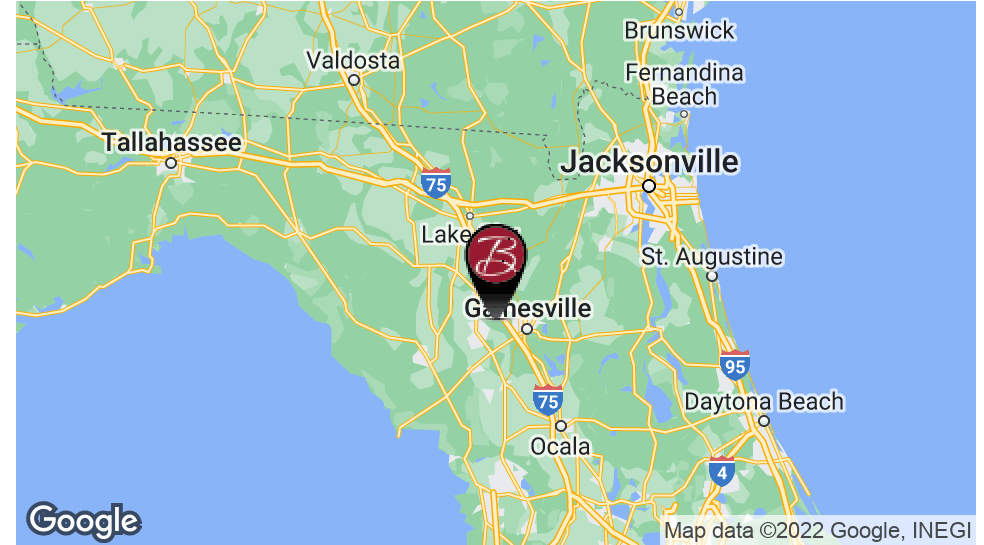


COTTAGE DEVELOPMENT SITE

EXECUTIVE SUMMARY

2400 NW 143rd Street | Newberry, FL 32669



OFFERING SUMMARY

Sale Price:	\$1,450,000
Units	73 Cottages
Lot Size:	9.39 Acres
Price per door	\$19,860
Market:	Jonesville/West Gainesville
Zoning	R-1a

PROPERTY OVERVIEW

This 10-acre development site is located on HWY 241, within walking steps of Jonesville Park. The Property has approximately 660 +/- feet of frontage along NW 143rd Street just West of Gainesville. High and dry and ready with zoning in place.

PROPERTY HIGHLIGHTS

- Landuse and Zoning Entitlements in place
- Water/Sewer close to the site
- Cleared and level

FOR MORE INFORMATION:

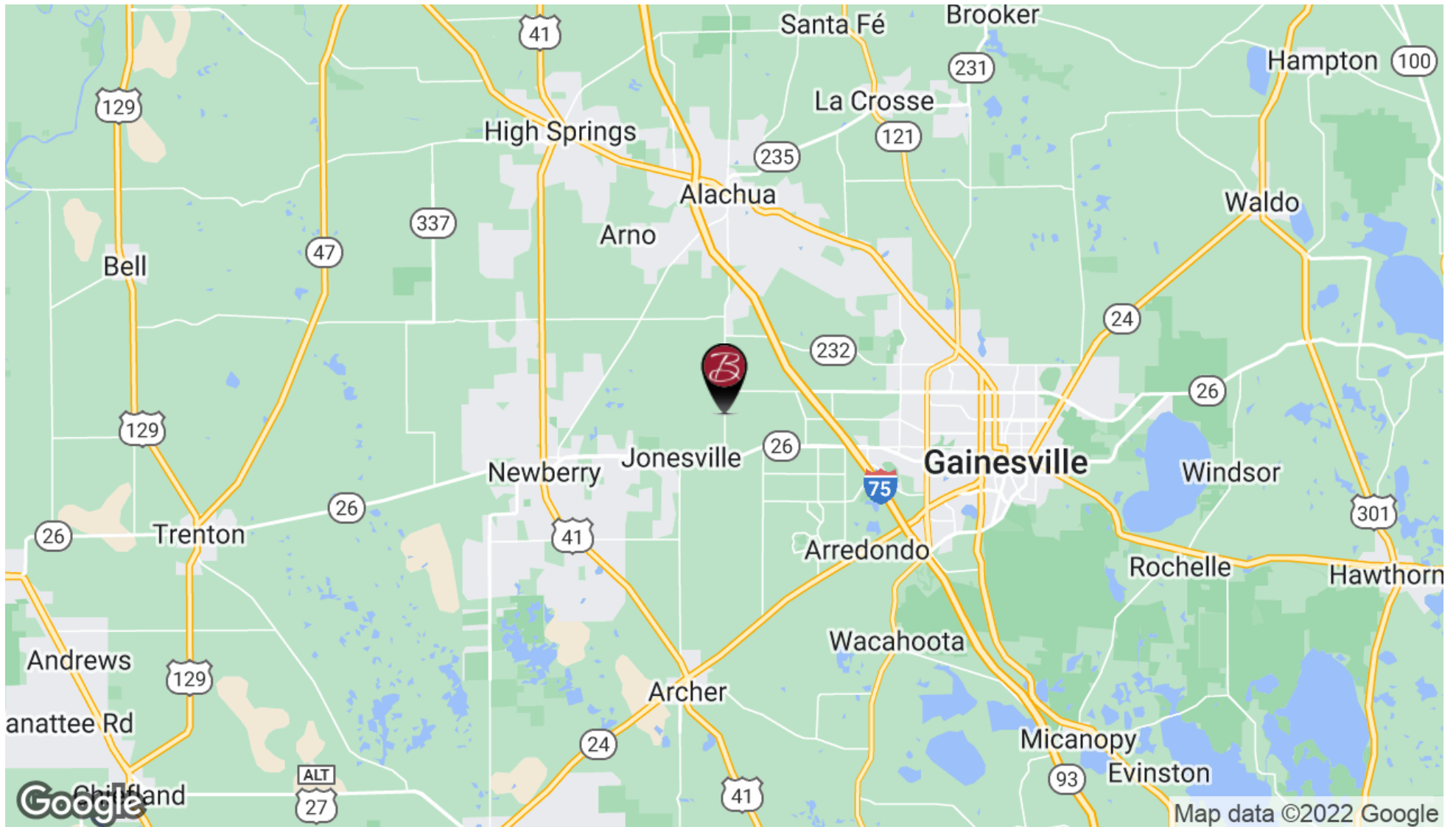


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COTTAGE DEVELOPMENT SITE

2400 NW 143rd Street | Newberry, FL 32669



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COMMERCIAL & LAND DIVISION

COTTAGE DEVELOPMENT SITE

2400 NW 143rd Street | Newberry, FL 32669



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COTTAGE DEVELOPMENT SITE

FACING SW

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COTTAGE DEVELOPMENT SITE

2400 NW 143rd Street | Newberry, FL 32669



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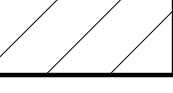
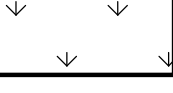
COMMERCIAL & LAND DIVISION



DEVELOPMENT DATA

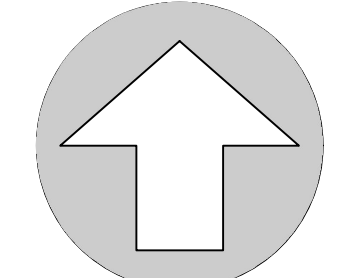
1. JURISDICTION: ALACHUA COUNTY, FLORIDA
2. PARCEL NUMBER: 04227-000-000
3. SITE AREA: 9.39 ACRES
4. PARCEL INFORMATION:
ZONING: R-1A
LAND USE: LOW DENSITY RESIDENTIAL
5. TOTAL UNITS: 75
6. PARKING SPACES: 113 (1.5/UNIT)
7. TREE CANOPY:
TOTAL EXISTING CANOPY: 2.32 ACRES (19.0%)
CANOPY TO REMAIN: 0.44 ACRES (18.2%)
8. STORMWATER: 1.71 ACRES (74,457 S.F.)(18.2%)
9. COMMON GREENS/OPENSACE: 1.09 ACRES (47,608 S.F.)(11.6%)

LEGEND

-  TREE CANOPY
-  COMMON GREENS/OPEN SPACE

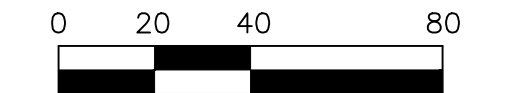


EB 2389
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TEL: (352) 373-3541
www.edafl.com mail@edafll.com



NORTH

SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 21-219

Project phase: CONCEPTUAL

Project title:
COTTAGE NEIGHBORHOOD PARCEL 04227-000-000 ALACHUA COUNTY, FLORIDA

Sheet title:

CONCEPT

Designed: --- Sheet No.:

Drawn: LBO

Checked: TAR

Date: 12/9/21

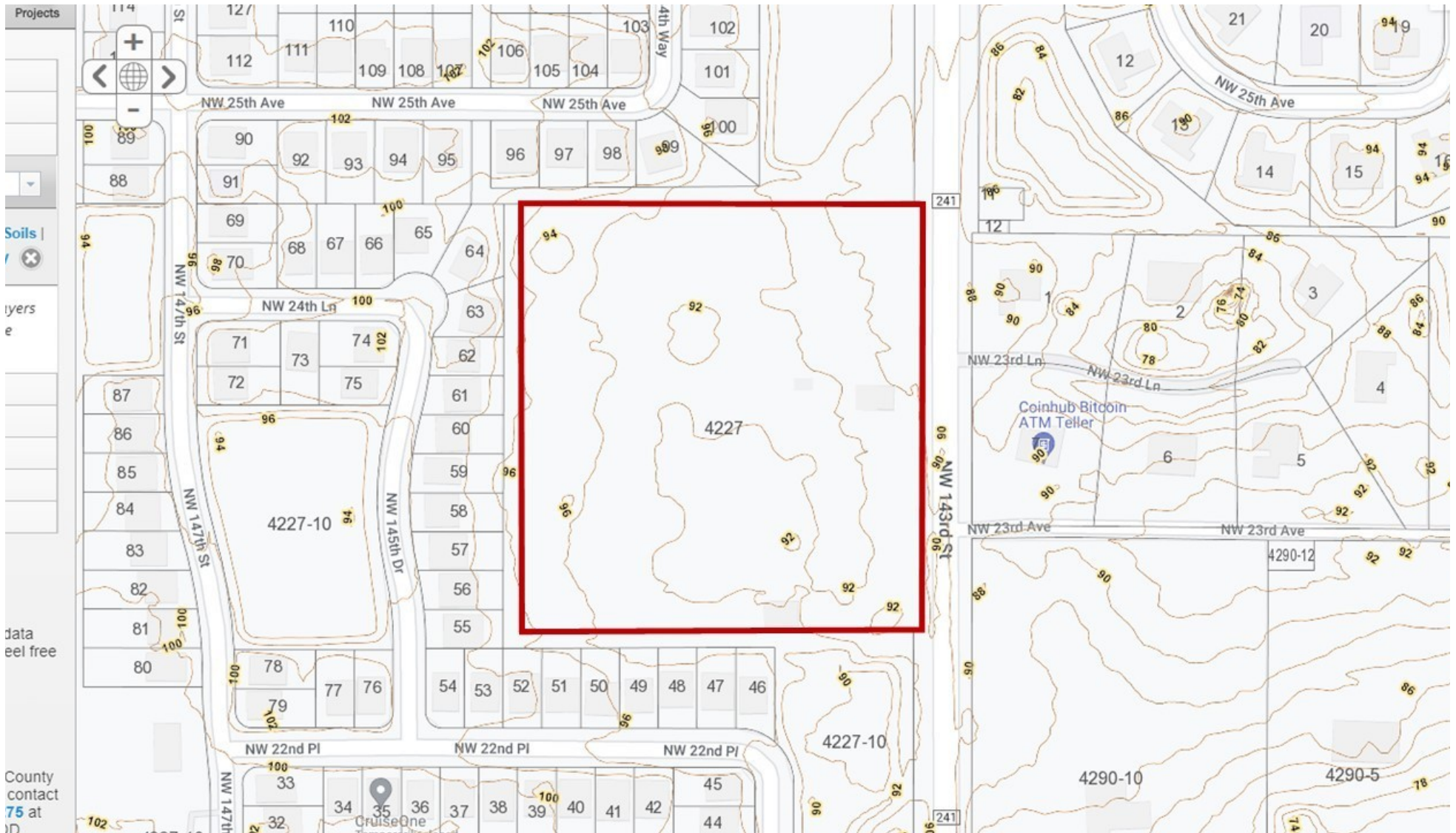
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\\server3\proj\projects\Napoli - Parcel 04227 - 2021-02-19\Plans\Current\DWG\N212191.dwg, CONCEPT, 12/23/2021 3:48:55 PM, lowens, DWG to PDF.pc3

COTTAGE DEVELOPMENT SITE

TOPO

2400 NW 143rd Street | Newberry, FL 32669



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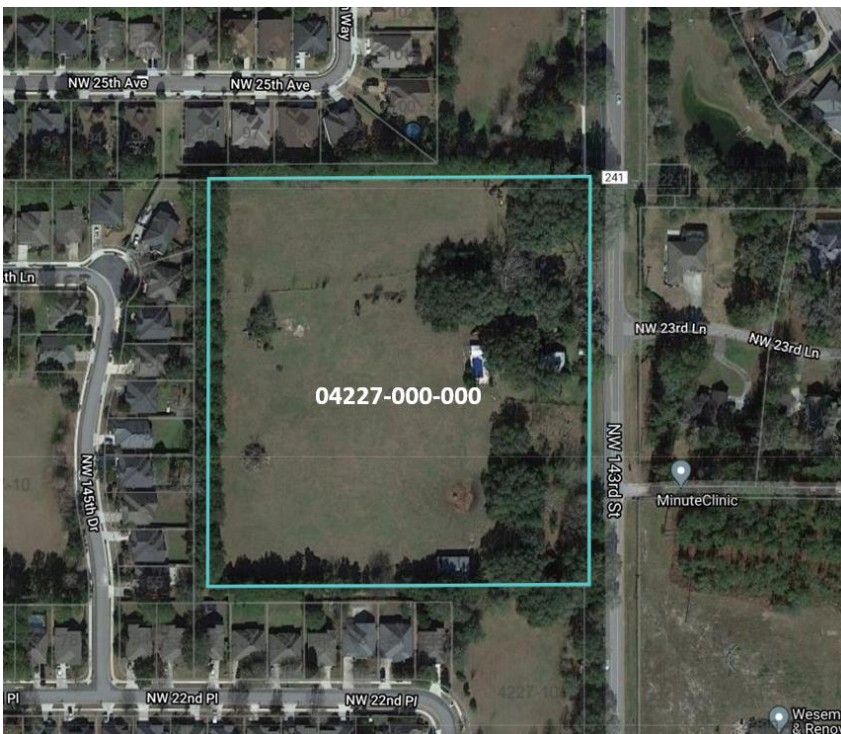
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— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

DUE DILIGENCE REPORT

**Napoli Property
Alachua County, Florida**



Prepared By:
Clay Sweger, AICP
Director of Planning

Alachua County Tax Parcel Number:
04227-000-000

Submitted:
January 6, 2021

Overview

The subject property is located at 2400 NW 143rd Street (Tax Parcel 04227-000-000). It is located within the unincorporated portion of Alachua County and regulated by the Alachua County Comprehensive Plan and Unified Land Development Code (ULDC). The figure below illustrates the property location on the west side of NW 143rd Street. The property is approximately 9.39 +/- acres in size and is currently utilized as a single family residence, accompanied by several acres of undeveloped land.

The property has approximately 660 +/- linear feet of frontage (1/8th mile) along NW 143rd Street (CR 241), a 2-lane County arterial roadway.



To the north, west and south of the property is the Belmont subdivision, consisting of single family detached platted lots. Included in the Belmont subdivision plat along the north, west and south property lines of the Napoli property is a 25-foot wide landscape buffer, which includes existing heavy landscape which provides a significant vegetative buffer/screening between properties. To the east of NW 143rd Street include multiple other residential subdivisions.

The subject property is also in close proximity to a multitude of desirable facilities, including Jonesville Park (approx. ½ mile north), a fire station (approx. ¾ mile north) and a shopping center with Publix shopping center anchor (approx. 1¼ mile south).

Jurisdictions

The subject property is located within the limits of the unincorporated portion of Alachua County. Development on this property is therefore regulated by the Alachua County Comprehensive Plan and Unified Land Development Code.

Utilities are available to serve the site for urban development, and is within the Gainesville Regional Utilities (GRU) service area for potable water, wastewater and electric services by Clay Electric. Utility maps are illustrated later in this report.

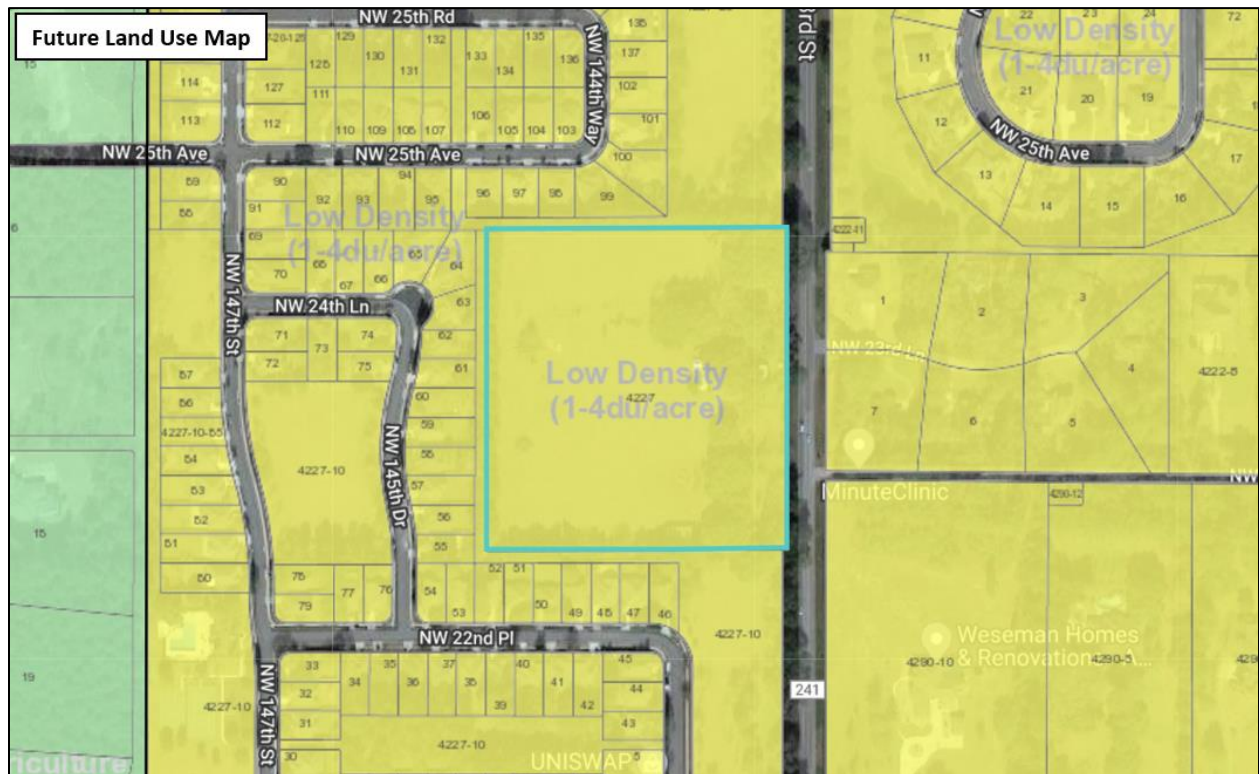
The property is also within the jurisdiction of the Suwannee River Water Management District (SRWMD), which (along with Alachua County) will be the permitting agencies for stormwater management areas associated with and future site development. Permits from the SRWMD (separate from the County) will be required to demonstrate stormwater design compliance with the regulations of the SRWMD. The stormwater facilities design must provide water quality and flood control for the site, as customary for all modern-era development.

Land Use and Zoning Analysis

Future Land Use Designation

As indicated above, the property is in the unincorporated portion of Alachua County and therefore, the applicable sections of the County Comprehensive Plan and Land Development Code apply. The Future Land Use designation for the property is Low Density Residential (LDR). This designation allows a broad range of residential uses, including single family detached and attached unit types. In addition, Cottage Neighborhoods and Traditional Neighborhood Developments are also allowed.

The land use and zoning designations are illustrated on the maps below:



As indicated above, the subject property has a Low Density Residential future land use designation, which allows 1-4 units per acre, except in traditional neighborhood developments (TND's) and cottage neighborhoods, as identified in the policies below. Transit Oriented Developments (TOD's) are not permitted on the subject property because the project acreage is too low.

The County Comprehensive Plan defines the Low Density Residential future land use category as:

URBAN RESIDENTIAL DENSITIES

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

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

Policy 1.3.7.2 The Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.

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

Zoning Map Designation



According to the Alachua County zoning map above, tax parcel 04227-000-000 has an R-1A residential zoning designation. This zoning is compatible with the Low Density Residential land use designation assigned to the property and allows the same set of uses, which include single family detached, single family attached, cottage neighborhoods and traditional neighborhood developments.

The County Land Development Code (LDC) defines the R-1a zoning category in the following LDC provisions:

ARTICLE III. - RESIDENTIAL ZONING DISTRICTS

Sec. 403.05. - Single family residential zoning districts.

The single family residential districts implement the estate residential, urban residential, and rural cluster policies of the comprehensive plan and the associated designations on the future land use map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

Sec. 403.06. - Single family residential subdivision requirements.

This section provides for adequate future urban residential development enabling development to include a full range of housing types, lot sizes and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community. New developments shall comply with Section 403.02.5. All subdivisions shall meet the requirements of Article VIII, Subdivision Regulations, of Chapter 407 of this ULDC.

- (a) Calculation of residential subdivision densities. Unless otherwise provided in this ULDC, the calculation of number of units per acre shall be based upon the gross residential density. Density of a new subdivision shall be within the ranges shown in subsection 403.07(a). In the R-1b zoning district, the 4—8 density range may only be applied in the medium density future land use designation.*

Sec. 403.07. - Single family residential standards.

Table 403.07.2

Setback Requirements for Residential Lots

<i>Setbacks ¹</i>	<i>Front or Street</i>	<i>Garage Front ³</i>	<i>Rear</i>	<i>Side</i>	<i>Accessory buildings</i>
<i>Lots less than 1 acre in size, Minimum Principal Building (ft.)</i>	<i>10</i>	<i>20</i>	<i>10</i>	<i>5 ²</i>	<i>Same as principal building except rear is 7.5 ft.</i>
<i>Lots 1 acre or greater in size, Minimum Principal Building (ft.)</i>	<i>15</i>	<i>20</i>	<i>15</i>	<i>10 ²</i>	<i>Same as principal building except rear is 10 ft.</i>

¹ *Minimum side setbacks do not apply to detached zero lot line units provided the building spacing requirements of the Florida Building Code, Table 600, are met, and also do not apply to single-family attached units.*

² *Minimum side setbacks do not apply to single family attached units.*

³ *The garage front setback applies only to the garage portion of the structure when the garage opening faces the front of the street.*

Development with residential units only (not mixed use / TND development) is limited to 1-4 units per acre for traditional platted residential subdivisions and up to 8 units per acre for cottage neighborhoods. As such, the highest density type of residential development on the subject property is 8 units per acre as a cottage neighborhood. The maximum number of permitted units is 75 (9.39 Ac. x 8 UPA).

Cottage Neighborhood Development Standards

The County Land Development Code outlines the development standards that are applicable to cottage neighborhoods in Article XVI. These requirements are indicated below:

Sec. 407.152. - Purpose.

Cottage neighborhoods are intended to:

- (a) Provide opportunities for creative, diverse and high quality infill development within the urban cluster.*
- (b) Promote a variety of housing types and sizes available within the community to meet the needs of a population diverse in age, income, and household composition.*
- (c) Provide for more efficient use of land.*
- (d) Encourage the creation of more usable open space for residents of the development.*
- (e) Maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.*

Sec. 407.153. - Applicability.

Cottage neighborhoods are allowed as a limited use within urban residential land use designations subject to the following standards.

Sec. 407.154. - General requirements.

- (a) Cottage homes. A cottage home is a principal residential dwelling constructed within a neighborhood built consistent with the standards in this article. The homes may be located on individually platted lots or on a common ownership lot that is not platted and may be located within single unit, duplex or triplex buildings.*
- (b) Size of neighborhood. Cottage neighborhoods shall be on lots a minimum of one acre in size. A minimum of four homes and a maximum of 15 homes are allowed around any common green in a cottage neighborhood. Cottage neighborhoods may also be incorporated within larger subdivisions of land developed consistent with Article VIII of this chapter.*
- (c) Common buildings. One community building per neighborhood is allowed. Community buildings may contain, but are not limited to, a club house, a common dining area, kitchen,*

bathroom, laundry facilities, one sleeping quarters for guests and/or storage. The maximum size of a community building is 2,500 square feet.

- (d) Density. Per Policy 1.8.3 of the Future Land Use Element, cottage neighborhoods may develop at two times the maximum units per acre of the zoning district designation.*
- (e) Access. Cottage neighborhoods must have direct access to a paved, publicly maintained street. Private roads, drives or alleys within the neighborhood that are connected to a public street and access either the individual homes or common parking lots are allowed consistent with section 407.141(b) multi-family requirements. All private road, drives or alleys shall have a clear width of 20 feet.*
- (f) Emergency access. For neighborhoods with common parking areas, stabilized access shall be provided such that the farthest distance from a structure to the stabilized surface is 150 feet. The stabilized access shall be a minimum of ten feet wide and have a clear width of 20 feet.*
- (g) Setbacks. All zoning district setbacks shall be applicable from the property boundaries and not from internal individual platted lots. Required buffers may be located within the setback.*
- (h) Project boundary buffers. A 15-foot wide low density buffer, consistent with section 407.43, shall be required along property lines adjacent to existing platted subdivisions or lots in excess of 6,000 square feet with an existing single family residence.*
- (i) Landscaping. Landscaping shall be consistent with section 407.43.1 Required tree plantings and landscaping of this chapter.*
- (k) Open space. Open space shall be provided per Article V, Open Space, of this chapter.*
- (l) Stormwater. Stormwater management provision shall be consistent with Article IX, Stormwater Management of this chapter.*
- (k) Maintenance of open space, common areas and utilities. The applicant shall ensure that joint use and maintenance of public open space, community facilities, private roads and drives, and all other commonly owned and operated property is guaranteed through a maintenance plan, covenants, deeds and/or homeowners' association by-laws.*

Sec. 407.155. - Design.

- (a) Common green. Each cottage neighborhood shall have a common green. The common green may be counted toward the 20 percent open space required consistent with section 407.54, Secondary open spaces, of this chapter. The common green shall be designed to meet the following:*
 - (1) The common green shall include at least 400 square feet per unit.*
 - (2) The common green shall be centrally located within the development.*
 - (3) The common green may include stormwater management facilities incorporating low impact development designs or facilities that are designed to meet the open space requirements found in section 407.56 of this chapter as long as a minimum of 400 square feet per dwelling unit is usable by the residents for active or passive recreation.*
 - (4) Amenities such as community gardens, benches, and pavilions are allowed in the common green.*

- (b) *Porches. All homes shall include at least one open air covered porch. The porch shall be oriented toward the common green. Porches shall be a minimum of 70 square feet. The minimum square footage may be reduced to 60 square feet on cottage homes less than 600 total gross square of conditioned space.*
- (c) *Parking. Parking may be provided in a common lot or a common garage. Parking may alternately be co-located with the cottages when accessed by drive aisles. All parking must meet the following standards:*
- (1) A minimum of 1.5 spaces per unit shall be provided.*
 - (2) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in addition to the required low density buffer.*
- (d) *Pedestrian access. A system of interior walkways shall be provided to connect all homes with each other, the parking areas, the open space and any sidewalks along the public street(s) bordering the Cottage Neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.*
- (e) *Fencing. Fencing within the development is limited to a maximum of 50 percent opacity and no greater than four feet in height may be used to delineate private yards, gardens or other areas. Solid fencing may be allowed along external borders not bordering streets.*

Site Characteristics

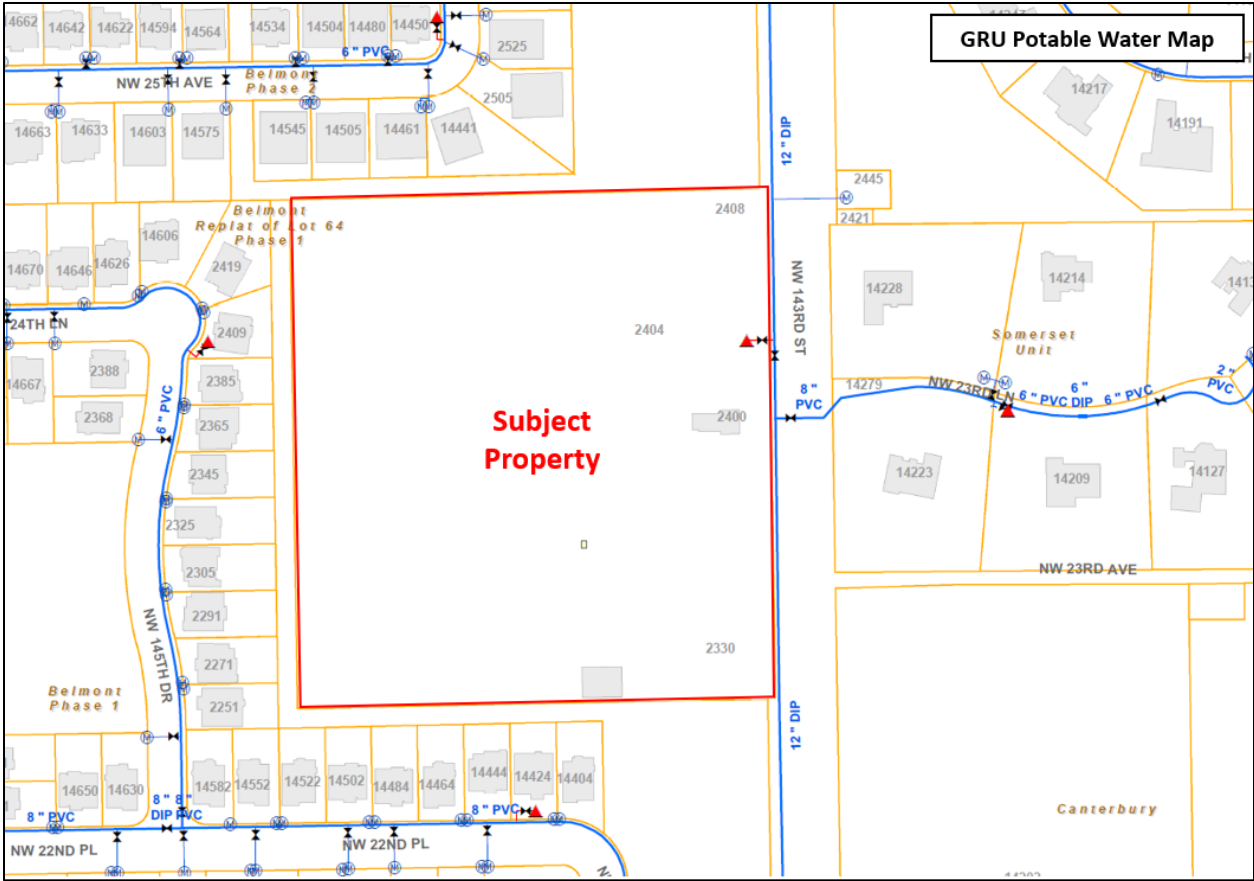
The site overall is suitable for urban development, based on the environmental characteristics of the property and public infrastructure that is available to serve the property, as summarized below:

Utilities

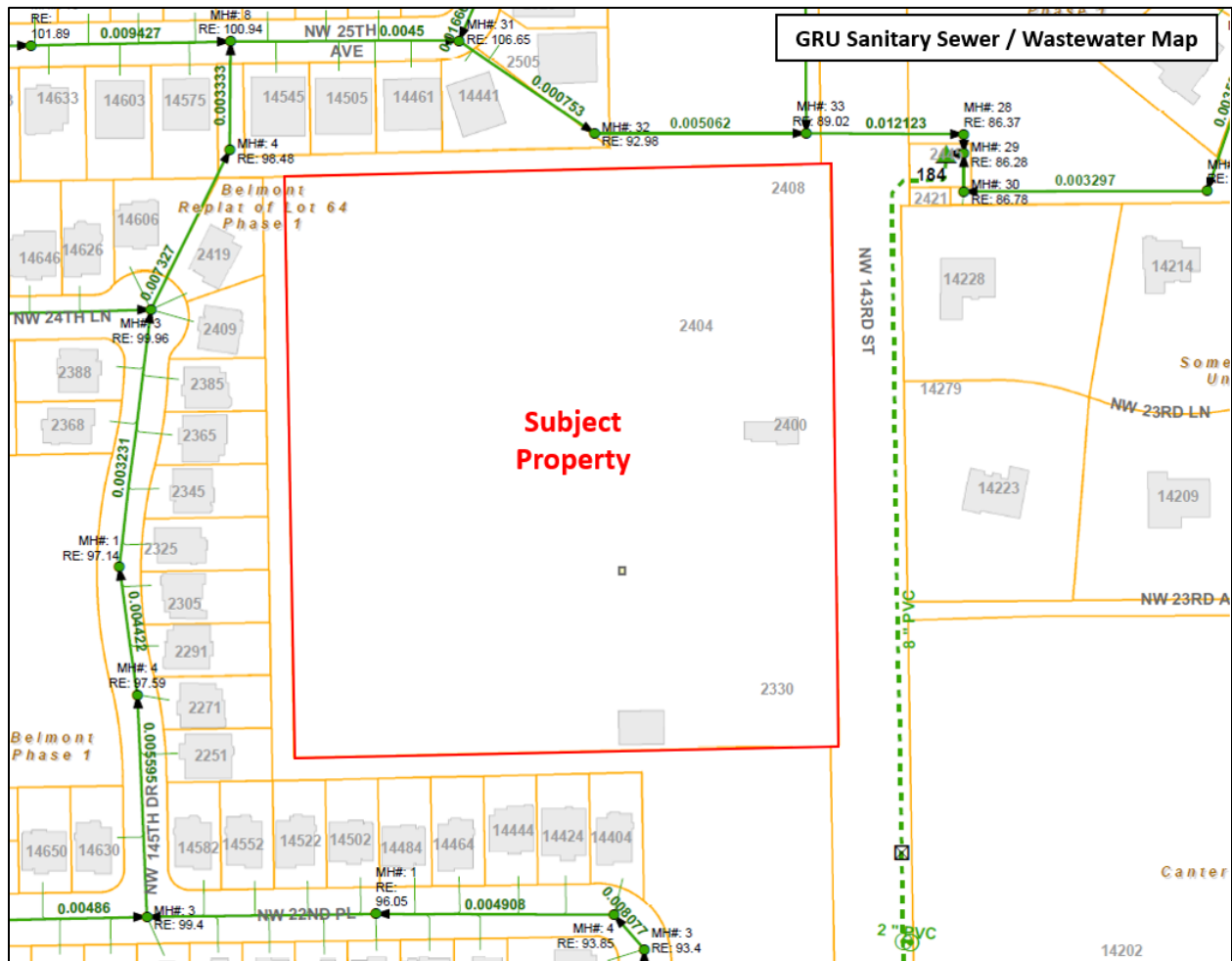
Gainesville Regional Utilities (GRU) potable water and sanitary sewer / wastewater utility services are available to serve the site, with maps shown below.

Electric: Electric service is provided by Clay Electric and is available within the NW 143rd Street county right-of-way (east side), immediately east of the project site. Adequate capacity is available to serve the development of this site.

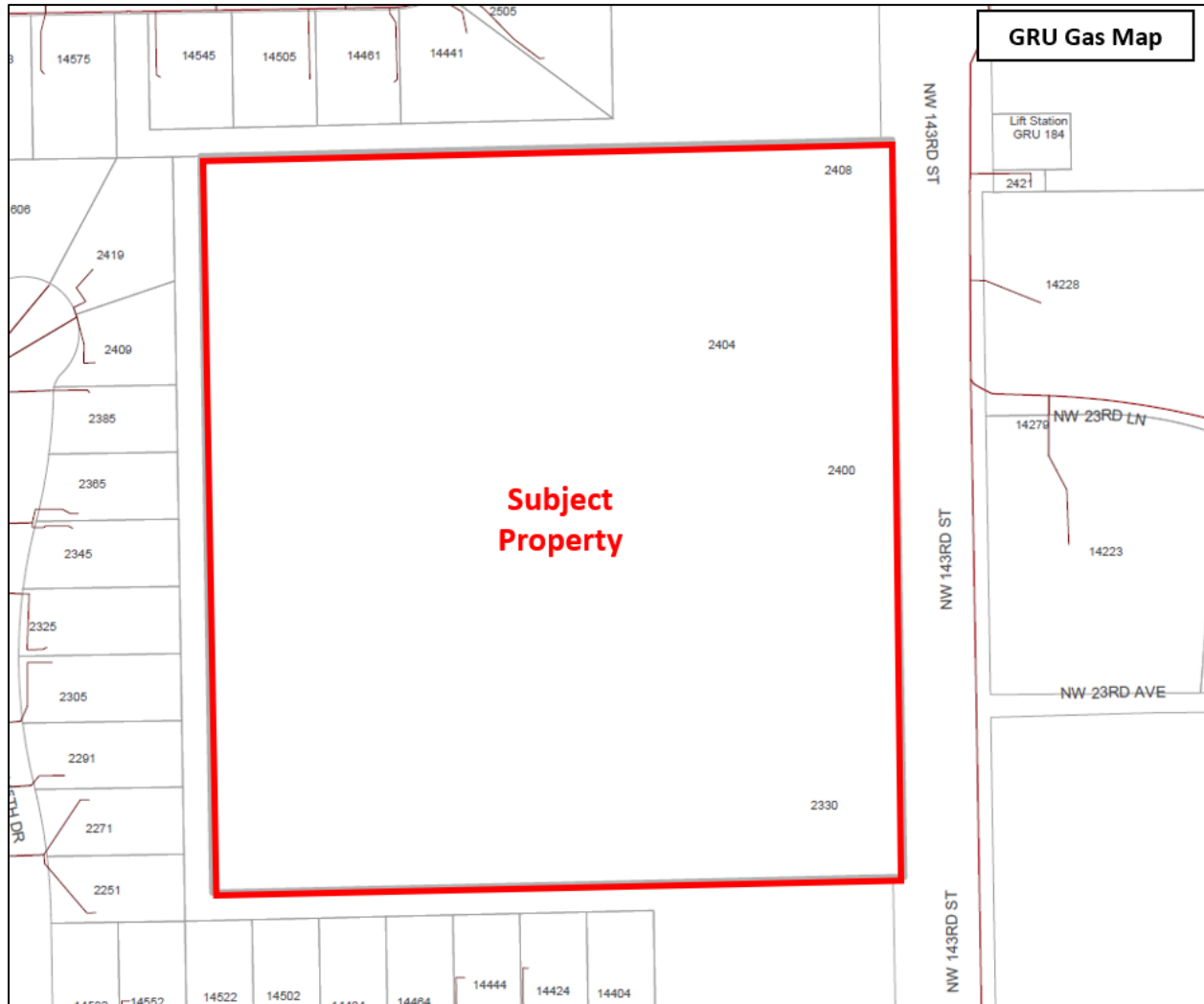
Water: Water service is provided by GRU. A 12" water main is available along the east side of the property within the western portion of the NW 143rd Street county right-of-way. Connections to this service connection appears to be feasible. Adequate capacity is available to serve the development of this site.



Sanitary Sewer / Wastewater: Wastewater is provided by GRU. A gravity sewer main (and manhole) is located just to the northeast side of the project site (within the Belmont Subdivision). Connection to this gravity sewer service connection appears to be feasible. A potential public utilities easement from the Belmont Subdivision may be required to connect to the off-site gravity sewer main. Adequate capacity is available to serve the development of this site.



Natural Gas: Natural gas service is provided by GRU and is available within the NW 143rd Street county right-of-way (east side), immediately east of the project site. Adequate capacity is available to serve the development of this site.



Road Infrastructure / Access

The subject property has immediate access to NW 143rd Street, a county arterial roadway. In addition, the property has approximately 660 feet of road frontage (1/8 mile), which allows ample room for up to two roadway connection points.

The County Land Development Code requires two functional access points to all projects on different sides of the project (Sec. 407.140(a)(5)), unless infeasible due to original tract dimensions, topography or existing development patterns. At a minimum, the Code requires an emergency access connection be provided for all projects (in addition to the primary driveway

access point) where feasible. Emergency access connections are typically an unpaved/stabilized driveway connection to allow for emergency vehicle access in cases where the primary access is inaccessible.

As demonstrated on the concept plans, it is feasible to provide two vehicular access points onto NW 143rd Street and at a minimum, an emergency access to the project site. Details regarding driveway connections to NW 143rd Street and required improvements are a standard part of the development review process at the time of proposed site development permitting.

Site Drainage

The site drainage is gently sloping toward the northeastern portion of the property. New development on-site and the associated new runoff created will be accommodated with stormwater basins located in portions of the northeast/east project site (as seen in the conceptual plans prepared for this project). As part of the design and permitting process, the stormwater system must meet the requirements of Alachua County and SJRWMD as is typical for site development review.

Tree Canopy

The eastern approximately ¼ of the project site and site perimeter contains existing tree canopy. The County Land Development Code requires that for cottage neighborhoods, 5% of the existing tree canopy must be retained as part of any proposed development proposal. In addition, the Code requires that the tree canopy retention areas will include some of the highest quality tree canopy, based on tree species and the health of the trees.

Based available site information and assessment of the aerial photos of the site, it appears that approximately 25% (2.32 acres) of the project site is under existing tree canopy. Therefore, the Code requires that 5% of that existing area be retained (approx. 0.12 acres). The exact location of the tree canopy area to be retained will need to be discussed during a scheduled site visit with the County Arborist and is a standard part of site development review.

Environmental Features

Based on a review of the on-line resources currently available, there does not appear to be any notable environmental features that would require special protection in Alachua County's land development code. Available resources indicate that the property:

- Does not contain wetlands
- Is not located within the FEMA 100-year flood zone
- Is not located within the Strategic Ecosystem
- No previous uses that would indicate contamination
- No steep slopes / significant contours that would limit development
- No known geological features

Highest & Best Use Opinion

The subject property is located in an area dominated with a residential development pattern and has residential land use and zoning designations. In addition, due to the relatively small size of the property, a mixed use traditional neighborhood development does not seem to be the best use of the property. Based on these factors, it appears that the highest and best use of the property is a residential cottage neighborhood, which appear to be a popular development type in Alachua County. The apparent demand for this development type, along with the fact that cottage neighborhoods can be developed at twice the density of a standard residential subdivision (8 units per acre vs. 4 units per acre) make it a likely highest and best use for the property.

Development Permitting Timeline

As with any potential development project, there are a series of permits & approvals that must be obtained in order to commence site development. As referenced in Highest & Best Use section of this report, the development of this property as a cottage neighborhood is permitted in the existing Low Density Residential land use designation and the R-1a zoning district. Therefore, no land use or zoning changes are required if residential development is proposed for the site.

The County requires two consecutive development review approvals, a Preliminary Development Plan (PDP) and a Final development Plan (FDP). A PDP is the initial submittal intended to be in the form of a bubble plan which provides an overall layout of the project and the proposed density, etc. The FDP is a fully-engineered set of construction plans intended to be used by the project site contractor to building the site infrastructure. GRU and Clay Electric utility permitting and Suwannee River Water Management District (SRWMD) for stormwater permitting will also be processed concurrently with the Final Development Plan.

Below is a table outlining these primary permits needed (including preparation time) and the related timeline:

Design / Permitting Stage	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9
Survey / PDP Preparation									
PDP Review									
FDP / Utility Permits / WMD Preparation									
FDP / GRU Permit / WMD Permit Review									
Construction Permit Preparation									
Construction Permit Review									

COTTAGE DEVELOPMENT SITE

SITE PLAN

2400 NW 143rd Street | Newberry, FL 32669



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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

COTTAGE DEVELOPMENT SITE

DEMOGRAPHICS MAP & REPORT

2400 NW 143rd Street | Newberry, FL 32669

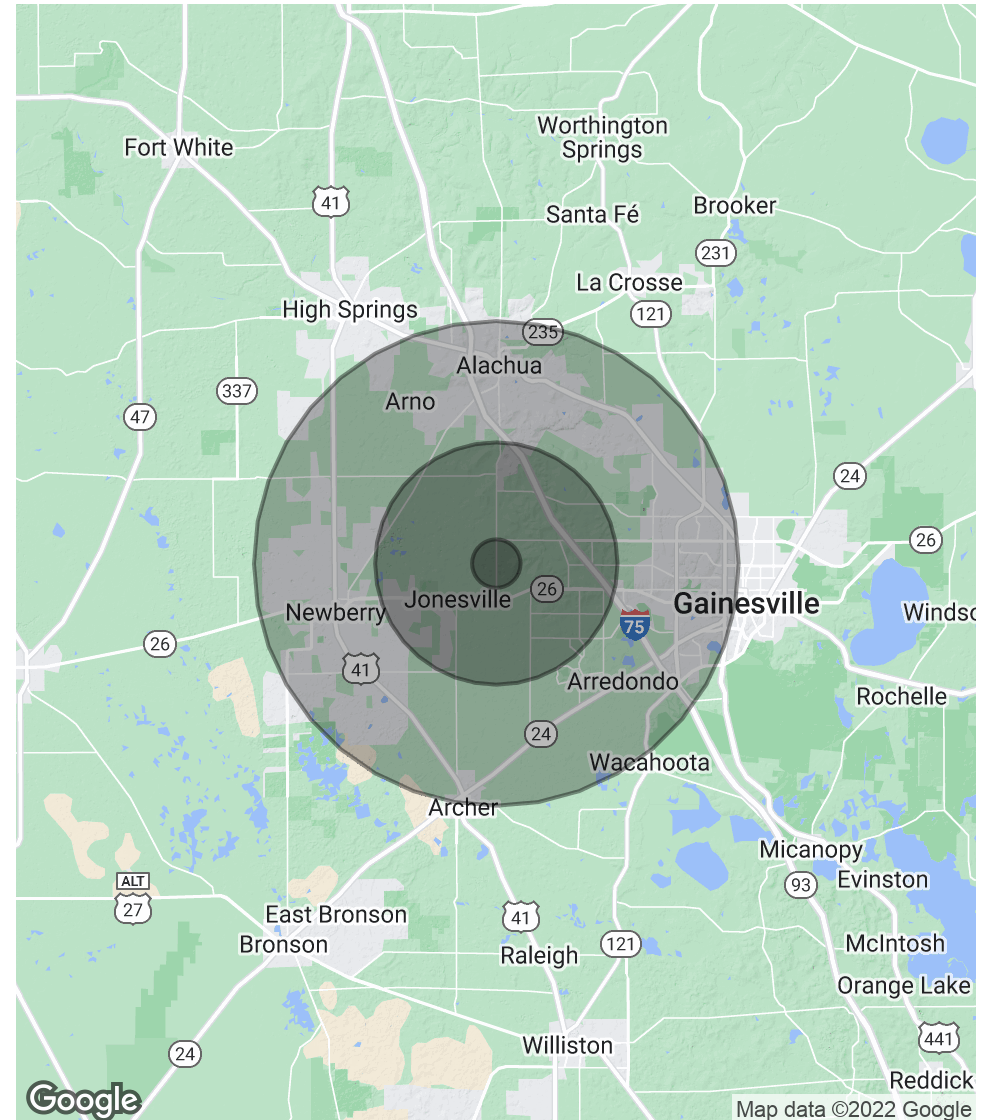
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,498	32,063	154,651
Average Age	37.3	39.4	35.2
Average Age (Male)	35.4	37.3	33.7
Average Age (Female)	38.2	40.5	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	591	12,791	65,428
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$85,873	\$94,258	\$69,266
Average House Value		\$343,724	\$242,205

* Demographic data derived from 2020 ACS - US Census



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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

COTTAGE DEVELOPMENT SITE

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PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors

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