# City of Alachua
## Planning & Community Development Department
## Staff Report

**Planning & Zoning Board Hearing Date:** August 13, 2013
**Quasi-Judicial Hearing**

| | |
|---|---|
| **SUBJECT:** | A request for a replat of Lots 40, 48, 55, and 61 of Baywood Phase 1 B, according to the plat thereof as recorded in Plat Book 28, Pages 78 – 79 of the Public Records of Alachua County, Florida |
| **APPLICANT/ PROPERTY OWNER:** | Alachua Development Co., LLC |
| **AGENT:** | Aaron Hickman, PLS, Causseaux, Hewett, & Walpole, Inc. |
| **LOCATION:** | Lot 40: 14275 NW 160th Lane<br>Lot 48: 14272 NW 160th Lane<br>Lot 55: 14385 NW 161st Avenue<br>Lot 61: 14271 NW 161st Avenue |
| **PARCEL ID NUMBERS:** | Lot 40: 03067-061-040<br>Lot 48: 03067-061-048<br>Lot 55: 03067-061-055<br>Lot 61: 03067-061-061 |
| **ACREAGE:** | Lot 40: ±0.18 acres<br>Lot 48: ±0.18 acres<br>Lot 55: ±0.18 acres<br>Lot 61: ±0.18 acres |
| **PROJECT PLANNER:** | Justin Tabor, AICP |
| **RECOMMENDATION:** | Staff recommends that the Planning & Zoning Board transmit the replat to the City Commission with a recommendation of approval. |
| **RECOMMENDED MOTION:** | *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the replat to the City Commission, with a recommendation to approve.* |

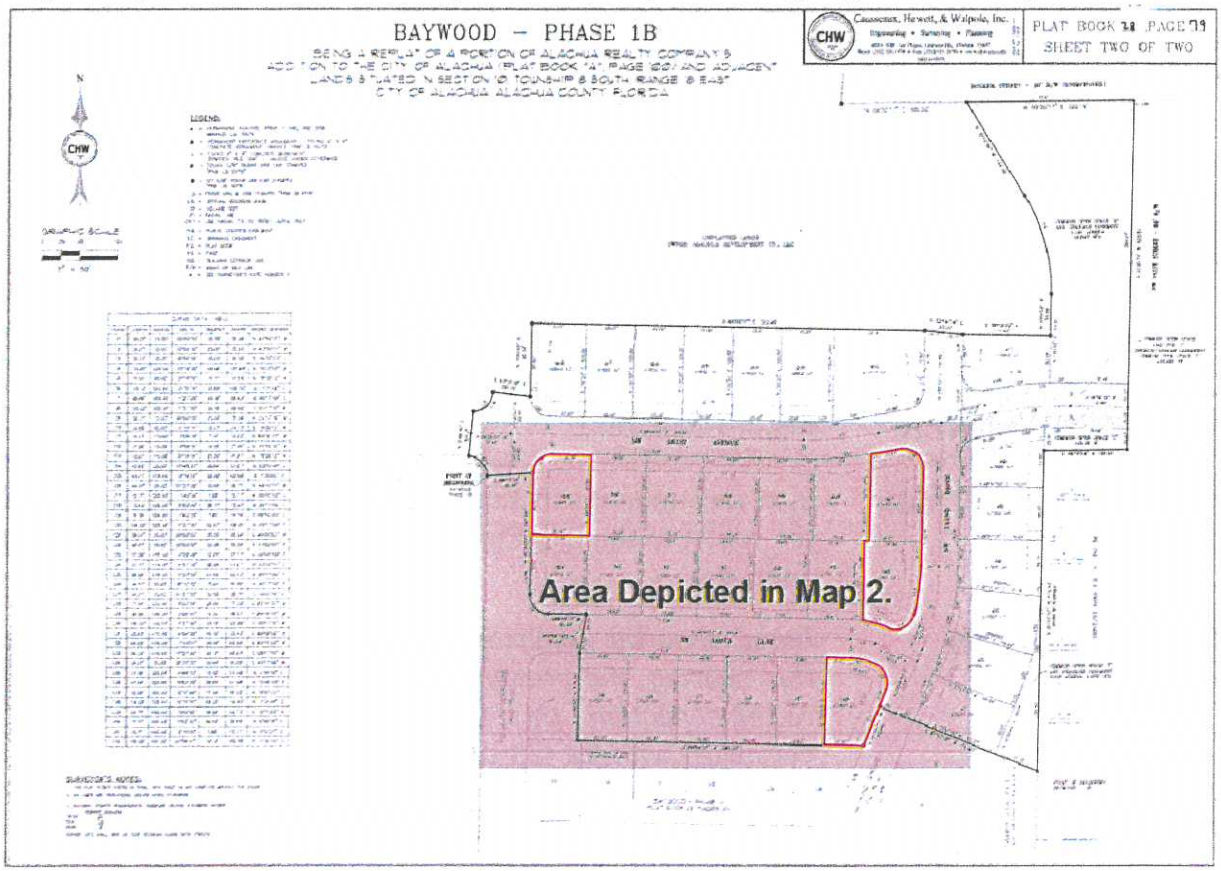
## SUMMARY

This application is a request by Aaron Hickman, PLS, of Causseaux, Hewett, & Walpole, Inc., agent for Alachua Development Co., LLC, applicant and property owner, for a replat of Lots 40, 48, 55, and 61 of Baywood Phase 1B, according to the plat thereof as recorded in Plat Book 28, Pages 78 – 79 of the Public Records of Alachua County, Florida.

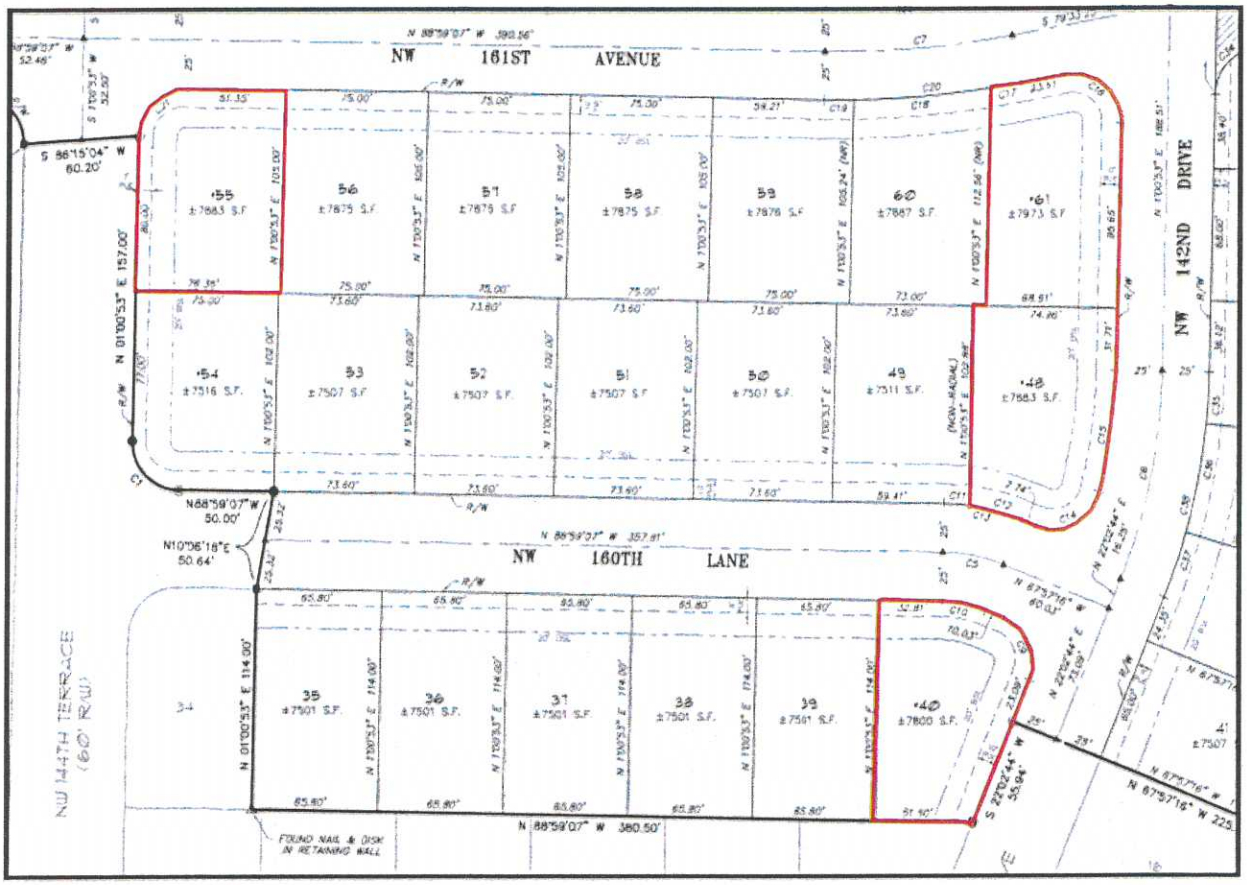
The plat of Baywood Phase 1B was approved by the City in December 2009. The original plat consists of a total of 34 residential lots. The applicant has proposed to replat Lots 40, 48, 55, and 61 to change the setbacks of the lots to be consistent with a recent Land Development Regulations (LDR) Text Amendment which amended Subsection 5.2.2(A)(7)(c), pertaining to the measurement of setback on corner lots. Amended Subsection 5.2.2(A)(7)(c) states that a front yard setback shall be required on the road frontage facing the primary building's front building façade. For all other frontages, the required front yard setback shall not be less than the minimum side yard setback and shall not conflict with existing public utilities easements.

This application will establish setbacks on the aforementioned lots which are consistent with amended Subsection 5.2.2(A)(7)(c.) There are no proposed changes to existing lot lines, and the replat will not result in the creation of any new lots. In addition, the proposed replat would not result in any changes to the existing infrastructure within Phase 1B of Baywood. The only change pertains to the minimum required setbacks on the aforementioned lots as and described above.

**Map 1. Baywood Phase 1B Plat (Lots to be Replatted Highlighted in Red)**



**Map 2. Baywood Phase 1B Plat Depicting Lots to be Replatted (Highlighted in Red)**




Subsection 2.4.10(F)(1)(b) states that the revision of single lots within an existing platted subdivision constitutes a minor subdivision. The revisions of setback lines proposed by this application are consistent with the provisions of Subsection 2.4.10(F)(1)(b), and the replat has been reviewed for consistency with Subsection 2.4.10(F.)

Pursuant to Section 2.4.10(F)(2), minor subdivisions are exempt from the requirements for a subdivision preliminary plat and construction plans, but must obtain final plat approval. Subsection 2.4.10(F)(3) states that a minor subdivision shall be approved on a finding that the application complies with the standards of Article 7, Subdivision Standards, all other relevant provisions of the LDRs, and all other relevant City ordinances and regulations. An analysis of the application's consistency with these standards has been provided within this report.

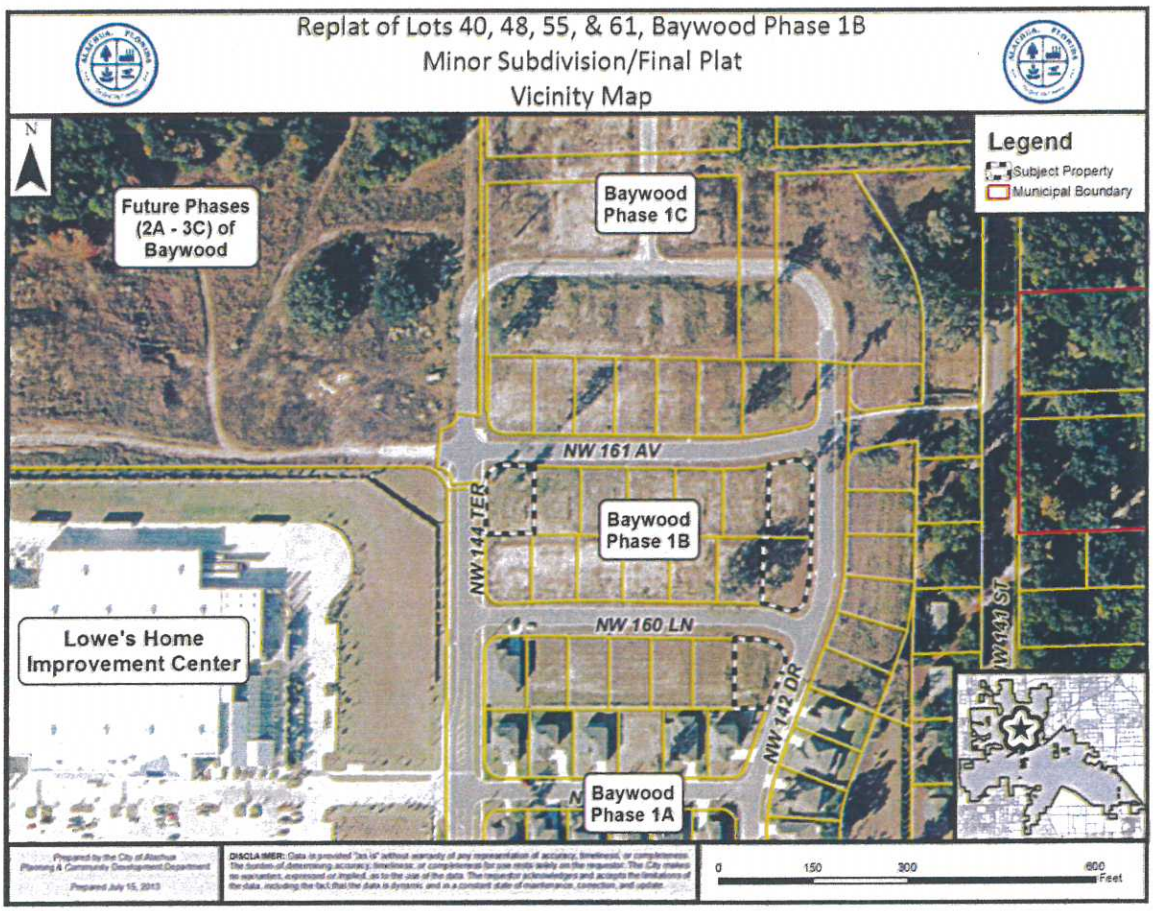
## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

## Table 1. Surrounding Land Uses

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|---|---|---|---|
| North | Single Family Residential; Vacant Residential Land | Medium Density Residential | Residential Single Family – 6 (RSF-6) |
| South | Single Family Residential; Vacant Residential Land | Medium Density Residential | Residential Single Family – 6 (RSF-6) |
| East | Single Family Residential; Vacant Residential Land | Medium Density Residential | Residential Single Family – 6 (RSF-6) |
| West | Single Family Residential; Vacant Residential Land; Lowe's Home Improvement Center | Medium Density Residential; Commercial | Residential Single Family – 6 (RSF-6); Commercial Intensive (CI) |

### Map 3. Vicinity Map



## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

### Future Land Use Element

**GOAL 1:** Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

**Objective 1.2:** Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

**Policy 1.2.b:** Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

***Evaluation and Findings of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a:*** The subject property has a Medium Density Residential FLUM Designation, which permits a maximum density of eight (8) dwelling units per acre. The zoning of the subject property is Residential Single Family – 6 (RSF-6), which permits a maximum density of six (6) dwelling units per acre. The proposed replat is consistent with the Medium Density Residential FLUM Designation and RSF-6 zoning district.

**Objective 2.5:** Open Space Standards:

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Policy 2.5.a:** There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

***Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a:*** The Baywood subdivision has identified open space areas on the preliminary plat and exceeds the minimum 10% open space requirement

## Housing Element

**Objective1.1:** Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

***Evaluation and Findings of Consistency with Objective 1.1:*** The proposed replat will allow for the accommodation of a variety of housing types.

## Conservation & Open Space Element

**Policy 1.2.a:**

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

**Policy 1.3.e:**

The City's land use designations shall provide for the protection of threatened and endangered species.

***Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e:*** The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

# COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivisions must be found to be compliant. Staff's

evaluation of the application's compliance with the applicable standards of Subsection 2.4.10(F)(3) is provided below.

**(3) *Minor Subdivision Standards***

A Minor Subdivision shall be approved on a finding that the application complies with the standards in Article 7: *Subdivision Standards*, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

**Evaluation:** The proposed Minor Subdivision consists of a replat of Lots 40, 48, 55, and 61 of Baywood Phase 1B, which is a subdivision approved by the City in December 2009. Baywood Phase 1B is recorded in Plat Book 28, Pages 78 – 79 of the Public Records of Alachua County, Florida.

The proposed Minor Subdivision would change the setbacks of the aforementioned lots. The amended setbacks would be consistent with a recent Land Development Regulations (LDR) Text Amendment which amended Subsection 5.2.2(A)(7)(c), pertaining to the measurement of setback on corner lots. Amended Subsection 5.2.2(A)(7)(c) states that in the case of corner lots, a front yard setback is required on the road frontage facing the primary building's front building façade. For all other frontages, the required front yard setback cannot be less than the minimum side yard setback and cannot conflict with existing public utilities easements.

This application will establish setbacks on the aforementioned lots which are consistent with amended Subsection 5.2.2(A)(7)(c.) There are no proposed changes to existing lot lines, and the replat will not result in the creation of any new lots. In addition, the proposed replat would not result in any changes to the existing infrastructure within Phase 1B of Baywood. The only change pertains to the minimum required setbacks on the aforementioned lots as described above.

Based upon the preceding information, the application complies with all relevant standards of Article 7, Subdivision Standards.

## PUBLIC FACILITIES IMPACT

Article 10 of the City's LDRs defines a "de minimis impact" as, "an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route."

The proposed Minor Subdivision will not result in the creation of any new lots, therefore, there are no additional public facilities impacts generated by the development. Since the proposed Minor Subdivision will not result in the generation of any new average daily trips on any roadway segments, the impacts to public facilities are therefore de minimis, and, as provided in Section 2.4.14(C)(3) of the City's LDRs, the development is exempt from concurrency requirements.

**Zimbra** **ju_tabor@cityofalachua.org**

## Re: Baywood Phase 1B Replat - Review Comments

**From :** Justin Tabor <jtabor@cityofalachua.com> Tue, Jul 23, 2013 08:13 AM
**Subject :** Re: Baywood Phase 1B Replat - Review Comments 1 attachment
**To :** Bob Graver <rgraver@engdenman.com>

Bob,

Thank you for the confirmation.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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**From:** "Bob Graver" <rgraver@engdenman.com>
**To:** "Justin Tabor" <jtabor@cityofalachua.org>
**Sent:** Tuesday, July 23, 2013 8:11:59 AM
**Subject:** Re: Baywood Phase 1B Replat - Review Comments

Good Morning,
Yes, the revised final plat does sufficiently address all of my comments provided in my letter dated July 18, 2013 and is in compliance with all Sections and Subsections of Florida Statutes Chapter 177, Part I, Platting.
Robert Graver
PSM 4239
Eng, Denman & Associates, Inc.
LB 2389

> ----- Original Message -----
> **From:** Justin Tabor
> **To:** Bob Graver
> **Sent:** Monday, July 22, 2013 3:08 PM

**Subject:** Re: Baywood Phase 1B Replat - Review Comments

Bob,

Thank you for reviewing the title opinion for compliance with Chapter 177. Can you confirm that the comments provided in your July 18 letter have been sufficiently addressed?

Thank you.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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**From:** "Bob Graver" <rgraver@engdenman.com>
**To:** "Justin Tabor" <jtabor@cityofalachua.org>
**Sent:** Monday, July 22, 2013 2:43:39 PM
**Subject:** Re: Baywood Phase 1B Replat - Review Comments

Good Afternoon Justin,
I have reviewed the revised final plat of "Baywood - Phase IB Lots 40,48,55, & 61 Replat" and the title opinion and find it
to be in compliance with all of the survey requirements of Chapter 177, Part I, Platting, Florida Statutes.
Sincerely,
Robert W. Graver
PSM 4239
Eng, Denman & Associates, Inc.
LB 2389

---- Original Message ----
**From:** Justin Tabor
**To:** Bob Graver
**Cc:** Kathy Winburn

**Sent:** Monday, July 22, 2013 10:04 AM
**Subject:** Fwd: Baywood Phase 1B Replat - Review Comments

Bob,

Please see the attached revised replat of Lots 40, 48, 55, & 61 of Baywood Phase 1B and title opinion for the property. This should address all issues in your letter of July 18. Please confirm that your issues have been sufficiently addressed.

Thank you.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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**From:** "Aaron Hickman" <AaronH@chw-inc.com>
**To:** "Justin Tabor" <jtabor@cityofalachua.org>
**Cc:** "Kathy Winburn" <kwinburn@cityofalachua.com>, "Gerry Dedenbach" <GerryD@chw-inc.com>, "Craig Brashier" <CraigB@chw-inc.com>, "Kevin Hewett" <KevinH@chw-inc.com>
**Sent:** Friday, July 19, 2013 12:44:12 PM
**Subject:** RE: Baywood Phase 1B Replat - Review Comments

Justin,
Attached is the Title Opinion Letter, along with a PDF of the Baywood 1B-Replat, with all requested revisions made. Should you have any questions, or need any further information, please do not hesitate to contact me.

Sincerely,
AARON H. HICKMAN, P.L.S.
Project Surveyor

CAUSSEAUX, HEWETT, & WALPOLE, INC.
cell: (352) 538-7234 • direct: (352) 519-5932
gnv: (352) 331-1976 • ocala: (352) 414-4621
www.chw-inc.com • aaronh@chw-inc.com

Gainesville: 132 NW 76th Dr. Gainesville, FL 32607
Ocala: 101 NE 1st Ave., Ocala, FL 34470

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**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]
**Sent:** Thursday, July 18, 2013 11:17 AM
**To:** Aaron Hickman
**Cc:** Kathy Winburn; Gerry Dedenbach; Craig Brashier
**Subject:** Baywood Phase 1B Replat - Review Comments

Aaron,

I have attached the comments and accompanying markups we received from the outside reviewing PSM regarding the referenced replat's compliance with Chapter 177, Florida Statutes. In addition, have attached markups regarding the replat's consistency with the City's LDRs.

Please revise the replat and provide the documents to me electronically **no later than 12:00 PM on Tuesday, July 23**. Once we have reviewed the plat and determined that all comments have been sufficiently addressed, I will contact you and notify you that the posted notice signs are available for pickup.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
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No virus found in this message.
Checked by AVG - www.avg.com
Version: 2013.0.3349 / Virus Database: 3204/6510 - Release Date: 07/22/13

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2013.0.3349 / Virus Database: 3204/6510 - Release Date: 07/22/13

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19 KB

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Salter • Feiber
ATTORNEYS AT LAW

3940 NW 16th Boulevard, Bldg. B
Gainesville, Florida 32605

P.O. Box 357399
Gainesville, Florida 32635

T: 352.376.8201 F: 352.376.7996

www.salterlaw.net

July 19, 2013

City of Alachua
c/o Marion Rush, City Attorney
Rush & Glassman
11 SE 2nd Avenue
Gainesville, FL 32601

Attention: Marion Rush, Esquire

In re: Proposed Replat of Baywood---Phase 1B, Lots, 40, 48, 55 and 61 (the "Property").

Dear Ladies and Gentlemen:

Pursuant to the requirements of Florida Statute 177 and of the City of Alachua for the platting of lands in Alachua County, Florida, and the recording of said plats, this letter is written as a statement of the condition of the title of the Property as of the date of this opinion. I have examined the legal description for the proposed Replat referenced above, a copy of the legal is attached hereto as Exhibit "A" and find it to be accurate and further find that title to the Property as of the date of this opinion is as follows:

1. Title is vested in Alachua Development Co., LLC, a Florida limited liability company.

2. Mortgage in favor of Great Florida Bank recorded in O.R. Book 3168, Page 1298, Public Records of Alachua County, Florida.

3. Assignment of Leases, Rents and Profits in favor of Great Florida Bank recorded in O.R. Book 3168, Page 1320, Public Records of Alachua County, Florida.

4. Financing Statement in favor of Great Florida Bank recorded in O.R. Book 3168, Page 1330, Public Records of Alachua County, Florida.

5. The loan from Great Florida Bank and the documents set forth in 2., 3. and 4 above referencing the same have been assigned to Capital City Bank by assignment recorded in O. R. Book 3881, Page 644 of the Public Records of Alachua County, Florida, and Capital City Bank is now the owner and holder of this loan and the documents evidencing the same and it the mortgagee of record.

Sincerely yours

Salter, Feiber, P.A.

James D. Salter

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Delivered with Integrity

# LEGAL DESCRIPTION

## EXHIBIT "A"

Baywood – Phase 1B Lots 40, 48, 55, & 61 Replat

LOTS 40, 48, 55, AND 61 OF BAYWOOD-PHASE 1B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 78 & 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

132 NW 76th Drive, Gainesville, Florida 32607 • Phone (352) 331-1976 • Fax (352) 331-2476 • www.chw-inc.com

ENG, DENMAN & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

July 18, 2013

The City of Alachua
Attn: Justin Tabor, Planner
P.O. Box 9
Alachua, FL 32616-0009

**Re: Review of Baywood – Phase IB**
**Lots 40, 48, 55, and 61 Replat**

Dear Mr. Tabor,

I have reviewed the Final Plat of "Baywood – Phase IB Lots 40, 48, 55, and 61 Replat" for conformity to Florida Statutes Chapter 177, Part I, Platting and find it to be in conformance with all Sections and Subsections except those listed and following hereon:

Subsection 177.081

(2)&(3): The plat must contain a dedication of the Public Utility Easements to the public for the uses and purposes thereon stated.

Note: The Mortgagee's approval on the plat refers to the "dedication shown hereon" which does not appear on this plat.

Subsection 177.091

(6) There must be a bearing reference to a well established and monumented line. (In my opinion, Surveyor's Note 1 is sufficient but does not conform strictly to this rule.)

(7) Permanent Reference Monuments must be placed at every corner or change in direction with an appropriate symbol or designation prior to platting.

(9) Monuments must be placed at all lot corners before the transfer of any lot or Bond expiration.

(12) There must be an adoption and dedication with notary.

2404 NW 43RD STREET • GAINESVILLE, FLORIDA 32606-6602 • TEL. (352) 373-3541 • FAX (352) 373-7249

(17) Identify contiguous properties by Subdivision title, plat book and page, west of Lot 55 and east of Lot 40.

The replatting information must be shown under the name of the plat.

Note: I must still review the title opinion to be sure the legal description on the plat is the same and that all easements and other matters are shown.

Sincerely,

Robert Graver, P.S.M. 4239
Eng, Denman & Associates, Inc.
2404 NW 43rd Street
Gainesville, FL 32606
LB 2389

**Zimbra** **ju_tabor@cityofalachua.org**

## Baywood Phase 1B Replat/1C Revised Plat

**From :** Justin Tabor <jtabor@cityofalachua.com> Mon, Jul 15, 2013 01:49 PM
**Subject :** Baywood Phase 1B Replat/1C Revised Plat 4 attachments
**To :** Bob Graver <rgraver@engdenman.com>
**Cc :** Kathy Winburn <kwinburn@cityofalachua.com>

Bob,

As per our conversation, I am sending a plat to you and requesting that the plat be reviewed for consistency with Chapter 177, Florida Statutes. This plat consists of a replat of Lots 40, 48, 55, and 61 of Baywood Phase 1B. There are no changes to lot lines proposed, and the only change relates to the setbacks on each of the lots. I have requested that the developer provide a title opinion, and will provide it to you as soon as it is received. While I understand that you cannot complete your review until you have reviewed the title opinion, please provide all other comments as soon as possible.

I am also sending a copy of the most recent version of the plat of Baywood Phase 1C, which you recently reviewed. As you will recall, all of your previous comments regarding this plat have been addressed. The only change on this plat relates to the setback on corner lots.

If you have any questions regarding these items, please contact me.

Sincerely,

**Justin Tabor, AICP**
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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**Baywood 1b Re-Plat-Lots 40 48 55 61 - 7-15-13.pdf**
489 KB

**PKG_130502_Phase 1B_Minor Sub.pdf**
2 MB
**13-0111-phase 1c PLAT PG2OF2 revised.pdf**
386 KB
**13-0111-phase 1c PLAT PG1OF2 revised.pdf**
847 KB

# City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 15, 2013

Gerry Dedenbach, AICP, LEED AP
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Completeness Review of Baywood Phase 1B – Replat of Lots 40, 48, 55, & 61

Dear Mr. Dedenbach:

On July 15, 2013, the City of Alachua received your application for the replat of Lots 40, 48, 55, and 61 of Baywood Phase 1B, which proposes to change the setbacks of the aforementioned lots, according to the plat thereof, as recorded in Plat Book 28, Pages 78-79 of the Public Records of Alachua County, Florida.

According to Section 2.2.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed.

**The comments below are based solely on a preliminary review of your application for completeness.** Detailed comments will be provided upon satisfaction of the application's completeness review deficiencies, as indicated below.

In order to provide a complete application, you must address the following:

**Property Owner Affidavit/Agent Authorization**
The applicant/contact person for the application is Marvin Smollar, Managing Member of Alachua Development Co., LLC. The applicant has not provided authorization for its agent to act on its behalf for purposes of this application.

***Action Needed to Address Deficiency:*** The applicant must provide an executed Property Owner Affidavit or written authorization which states that each agent may act on the applicant's behalf for purposes of this application. The Property Owner Affidavit is available on the City's website at http://cityofalachua.com/images/stories/documents/pz_documents/Property_Owner_Affidavit.pdf.

***Final Plat Attachment #2***
Plans, to include but not limited to:

d. North arrow, graphic scale, and **date of plat drawing**.
x. Title certification as required by Chapter 177, Florida Statutes.

***Action Needed to Address Deficiency:*** (1) Provide the date of plat drawing on the face of the plat; and (2) provide a title opinion as required by Chapter 177.041, Florida Statutes.

***Final Plat Attachment #7***
One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

***Action Needed to Address Deficiency:*** Subsection 2.2.9(B)(3) of the City's LDRs requires written (mailed) notification of required public hearings to be mailed to organizations and persons that have registered to receive notice in accordance with Subsection 2.2.9(G.) Provide mailing labels for organizations and persons which have registered to receive written notice of all applications. This list is available on the City's website at http://www.cityofalachua.com/index.php/planning-and-zoning/135-applications-attachments-a-agreements. *(**PLEASE NOTE:** This list is subject to continuous additions and/or revisions, and should be referenced and used to prepare mailing labels each time a new application is prepared for submission.)*

*Additional Comments:*
A detailed review of the plat and all application materials will be conducted, and any necessary revisions to these materials will be requested at a later time.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *The time frame and cycle for review shall be based upon the date the application is determined to be complete.* If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the applications shall be considered withdrawn.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner
File

# City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

## INTER-OFFICE COMMUNICATION

**Date:** July 15, 2013

**To:** Kathy Winburn, AICP
Planning & Community Development Director

**From:** Justin Tabor, AICP
Principal Planner

**RE:** Completeness Review of Baywood Phase 1B – Replat of Lots 40, 48, 55, & 61

---

I have reviewed the aforementioned application for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the information required by the Subdivision Application and the Planning Department's submission policies.

*In order to provide a complete application, the applicant must address the following:*

**Property Owner Affidavit/Agent Authorization**
The applicant/contact person for the application is Marvin Smollar, Managing Member of Alachua Development Co., LLC. The applicant has not provided authorization for its agent to act on its behalf for purposes of this application.

***Action Needed to Address Deficiency:*** The applicant must provide an executed Property Owner Affidavit or written authorization which states that each agent may act on the applicant's behalf for purposes of this application. The Property Owner Affidavit is available on the City's website at http://cityofalachua.com/images/stories/documents/pz_documents/Property_Owner_Affidavit.pdf.

***Final Plat Attachment #2***
Plans, to include but not limited to:

d. North arrow, graphic scale, and **date of plat drawing**.
x. Title certification as required by Chapter 177, Florida Statutes.

***Action Needed to Address Deficiency:*** (1) Provide the date of plat drawing on the face of the plat; and (2) provide a title opinion as required by Chapter 177.041, Florida Statutes.

***Final Plat Attachment #7***

One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

***Action Needed to Address Deficiency:*** Subsection 2.2.9(B)(3) of the City's LDRs requires written (mailed) notification of required public hearings to be mailed to organizations and persons that have registered to receive notice in accordance with Subsection 2.2.9(G.) Provide mailing labels for organizations and persons which have registered to receive written notice of all applications. This list is available on the City's website at http://www.cityofalachua.com/index.php/planning-and-zoning/135-applications-attachments-a-agreements. *(**PLEASE NOTE:** This list is subject to continuous additions and/or revisions, and should be referenced and used to prepare mailing labels each time a new application is prepared for submission.)*

*Additional Comments:*

A detailed review of the plat and all application materials will be conducted, and any necessary revisions to these materials will be requested at a later time.

c: Brandon Stubbs, Planner
Project File

**2013 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

**FILED**
**Jan 28, 2013**
**Secretary of State**

DOCUMENT# L05000047244

**Entity Name:** ALACHUA DEVELOPMENT CO., LLC

**Current Principal Place of Business:**

16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445

**Current Mailing Address:**

16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445

**FEI Number: 51-0543569**

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

SMOLLAR, MARVIN
16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: _____ Date

Electronic Signature of Registered Agent

**Manager/Member Detail Detail :**

| | |
|---|---|
| Title | MGRM |
| Name | ALACHUA MANAGEMENT CO., LLC |
| Address | 16469 BRIDLEWOOD CIRCLE |
| City-State-Zip: | DELRAY BEACH FL 33445 |

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: MARVIN SMOLLAR REGISTERED AGENT 01/28/2013

Electronic Signature of Signing Manager/Member Detail Date

**2013 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

**FILED**
**Mar 21, 2013**
**Secretary of State**

DOCUMENT# L05000048759

**Entity Name:** ALACHUA MANAGEMENT CO., LLC

**Current Principal Place of Business:**

16469 BRIDLEWOOD CIR.
DELRAY BEACH, FL 33445

**Current Mailing Address:**

16469 BRIDLEWOOD CIR.
DELRAY BEACH, FL 33445

**FEI Number: 51-0543099**

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

SMOLLAR, MARVIN
16469 BRIDLEWOOD CIR.
DELRAY BEACH, FL 33445 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE:

Electronic Signature of Registered Agent — Date

**Manager/Member Detail Detail :**

| | |
|---|---|
| Title | MGRM |
| Name | SMOLLAR, MARVIN |
| Address | 16469 BRIDLEWOOD CIR. |
| City-State-Zip: | DELRAY BEACH FL 33445 |

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: MARVIN SMOLLAR MGRM 03/21/2013

Electronic Signature of Signing Manager/Member Detail — Date

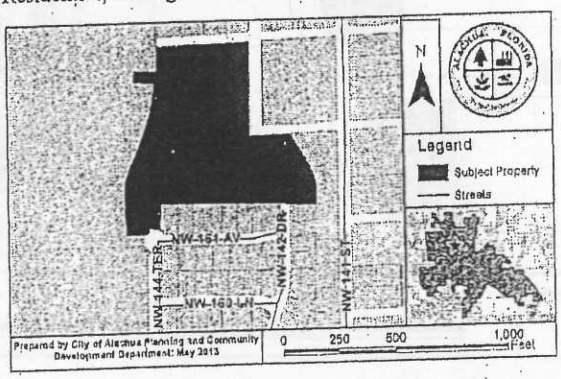
alachuatoday.com

assuming funding remains available.

# City of ALACHUA

## NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 12, 2013 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PLS, of Causseaux, Hewett, & Walpole, Inc., agent, for Alachua Development Co., LLC, applicant and property owner, for consideration of a final plat of a 38 lot subdivision known as "Baywood Phase 1C." The ±9.612 acre property subject to the proposed subdivision is located at the terminus of NW 144th Terrace and NW 142nd Drive, immediately north of "Baywood Phase 1B" as recorded in the Official Records of Alachua County, Plat Book 28, Pages 78 and 79, and northeast of Lowe's Home Improvement Center, and consists of a portion of Tax Parcel No. 03067-006-000. FLUM: Medium Density Residential; Zoning: Residential Single Family – 6.



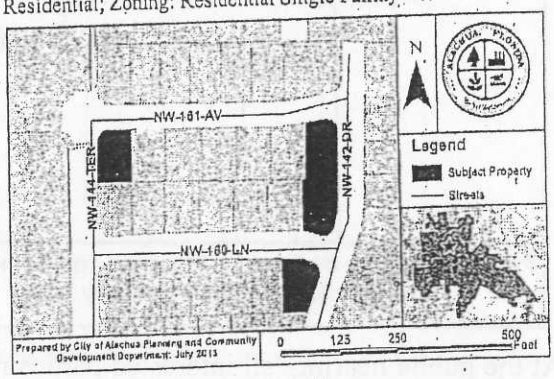

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 1, 2013)

# City of ALACHUA

## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on August 13, 2013 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PLS, of Causseaux, Hewett, & Walpole, Inc., agent, for Alachua Development Co., LLC, applicant and property owner, for consideration of a replat of Lots 40, 48, 55, and 61 of Baywood Phase 1 B, according to the plat thereof as recorded in Plat Book 28, Pages 78 – 79 of the Public Records of Alachua County, Florida. The four (4) ±0.18 acre parcels subject to the replat are located at 14275 NW 160th Lane, 14272 NW 160th Lane, 14385 NW 161st Avenue, and 14271 NW 161st Avenue, and consist of Tax Parcel Nos. 03067-061-040, 03067-061-048, 03067-061-055, and 03067-061-061. FLUM: Medium Density Residential; Zoning: Residential Single Family – 6.

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(Published: Alachua County Today - August 1, 2013)

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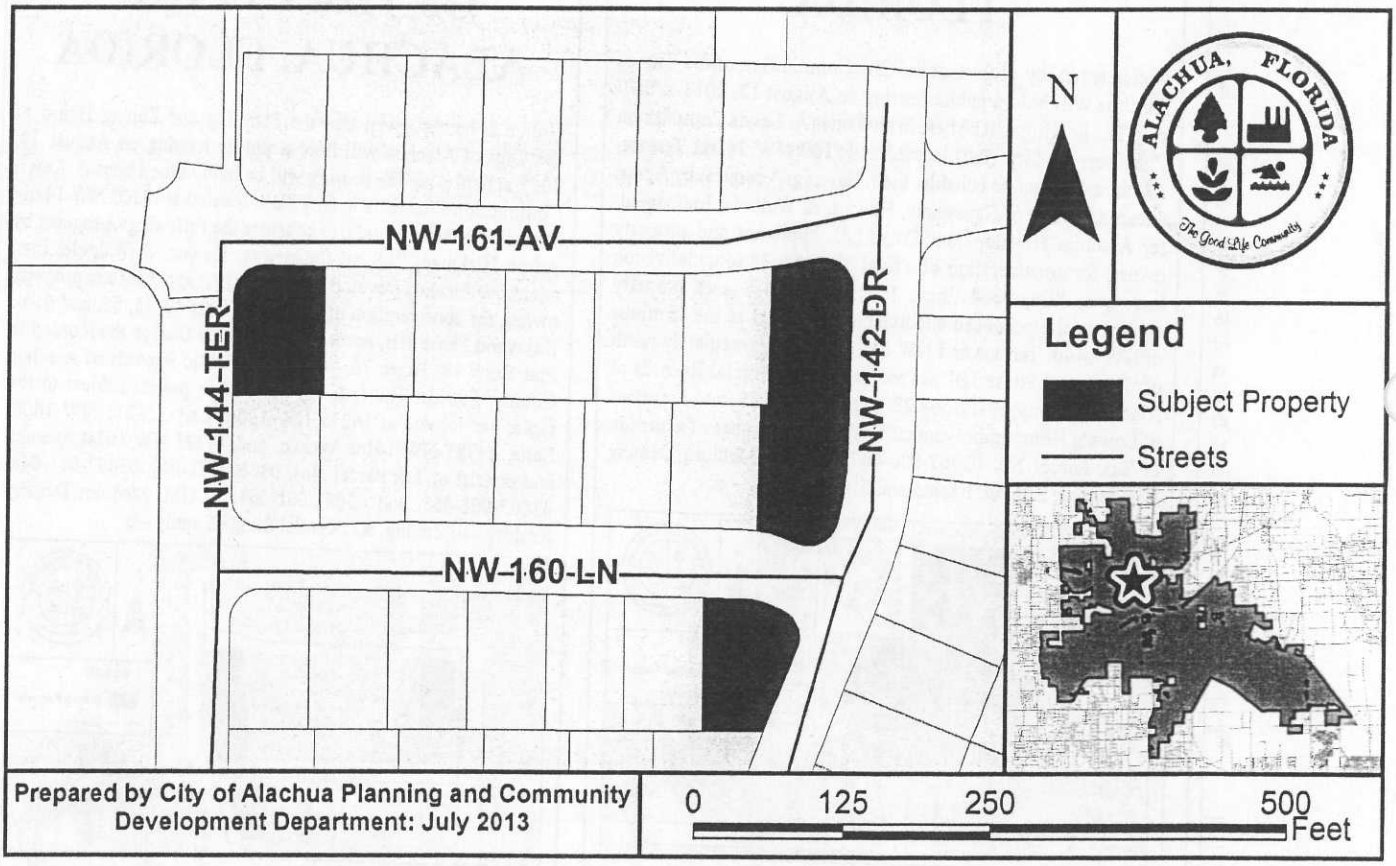


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MH 7/23/13

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

03076-000-000
GOVIND GHOSH
PO BOX 1210
ALACHUA, FL 32616

03080-000-000
ELAINE D HAILE
802 OAK ST
STARKE, FL 32091-2340

03080-001-000
ELAINE D HAILE
802 OAK ST
STARKE, FL 32091-2340

03081-000-000
SOUTHEAST MISSION INC TRUSTEE
12 NW 7TH AVE
GAINESVILLE, FL 32601

03081-001-000
H E SMITH
18125 NW 42ND PL
OPA LOCKA, FL 33055-3311

03081-002-000
MARY L KIRKLAND
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-003-000
JOHNNY B CALHOUN
PO BOX 434
ALACHUA, FL32616

03082-000-000
LINDA L OWENS
2930 NW 62ND AVE
GAINESVILLE, FL 32653-1460

03082-001-001
MIGUEL QUINONES
3705 NW 186TH ST
NEWBERRY, FL 32669

03082-001-002
MIGUEL QUINONES
3705 NW 186TH ST
NEWBERRY, FL 32669

03083-000-000
BOBBY JONES
17750 SW 105TH AVE
MIAMI, FL 33157-5106

03083-001-000
LEWIS VONN LEE
16316 NW 141ST ST
ALACHUA, FL 32615

03084-000-000
LEWIS VONN LEE
16316 NW 141ST ST
ALACHUA, FL 32615

03084-001-000
TODD M JOHNSON
13489 MANDALAY PL
ALACHUA, FL 32615

03090-000-000
JERALDINE NOBLE
3091 SE 20TH AVE
GAINESVILLE, FL 32641

03091-000-000
STERLING FREEMAN
4040 N COLUMBIA AVE
TULSA, OK 74110-1211

03092-000-000
FRANK ROSS
1460 16TH ST
SARASOTA, FL 34236-2520

03095-000-000
GURU KULI HOLDING COMPANY LLC
PO BOX 571
ALACHUA, FL 32616

03100-000-000
INC SRI JAGANNATH CHAITANYA SANGHA
18711 NW COUNTY ROAD 239
ALACHUA, FL 32615

03101-000-000
SHIRLEY D HEIRS FRAZIER
16102 NW COUNTY RD 241
ALACHUA, FL 32615

03102-000-000
INC SRI JAGANNATH CHAITANYA SANGHA
18711 NW COUNTY ROAD 239
ALACHUA, FL 32615

03103-000-000
G W FRAZIER
PO BOX 711
ALACHUA, FL 32616-0711

03104-000-000
NAPOLEON JEAN
PO BOX 1933
ALACHUA, FL 32616-1933

03105-000-000
ESSIE LIFE ESTATE ROSS
1460 16TH ST
SARASOTA, FL 34236-2520

03108-001-000
RUSTAM YAZDANPOUR
9216 NW 23RD LN
GAINESVILLE, FL 32606-9141

03108-001-001
RUSTAM YAZDANPOUR
9216 NW 23RD LN
GAINESVILLE, FL 32606-9141

03067-000-000
WALLACE R CAIN
PO BOX 100
ALACHUA, FL 32616-0100

03067-001-000
MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 94
GAINESVILLE, FL 32606

03067-001-001
OAKHILL PLAZA ASSOCIATES LP
1018 THOMASVILLE RD STE 200-A
TALLAHASSEE, FL 32303

03067-001-003
HWY 441 PARTNERS LLC
3760 NW 83RD ST STE 1
GAINESVILLE, FL 32608

STAPLES
Label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

03067-001-004
JOHNNY M SANTA FE SPLASH LLC
4114 WEST US HIGHWAY 90
LAKE CITY, FL 32024

03067-002-001
F ALLEN LEWIS
PO BOX 1421
ALACHUA, FL 32616-1421

03067-004-000
INC CRUSADERS FOR CHRIST CHURCH
PO BOX 1087
ALACHUA, FL 32616-1087

03067-004-001
ASHLEY P REEB
12 NW 7TH AVE
GAINESVILLE, FL 32601

03067-004-002
INC CRUSADERS FOR CHRIST CHURCH
PO BOX 1087
ALACHUA, FL 32616

03067-005-000
WALLACE R CAIN
PO BOX 100
ALACHUA, FL 32616-0100

03067-006-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-006-002
GAURAKISORA DAS CARTER &
CARTER & CARTER II
737 MERCER RD
FRANKLIN, PA 16323

03067-006-003
BRAD J SILVIA
15908 NW 141ST ST
ALACHUA, FL 32615

03067-006-004
ROSE M WEBB
PO BOX 1165
ALACHUA, FL 32616-1165

03067-006-005
CROSBY & TURNER
PO BOX 501
ALACHUA, FL 32616

03067-006-006
WILLIAM C RICHARDSON
16004 NW 141ST ST
ALACHUA, FL 32615-8642

03067-006-007
JAN D MANESS
PO BOX 1232
ALACHUA, FL 32616-1232

03067-006-008
CHRIS W INNIS
16026 NW 141ST ST
ALACHUA, FL 32655

03067-006-009
BETTY BLAKE
16034 NW 141ST ST
ALACHUA, FL 32615

03067-006-010
LOWES HOME CENTERS INC
MAIL CODE LGS 6
WILKESBORO, NC 28697

03067-060-000
ASSOCIATION INC BAYWOOD HILLS OWNERS
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-060-001
WARD & WARD
14389 NW 159TH PL
ALACHUA, FL 32615

03067-060-002
BRIAN C ROBERTS
14369 NW 159TH PL
ALACHUA, FL 32615

03067-060-003
MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-060-011
WILLIAM G LYONS
15905 NW 142ND DR
ALACHUA, FL 32615

03067-060-012
KAMPTA P BRIDGEMOHAN
15915 NW 142ND DR
ALACHUA, FL 32615

03067-060-013
JUSTIN COCHRAN
15935 NW 142ND DR
ALACHUA, FL 32615

03067-060-014
HAMLEEN GREGOIRE
15955 NW 142ND WAY
ALACHUA, FL 32615

03067-060-015
BRENDA K RAY
15975 NW 142ND DR
ALACHUA, FL 32615

03067-060-016
CHERNITRA SELLERS PALENCIA
15985 NW 142ND DR
ALACHUA, FL 32615

03067-060-017
HEATHER T HALL
14298 NW 159TH PL
ALACHUA, FL 32615

03067-060-018
PETER J CELLI & ELLIOTT
14316 NW 159TH PL
ALACHUA, FL 32615

03067-060-019
ALLEN A JONES
PO BOX 1785
ALACHUA, FL 32616

03067-060-020
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

STAPLES
Label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

03067-060-022
[illegible]DERICK S OMAN
[illegible] NW 159TH LN
ALACHUA, FL 32615

03067-060-023
JOEL JR DECOURSEY
14371 NW 159TH LN
ALACHUA, FL 32615

03067-060-024
PAUL F SMITH
14351 NW 159TH LN
ALACHUA, FL 32615

03067-060-025
PHUONG HONG LAM
14331 NW 159TH LN
ALACHUA, FL 32615

03067-060-026
DOBY & JOHNSON
14311 NW 159TH LN
ALACHUA, FL 32615

03067-060-027
STEPHANIE J MAMMINO
14293 NW 159TH LN
ALACHUA, FL 32615

03067-060-028
JOSEPH V IV O'ROURKE
14290 NW 142ND DR
ALACHUA, FL 32615

03067-060-029
JOANNE B ROBERTS
14302 NW 159TH LN
ALACHUA, FL 32615

03067-060-030
AKOSUA KELITHA M WILLIAMS
14322 NW 159TH LN
ALACHUA, FL 32615

03067-060-031
KEVIN L KIRBY
14342 NW 159TH LN
ALACHUA, FL 32615

03067-060-032
LEROY R CANNEGIETER
14362 NW 159TH LN
ALACHUA, FL 32615

03067-060-033
MARK A MURPHY
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
MARK A VEGA
[illegible]7 NW 160TH LN
[illegible].CHUA, FL 32615

03067-061-000
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLE WOOD CIR
DELRAY BEACH, FL 33445

03067-061-035
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-036
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-037
EDWIN TAOPO
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-038
CHARLES J BURROUGHS
14307 NW 160TH LANE
ALACHUA, FL 32615

03067-061-039
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-040
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-041
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-042
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-043
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-044
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-045
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
[illegible]RAY BEACH, FL 33445

03067-061-046
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-047
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-048
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-049
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-050
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

STAPLES
Label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

03067-061-051
TERRI M WOODARD
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-053
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-054
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-055
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-056
WYNDELL A BROWN
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
TONY M NGUYEN
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
MAJIB COBTY
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-060
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-061
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-062
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-063
CORINNA N FRENCH
14296 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
AITOR S PRYOR
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
DEREK VIERRA
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
CHRISTINA M CATO
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
ERIC L CRUMP
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
CARLOS A GONZALEZ
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-600-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03552-000-000
SHARRICKA HUNT WALKER
14327 NW 155TH PL
ALACHUA, FL 32616

03552-001-000
ANTIOCH BAPTIST CHURCH
PO BOX 814
ALACHUA, FL 32616-0814

03553-000-000
JOHNNIE MAE HEIRS BROOKS
1803 NE 15TH ST
GAINESVILLE, FL 32609

03554-000-000
WILLIAM L BRIANT
14329 NW 186TH AVE
ALACHUA, FL 32615

03531-032-000
REBECCA JACOB
14325 NW 156TH PL
ALACHUA, FL 32615-8254

03531-033-000
LOUISE THOMAS
PO BOX 1172
ALACHUA, FL 32616-1172

03531-034-000
JOHN H KIMBALL
13504 NW 56TH AVE
GAINESVILLE, FL 32653

03531-035-000
JOHN R WHITE
PO BOX 1246
ALACHUA, FL 32616-1246

03531-046-000
JOHNNY LEE DANIELS
PO BOX 584
ALACHUA, FL 32616-0584

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STAPLES
Label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

03531-048-000
JOYCE M FORD
PO BOX 764
ALACHUA, FL 32616-0764

03548-001-000
EVELYN WELCOME
PO BOX 384
ALACHUA, FL 32616-0384

03549-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03549-001-000
ANTIOCH BAPTIST CHURCH
PO BOX 814
ALACHUA, FL 32616-0814

03550-000-000
JANIE HEIRS SOLOMON
PO BOX 234
MICANOPY, FL 32667

03551-000-000
SHARRICKA DAWNDREY HUNT-WALKER
PO BOX 545
ALACHUA, FL 32616-0545

03531-006-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-007-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-008-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-009-000
CRISWELL & CRISWELL
PO BOX 805
ALACHUA, FL 32616-0805

03531-010-000
VELMA D EDWARDS
PO BOX 314
ALACHUA, FL 32616-0314

03531-011-000
F J WILKERSON
PO BOX 1288
ALACHUA, FL 32616-1288

03531-012-000
KATINA A LINING
PO BOX 928
ALACHUA, FL 32616

03531-013-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-014-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-015-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-026-000
DIANE R LEWIS
PO BOX 1421
ALACHUA, FL 32616

03531-027-000
D L TRUSTEE KANE
13919 NW 145TH AVE
ALACHUA, FL 32615-6218

03531-028-000
JACOB & LEGREE
14325 NW 156TH PL
ALACHUA, FL 32615-8254

03531-029-000
GHETTO EAST PROPERTIES LLC
PO BOX 12252
GAINESVILLE, FL 32604

03531-030-000
TIMOTHY R HERRING
14332 NW 156TH PL
ALACHUA, FL 32615

03531-031-000
TERRI ANN JACOBS
PO BOX 2383
ALACHUA, FL 32616

03531-049-000
SANGHA INC SRI JAGANNATH CHAITANYA
18711 NW COUNTY ROAD 239
ALACHUA, FL 32615

03542-000-000
BEVERLY GREENE
5805 NW 23RD TER #3
GAINESVILLE, FL 32653

03542-001-000
LULA M WISE
820 WEST 3RD ST
ST AUGUSTINE, FL 32084

03542-001-001
BEVERLY GREENE
5805 NW 23RD TER #3
GAINESVILLE, FL 32653

03544-000-000
LULA MAE GARRISON
PO BOX 901
ALACHUA, FL 32616-0901

03546-000-000
THOMAS D LEWIS
26260 US HIGHWAY 129
BRANFORD, FL 32008

03547-000-000
LIFE ESTATE CALHOUN & CALHOUN & CALHOUN
PO BOX 545
ALACHUA, FL 32616-0545

03548-000-000
DAVID L SESCO
PO BOX 372
LACROSSE, FL 32658

Label size 1" x 2 5/8" compatible with Avery ®5160/8160

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

03583-000-000
FREDERICK JAMES WALKER
PO BOX 725
ALACHUA, FL 32616

03583-001-000
FREDERICK JAMES WALKER
PO BOX 725
ALACHUA, FL 32616

03584-001-000
ORDER OF MOOSE INC ALACHUA
CORNER INC
PO BOX 818
ALACHUA, FL 32616

03585-001-000
XPANDING INDUSTRIES INC
PO BOX 383
ALACHUA, FL 32616

03605-001-003
RBC BANK
205 DATURA ST
WEST PALM BEACH, FL 33401

03605-001-006
PROGRESSIVE RESTAURANTS INC
602 S MAIN ST
GAINESVILLE, FL 32601

03605-001-010
WARRING & WARRING 2 LLC
7106 NW 18TH AVE
GAINESVILLE, FL 32605

03605-001-013
ASSOCIATION INC ALACHUA TOWNE
CENTRE
13505 NW 88TH PL
ALACHUA, FL 32615

03605-003-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03869-003-000
HITCHCOCK & SONS INC
PO BOX 129
ALACHUA, FL 32616-0129

03869-003-001
ASSOCIATION INC ALACHUA TOWNE
CENTRE
13505 NW 88TH PL
ALACHUA, FL 32615

label size 1" x 2 5/8" compatible with Avery ®5160/8160

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

BILL ATWATER
6017 NW 115TH PLACE
ALACHUA, FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

JOHN TINGUE
333 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT
TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

LAURA WILLIAMS
12416 NW 148TH AVENUE
ALACHUA, FL 32615

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

JOHN TINGUE
333 TURKEY CREEK
ALACHUA, FL 32615

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

label size 1" x 2 5/8" compatible with Avery ®5160/8160

# AFFIDAVIT FOR POSTED LAND USE SIGN

I Aaron Hirleman (name), POSTED THE LAND USE SIGN ON 7/24/2013 (date) FOR THE REPLAT OF LOTS 40, 48, 55, 61 OF BAYWOOD PHASE 1B (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

7 (SEVEN)
(number of signs)

RECEIVED
JUL 3 1 2013
Per

# Baywood Phase 1B

*Minor Subdivision*
*Application Package*

***Prepared for Submittal to:***
City of Alachua, FL

***Prepared on Behalf of:***
Alachua Development Company, LLC

***Prepared by:***

July 15, 2013
*PN# 13-0138*

## Application Package
## Table of Contents


1. Cover Letter
2. Minor Subdivision Application
3. Deed and Tax Records
4. Legal Description
5. Mailout Labels

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Engineering • Surveying • Planning
CHW
Construction Engineering Inspection

*Focused on Excellence*
*Delivered with Integrity*

July 15, 2013

Ms. Kathy Winburn, AICP, Planning Director
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Re: Baywood Phase 1B Minor Subdivision Application

Dear Ms. Winburn: Kathy

On behalf of our client, Alachua Development Company, LLC, we submit this Minor Subdivision application package for Baywood Phase 1B. As discussed with City staff, this application is being submitted to reflect the new corner lot setbacks on lots 40, 48, 55, and 61 required by proposed changes to the Land Development Regulations (LDR). The LDR changes were approved by the Planning & Zoning Board on July 9, 2013.

The original Phase 1B Plat was approved in December 2009. Impacts to public facilities were previously analyzed and water, sewer, electric, and roadway infrastructure has already been constructed. Since this application will not change the number of lots within Phase 1B, there will not be any additional impacts to public facilities. The proposed changes to lot setbacks are de minimis per LDR Article 10.

The proposed changes to the setbacks for four lots are not a comprehensive plan issue. Therefore, a Concurrency Impact Analysis, Comprehensive Plan Consistency Analysis, or a Public School Generation Form is not required for this application.

The approved single-family residential lots are consistent with the Medium Density Residential Future Land Use (FLU) category and the RSF-6 zoning district. Lots 40, 48, 55, and 61 are also consistent with the development standards outlined in LDR Table 5.1-2, including the revised setback requirements for corner lots.

We trust this submittal is sufficient for your review, recommendation for approval, and presentation to the Board of Adjustment. Please contact me directly if you have any questions or need additional information.
Sincerely,

Causseaux, Hewett, & Walpole, Inc.

Gerry Dedenbach, AICP, LEED AP
Director of Planning & GIS Services

I:\JOBS\2013\13-0138\Application\CVR LTR_130715_Phase 1B Minor Sub.doc

132 NW 76th Drive
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

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1. Cover Letter
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City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC; Admin

# Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☒ **Minor Subdivision** – refer only to Final Plat section of this application.

**A. PROJECT**

1. Project Name: Baywood Phase 1B
2. Address of Subject Property: See Attached Sheet
3. Parcel ID Number(s): 03067-061-040, 03067-061-048, 03067-061-055, 03067-061-061
4. Existing Use of Property: Single Family Residential Lots
5. Future Land Use Map Designation : Medium Density Residential
6. Zoning Designation: RSF-6
7. Acreage: ±0.72

**B. APPLICANT**

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Marvin Smollar Title: Managing Member
   Company (if applicable): Alachua Development Co., LLC
   Mailing address: 16469 Bridlewood Cir.
   City: Delray Beach State: FL ZIP: 33445
   Telephone: (561) 499-0411 FAX: ( ) e-mail: marvsmollar@gmail.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

**C. ADDITIONAL INFORMATION**

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

**D. ATTACHMENTS**

**Preliminary Plat Attachments:**

1. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft;
   b. Proposed name of subdivision.
   c. Name, address, and telephone number of the subdivider and agent of subdivider.
   d. Name, address, telephone number and registration number of surveyor or engineer.
   e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
   f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   g. Legal description of the property to be subdivided.

h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
j. Block letters and lot numbers, lot lines, and scaled dimensions.
k. Zoning district boundaries on abutting properties.
l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
m. Minimum building setback lines as required by the Land Development Regulations.
n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
o. Surface drainage and direction of flow and method of disposition and retention indicated.
p. Inscription stating "NOT FOR FINAL RECORDING".
q. Tree location survey in conformance with LDR Article 6.2.1(G).
r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

4. Existing and/or proposed covenants and restrictions.

5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

6. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

7. City of Alachua Public School Student Generation Form

8. Legal description with tax parcel number.

9. Proof of ownership.

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

***Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).***

**Construction Plans Attachments:**

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: 1inch=200 ft.
   b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
   c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
   d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
   e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
   f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
   g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
   h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Legal description with tax parcel number.

6. Proof of ownership.

7. Proof of payment of taxes.

8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

**All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

***Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.***

**Final Plat Attachments:**

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft.
   b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
   c. Name and address of subdivider.
   d. North arrow, graphic scale, and date of plat drawing.
   e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
   g. Legal description of the property to be subdivided.
   h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
   i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
   j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
   k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
   l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
   m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
   n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
   o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
   p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
   q. Lots must be numbered in numerical order and blocks lettered alphabetically.
   r. Accurate location and description of monuments and markers.
   s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
   t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
   u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
   v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
   w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
   x. Title certification as required by Chapter 177, Florida Statutes.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Legal description with tax parcel number.

6. City of Alachua Public School Student Generation Form.

7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. Proof of ownership.

9. Proof of payment of taxes.

10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

13. For Minor Subdivisions: Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12/13 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

**Alachua Development Co., LLC**
By its Managing Member
Alachua Management Co., LLC

by Marvin Smollar, its Managing Member

## State of Florida, County of Palm Beach

The foregoing application is acknowledged before me this 12th day of July, 2013, by Marvin Smollar who produced his Florida Driver's License as identification.

Signature of Notary Public, State of Florida

STANLEY DUBOIS
Notary Public - State of Florida
My Comm. Expires Aug 31, 2015
Commission # EE 126819

## Baywood Phase 1B Minor Subdivision Application

### Property Addresses

| Parcel Number | Property Address |
|---|---|
| 03067-061-040 | 14275 NW 160th Lane |
| 03067-061-048 | 14272 NW 160th Lane |
| 03067-061-055 | 14385 NW 161st Avenue |
| 03067-061-061 | 14271 NW 161st Avenue |

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# PROPERTY OWNER AFFIDAVIT

| | | | |
|---|---|---|---|
| Owner Name: Alachua Development Co., LLC | | | |
| Address: 16469 Bridlewood Circle<br>Delray Beach, FL 33445 | Phone: (561) 499-0411 | | |
| Agent Name: Causseaux, Hewett, & Walpole, Inc. (CHW) | | | |
| Address: 132 NW 76th Drive<br>Gainesville, FL 32607 | Phone: (352) 331-1976 | | |
| Parcel No.: 03067-061-040, 03067-061-048, 03067-061-055, 03067-061-061 | | | |
| Acreage: ±0.72 | S: 10 | T: 8 | R: 18 |
| Requested Action: Minor Subdivision / Replat | | | |

**I hereby certify that:**
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____, managing member
Printed name: MARVIN SMOLLAR
Date: 7/16/13

The foregoing affidavit is acknowledged before me this 16th day of July, 2013, by MARVIN SMOLLAR, who is/~~are~~ personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Wendy L. Mercer
Signature of Notary Public, State of FL

WENDY L. MERCER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE128256
Expires 9/7/2015

## Application Package
## Table of Contents


1. Cover Letter
2. Minor Subdivision Application
3. **Deed and Tax Records**
4. Legal Description
5. Mailout Labels

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2152178 2 PGS
2005 JUL 14 04:36 PM BK 3168 PG 1293
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#244022
Doc Stamp-Deed: 25,235.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03067-006-000

# Warranty Deed

**This Indenture,** Made this 12th day of July, 2005 A.D., **Between**
441 Properties of Alachua, Ltd., a Florida limited partnership

of the County of Alachua, State of Florida, **grantor,** and
Alachua Development Co., LLC, a Florida limited liability company whose Federal Tax I.D. Number is 51-0543569 and whose Document Number issued by the State of Florida is L05000047244
whose address is: 16469 Bridlewood Circle, Delray Beach, FL 33445

of the County of Palm Beach, State of Florida, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua State of Florida to wit:

See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or common to the subdivision;
C. Taxes for the year 2005 and subsequent years.

THE REASON FOR INSERTING THE FEDERAL TAX IDENTIFICATION NUMBER AND THE DOCUMENT NUMBER ISSUED BY THE STATE OF FLORIDA IS TO AVOID CONFUSION BETWEEN THE NAME OF THE GRANTEE NAMED HEREIN WITH ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

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

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

**Signed, sealed and delivered in our presence:**

441 Properties of Alachua, Ltd., a Florida limited partnership
By: 441 Management, Inc., a Florida corporation, GENERAL PARTNER

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: _____ (Seal)
James W. Shaw, President
P.O. Address: P.O. Box 1990, Alachua, FL 32616

DARRYL J. TOMPKINS
Printed Name: DARRYL J. TOMPKINS
Witness

2152178

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 12th day of July, 2005 by James W. Shaw, President of 441 Management, Inc., a Florida corporation and a general partner of 441 Properties of Alachua, Ltd., a Florida limited partnership, on behalf of the corporation and the partnership.
he is personally known to me or he has produced his Florida driver's license as identification.

Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

**EXHIBIT A**

**PARCEL I:**

A TRACT OF LAND SITUATED IN SECTIONS 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.89°25'30"W., ALONG THE NORTH LINE OF SAID SECTION 15 AND ALONG THE NORTH LINE OF HITCHCOCK'S ADDITION TO THE CITY OF ALACHUA AS RECORDED IN PLAT BOOK "F", PAGE 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID HITCHCOCK'S ADDITION AND THE TRUE POINT OF BEGINNING; THENCE RUN S.00°36'00"E., ALONG THE WEST LINE OF SAID HITCHCOCK'S ADDITION AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1080.60 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (A.K.A. STATE ROAD NO. 20 AND 25); THENCE RUN NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 84.84 FEET MORE OR LESS TO A BOUNDARY CORNER OF THE CERTAIN TOTAL TRACT OF LAND AS DESCRIBED IN THREE PARCELS WITHIN THE WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1935, PAGES 1740 THROUGH 1743 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TOTAL TRACT OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN NORTHERLY, WESTERLY, AND SOUTHERLY, ALONG THE BOUNDARY LINES OF SAID PARCEL "A" WITH THE FOLLOWING SIX (6) COURSES: N.36°15'17"E., 29.82 FEET; N.00°36'00"W., 837.57 FEET; N.53°44'43"W., 395.00 FEET; S.36°15'17"W., 445.15 FEET; S.43°58'53"W., 32.06 FEET; S.11°15'41"E., 51.00 FEET TO A NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2002, PAGE 111 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "B"; THENCE RUN SOUTHWESTERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL "B" WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 264.50 FEET, THROUGH AN ARC ANGLE OF 42°29'02", AN ARC DISTANCE OF 196.12 FEET TO THE END OF SAID CURVE; THENCE RUN S.36°15'17"W., ALONG SAID WESTERLY BOUNDARY LINE OF PARCEL "B", A DISTANCE OF 10.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN N.53°47'36"W., ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 327.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2932.77 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 05°56'26", AN ARC DISTANCE OF 304.08 FEET (CHORD BEARING AND DISTANCE OF N.56°23'07"W., 303.94 FEET RESPECTIVELY) TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE RUN N.01°00'53"E., ALONG SAID WEST LINE, A DISTANCE OF 100.65 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE RUN N.01°00'53"E., ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, A DISTANCE OF 2360.53 FEET; THENCE RUN S.88°30'19"E., A DISTANCE OF 1324.79 FEET TO THE EAST LINE OF THE WEST ½ OF SAID SOUTHEAST 1/4 OF SECTION 10; THENCE RUN S.01°01'05"W., ALONG SAID EAST LINE OF THE WEST ½ OF THE SOUTHEAST 1/4, A DISTANCE OF 2311.39 FEET TO THE TRUE POINT OF BEGINNING.

ALSO: **PARCEL II**

BLOCKS 15, 16, 17, 20, 21, 22, 23 AND ALSO LOTS 1 AND 2 OF BLOCK 26 AND ALSO LOTS 1 AND 2 OF BLOCK 27 ALL OF ALACHUA REALTY COMPANY'S ADDITION TO ALACHUA AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS: ALL OF CENTURY OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U" PAGE 59, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS: PARCEL NO. 5 OF "CENTURY OAKS" AS RECORDED IN OFFICIAL RECORDS BOOK 2203, PAGE 503 AND PARCEL NO. 8 OF "CENTURY OAKS" AS RECORDED IN OFFICIAL RECORDS BOOK 2205, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

INSTRUMENT # 2152178
2 PGS

Von Fraser
Alachua County
TAX COLLECTOR

# Von Fraser

"Dedicated to Exceeding your Expectations."



## 2012 Roll Details — Real Estate Account At 14275 160TH LN NW

Real Estate Account #03067 061 040 | Parcel details | Latest bill | Full bill history

| 2012 | 2011 |
|---|---|
| Paid | Paid |

Get Bills by Email

Owner: ALACHUA DEVELOPMENT COMPANY LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445
Situs: 14275 160TH LN NW

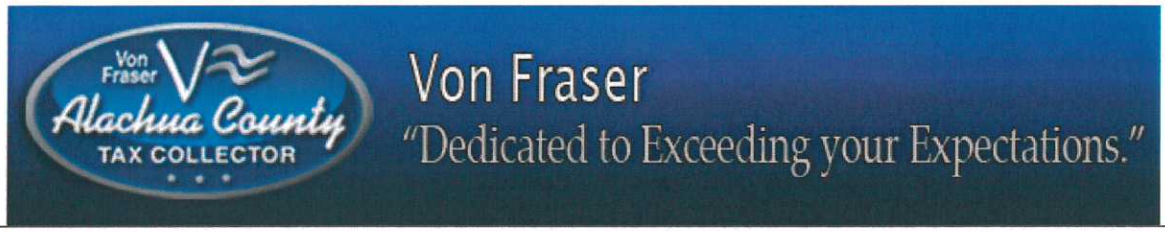
Account number: **03067 061 040**
Alternate Key: 1011445
Millage code: 1700
Millage rate: 24.7857

Assessed value: 20,900
School assessed value: 23,000

*Location is not guaranteed to be accurate.* **Property Appraiser- GIS**

| 2012 annual bill | | View | Legal description | Location |
|---|---|---|---|---|
| Ad valorem: | $535.97 | | BAYWOOD PH 1B PB 28 PG 78 LOT 40 | Book, page, item: -- |
| Non-ad valorem: | $0.00 | | | Geo number: 262193 |
| Total tax: | | | | Range: 18 |
| | | | | Township: 08 |
| | | | | Section: 10 |

**Paid** 2012-12-04 $514.53
**Effective** 2012-11-30
**Receipt** #12-0047789






## 2011 Roll Details — Real Estate Account At 14272 NW 160TH LN

Real Estate Account #03067 061 048 Parcel details Latest bill Full bill history

| 2012 | 2011 |
|---|---|
| Paid | Paid |

Get Bills by Email

Owner: ALACHUA DEVELOPMENT COMPANY
LL
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445
Situs: 14272 NW 160TH LN

Account number: **03067 061 048**
Alternate Key: 27213
Millage code: 1700
Millage rate: 25.3309

Assessed value: 19,000
School assessed value: 19,000

*Location is not guaranteed to be accurate.* **Property Appraiser- GIS**

| 2011 annual bill | | View | Legal description | Location |
|---|---|---|---|---|
| Ad valorem: | $481.29 | | BAYWOOD PH 1B PB 28 PG 78 LOT 48 | |
| Non-ad valorem: | $0.00 | | | |
| Total tax: | | | | |

**Paid** 2011-12-01 $462.04
**Effective** 2011-11-30
**Receipt #**2011-3017620

Book, page, item: --
Geo number: 10-08-18-03067061048
Range: 18
Township: 08
Section: 10

Von Fraser
Alachua County
TAX COLLECTOR

# Von Fraser

"Dedicated to Exceeding your Expectations."



## 2011 Roll Details — Real Estate Account At 14385 NW 161ST AVE

Real Estate Account #03067 061 055 | Parcel details | Latest bill | Full bill history

| 2012 | 2011 |
|---|---|
| Paid | Paid |

Get Bills by Email

Owner: ALACHUA DEVELOPMENT COMPANY LL
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445
Situs: 14385 NW 161ST AVE

Account number: **03067 061 055**
Alternate Key: 27220
Millage code: 1700
Millage rate: 25.3309

Assessed value: 19,000
School assessed value: 19,000

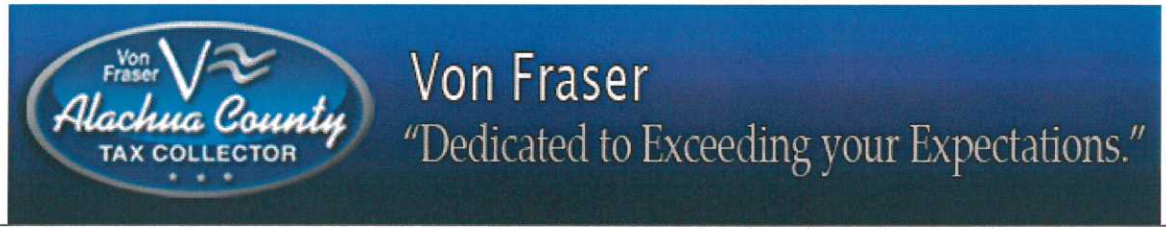
*Location is not guaranteed to be accurate.*

**Property Appraiser- GIS**

| 2011 annual bill | | View | Legal description | Location |
|---|---|---|---|---|
| Ad valorem: | $481.29 | | BAYWOOD PH 1B PB 28 PG 78 LOT 55 | |
| Non-ad valorem: | $0.00 | | | |
| Total tax: | | | | |

**Paid** 2011-12-01 $462.04
**Effective** 2011-11-30
**Receipt** #2011-3017618

Book, page, item: --
Geo number: 10-08-18-03067061055
Range: 18
Township: 08
Section: 10






# 2011 Roll Details — Real Estate Account At 14271 NW 161ST AVE

Real Estate Account #03067 061 061 Parcel details Latest bill Full bill history

| 2012 | 2011 |
|---|---|
| Paid | Paid |

Get Bills by Email

Owner: ALACHUA DEVELOPMENT COMPANY LL
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445
Situs: 14271 NW 161ST AVE

Account number: **03067 061 061**
Alternate Key: 27226
Millage code: 1700
Millage rate: 25.3309

Assessed value: 19,000
School assessed value: 19,000

*Location is not guaranteed to be accurate.* **Property Appraiser- GIS**

| 2011 annual bill | View | Legal description | Location |
|---|---|---|---|
| Ad valorem: | $481.29 | BAYWOOD PH 1B PB 28 PG 78 LOT 61 | |
| Non-ad valorem: | $0.00 | | |
| Total tax: | | | |

**Paid** 2011-12-01 $462.04
**Effective** 2011-11-30
**Receipt** #2011-3017608

Book, page, item: --
Geo number: 10-08-18-03067061061
Range: 18
Township: 08
Section: 10

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## Baywood Phase 1B Minor Subdivision Application

## Legal Description

Lots 40, 48, 55, and 61 of Baywood-Phase 1B, according to the plat thereof recorded in Plat Book 28, pages 78 & 79 of the Public Records of Alachua County, Florida.

I:\JOBS\2013\13-0138\Survey\LEGAL_Phase 1B_Minor Sub.docx

**Application Package**
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2. Minor Subdivision Application
3. Deed and Tax Records
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5. **Mailout Labels**

03076-000-000
GOVIND GHOSH
BOX 1210
ALACHUA, FL 32616

03080-000-000
ELAINE D HAILE
802 OAK ST
STARKE, FL 32091-2340

03080-001-000
ELAINE D HAILE
802 OAK ST
STARKE, FL 32091-2340

03081-000-000
SOUTHEAST MISSION INC TRUSTEE
12 NW 7TH AVE
GAINESVILLE, FL 32601

03081-001-000
H E SMITH
18125 NW 42ND PL
OPA LOCKA, FL 33055-3311

03081-002-000
MARY L KIRKLAND
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-003-000
JOHNNY B CALHOUN
PO BOX 434
ALACHUA, FL32616

03082-000-000
LINDA L OWENS
2930 NW 62ND AVE
GAINESVILLE, FL 32653-1460

03082-001-001
MIGUEL QUINONES
3705 NW 186TH ST
NEWBERRY, FL 32669

03082-001-002
MIGUEL QUINONES
3705 NW 186TH ST
NEWBERRY, FL 32669

03083-000-000
BOBBY JONES
17750 SW 105TH AVE
MIAMI, FL 33157-5106

03083-001-000
LEWIS VONN LEE
16316 NW 141ST ST
ALACHUA, FL 32615

03084-000-000
LEWIS VONN LEE
16316 NW 141ST ST
ALACHUA, FL 32615

03084-001-000
TODD M JOHNSON
13489 MANDALAY PL
ALACHUA, FL 32615

03090-000-000
JERALDINE NOBLE
3091 SE 20TH AVE
GAINESVILLE, FL 32641

03091-000-000
STERLING FREEMAN
4040 N COLUMBIA AVE
TULSA, OK 74110-1211

03092-000-000
FRANK ROSS
1460 16TH ST
SARASOTA, FL 34236-2520

03095-000-000
GURU KULI HOLDING COMPANY LLC
PO BOX 571
ALACHUA, FL 32616

03100-000-000
INC SRI JAGANNATH CHAITANYA SANGHA
18711 NW COUNTY ROAD 239
ALACHUA, FL 32615

03101-000-000
SHIRLEY D HEIRS FRAZIER
16102 NW COUNTY RD 241
ALACHUA, FL 32615

03102-000-000
INC SRI JAGANNATH CHAITANYA SANGHA
18711 NW COUNTY ROAD 239
ALACHUA, FL 32615

03103-000-000
G W FRAZIER
PO BOX 711
ALACHUA, FL 32616-0711

03104-000-000
NAPOLEON JEAN
PO BOX 1933
ALACHUA, FL 32616-1933

03105-000-000
ESSIE LIFE ESTATE ROSS
1460 16TH ST
SARASOTA, FL 34236-2520

03108-001-000
RUSTAM YAZDANPOUR
9216 NW 23RD LN
GAINESVILLE, FL 32606-9141

03108-001-001
RUSTAM YAZDANPOUR
9216 NW 23RD LN
GAINESVILLE, FL 32606-9141

03067-000-000
WALLACE R CAIN
PO BOX 100
ALACHUA, FL 32616-0100

03067-001-000
MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 94
GAINESVILLE, FL 32606

03067-001-001
OAKHILL PLAZA ASSOCIATES LP
1018 THOMASVILLE RD STE 200-A
TALLAHASSEE, FL 32303

03067-001-003
HWY 441 PARTNERS LLC
3760 NW 83RD ST STE 1
GAINESVILLE, FL 32608

03067-001-004
JOHNNY M SANTA FE SPLASH LLC
4114 WEST US HIGHWAY 90
LAKE CITY, FL 32024

03067-002-001
F ALLEN LEWIS
PO BOX 1421
ALACHUA, FL 32616-1421

03067-004-000
INC CRUSADERS FOR CHRIST CHURCH
PO BOX 1087
ALACHUA, FL 32616-1087

03067-004-001
ASHLEY P REEB
12 NW 7TH AVE
GAINESVILLE, FL 32601

03067-004-002
INC CRUSADERS FOR CHRIST CHURCH
PO BOX 1087
ALACHUA, FL 32616

03067-005-000
WALLACE R CAIN
PO BOX 100
ALACHUA, FL 32616-0100

03067-006-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-006-002
GAURAKISORA DAS CARTER &
CARTER & CARTER II
737 MERCER RD
FRANKLIN, PA 16323

03067-006-003
BRAD J SILVIA
15908 NW 141ST ST
ALACHUA, FL 32615

03067-006-004
ROSE M WEBB
PO BOX 1165
ALACHUA, FL 32616-1165

03067-006-005
CROSBY & TURNER
PO BOX 501
ALACHUA, FL 32616

03067-006-006
WILLIAM C RICHARDSON
16004 NW 141ST ST
ALACHUA, FL 32615-8642

03067-006-007
JAN D MANESS
PO BOX 1232
ALACHUA, FL 32616-1232

03067-006-008
CHRIS W INNIS
16026 NW 141ST ST
ALACHUA, FL 32655

03067-006-009
BETTY BLAKE
16034 NW 141ST ST
ALACHUA, FL 32615

03067-006-010
LOWES HOME CENTERS INC
MAIL CODE LGS 6
WILKESBORO, NC 28697

03067-060-000
ASSOCIATION INC BAYWOOD HILLS OWNERS
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-060-001
WARD & WARD
14389 NW 159TH PL
ALACHUA, FL 32615

03067-060-002
BRIAN C ROBERTS
14369 NW 159TH PL
ALACHUA, FL 32615

03067-060-003
MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-060-011
WILLIAM G LYONS
15905 NW 142ND DR
ALACHUA, FL 32615

03067-060-012
KAMPTA P BRIDGEMOHAN
15915 NW 142ND DR
ALACHUA, FL 32615

03067-060-013
JUSTIN COCHRAN
15935 NW 142ND DR
ALACHUA, FL 32615

03067-060-014
HAMLEEN GREGOIRE
15955 NW 142ND WAY
ALACHUA, FL 32615

03067-060-015
BRENDA K RAY
15975 NW 142ND DR
ALACHUA, FL 32615

03067-060-016
CHERNITRA SELLERS PALENCIA
15985 NW 142ND DR
ALACHUA, FL 32615

03067-060-017
HEATHER T HALL
14298 NW 159TH PL
ALACHUA, FL 32615

03067-060-018
PETER J CELLI & ELLIOTT
14316 NW 159TH PL
ALACHUA, FL 32615

03067-060-019
ALLEN A JONES
PO BOX 1785
ALACHUA, FL 32616

03067-060-020
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-060-022
FREDERICK S OMAN
[illegible]1 NW 159TH LN
[illegible]ACHUA, FL 32615

03067-060-023
JOEL JR DECOURSEY
14371 NW 159TH LN
ALACHUA, FL 32615

03067-060-024
PAUL F SMITH
14351 NW 159TH LN
ALACHUA, FL 32615

03067-060-025
PHUONG HONG LAM
14331 NW 159TH LN
ALACHUA, FL 32615

03067-060-026
DOBY & JOHNSON
14311 NW 159TH LN
ALACHUA, FL 32615

03067-060-027
STEPHANIE J MAMMINO
14293 NW 159TH LN
ALACHUA, FL 32615

03067-060-028
JOSEPH V IV O'ROURKE
14290 NW 142ND DR
ALACHUA, FL 32615

03067-060-029
JOANNE B ROBERTS
14302 NW 159TH LN
ALACHUA, FL 32615

03067-060-030
AKOSUA KELITHA M WILLIAMS
14322 NW 159TH LN
ALACHUA, FL 32615

03067-060-031
KEVIN L KIRBY
14342 NW 159TH LN
ALACHUA, FL 32615

03067-060-032
LEROY R CANNEGIETER
14362 NW 159TH LN
ALACHUA, FL 32615

03067-060-033
MARK A MURPHY
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
MARK A VEGA
14387 NW 160TH LN
[illegible]LACHUA, FL 32615

03067-061-000
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLE WOOD CIR
DELRAY BEACH, FL 33445

03067-061-035
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-036
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-037
EDWIN TAOPO
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-038
CHARLES J BURROUGHS
14307 NW 160TH LANE
ALACHUA, FL 32615

03067-061-039
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-040
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-041
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-042
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-043
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-044
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-045
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-046
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-047
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

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LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-049
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-050
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-051
TERRI M WOODARD
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-053
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-054
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-055
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-056
WYNDELL A BROWN
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
TONY M NGUYEN
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
MAJIB COBTY
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-060
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-061
LLC ALACHUA DEVELOPMENT COMPANY
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-061-062
LLC MARONDA HOMES INC
STE 300
JACKSONVILLE, FL 32216

03067-061-063
CORINNA N FRENCH
14296 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
AITOR S PRYOR
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
DEREK VIERRA
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
CHRISTINA M CATO
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
ERIC L CRUMP
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
CARLOS A GONZALEZ
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-600-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03552-000-000
SHARRICKA HUNT WALKER
14327 NW 155TH PL
ALACHUA, FL 32616

03552-001-000
ANTIOCH BAPTIST CHURCH
PO BOX 814
ALACHUA, FL 32616-0814

03553-000-000
JOHNNIE MAE HEIRS BROOKS
1803 NE 15TH ST
GAINESVILLE, FL 32609

03554-000-000
WILLIAM L BRIANT
14329 NW 186TH AVE
ALACHUA, FL 32615

03531-032-000
REBECCA JACOB
14325 NW 156TH PL
ALACHUA, FL 32615-8254

03531-033-000
LOUISE THOMAS
PO BOX 1172
ALACHUA, FL 32616-1172

03531-034-000
JOHN H KIMBALL
13504 NW 56TH AVE
GAINESVILLE, FL 32653

03531-035-000
JOHN R WHITE
PO BOX 1246
ALACHUA, FL 32616-1246

03531-046-000
JOHNNY LEE DANIELS
PO BOX 584
ALACHUA, FL 32616-0584

03531-048-000
JOYCE M FORD
PO BOX 764
ALACHUA, FL 32616-0764

03548-001-000
EVELYN WELCOME
PO BOX 384
ALACHUA, FL 32616-0384

03549-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03549-001-000
ANTIOCH BAPTIST CHURCH
PO BOX 814
ALACHUA, FL 32616-0814

03550-000-000
JANIE HEIRS SOLOMON
PO BOX 234
MICANOPY, FL 32667

03551-000-000
SHARRICKA DAWNDREY HUNT-WALKER
PO BOX 545
ALACHUA, FL 32616-0545

03531-006-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-007-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-008-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-009-000
CRISWELL & CRISWELL
PO BOX 805
ALACHUA, FL 32616-0805

03531-010-000
VELMA D EDWARDS
PO BOX 314
ALACHUA, FL 32616-0314

03531-011-000
F J WILKERSON
PO BOX 1288
ALACHUA, FL 32616-1288

03531-012-000
KATINA A LINING
PO BOX 928
ALACHUA, FL 32616

03531-013-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-014-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-015-000
AUTHORITY ALACHUA COUNTY HOUSING
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-026-000
DIANE R LEWIS
PO BOX 1421
ALACHUA, FL 32616

03531-027-000
D L TRUSTEE KANE
13919 NW 145TH AVE
ALACHUA, FL 32615-6218

03531-028-000
JACOB & LEGREE
14325 NW 156TH PL
ALACHUA, FL 32615-8254

03531-029-000
GHETTO EAST PROPERTIES LLC
PO BOX 12252
GAINESVILLE, FL 32604

03531-030-000
TIMOTHY R HERRING
14332 NW 156TH PL
ALACHUA, FL 32615

03531-031-000
TERRI ANN JACOBS
PO BOX 2383
ALACHUA, FL 32616

03531-049-000
SANGHA INC SRI JAGANNATH CHAITANYA
18711 NW COUNTY ROAD 239
ALACHUA, FL 32615

03542-000-000
BEVERLY GREENE
5805 NW 23RD TER #3
GAINESVILLE, FL 32653

03542-001-000
LULA M WISE
820 WEST 3RD ST
ST AUGUSTINE, FL 32084

03542-001-001
BEVERLY GREENE
5805 NW 23RD TER #3
GAINESVILLE, FL 32653

03544-000-000
LULA MAE GARRISON
PO BOX 901
ALACHUA, FL 32616-0901

03546-000-000
THOMAS D LEWIS
26260 US HIGHWAY 129
BRANFORD, FL 32008

03547-000-000
LIFE ESTATE CALHOUN & CALHOUN & CALHOUN
PO BOX 545
ALACHUA, FL 32616-0545

03548-000-000
DAVID L SESCO
PO BOX 372
LACROSSE, FL 32658

03583-000-000
FREDERICK JAMES WALKER
PO BOX 725
ALACHUA, FL 32616

03583-001-000
FREDERICK JAMES WALKER
PO BOX 725
ALACHUA, FL 32616

03584-001-000
ORDER OF MOOSE INC ALACHUA
CORNER INC
PO BOX 818
ALACHUA, FL 32616

03585-001-000
XPANDING INDUSTRIES INC
PO BOX 383
ALACHUA, FL 32616

03605-001-003
RBC BANK
205 DATURA ST
WEST PALM BEACH, FL 33401

03605-001-006
PROGRESSIVE RESTAURANTS INC
602 S MAIN ST
GAINESVILLE, FL 32601

03605-001-010
WARRING & WARRING 2 LLC
7106 NW 18TH AVE
GAINESVILLE, FL 32605

03605-001-013
ASSOCIATION INC ALACHUA TOWNE
CENTRE
13505 NW 88TH PL
ALACHUA, FL 32615

03605-003-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03869-003-000
HITCHCOCK & SONS INC
PO BOX 129
ALACHUA, FL 32616-0129

03869-003-001
ASSOCIATION INC ALACHUA TOWNE
CENTRE
13505 NW 88TH PL
ALACHUA, FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

BILL ATWATER
6017 NW 115TH PLACE
ALACHUA, FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

JOHN TINGUE
333 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT
TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

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7406 NW 126TH AVE
ALACHUA, FL 32615