Interstate Highway No. 75 (State Road No. 93) and run thence South 40°19'21" East, along the centerline of said Interstate Highway No. 75, a distance of 1885.00 feet, thence South 49°40'39" West, 178.82 feet to the westerly limited access right-of-way

line of said Interstate Highway No. 75, and the POINT OF BEGINNING; thence South 58°49'23" West, 682.42 feet; thence South 43°58'39" West, 650.00 feet; thence South 46°01'01" East, 500.00 feet; thence North 43°58'59" East, 650.00 feet; thence North 24°57'12" East, 691.31 feet, to said westerly limited access right-of-way line; thence North 42°30'06" West, along said limited access right-of-way line, 100.00 feet, to the POINT OF BEGINNING. Containing 521,838 square feet or 11.98 acres, more or less.

Said Remainder Parcel containing 112.02 acres, more or less.

Springhill SW Quardant of I-75 at NW 39th Avenue

#3

LEGAL DESCRIPTION

Tax Parcel #6233-011-000 and #6233-002-002

Page 1

A tract of land situated in Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the intersection of the centerline of Northwest 39th Avenue (State Road No. 222) and the centerline of Interstate Highway No. 75 (State Road No. 93) and run thence North 89°38'21" West along the centerline of said Northwest 39th Avenue and along the north boundary of said Section 30, a distance of 735.46 feet; thence South 00°21'39" West perpendicular to said centerline, a distance of 114.75 feet to the end of the westerly limited access right-of-way to said Interstate Highway No. 75, and the POINT OF BEGINNING; thence South 54°38'21" East along said westerly right-of-way line, a distance of 253.22 feet to the southeast corner of that certain parcel of land described in Official Records Book 1885, page 2891 of the public records of Alachua County, Florida, as Parcel 2; thence North 89°38'21" West, along the south boundary of said Parcel 2 (O.R. 1885, pg. 2891) a distance of 207.43 feet to the southwest corner of said Parcel 2; thence westerly, along the north boundary of that certain parcel of land described in Official Records Book 1885, page 2885 of said public records, through the following 4 courses and distances:

- 1) North 89°38'21" West, 197.80 feet to the beginning of a curve concave southerly and having a radius of 775.00 feet;
- 2) westerly, along the arc of said 775.00 foot radius curve, through a central angle of 08°48'24", an arc distance of 119.12 feet, and a chord bearing and distance of South 85°57'27" West, 119.00 feet to the end of said curve;
- 3) South 81°33'15" West, 102.65 feet to the beginning of a curve concave northeasterly and having a radius of 25.00 feet;
- 4) northwesterly, along the arc of said 25.00 foot radius curve, through a central angle of 98°05'49", an arc distance of 42.80 feet, and a chord bearing and distance of North 49°23'51" West, 37.76 feet to the northwest corner of said parcel (O.R. 1885, pg. 2885).

said northwest corner lying on the east right-of-way line N.W. 97th Court (60'R/W) and on the arc of a curve concave easterly and having a radius of 380.00 feet; thence northerly, along the arc of said curve, and along said east right-of-way line, through a central angle of 00°42'35", an arc distance of 4.71 feet, and a

Legal Description

Tax Parcel #6233-011-000 and #6233-002-002

Page 2

chord bearing and distance of North 00°00'21" East, 4.71 feet to the end of said curve; thence North 00°21'39" East, along said east right-of-way line, 180.75 feet to the beginning of a curve concave southeasterly and having a radius of 25.00 feet; thence northerly, along the arc of said curve, through a central angle of 11°31'31", an arc distance of 5.03 feet, and a chord bearing and distance of North 06°07'25" East, 5.02 feet, to the southwest corner of that certain parcel of Limited Access Right of Way described in Official Records Book 1715, page 1130 et seq. of said public records, as Parts 'A, B & C', through the following 3 courses and distances:

- 1) South 89°38'21" East, parallel with and 75.00 feet south of said centerline and parallel with the north boundary of said Section 30, a distance of 155.75 feet;
- 2) South 85°49'31" East, 148.41 feet;
- 3) South 85°49'31" East, 102.56 feet to the southeast corner of said parcel (O.R. 1715, pg. 1130 et seq.);

thence South 54°38'22" East, more or less, 48.93 feet, more or less, to the end of the westerly Limited Access Right of Way to Interstate Highway No. 75 and the POINT OF BEGINNING.

Containing 2.28 acres, more or less

Springhill SW Quadrant I-75 and NW 39th Avenue Frontage

# 4

LEGAL DESCRIPTION

Tax Parcel # 6233-011-000 and 6233-002-001

Page 1

A tract of land situated in the north 1/2 of Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the intersection of the centerline of Northwest 39th Avenue (State Road No. 222) and the centerline of Interstate Highway No. 75 (State Road No. 93) and run thence North 89°38'21" West along the centerline of said Northwest 39th Avenue and along the north boundary of said Section 30, a distance of 735.46 feet; thence South 00°21'39" West perpendicular to said centerline, a distance of 114.75 feet to the end of the westerly limited access right-of-way of said Interstate Highway No. 75; thence continue South 00°21'39" West, a distance of 185.25 feet; thence North 89°38'21" West parallel with said centerline and said north boundary, a distance of 246.75 feet; thence South 27°15'57" East, a distance of 227.06 feet to the POINT OF BEGINNING; thence continue South 27°15'57" East, a distance of 158.02 feet; thence North 89°38'21" West parallel with said centerline and said north boundary, 225.74 feet to the easterly right-of-way line of Northwest 97th Court (60' R/W); thence North 27°15'57" West along said easterly right-of-way line, a distance of 158.02 feet; thence South 89°38'21" East parallel with said centerline and said north boundary, a distance of 225.74 feet to the POINT OF BEGINNING.

Containing 31,604 sq. ft. (0.73 of an acre), more or less.

SW Quadrant of I-75 and NW 39th Avenue - Lot North of Sal's Automotive

# 5

COMBINED WITH TAX PARCEL #6233-011-000 ON NOVEMBER 28,  
1994, BY ENG, DENMAN AND ASSOCIATES TO GIVE TO CROUCH.  
SEE NEW LEGAL FOR BOTH PARCELS.

LEGAL DESCRIPTION  
Tax Parcel #6233-002-002  
Page 1

A tract of land situated in the north 1/2 of Section  
30, Township 9 South, Range 19 East, Alachua County,  
Florida; being more particularly described as follows:

Commence at the intersection of the centerline of  
Northwest 39th Avenue (State Road No. 222) and the  
centerline of Interstate Highway No. 75 (State Road No.  
93) and run thence North 89°38'21" West along the  
centerline of said Northwest 39th Avenue and along the  
north boundary of said Section 30, a distance of 735.46  
feet; thence South 00°21'39" West perpendicular to said  
centerline, a distance of 114.75 feet to the end of the  
westerly limited access right-of-way of said Interstate  
Highway No. 75 and the POINT OF BEGINNING; thence  
continue South 00°21'39" West, a distance of 145.25  
feet; thence South 89°38'21" East parallel with said  
centerline and said north boundary, a distance of  
207.43 feet to said westerly right-of-way line; thence  
North 54°38'21" West along said westerly right-of-way  
line, a distance of 253.22 feet to the POINT OF  
BEGINNING.

Containing 15,063 sq. ft. (0.35 of an acre), more or  
less.

Triangle from GRU by lot 5/6  
Tax Parcel #6233-002-002

December 13, 1995 (Revised)

Legal Description

For: Haufler Brothers (Remaining Lands in SE Quadrant)  
 (Excluding Santa Fe Trace Apts.)  
 (Excluding Basin Floodplain)

A portion of the NE 1/4 of Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the NE corner of said Section 30, Township 9 South, Range 19 East, Alachua County, Florida, and run thence South 89°19'30" West, along the north boundary of said Section and along the centerline of State Road No. 222 (also being known as N.W. 39th Avenue, 100' R/W), a distance of 990.19 feet; thence South 00°40'30" East, 100.00 feet to the POINT OF BEGINNING; thence continue South 00°40'30" East, along the east boundary of that certain parcel of land described in Official Records Book 1830, page 536 et seq. of the public records of Alachua County, Florida, a distance of 50.00 feet, thence South 05°56'28" East, along said east boundary, a distance of 217.87 feet, thence South 00°40'30" East, along said east boundary 345.06 feet to the SE corner of said parcel, (O.R. 1830, pg. 536) thence South 89°19'30" West, along the south boundary of said parcel (O.R. 1830, pg. 536) and parallel with said north boundary a distance of 524.89 feet to a point on the easterly limited access right-of-way line to Interstate Highway No. I-75, (S.R. No. 93); thence South 36°45'45" East, along said easterly limited access right-of-way line, 995.62 feet; thence South 41°21'30" East, along the easterly right-of-way line of said Interstate Highway No. I-75, a distance of 62.58 feet; thence North 48°37'54" East, 92.34 feet; thence North 41°22'06" West, 5.00 feet; thence North 48°37'54" East, 18.00 feet; thence North 41°22'06" West, 38.40 feet; thence North 48°37'54" East, 93.67 feet; thence North 61°39'24" East, 710.83 feet, to the NW corner of that certain lift station site as described in Official Records Book 1630, page 2900 of said public records; thence North 88°31'16" East, along the north line of said site, 76.34 feet to the west right-of-way line of N.W. 91st Street (80' R/W) and a point on the arc of a curve concave westerly and having a radius of 1532.51 feet; thence northerly, along the arc of said curve, and along said west right-of-way line, through a central angle of 05°11'25" an arc distance of 138.83 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 07°39'41" West, 138.78 feet; said end of curve being the beginning of a curve concave easterly and having a radius of 1612.51 feet; thence northerly, along the arc of said curve, and along said west right-of-way line through a central angle of 08°11'22" an arc distance of 230.48 feet, to the SE corner of that certain parcel of land described in Official Records Book 1648, page 2199 of said public records, said arc being subtended by a chord having a bearing and distance of North 06°09'43" West, 230.29 feet; thence

South 89°18'58" West, along the south line of said parcel (O.R. 1648, pg. 2199) a distance of 327.23 feet; thence North 01°06'32" West, along the west line of said parcel 250.00 feet; thence North 89°18'58" East, along the north line of said parcel, 92.00 feet to the SW corner of that certain parcel of land described in Official Records Book 1865, page 716 of said public records; thence North 01°06'32" West, along the west line of said parcel (O.R. 1865, pg. 716) a distance of 120.00 feet; thence North 89°18'58" East, along the north line of said parcel, 235.00 feet to said west right-of-way line; thence North 01°06'32" West, along said west right-of-way line 245.27 feet to the beginning of a curve concave southwesterly and having a radius of 35.00 feet; thence northwesterly, along the arc of said curve, and along said west right-of-way line, through a central angle of 89°34'57" an arc distance of 54.72 feet to the end of said curve and a point on the south right-of-way line of State Road No. 222 (N.W. 39th Avenue, 100' R/W), said arc being subtended by a chord having a bearing and distance of North 45°53'01" West, 49.32 feet; thence South 89°19'30" West, parallel with the north boundary of said section and along said south right-of-way line, 157.25 feet to the NE corner of that certain parcel of land described in Official Records Book 1830, page 536 of said public records; thence southwesterly, along the southeasterly boundary of said parcel (O.R. 1830, pg. 536) through the following 13 courses and distances 1) South 01°06'58" East, 225.01 feet; 2) South 89°19'31" West, 309.83 feet; 3) South 01°06'58" East, 204.00 feet; 4) South 85°26'11" West, 12.72 feet; 5) South 84°22'38" West, 46.71 feet; 6) South 70°24'12" West, 74.52 feet; 7) South 72°52'26" West, 30.44 feet; 8) South 73°20'23" West, 11.93 feet; 9) South 64°16'31" West, 13.65 feet; 10) South 47°40'10" West, 11.71 feet; 11) South 46°12'55" West, 11.05 feet; 12) South 26°07'32" West, 8.22 feet; 13) South 89°19'30" West, 128.79 feet to the west boundary of said parcel (O.R. 1830, pg. 536); thence North 00°40'30" West, along said west boundary, 181.46 feet; thence North 04°35'31" East, along said west boundary, 217.87 feet; thence North 00°40'30" West, along said west boundary, 50.00 feet to the beginning of a curve concave southeasterly and having a radius of 50.00 feet; thence northeasterly, along the arc of said curve, and along said west boundary, through a central angle of 90°00'00" an arc distance of 78.54 feet to the end of said curve and a point on the south right-of-way line of said State Road No. 222, said arc being subtended by a chord having a bearing and distance of North 44°19'30" East, 70.71 feet; thence South 89°19'30" West, parallel with the north boundary of said section, and along said south right-of-way line, 200.00 feet to a point on the northeasterly boundary of that certain parcel of land described in Official Records Book 1830, page 537 of said public records, said point lying at the beginning of a curve concave southwesterly and having a radius of 50.00 feet; thence southeasterly, along the arc of said curve, and along the easterly boundary of said parcel of land (O.R. 1830, pg. 537), through a central angle of 90°00'00" an arc distance of 78.54 feet to the end of said curve and the POINT OF BEGINNING, said arc being subtended by a chord having a bearing and distance of South 45°40'30" East, 70.71 feet.

LESS AND EXCEPT:

(Basin Floodplain - below Elevation 165)

A portion of the NE 1/4 of Section 30, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the NE corner of said Section 30, Township 9 South, Range 19 East, Alachua County, Florida, and run thence South 01°06'32" East, along the east boundary of said Section and along the east right-of-way line of N.W. 91st Street (80' R/W), a distance of 450.01 feet; thence South 89°18'58" West, 80.00 feet to an intersection with the west right-of-way line of said N.W. 91st Street and the NE corner of that certain parcel of land as described in Official Records Book 1648, page 2199 of the public records of Alachua County, Florida; thence continue South 89°18'58" West, along the north line of said parcel of land, 235.00 feet to the SW corner of that certain parcel of land as described in Official Records Book 1865, page 716 of said public records and the POINT OF BEGINNING; thence North 56°45'35" West, 12.37 feet; thence North 22°10'22" West, 8.20 feet; thence North 22°02'56" East, 25.44 feet; thence North 12°20'24" West, 23.49 feet; thence North 63°18'17" West, 20.33 feet; thence North 85°23'57" West, 67.37 feet; thence South 65°07'21" West, 53.74 feet; thence South 30°21'58" West, 97.39 feet; thence South 74°29'43" West, 76.38 feet; thence South 76°17'18" West, 61.11 feet; thence North 79°43'36" West, 37.38 feet; thence South 75°55'48" West, 62.72 feet; thence South 71°40'25" West, 23.75 feet; thence South 58°29'08" West, 17.25 feet; thence South 36°38'20" West, 9.92 feet; thence South 01°58'02" West, 10.89 feet; thence South 09°56'50" East, 29.75 feet; thence South 29°07'53" East, 49.50 feet; thence South 39°37'39" East, 45.13 feet; thence South 65°40'04" East, 59.72 feet; thence North 82°21'15" East, 185.97 feet; thence North 82°55'24" East, 61.55 feet; thence North 46°23'36" East, 59.15 feet; thence South 15°11'57" East, 7.03 feet; thence North 77°22'23" East, 18.47 feet; thence North 44°13'11" East, 14.32 feet; thence North 11°17'09" East, 42.55 feet; thence North 22°05'41" East, 48.37 feet; thence North 05°21'34" East, 38.87 feet; thence North 37°52'20" East, 26.13 feet; thence North 03°55'18" East, 13.78 feet; thence North 81°36'00" West, 11.43 feet to the POINT OF BEGINNING.

Containing (in aggregate) 20.49 acres, more or less.

LEGAL DESCRIPTION

Tax Parcel #6230-031-000, #6230-032-000 and  
#6233-033-000

A portion of Section 29, Township 9 South, Range 19  
East, Alachua County, Florida, being more particularly  
described as follows:

Commence at the Northwest corner of said Section 29,  
Township 9 South, Range 19 East, and run thence  
Southerly, along the West boundary of said Section,  
50.0 feet to a point on the Southerly right of way line  
of State Road No. 222 (also known as N.W. 39th Avenue)  
(100 foot right of way); thence Easterly, along said  
Southerly right of way line, 2,788 feet, more or less  
to a point on the Easterly right of way of N.W. 83rd  
Street, and the POINT OF BEGINNING; thence continue  
Easterly, along said Southerly right of way line, 853  
feet, more or less, to a point on the Westerly line of  
that certain parcel of land as described in Official  
Records Book 558, page 390, of the public records of  
Alachua County, Florida; thence Southerly, along said  
Westerly line and the Westerly line of that certain  
parcel of land as described in Official Records Book  
1112, pages 714-716 of said public records, 940 feet,  
more or less, to a point on the Northerly line of said  
certain parcel as described in Official Records Book  
1112, pages 714-716; thence Westerly, along said  
Northerlyline, 858 feet, more or less, to a point on  
said Easterly right of way line of N.W. 83rd Street;  
thence Northerly along said Easterly right of way line,  
940 feet, more or less, to the POINT OF BEGINNING.

Containing 18.5 acres, more or less.

College Corner - NW 83rd Street and NW 39th Avenue

H 5

LEGAL DESCRIPTION  
Tax Parcel #6231-006-000  
Page 1

A tract of land situated in Section 29, Township 9 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a railroad spike found at the Southwest corner of the aforementioned Section 29, Township 9 South, Range 19 East for the point of reference and run North 89 deg. 23 min. 35 sec. East, along the South line of said Section and along the centerline of N. W. 23rd Avenue, a distance of 980.86 feet; thence run North 00 deg. 36 min. 25 sec. West, perpendicular to said South line, a distance of 50.00 feet to the North right of way line of said N. W. 23rd Avenue and THE POINT OF BEGINNING; thence run South 89 deg. 23 min. 35 sec. West along said right of way line a distance of 490.86 feet to the S. E. corner of Haufler Brothers Estates, a subdivision as per plat thereof recorded in Plat Book "G", page 69, of the public records of Alachua County, Florida; thence run North 01 deg. 06 min. 48 sec. West, along the East line of said subdivision a distance of 1604.67 feet to a point on the Southwesterly right of way line of Interstate Route No. 75 (300' r/w); thence run South 41 deg. 22 min. 01 sec. East, along said right of way line a distance of 1511.14 feet; thence run South 89 deg. 23 min. 35 sec. West, a distance of 481.57 feet; thence run South 00 deg. 36 min. 25 sec. East, a distance of 460.00 feet to the Point of Beginning.

Containing 18.035 acres, more or less.

LEGAL DESCRIPTION  
Tax Parcel #6038-022-000  
Page 1

A portion of Section 19, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of said Section 19, Township 9 South, Range 19 East, and run thence Northerly, along the West boundary of said Section, 50.0 feet to a point on the North right-of-way line of State Road No. 222 (100' R/W) (also being known as N.W. 39th Avenue) and the POINT OF BEGINNING; thence continue Northerly, along said West boundary, 2,599 feet more or less, to the Northwest corner of the Southwest 1/4 of said Section; thence easterly, along the North line of said Southwest 1/4, a distance of 373 feet more or less, to a point on the Southwesterly right-of-way line of State Road No. 93 (300' R/W) (also being known as Interstate Route No. 75); thence Southeasterly, along said Southwesterly right-of-way line, 1,537 feet more or less, to the Northerly most corner of that certain parcel of land as described in Official Records Book 765, page 50 of the Public Records of Alachua County, Florida; thence Southerly, along the West line of said certain parcel of land, 438 feet more or less, to the Northeast corner of the right-of-way of N.W. 97th Boulevard; thence Westerly, 60.00 feet to the Northwest corner of the right-of-way of said N.W. 97th Boulevard; thence Southerly, along the Westerly right-of-way line of said N.W. 97th Boulevard, 78.66 feet to the beginning of a curve concave Northeasterly, having a radius of 430.00 feet; thence Southerly, along and with the arc of said curve, and along said Westerly right-of-way line, through a central angle of 34 deg. 59 min. 28 sec., an arc distance of 262.61 feet to the end of said curve; thence Southeasterly, along said Westerly right-of-way line, 251.14 feet to the beginning of a curve concave Southwesterly, having a radius of 370.00 feet; thence Southerly, along and with the arc of said curve, and along said Westerly right-of-way line, through a central angle of 34 deg. 56 min. 22 sec., an arc distance of 225.63 feet to the end of said curve; thence Southerly, along said Westerly right-of-way line, 228.00 feet to the beginning of a curve, concave Northwesterly, having a radius of 25.00 feet; thence Southwesterly, along and with the arc of said curve, and along said Westerly right-of-way line, through a central angle of 89 deg. 59 min. 22 sec., an arc distance of 39.27 feet to the end of said curve and a point on said North right-of-way line of State Road No. 222; thence Westerly along said North right-of-way

Legal Discription  
Tax Parcel #6038-022-000  
Page 2

line, 530 feet more or less, to the Southeast corner of that certain parcel of land as described in Official Records Book 1715, page 1133 of said public records; thence Northerly, 20.00 feet to the Northeast corner of said certain parcel of land as described in Official Records Book 1715, page 1133; thence Westerly, along said North right-of-way line, 329.54 feet, to the Northwest corner of said certain parcel of land as described in Official Records Book 1715, page 1133 and a point on the Easterly line of that certain parcel of land as described in Official Records Book 779, page 722 of said public records; thence Northerly, 30.00 feet to the Northeast corner of said certain parcel of land as described in Official Records Book 779, page 722; thence Westerly, 50.00 feet to the Northwest corner of said certain parcel of land as described in Official Records Book 779, page 722; thence Southerly, 50.00 feet to the Southwest corner of said certain parcel of land as described in Official Records Book 779, page 722 and a point on said North right-of-way line; thence westerly, along said North right-of-way line, 652 feet, more or less, to the POINT OF BEGINNING.

Less and Except the following parcel(s):

PARCEL ONE

A parcel of land in the Arredondo Grant, Section 19, Township 9 South, Range 19 East, Alachua County, Florida, Being more particularly described as follows:

COMMENCE on the South line of Section 19, Township 9 South, Range 19 East, Arredondo Grant, Alachua County, Florida, at a point 2,831 feet Easterly from the Southwest corner of said Section 19, said point also being on the centerline of State Road No. 93; thence North 41°22'01" West along said centerline, a distance of 3,594.70 feet to the beginning of a curve concave Northeasterly having a radius of 11459.16 feet: thence south 48°37'59" West, a distance 150.00 feet to the Southwesterly right-of-way line of said State Road No. 93 ( a 300.00 foot right-of-way at this point); thence South 41°22'01" East along said Southwesterly right-of-way line, a distance of 29.31 feet to the POINT OF BEGINNING: thence South 41°22'01" East along said Southwesterly right-of-way line, a distance of 120.51 feet; thence South 00°38'14" East, a distance of 618.27 feet; thence South 89°03'29" West, a distance of 440.01

Legal Description  
Tax Parcel #6038-022-000  
Page 3

feet; thence North 00°38'14" West along a line parallel with and 30.00 feet Easterly of when measured at right angles to the West line of said Section 19, a distance of 710.01 feet; thence North 89°03'29" East along the line parallel with and 30 feet Southerly of when measured at right angles to the North line of the Southwest Quarter of said Section 19, a distance of 361.38 feet to the POINT OF BEGINNING. Containing 7.089 acres more or less.

PARCEL TWO

A portion of Section 19, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 19, Township 9 South, Range 19 East and run thence South 89°38'21" East, along the centerline of State Road No. 222 (N.W. 39th Avenue, 100' R/W) and along the South boundary of said Section 19, a distance of 60.04 feet; thence North 00°21'39" East 50.00 feet to a point on the northerly right-of-way line of said State Road No. 222 and the POINT OF BEGINNING; thence North 00°24'10" East 130.20 feet; thence North 58°24'10" East 448.97 feet; thence North 04°41'16" West 499.85 feet; thence North 08°58'43" West 467.63 feet; thence North 01°30'29" East 517.39 feet to a point on the South line of a Florida Department of Transportation water storage area (DOT parcel No. 100.1-Section 26260-2459); thence South 89°54'07" East along the South line of said F.D.O.T. water storage area, 140.08 feet to the Southeast corner of said F.D.O.T. water storage area; thence South 05°14'29" East 817.06 feet to the Northwest corner of a 30' City of Gainesville sanitary sewer easement; thence South 11°39'22" East along the westerly line of said 30' sanitary sewer easement, 304.21 feet; thence South 20°34'43" East along the westerly line of said 30' sanitary sewer easement, 362.37 feet; thence South 00°25'23" West along the westerly line of said 30' sanitary sewer easement, 303.35 feet; thence South 45°21'39" West 60.28 feet to the Northeast corner of a City of Gainesville Lift Station Site recorded in Official Records Book 779, Page 722 et seq. of the Public Records of Alachua County, Florida; thence North 89°38'21" West 50.00 feet to the Northwest corner of said Lift Station Site; thence South 00°21'39" West 50.00 feet to the Southwest corner of said Lift Station Site and a point on said

Legal Description  
Tax Parcel #6038-022-000  
Page 4

northerly right-of-way line; thence North 89°38'21"  
West along said northerly right-of-way line, 591.24  
feet to the POINT OF BEGINNING. Containing 497,634  
Square feet or 11.42 Acres, more or less.

Said Original Parcel containing 51.8909 acres, more or  
less.

NW Quadrant of I-75 and NW 39th Avenue  
Tax Parcel #6038-022-000



[Search](#) > Account Summary

## Real Estate Account #06233 002 002

### Owner:

THIRTY-NINTH AVENUE LIMITED

### Situs:

3833 NW 97TH BLVD  
GAINESVILLE 32606

[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 **11/25/2025** for **\$16,398.81**.

[Apply for the 2026 installment payment plan](#)

## Account History

BILL	AMOUNT DUE
<a href="#">2025 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2024 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>

<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	 <a href="#">Print (PDF)</a>

### 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.

## Detailed Directions to Site

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### 10 SW 2nd Ave

Gainesville, FL 32601

- ↑ Head toward SW 1 St  
1 min (0.3 mi)
- Take NW 8th Ave and I-75 N to NW 97th Blvd  
18 min (8.8 mi)
- Continue on NW 97th Blvd to your destination  
58 sec (0.2 mi)

### 3833 NW 97th Blvd

Gainesville, FL 32606

