PLANNING COMMISSION
REGULAR MEETING AGENDA
April 23, 2026 at 6:00 PM
Gadsden County Board of County Commissioners Chambers
Edward J. Butler Governmental Complex
9-B East Jefferson Street
Quincy

AGENDA

1. **Call to Order**

2. **Invocation**

3. **Pledge of Allegiance**

4. **Amendments to the Agenda**

5. **Approval of Agenda.**

6. **Consent**

7. **Citizens Requesting to be Heard on Non-Agenda Items (3-Minute Limit)**

The Gadsden County Board of County Commissioners welcomes and encourages public participation at all meetings of the Board. Citizens are free to speak for up to three (3) minutes on non-agenda items. Public comments and participation are also encouraged for items on the agenda.

Additionally, if you are unable to attend a meeting in person, comments from the Public can also be submitted via email to CitizensToBeHeard@gadsdencountyfl.gov until noon on the date of the meeting. Comments submitted after the deadline, but prior to the meeting, will be added to the official record, but the County cannot guarantee that Commissioners and staff will have adequate time to review comments prior to the meeting.

Citizens are further encouraged to participate on the County's website at www.gadsdencountyfl.gov.

8. Public Hearing

8.a Florida Commerce - Community Development Block Grant Funding Opportunity/Application
https://www.gadsdencountyfl.gov/Home/Components/Calendar/Event/823/18

8.b Public Hearing (Legislative) – 2441 Aspalaga Road Chattahoochee FL 32324 Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03)
(Brianna Williams, Growth Management Planner ARPC)
PC AGENDA REQUEST Smith 5th copy (1).docx
Comprehensive Plan Excerpt.pdf
Land Package.pdf

8.c Public Hearing (Quasi-Judicial) – 6766 Florida-Georgia Highway Special Exception Use (SEU 2026-01)
(Justin Stiell, Growth Management Director)
Item 2_6766 Florida Georgia Highway PC Agenda Request.pdf
Full attachments 6766 Florida Georgia Hwy.pdf

9. General Business

10. Clerk of Court

Updates
(Nicholas Thomas, Clerk of Court)

11. County Attorney

Updates
(Louis J. Baptiste, Interim County Attorney)

12. Planning Director

Updates
(Justin Stiell, Planning Director)

13. Discussion Items by Commissioners

13.a. Commissioner John Youmans, District 2
13.b. Commissioner Mark Moore, District 3
13.c. Commissioner Juliette Fisher-Jackson, District 4
13.d. Commissioner Tammy Jimenez, District 4
13.e. Commissioner Lori Bouie, District 5
13.f. Commissioner Marty Spears, District 5
13.g. Commissioner Eugene Sherman, District 1
13.h. Commissioner Charles Roberts, At Large
13.i. Commissioner Stacey Hannigon, School Board Member

14. Motion to Adjourn

15. Receipt and File

Gadsden County Planning Commission
Agenda Request

Date of Meeting:	April 23, 2026
To:	Honorable Chairperson and Members of the Board
From:	Brianna Williams, Growth Management Planner ARPC
Subject:	Public Hearing (Legislative) – 2441 Aspalaga Road Chattahoochee FL 32324 Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03)

Statement of Issue:

A request for consideration of a Small Scale Comprehensive Plan Future Land Use Map (FLUM) amendment to the Florida Commerce to change the future land use designation from Agriculture 3 to Agriculture 1 on a 72.48 acre parcel.

Applicant/Owner:	Kenny and Jennifer Smith
Agent:	Kenny and Jennifer Smith
Parcel ID Number:	2-31-3N -6W-0000-00200-0000 and 2-31-3N-6W-0000-00200-0000
Address:	2441 Aspalaga Road Chattahoochee FL 32324
Area of subject amendment:	72.48 acres
Current use of the property:	Timber II 80-90
Current Land Use Category:	Agriculture 3
Proposed Land Use Category:	Agriculture 1
Wetlands:	7.48 acre
FEMA FIRM Map: Designation	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12039C0157C indicates areas in Zones "X"
Utilities:	Talquin Electric Cooperative (electric) Talquin potable water On Site Septic Tank

Background:

Kenny and Jennifer Smith, owners, have applied to amend the Future Land Use Map (FLUM) designation of 72.48 acres from Agriculture 3 to Agriculture 1 (Attachments #1). This amendment is a small-scale map amendment per §163.3187, Florida Statutes. Applicants' intent, if the amendment is approved, is to split the property to facilitate future home sites for family members. The current Agriculture 3 land use category would allow the owners to develop 3 home sites (density 1 unit per 20 acres) while the agriculture 1 future land use category would allow a density of up to 14 dwelling units.

Analysis and Findings:

The parcel is located along Aspalaga Road. The nearest parcel identified as Agriculture 1 on the Gadsden County Future Land Use map is less than 6,000 feet away when measured from parcel corner to parcel corner and passes an area as identified as Rural Residential. The current use is timber/silviculture and proposed residential/agricultural uses would be conforming to the proposed use identified in Agriculture 1. Properties to the northeast would be defined as a Residential area by character of being primarily residential in character within .25 of the proposed sites.

"Residential Area: *Areas designated with Rural Residential land use category on the Gadsden County Comprehensive Plan Future Land Use Map. In some contexts, such as the location of telecommunication towers, or other uses potentially incompatible with residential uses, a residential area includes areas not designated Rural Residential but which are predominately residential in character, which would include areas with existing residential structures at an average density of one (1) unit per five (5) acres located within a 0.25 acre radius from the proposed communication tower site."*

The intent of the Agriculture-1 (AG-1) future land use category is to provide areas for agricultural use. The designation criteria for the AG-1 are agriculture uses and residences associated with such uses. The proposed amendment would allow for the proposed use to be consistent with the Future Land Use designation.

The table below contains an analysis of the future and existing uses of adjacent properties/parcels. The adjacent properties include a mix of commercial, residential, and agriculture land.

TABLE 1. FUTURE LAND USE CATEGORY AND USE OF ADJACENT PROPERTY/PARCELS		
DIRECTION	FUTURE LAND USE CATEGORY	EXISTING USE*
NORTH	AGRICULTURE 3	TIMBER II 80-90 (5500)
EAST	AGRICULTURE 3	TIMBER II 80-90 (5500)
SOUTH	AGRICULTURE 3	TIMBER II 80-90 (5500)
WEST	AGRICULTURE 3	TIMBER II 80-90 (5500) and Mobile Homes (0200)

*Source: Gadsden County Property Appraiser website

Access:

The site accesses Aspalaga road on the North. Aspalaga road is designated as a 'minor collector-rural road' on the adopted Gadsden County Functional Classification Map (2014). Transportation improvements such as minimum driveway separations and turn lanes are addressed at site plan review. Driveway connections will be permitted by the Gadsden County driveway connection permit.

Historical Resources:

The Florida Department of State, Division of Historical Resources provided an email indicating there were no previously recorded resources within the parcel. (Attachment #2).

Applicable Comprehensive Plan Objectives and Policies:

The following Comprehensive Plan Objectives and Policies are referenced as they apply to the Future Land Use Map Amendment. Other Objectives and Policies that are pertinent to a specific development will be addressed at the time of development order review. Attachment #3 of this report includes the applicant's analysis of applicable Comprehensive Plan Policies.

Policy 1.1.1.F Agriculture-1:

The allowed uses and development restrictions for the Agriculture-1 future land use category are listed in Policy 1.1.1.F (Attachment #1). The intent of the Agriculture-1 future land use category is to provide areas for agricultural activities. Allowable uses include agriculture related uses; silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilizes and package plants. Density is no more than one (1) dwelling unit per five (5) acres. Development restrictions include that the Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres and the other requirements of the land development code are met; minimum lot sizes for the non-

residential uses that are also not used for centralized shall be three (3) acres.

Policy 1.2.13: *Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:*

A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.

The applicant indicates that there is approximately 10.32% of the property contains wetlands (7.48 acres) (Attachment #2).

B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.

Talquin Electric Cooperative will provide electric and potable water. A septic systems are proposed within ¼ of a mile of the property.

C. Proposed location of ingress and egress of development.

The parcel will access Aspalaga road, a paved county roadway. A driveway permits will be required.

D. Distance and location of nearest same land use category.

The subject property is 6,000 feet to the nearest AG-1 designated property.

E. Description of adjacent land use categories.

See Table 1, above. The property is adjacent to AG-3 designated property to the west, AG-3 designated property to the north, AG-3 to the east, and AG-3 to the South.

F. In addition, for any land use category which supports residential development:

1) *Existing and proposed school capacities (See Policy 10.6.1).*
   Only one (1) residence will be allowed per parcel in the AG 1 future land use (minimum five acre parcel or three acre parcel with approved Family Exception). Pursuant to the 'Gadsden School District Work Plan' all applicable schools are operating at less than capacity.

2) *Existing and proposed park space (See Policy 6.3.3).*
   A single unit per parcel will not trigger the requirement for additional park space (Gadsden County Planning & Community Development).

Per the applicant, approximately 10.32% of the property contains wetlands (7.48 acres). There are 11.05 acres located outside of the wetlands and flood plain. (Attachment 2). The applicant will be required to maintain a 50' wide natural buffer between proposed dwelling units and the wetlands. The septic system must be setback 100' from the wetlands as required by Comprehensive Plan Policies 5.3.2 and 5.3.3.

Public Notice Requirements (LDC):

Per Subsection 1302.D of the LDC, the public hearing notices were mailed to all property owners within 1,000 feet of the property prior to the meeting (Attachment #3), the public hearing was noticed in the three (3) local papers, and a sign was posted on the property.

Board Options:

1. Recommend approval of the Smith (2441 Aspalaga Road, Chattahoochee FL, 32324) Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03).

2. Recommend denial of the Smith (2441 Aspalaga Road, Chattahoochee FL, 32324) Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03)

3. Planning Commission Direction.

Planning Staff Recommendation:

Option 1

Attachments:

1. Comprehensive Plan Policy 1.1.1.F,and 1.1.1.H.
2. Application with Support Documentation
3. Public Hearing Notice

Comprehensive Plan Excerpt

1.1.1.F. Agriculture-1

1) Purpose and Intent – The intent of this category is to provide areas for agricultural activities.
2) Designation Criteria – Agriculture uses and residences associated with such uses.
3) Density – No more than one dwelling unit per five (5) acres
4) Impervious Surface Area – No more than 0.10 lot coverage except the centralized utilities uses are exempted from impervious surface requirements.
5) Allowable Uses – Agriculture related uses; Silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilities and package plants.
6) Development Restrictions - The Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres, and the other requirements of the Land Development Code are met; minimum lot size for the non-residential uses that are also not used for centralized utilities described in this part shall be three (3) acres.

1.1.1.H. Agriculture-3

Development within the Agriculture-3 category shall be the same parameters as the Agriculture-1 category in F. above, except that:

1) Density - No more than one dwelling unit per twenty (20) acres; and,
2) Solar power generation facilities are an allowable use on parcels twenty (20) acres or greater in size.

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

FUTURE LAND USE MAP AMENDMENT APPLICATION

Application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

_____ Small Scale Future Land Use Map _____ Large Scale Future Land Use Map

✓ Small scale amendment in Rural Area of Opportunity as set forth in §. 288.0656(7) F.S.

Change From: AG 3 To: AG-1
Existing future land use designation Proposed future land use designation

APPLICANT INFORMATION (If the applicant differs from the owner, a signed affidavit to represent is required authorizing a representative to act on the property owner's behalf)

Owner: Kenny & Jennifer Smith Contact Person: Jennifer Smith

Address: 9424 Ranchero Rd Tallahassee Fl 32305

Telephone: 850-510-9639 Mobile: _____

E-Mail Address: Jennifersmith1210@gmail.com

Authorized Representative: _____

Address: _____

Telephone: _____ Mobile: _____

E-Mail Address: _____

PROPERTY INFORMATION

Property Address: 2441 Aspalaga Rd Chattahoochee Fl 32324 Quincy Fl 32351

Tax Parcel ID#: 2-31-3N-6W-0000-00200-0000 / 2-31-3N-6W-0000-00200-0000

Legal Description: Attached

(A legal description is needed for adoption of the ordinance. A legal description may be found on the title certificate or warranty deed. Please attach a copy as required with application.)

Total Acreage of Amendment: 72.48 Utility Providers: Talquin

Current Use of Property: _____

Describe reason for the Future Land Use Map amendment (include proposed use of the property): We purchased this as family property for multi generations, due to the grade of land we need to rezone for future division so each family will have land to place a home - the remaining will be used for timber, farm animals, and gardens.

SUBMITTAL REQUIREMENTS - The following items must accompany the completed Comprehensive Plan Future Land Use Map amendment application at time of submittal:

a. ✓ Fee, $1250.00 for large scale amendment; $500.00 for small scale amendment made out to Gadsden County Board of County Commissioners.
b. ✓ Two (2) copies of the signed and notarized application and submittal documents.
c. ✓ An electronic copy (in .pdf format) of the submittal package.
d. ✓ A vicinity map showing the location of the subject property (8.5" by 11").
e. ✓ A copy of a certificate of title or a copy of the recorded deed, title insurance policy or other instrument demonstrating ownership and bearing a legal description of the property.
f. ✓ Authorization to Represent, if applicable.
g. X For small scale (map) amendments as defined under §288.0656(2)(d) F.S. to increase the site area to a maximum of 20 acres within a rural area of opportunity, provide a written confirmation from the Planning Division indicating that the plan amendment furthers the economic objectives set forth in the executive order issued under §. 288.0656(7) F.S.
h. ✓ Two aerial photographs obtained from the Gadsden County Planning Division or County Property Appraisers Office which identifies the subject property and all property within 500 foot radius of the subject property. Provide an 8.5" X 11" copy.
i. ✓ An 8.5" by 11" signed and sealed survey containing a legal description indicating acreage. The legal description must be submitted in a format that can be copied and pasted into an ordinance (e.g. in Word format or in an e-mail).
j. ✓ A scaled drawing of the property showing all boundaries, adjacent properties, adjacent land use designation, existing use of adjacent property, roads, easements, flood zones, size of the parcel in square feet or acres, dimensions in linear feet, wetlands, and other environmental sensitive lands, as applicable. Provide an 11" X 17" copy.
k. ✓ Copy of Letter to Division of Historical Resources, Dept. of State to determine whether or not there are any historical resources recorded on the site as listed on the Florida Master Site File (Policy 6.4.8)).
l. ✓ Address the requirements of Policy 1.2.13: Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:
   - ✓ A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.
   - ✓ B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.
   - X C. Proposed location of ingress and egress of development.
   - ✓ D. Distance and location of nearest same land use category.
   - ✓ E. Description of adjacent land use categories.
   - ✓ F. In addition, for any land use category which supports residential development:
     1) Existing and proposed school capacities (See Policy 10.6.1).
     2) Existing and proposed park space (See Policy 6.3.3).
m. ✓ A written analysis of consistency with the relevant policies of the Comprehensive Plan. Specifically, the analysis shall address at minimum, and as applicable, the following policies. This list is **not** all inclusive and each applicant shall address relevant policies to the request.

- Policy 1.1.1 – Future Land Use Category
- Policy 1.2.4
- Policy 1.2.5
- Policy 1.2.9 (Level of service analysis/concurrency)
- Policy 1.2.13
- Policy 1.2.16
- Policy 1.2.19 (Amendments from Ag to RR – central utility requirement)
- Policies 1.2.4 & 1.2.5 (Distance from central utilities and connection)
- Policy 1.4.1
- Policy 1.4.2
- Policy 1.4.5 (Compatibility Analysis)
- Policies 2.2.3 and 2.2.4 (Level of Service)
- Policy 4A.1.3, Adequate Sewage Disposal
- Policy 4B.1.2, Safe Potable Water Availability
- Policies 5.3.2, 5.33 & 5.3.4
- Policy 5.4.4

I understand that the application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

✓ I AM THE OWNER

___ I AM THE LEGAL REPRESENTATION OF THE OWNER (See attached Authorization to Represent) of the property described by this Comprehensive Plan Future Land Use Map application. I declare that I have read said application and all sketches, data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. I understand that by signing this document, I am giving the County or agent thereof the authority to duplicate, disseminate, and reproduce any and all items submitted as part of this request, whether copyrighted or not. And that, upon submission said application and documents, as well as all correspondence, become a matter of public record.

Signature of Property Owner or Authorized Representative — Date: 10-13-2025

State of Florida County of Wakulla

Sworn to and subscribed before me this 13th day of October, 2025 by Kenny and Jennifer Smith who is personally known to me /or has produced _____ as identification and did not take an oath.

Notary Seal

Notary Signature

Brandon Kreps
Notary Name Printed

BRANDON KREPS
MY COMMISSION # HH 470357
EXPIRES: April 5, 2028

GADSDEN COUNTY NICHOLAS THOMAS
Instrument: 250004103 Recorded: 06/13/2025 2:11 PM

OFFICIAL RECORDS: 1 of 6
Book: 967 Page: 1386

Recording Fee: $52.50
Doc Stamps: $2,013.90

Unofficial Unofficial

This instrument Prepared by and return to:
Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2025-1511LAW

Parcel I.D. No.: ***2313N6W000000200000***

SPACE ABOVE THIS LINE FOR PROCESSING DATA — *SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS WARRANTY DEED *Made the* ***10th day of June, 2025****, by* ***EBCF, LLC, a Florida Limited Liability Company****, hereinafter called the grantor(s), to* ***Jennifer M Smith and Kenny S Smith, wife and husband****, whose post office address is* ***9424 Rancchero Road, Tallahassee, FL 32305*** *hereinafter called the grantee(s):*

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth*: That the grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in* ***GADSDEN County, State of Florida****, viz:*

See Exhibit A Attached hereto and by this reference made a part hereof.

Subject to taxes for the year 2025 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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

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

And *the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.*

In Witness Whereof*, the said grantors have signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in presence of:

First Witness Signature

Andrew Power
Printed Name of First Witness

3520 Thomasville Road 4th Floor
Address of First Witness

Tallahassee, FL 32309
Address of First Witness

Second Witness Signature

James C. Thompson
Printed Name of Second Witness

3520 Thomasville Rd 4th Flr Tallahassee FL 32309
Address of Second Witness

Address of Second Witness

EBCF, LLC

BY: _____
James L Thompson
Managing Member

Address: 210 Rosehill Lane
Tallahassee, FL 32312

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Unofficial Unofficial

STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared James L Thompson, Managing Member of EBCF, LLC , a Florida Limited Liability Companyknown to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same for the limited liability company, under authority duly vested in him/her by the limited liability company. The Grantor(s) (✓) is personally known to me; or ( ) produced _____ as identification: The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 10th day of June, A.D. 2025

/ _____ /
Notary Public Rubber Stamp Seal

Notary Signature:

Printed Notary Signature

*MY COMMISSION EXPIRES:*_____

ANDREW J. POWER
Commission # HH 636793
Expires June 2, 2029

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Exhibit A

TRACT 1

A PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 - BEGINNING 7 1/4 CHAINS WEST OF NORTHEAST CORNER OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND RUNNING, THENCE WEST 7 1/4 CHAINS; THENCE SOUTH 20 CHAINS; THENCE EAST 7 1/4 CHAINS; THENCE NORTH 20 CHAINS TO POINT OF BEGINNING. SAID LAND LYING IN SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA.

ALSO

THE WEST 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST AND A PARCEL OF LAND IN THE SOUTH PART OF THE NORTHEAST 1/4 OF SOUTHWEST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST DESCRIBED AS FOLLOWS: BEGIN AT NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST AND RUN NORTH 3°30' EAST 395 FEET; THENCE RUN SOUTH 86°30'WEST 1320 FEET; THENCE RUN SOUTH 3°30' WEST 395 FEET; THENCE RUN SOUTH 86°30'EAST, 1320 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN GADSDEN COUNTY, FLORIDA.

LESS 1 ACRE IN NORTHEAST CORNER TO ALBERT REED, AS DESCRIBED IN OR BOOK 679, PAGE 107 IN GADSDEN COUNTY, FLORIDA.

ALSO:

ALL OF THE WEST 1/2 OF WEST 1/2 OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, LESS A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4; RUN SOUTH 87° EAST 330 FEET; THENCE RUN SOUTH 3° WEST 208 FEET; THENCE RUN NORTH 87° WEST 330 FEET; THENCE RUN NORTH 3° EAST 208 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN GADSDEN COUNTY, FLORIDA.

ALSO:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA.

LESS A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SOUTHEAST 1/4 OF SOUTHWEST 1/4, RUN SOUTH 87° WEST 91 FEET; THENCE RUN SOUTH 3° WEST 91 FEET; THENCE RUN SOUTH 87° EAST 91 FEET; THENCE NORTH 3° EAST 91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE LAND DESCRIBED IN O.R. BOOK 749, PAGE 1888; THE LAND DESCRIBED IN O.R. BOOK 504, PAGE 484 AND
LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF ASPALAGA ROAD OR MORRIS CIRCLE.

SAID LANDS BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

PARCEL 1

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Unofficial Unofficial

Exhibit A
(Continued)

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 504, page 484 of the Official Records of Gadsden County, Florida, said point also marking the Point of Beginning; From the Point of Beginning run thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787; Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands; Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888; Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast; Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature; Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set; Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267; Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records; Thence run along said Southerly right of way boundary South 70 degrees 18 minutes 14 seconds West 712.44 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the right;
Thence run along said curve having a radius of 583.00 feet, along an arc length of 411.11 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing North 89 degrees 14 minutes 25 seconds West 402.90 feet to a 5/8 inch iron bar and cap #6297, set; Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a 5/8 inch iron bar with cap #6297, set; Thence leaving said Southerly right of way boundary run South 00 degrees 42 minutes 35 seconds East 44.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West; Thence run along the Westerly boundary of the West half of the Southeast Quarter of the Southwest Quarter South 01 degrees 42 minutes 11 seconds West 1307.80 feet to a 4 inch concrete monument marked LB 5106, found marking the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 31; Thence run along the Southerly boundary of said Section 31 South 89 degrees 40 minutes 57 seconds East 1180.11 feet to a 5/8 inch iron bar with cap #6297, set marking the Southwest corner of lands recorded in Official Records Book 504, page 484; Thence run North 00 degrees 02 minutes 09 seconds East 208.75 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of said lands; Thence run South 89 degrees 40 minutes 57 seconds East 208.71 feet to a 5/8 inch iron bar with cap #6297, set marking the Northeast corner of said lands;
Thence run South 00 degrees 02 minutes 09 seconds West 208.28 feet to the Point of Beginning.

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Exhibit A
(Continued)

PARCEL 2

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 504, page 484 of the Official Records of Gadsden County, Florida; Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787; Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands; Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888; Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature; Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set; Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267; Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found; Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records; Thence leaving said Southerly right of way boundary run North 00 degrees 34 minutes 49 seconds West 63.40 feet to a 4 inch concrete monument #3031, found lying on the Northerly right of way boundary of said Aspalaga Road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said Northerly right of way boundary run North 00 degrees 14 minutes 41 seconds West 23.42 feet to a blank 4 inch concrete monument, found on the Southerly boundary of lands described in Deed Book EE, page 197; Thence run along the Southerly boundary of said lands South 89 degrees 19 minutes 16 second West 1121.35 feet to a 5/8 inch iron bar with cap #6297, set on the Easterly boundary of lands recorded in Official Records Book 440, page 377;
Thence run South 00 degrees 42 minutes 35 seconds East 226.93 feet to a 5/8 inch iron bar with cap #6297, set on the Northerly right of way boundary of said Aspalaga Road; Thence run along said Northerly right of way

Exhibit A
(Continued)

Unofficial Unofficial

boundary South 69 degrees 17 minutes 01 seconds East 71.42 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the left;
Thence run along said curve having a radius of 523.00 feet, along an arc length of 368.80 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing South 89 degrees 12 minutes 05 seconds East 361.55 feet to a 5/8 inch iron bar with cap #6297, set; Thence run North 70 degrees 18 minutes 14 seconds East 733.13 feet to the Point of Beginning.

PARCEL 3

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 504, page 484 of the Official Records of Gadsden County, Florida; Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787; Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands; Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888; Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast; Thence leaving said Southerly right of way boundary run North 00 degrees 36 minutes 15 seconds West 76.35 feet to a 4 inch concrete monument marked LB 18, found lying on the Northerly right of way boundary of said road, said point marking the Point of Beginning; From the Point of Beginning and leaving said right of way boundary run North 00 degrees 36 minutes 15 seconds West 34.31 feet to a 4 inch concrete monument #2940, found marking the Southeast corner of lands recorded in Official Records Book 704, page 1267;
Thence run along the Southerly boundary of said lands South 89 degrees 11 minutes 51 seconds West 32.85 feet to a 5/8 inch iron bar with cap #6297, set lying on said Northerly right of way boundary, said point lying on a curve concave to the Northeast; Thence run along said curve having a radius of 423.61 feet, along an arc length of 47.50 feet, through a central angle of 06 degrees 25 minutes 26 seconds, and being subtended by a chord bearing South 44 degrees 29 minutes 18 seconds East 47.47 feet to the Point of Beginning.

Unofficial Unofficial

GADSDEN COUNTY NICHOLAS THOMAS
Instrument: 250005061 Recorded: 07/24/2025 11:47 AM

OFFICIAL RECORDS: 1 of 6
Book: 969 Page: 778

Recording Fee: $52.50
Doc Stamps: $0.70

Prepared By: Jennifer + Kenny Smith
9424 Ranchero Rd
Tall FC 32305

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 2-31-3N-6W-0000-00200-0000

This Quit Claim Deed, Executed this 13th day of July, 2025,

By (first party) Jennifer M. Smith + Kenny S. Smith

To (second party) Jennifer M Smith + Kenny S. Smith

Whose post office address is 9424 Ranchero Rd Tallahassee Fl 32305

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said first party, for and in consideration of the sum of $ 1.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Gadsden, State of Florida To Wit:

See attachment - Exhibit A

To have and to hold the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness Signature as to First Party
Kelsi Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Witness Signature as to First Party
Chris Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Witness Signature as to Co-First Party (If any)
Kelsi Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Witness Signature as to Co-First Party (If any)
Chris Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Signature of First Party
Jennifer M. Smith
Printed Name
9424 Ranchero Rd
Post Office Address
Tallahassee Fl 32305

Signature of Co-First Party (If any)
Kenny S Smith
9424 Ranchero Rd
Post Office Address
Tallahassee Fl 32305

STATE OF FLORIDA-COUNTY OF GADSDEN

The foregoing instrument was acknowledged before me this 14th day of July, 2025, by Jennifer and Kenny Smith, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Signature of Notary
Brandon Kreps
Printed Name

BRANDON KREPS
MY COMMISSION # HH 470667
EXPIRES: April 5, 2028

"EXHIBIT A"

Douglas W. Nunamaker, PSM No. 6297
Professional Land Surveyor & Mapper
13 S. Calhoun Street Quincy, Florida 32351 – Ph: 850.627.7788
landsurveyor@tds.net Online - gadsdencountysurveyor.com
Noah Nunamaker, PSM No. 6943 - Seth Nunamaker, Associate
Micah Nunamaker, Associate – Anna Nunamaker, Associate

July 8, 2025

LEGAL DESCRIPTION

PARCEL 2 – TRACT A, 4.96 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;

Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;

Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence leaving said Southerly right of way boundary run North 00 degrees 34 minutes 49 seconds West 63.40 feet to a 4 inch concrete monument #3031, found lying on the Northerly right of way boundary of said Aspalaga Road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said Northerly right of way boundary run North 00 degrees 14 minutes 41 seconds West 23.42 feet to a blank 4 inch concrete monument, found on the Southerly boundary of lands described in Deed Book EE, page 197;
Thence run along the Southerly boundary of said lands South 89 degrees 19 minutes 16 second West 1121.35 feet to a 5/8 inch iron bar with cap #6297, set on the Easterly boundary of lands recorded in Official Records Book 440, page 377;
Thence run South 00 degrees 42 minutes 35 seconds East 226.93 feet to a 5/8 inch iron bar with cap #6297, set on the Northerly right of way boundary of said Aspalaga Road;
Thence run along said Northerly right of way boundary South 69 degrees 17 minutes 01 seconds East 71.42 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the left;
Thence run along said curve having a radius of 523.00 feet, along an arc length of 368.80 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing South 89 degrees 12 minutes 05 seconds East 361.55 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 70 degrees 18 minutes 14 seconds East 733.13 feet to the Point of Beginning.

Area contains 4.96 acres, more or less.

ALSO:

PARCEL 2 – TRACT B , 15.04 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set, marking the Point of Beginning.

From said Point of Beginning continue North 00 degrees 17 minutes 23 seconds West 279.74 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;
Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary South 70 degrees 18 minutes 14 seconds West 712.44 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the right;
Thence run along said curve having a radius of 583.00 feet, along an arc length of 411.11 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing North 89 degrees 14 minutes 25 seconds West 402.90 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a 5/8 inch iron bar with cap #6297, set;
Thence leaving said Southerly right of way boundary run South 00 degrees 42 minutes 35 seconds East 44.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 2178.64 feet to said Point of Beginning.
Area containing 15.04 acres, more or less.

Said Parcel 2, Tract B, being subject to a 60.00 feet ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;
Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

ALSO:

PARCEL 2 – TRACT C, 0.01 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;

Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;

Thence leaving said Southerly right of way boundary run North 00 degrees 36 minutes 15 seconds West 76.35 feet to a 4 inch concrete monument marked LB 18, found lying on the Northerly right of way boundary of said road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said right of way boundary run North 00 degrees 36 minutes 15 seconds West 34.31 feet to a 4 inch concrete monument #2940, found marking the Southeast corner of lands recorded in Official Records Book 704, page 1267;
Thence run along the Southerly boundary of said lands South 89 degrees 11 minutes 51 seconds West 32.85 feet to a 5/8 inch iron bar with cap #6297, set, lying on Northerly right of way boundary of said unnamed roadway, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 423.61 feet, along an arc length of 47.50 feet, through a central angle of 06 degrees 25 minutes 26 seconds, and being subtended by a chord bearing South 44 degrees 29 minutes 18 seconds East 47.47 feet to the Point of Beginning.

Area contains 0.01 acre, more or less.

Douglas W. Nunamaker
Professional Surveyor and Mapper



Unofficial Unofficial
Unofficial Unofficial
Unofficial Unofficial
Unofficial Unofficial

Douglas W. Nunamaker, PSM No. 6297
Professional Land Surveyor & Mapper

13 S. Calhoun Street Quincy, Florida 32351 – Ph: 850.627.7788
landsurveyor@tds.net Online - gadsdencountysurveyor.com
Noah Nunamaker, PSM No. 6943 - Seth Nunamaker, Associate
Micah Nunamaker, Associate – Anna Nunamaker, Associate

July 8, 2025

LEGAL DESCRIPTION

PARCEL 1 – 50.91 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

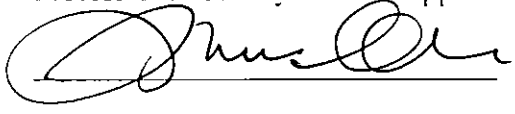
Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida, said point also marking the Point of Beginning;
From the Point of Beginning run thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run South 89 degrees 15 minutes 23 seconds West 2178.64 to a 5/8 inch iron bar and cap #6297, set;
Thence run South 01 degrees 42 minutes 11 seconds West 1013.54 feet to a 4 inch concrete monument marked LB 5106, found marking the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 31;
Thence run along the Southerly boundary of said Section 31 South 89 degrees 40 minutes 57 seconds East 1180.11 feet to a 5/8 inch iron bar with cap #6297, set marking the Southwest corner of lands recorded in Official Records Book 967, page 1409;
Thence run North 00 degrees 02 minutes 09 seconds East 208.75 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of said lands;
Thence run South 89 degrees 40 minutes 57 seconds East 208.71 feet to a 5/8 inch iron bar with cap #6297, set marking the Northeast corner of said lands;
Thence run South 00 degrees 02 minutes 09 seconds West 208.28 feet to the Point of Beginning.
Area contains 50.91 acres, more or less.

Said PARCEL 1 includes a 60.00 ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;

Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

Douglas W. Nunamaker
Professional Surveyor and Mapper



Douglas W. Nunamaker, PSM No. 6297
Professional Land Surveyor & Mapper

13 S. Calhoun Street Quincy, Florida 32351 – Ph: 850.627.7788
landsurveyor@tds.net Online - gadsdencountysurveyor.com
Noah Nunamaker, PSM No. 6943 - Seth Nunamaker, Associate
Micah Nunamaker, Associate – Anna Nunamaker, Associate

July 8, 2025

LEGAL DESCRIPTION

PARCEL 2 – TRACT A, 4.96 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;

Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence leaving said Southerly right of way boundary run North 00 degrees 34 minutes 49 seconds West 63.40 feet to a 4 inch concrete monument #3031, found lying on the Northerly right of way boundary of said Aspalaga Road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said Northerly right of way boundary run North 00 degrees 14 minutes 41 seconds West 23.42 feet to a blank 4 inch concrete monument, found on the Southerly boundary of lands described in Deed Book EE, page 197;
Thence run along the Southerly boundary of said lands South 89 degrees 19 minutes 16 second West 1121.35 feet to a 5/8 inch iron bar with cap #6297, set on the Easterly boundary of lands recorded in Official Records Book 440, page 377;
Thence run South 00 degrees 42 minutes 35 seconds East 226.93 feet to a 5/8 inch iron bar with cap #6297, set on the Northerly right of way boundary of said Aspalaga Road;
Thence run along said Northerly right of way boundary South 69 degrees 17 minutes 01 seconds East 71.42 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the left;
Thence run along said curve having a radius of 523.00 feet, along an arc length of 368.80 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing South 89 degrees 12 minutes 05 seconds East 361.55 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 70 degrees 18 minutes 14 seconds East 733.13 feet to the Point of Beginning.

Area contains 4.96 acres, more or less.

ALSO:

PARCEL 2 – TRACT B , 15.04 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set, marking the Point of Beginning.

From said Point of Beginning continue North 00 degrees 17 minutes 23 seconds West 279.74 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;
Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary South 70 degrees 18 minutes 14 seconds West 712.44 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the right;
Thence run along said curve having a radius of 583.00 feet, along an arc length of 411.11 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing North 89 degrees 14 minutes 25 seconds West 402.90 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a 5/8 inch iron bar with cap #6297, set;
Thence leaving said Southerly right of way boundary run South 00 degrees 42 minutes 35 seconds East 44.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 2178.64 feet to said Point of Beginning.
Area containing 15.04 acres, more or less.

Said Parcel 2, Tract B, being subject to a 60.00 feet ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West:
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;
Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

ALSO:

PARCEL 2 – TRACT C, 0.01 acres

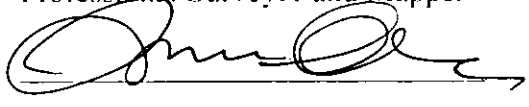
A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;

Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence leaving said Southerly right of way boundary run North 00 degrees 36 minutes 15 seconds West 76.35 feet to a 4 inch concrete monument marked LB 18, found lying on the Northerly right of way boundary of said road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said right of way boundary run North 00 degrees 36 minutes 15 seconds West 34.31 feet to a 4 inch concrete monument #2940, found marking the Southeast corner of lands recorded in Official Records Book 704, page 1267;
Thence run along the Southerly boundary of said lands South 89 degrees 11 minutes 51 seconds West 32.85 feet to a 5/8 inch iron bar with cap #6297, set, lying on Northerly right of way boundary of said unnamed roadway, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 423.61 feet, along an arc length of 47.50 feet, through a central angle of 06 degrees 25 minutes 26 seconds, and being subtended by a chord bearing South 44 degrees 29 minutes 18 seconds East 47.47 feet to the Point of Beginning.

Area contains 0.01 acre, more or less.

Douglas W. Nunamaker
Professional Surveyor and Mapper



Gadsden County, FL

Parcel Summary

Parcel ID	2-31-3N-6W-0000-00200-0000
Location	2441 ASPALAGA RD
Addr	CHATTAHOOCHEE, FL 32324
Brief Tax Description*	OR 969 P 778; OR 967 P 1386; OR 956 P 1827; OR 759 P 908 OR 760 P 436 OR 641 P 1836; OR 628 P 50 OR 217 P 593,601,613,615 NW1/4. 10 ACRES OFF S. SIDE OF NE1/4 OF SW1/4 LESS 1 ACRE IN NEC. SE1/4 OF SW1/4, LESS A LOT 91 FT. SQ. IN NEC. W. 825 FT. OF SW1/4 OF SE1/4, LESS A LOT 330 FT. E. & W. BY 208 FT. N. & S. IN NWC. SE1/4 OF SE1/4. BEGIN 521.5 FT. E. OF SWC OF NE1/4 OF SE1/4 RUN N. 417.5 FT., W. 104 FT., N. 417.5 FT., W. 417.5 FT., N. 485 FT., E. 1320 FT., S. 1320 FT., W. 798.5 FT. TO P.O.B. LESS R/WAY PER OR 292 P 468. IN SECTION 31-3N-6W. LESS AND EXCEPT: TRACT ONE ID# 31-3N-6W-0000-00410-0000 A PARCEL OF LAND LYING IN THE E1/2 OF THE SE1/4 OF SECT 31-3N-6W, GADSDEN COUNTY, FL., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN ATA FOUND A CONCRETE MONUMENT MARKING THE NEC OF SAID E1/2 OF THE SE1/4 AND RUN; THENCE S 00*40'24 E ALONG THE EASTERN BOUNDARY OF SAID E1/2 OF THE SE1/4 1770.06 TO A RE-BAR ON THE NORTHERLY R/W BOUNDRY OF ASPALAGE RD (60 FT R/W); THENCE NORTHWESTERLY ALONG SAID NORTHERLY R/W BOUNDARY AS FOLLOWS: THENCE N 50*43'30 W 393.74 FT TO A CONCRETE MONUMENT FOR A POINT OF CURVE TO TH (Note: *The Description above is not to be used on legal documents.)
Property Use	TIMBER II 80-90 (5500)
Sec/Twp/Rng	31/3N/6W
Tax District	COUNTY (District 007)
Millage Rate	14.7687
Acreage	52.47
Homestead	N

View Map

Owner Information

SMITH JENNIFER M
SMITH KENNY S
9424 RANCCHERO RD
TALLAHASSEE, FL 32305

Homestead Application

Apply for Homestead Exemption

Application for Ag Land

Application for Ag Land

Valuation

		2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Improvement Value	$0	$0	$0	$0
+	Land Value	$270,221	$362,400	$144,960	$144,960
	Land Agricultural Value	$10,220	$12,530	$13,800	$14,760
	Agricultural (Market) Value	$270,221	$362,400	$144,960	$144,960
=	Just Market Value	**$270,221**	**$362,400**	**$144,960**	**$144,960**
=	Total Assessed Value	**$10,220**	**$12,530**	**$13,800**	**$14,760**
-	Exempt Value	$0	$0	$0	$0
=	Taxable Value	**$10,220**	**$12,530**	**$13,800**	**$14,760**
	Save Our Homes or AGL Amount	$0	$0	$0	$0

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

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
TIMBER III 70-79 (5600)	4.99	Acres	AG USE	0	0
TIMBER II 80-90 (5500)	40.00	Acres	AG USE	0	0
WET/HARDWOOD (5900)	7.48	Acres	AG USE	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/10/2025	$287,700	Warranty Deed	967	1386	01 - Qualified	Vacant	EBCF LLC	JENNIFER M SMITH
10/11/2024	$1,135,000	Warranty Deed	956	1827	05 - Qualified	Vacant	FIA TIMBER GROWTH FLORIDA 1	EBCF LLC
3/30/2012	$4,760,100	Warranty Deed	759	908	05 - Qualified	Vacant	PLUM CREEK TIMBERLANDS L P	FIA TIMBER GROWTH FLORIDA 1 LLC
6/9/2006	$100	Warranty Deed	641	1836	01 - Qualified	Vacant	EPC HOLDINGS 685 LLC	PLUM CREEK TIMBERLANDS LP
12/16/2005	$11,981,200	Warranty Deed	628	50	NA - Unqualified	Vacant	SOTERRA LLC	EPC HOLDINGS 685 LLC

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Extra Features, Photos.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/10/2025, 5:51:26 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Gadsden County, FL

Parcel Summary

Parcel ID	2-31-3N-6W-0000-00200-0100
Location Addr	2441 ASPALAGA RD CHATTAHOOCHEE, FL 32324
Brief Tax Description*	OR 969 P 778; PARCEL 2 -TRACT A, 4.96 acres A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows: Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida; Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest (Note: *The Description above is not to be used on legal documents.)
Property Use	TIMBER II 80-90 (5500)
Sec/Twp/Rng	
Tax District	COUNTY (District 007)
Millage Rate	14.7687
Acreage	20.01
Homestead	N

View Map

Owner Information

SMITH JENNIFER M
SMITH KENNY S
9424 RANCHERO RD
TALLAHASSEE, FL 32305

Application for Ag Land

Application for Ag Land

Valuation

		2025 Working
+	Improvement Value	$0
+	Land Value	$103,052
	Land Agricultural Value	$2,300
	Agricultural (Market) Value	$103,052
=	Just Market Value	**$103,052**
=	Total Assessed Value	**$2,300**
-	Exempt Value	$0
=	Taxable Value	**$2,300**
	Save Our Homes or AGL Amount	$0

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

Land Information

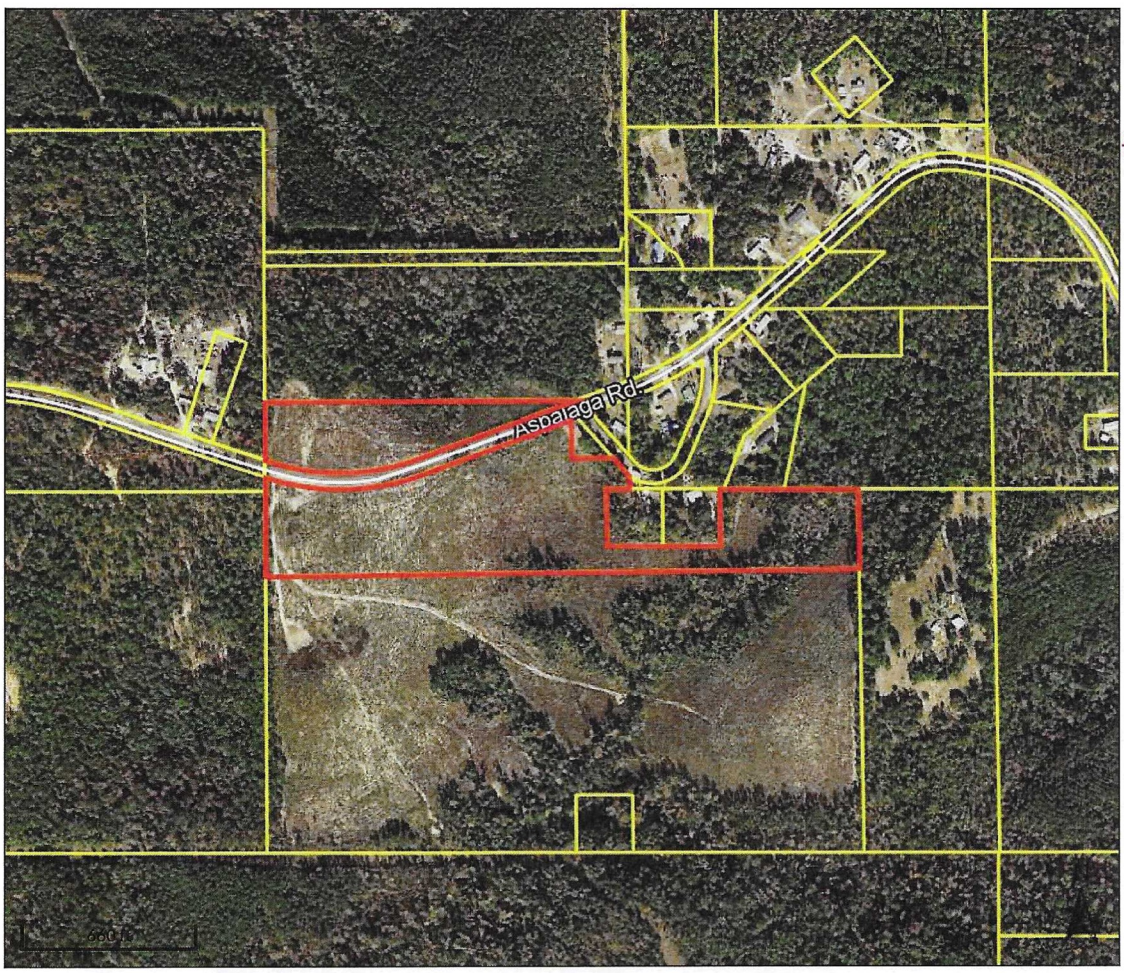
Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
TIMBER III 70-79 (5600)	20.01	Acres	AG USE	0	0

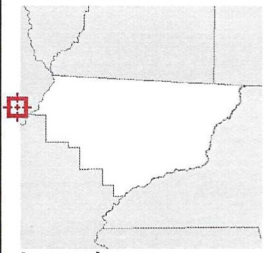
Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/13/2025	$100	Quit Claim Deed	969	778	11 - Unqualified	Vacant	JENNIFER M SMITH	JENNIFER M SMITH

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Extra Features, Photos.

Gadsden County, FL





Legend

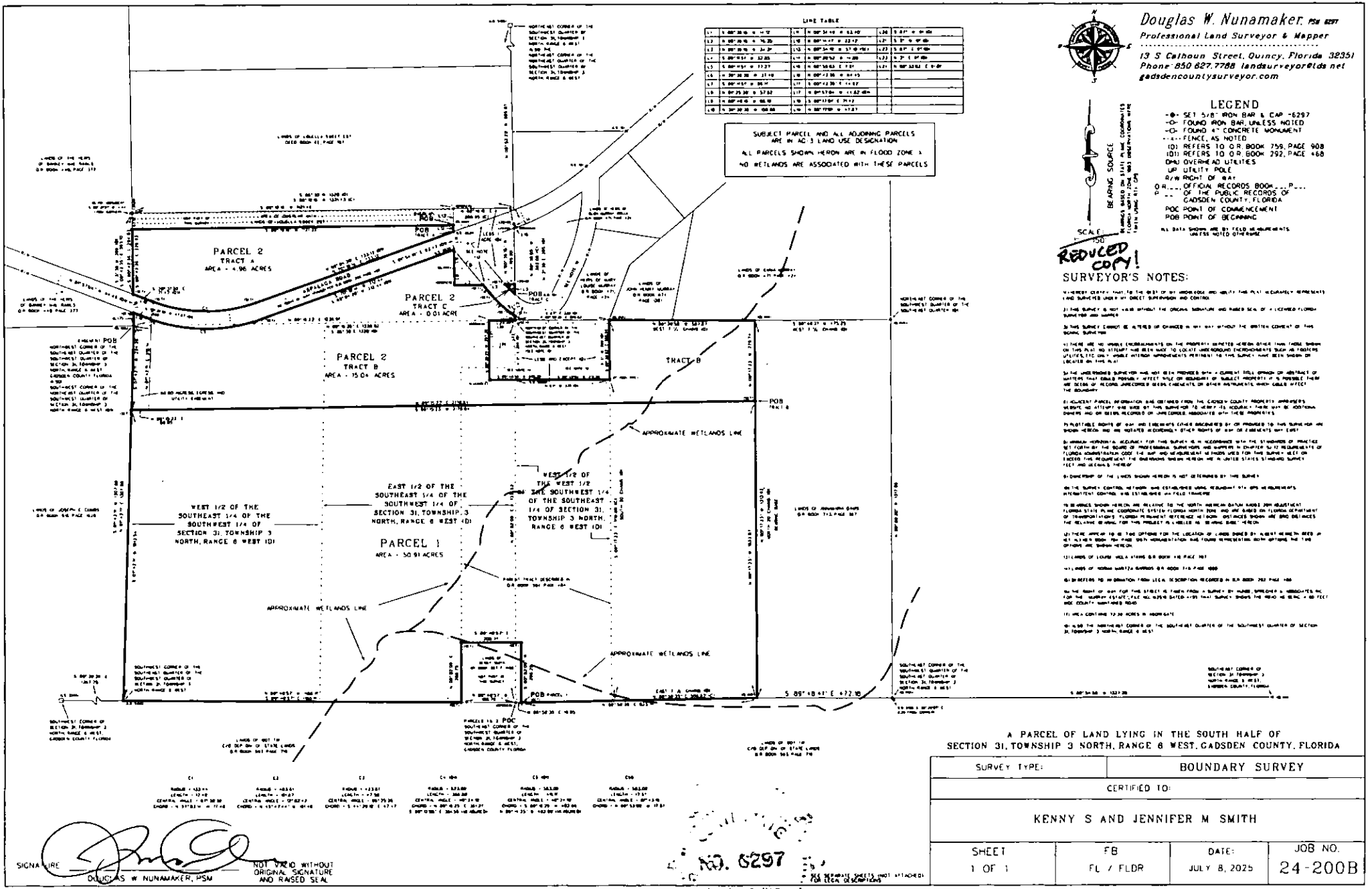
- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Parcel ID	2-31-3N-6W-0000-00200-0100	**Alternate ID**	30706	**Owner Address**	SMITH JENNIFER M SMITH KENNY S 9424 RANCHERO RD TALLAHASSEE, FL 32305	**Improvement Value**		**Just Market Value**	$103,052
Sec/Twp/Rng	n/a	**Class**	TIMBER II 80-90 (5500)			**Land Value**	$103,052	**Total Assessed Value**	$2,300
Property Address	2441 ASPALAGA RD CHATTAHOOCHEE	**Acreage**	20.01			**Land Ag Value**	$2,300	**Exempt Value**	
						Ag Market Value	$100,752	**Taxable Value**	

District	COUNTY
Brief Tax Description	OR 969 P 778; PARCEL 2 -TR (Note: Not to be used on legal documents)

Date created: 10/13/2025
Last Data Uploaded: 10/10/2025 5:51:26 PM

Developed by SCHNEIDER GEOSPATIAL



Douglas W. Nunamaker, PSM 6297
Professional Land Surveyor & Mapper
13 S Calhoun Street, Quincy, Florida 32351
Phone: 850.627.7788 landsurveyor@tds.net
gadsdencountysurveyor.com

LEGEND

- SET 5/8" IRON BAR & CAP "6297"
- FOUND IRON BAR, UNLESS NOTED
- FOUND 4" CONCRETE MONUMENT
- FENCE, AS NOTED
- (D) REFERS TO O.R. BOOK 759, PAGE 908
- (D1) REFERS TO O.R. BOOK 792, PAGE 468
- OHU OVERHEAD UTILITIES
- UP UTILITY POLE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS BOOK
- P. OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

ALL DATA SHOWN ARE BY FIELD MEASUREMENTS UNLESS NOTED OTHERWISE

BEARING SOURCE

SCALE: 1" = 150'

REDUCED COPY!

SURVEYOR'S NOTES:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

2) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

3) THIS SURVEY CANNOT BE ALTERED OR CHANGED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THIS SIGNING SURVEYOR.

4) THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY LISTED HEREON, OTHER THAN THOSE SHOWN ON THIS PLAT. NO ATTEMPT HAS BEEN MADE TO LOCATE LAND BOUNDING IMPROVEMENTS SUCH AS FOOTERS, UTILITIES, ETC. ONLY VISIBLE INTERIOR IMPROVEMENTS PERTINENT TO THIS SURVEY HAVE BEEN SHOWN OR LOCATED ON THIS PLAT.

5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS THAT COULD PERTAIN TO EFFECT TITLE OR BOUNDARY OF SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARY.

6) ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE GADSDEN COUNTY PROPERTY APPRAISER'S WEBSITE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY SAID ADJOINER'S. THERE MAY BE ADDITIONAL OWNERS AND OR DEEDS RECORDED OR UNRECORDED WITH THESE PROPERTIES.

7) PLOTTABLE RIGHTS OF WAY AND EASEMENTS EITHER RECORDED BY OR PROVIDED TO THIS SURVEYOR ARE SHOWN HEREON AND ARE NOTATED ACCORDINGLY. OTHER RIGHTS OF WAY OR EASEMENTS MAY EXIST.

8) MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE THE SURVEY AND ALL MEASUREMENTS MADE FOR THIS SURVEY MEET OR EXCEED THE REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

9) OWNERSHIP OF THE LANDS SHOWN HEREON IS NOT DETERMINED BY THIS SURVEY.

10) THE SURVEY CONTROL NETWORK WAS ESTABLISHED USING REDUNDANT RTK GPS MEASUREMENTS INTERMITTENT CONTROL WAS ESTABLISHED VIA FIELD TRAVERSE.

11) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM (NAD83) 2011 (EQUATE) FLORIDA STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK. DISTANCES SHOWN ARE GRID DISTANCES. THE BEARING BASIS FOR THIS PROJECT IS GRID NORTH AS BEARING BASIS HEREON.

12) THERE APPEAR TO BE TWO OPTIONS FOR THE LOCATION OF LANDS OWNED BY ALBERT HEREIN DEED OF RECORD IN DEED BOOK 759 PAGE 908 MONUMENTATION WAS FOUND REPRESENTING BOTH OPTIONS THE TWO OPTIONS ARE SHOWN HEREON.

13) LANDS OF LOUISE VELA ATKINS O.R. BOOK 418 PAGE 767

14) LANDS OF NORMA MARTZ HARRIS O.R. BOOK 716 PAGE 1000

15) (D) REFERS TO INFORMATION FROM LEGAL DESCRIPTION RECORDED IN O.R. BOOK 792 PAGE 468

16) THE RIGHT OF WAY FOR THIS STREET IS TAKEN FROM A SURVEY BY HUNDLEY, SPRECHER & ASSOCIATES, INC. FOR THE MURPHY ESTATE, FILE NO. 82515 DATED 4-85 THAT SURVEY SHOWS THE ROAD AS BEING A 60 FEET WIDE COUNTY MAINTAINED ROAD.

17) AREA CONTAINS 72.30 ACRES IN ADDITION.

18) (C) IS ON THE NORTH WEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST.

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA

SURVEY TYPE:	BOUNDARY SURVEY		
CERTIFIED TO:			
KENNY S AND JENNIFER M SMITH			
SHEET: 1 OF 1	FB: FL / FLDR	DATE: JULY 8, 2025	JOB NO.: 24-200B

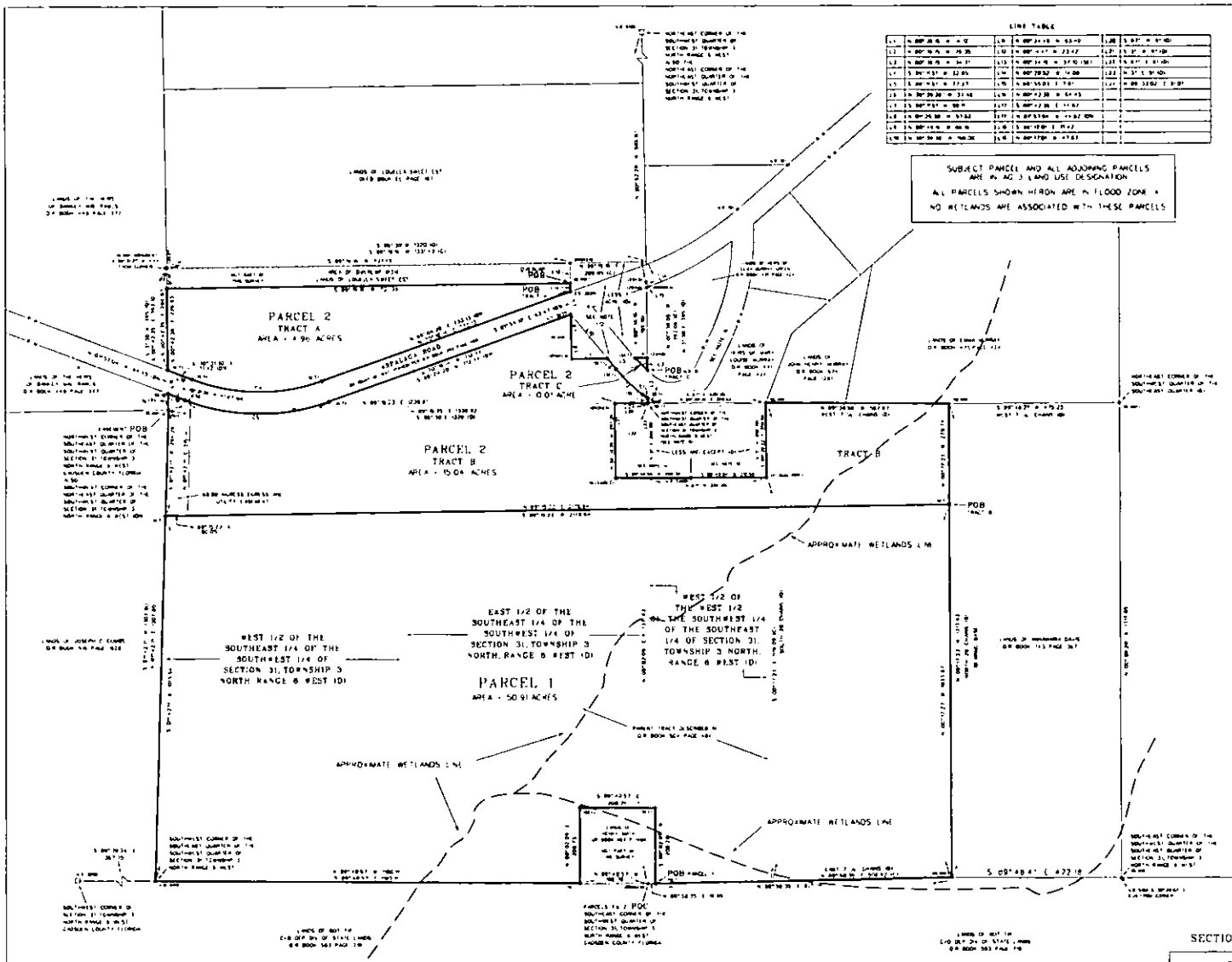
SIGNATURE _____ NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

DOUGLAS W NUNAMAKER, PSM

NO. 6297

STATE OF FLORIDA

SEE SEPARATE SHEETS (NOT ATTACHED) FOR LEGAL DESCRIPTIONS



Douglas W. Nunamaker PSM 6297
Professional Land Surveyor & Mapper
13 S Calhoun Street, Quincy, Florida 32351
Phone 850 627 7788 landsurveyor@dls.net
gadsdencountysurveyor.com

BEARING SOURCE
SCALE
REDUCED SCALE!

LEGEND

-●- SET 5/8" IRON BAR & CAP #6297
-○- FOUND IRON BAR UNLESS NOTED
-□- FOUND 4" CONCRETE MONUMENT
----FENCE, AS NOTED
(D) REFERS TO O.R. BOOK 359, PAGE 908
(D1) REFERS TO O.R. BOOK 392, PAGE 468
OHU OVERHEAD UTILITIES
UP UTILITY POLE
R/W RIGHT OF WAY
O.R. ___ P. ___ OFFICIAL RECORDS BOOK ___ PAGE ___ OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

ALL DATA SHOWN ARE BY FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES:

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6) ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE GADSDEN COUNTY PROPERTY APPRAISER'S WEBSITE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY HIS ACCURACY. THERE MAY BE ADDITIONAL EASEMENTS AND OR DEEDS RECORDED OR UNRECORDED AFFECTING THESE PROPERTIES.

7) NO TITLE, RIGHTS OF WAY AND EASEMENTS EITHER DESCRIBED BY OR PROVIDED TO THE SURVEYOR ARE SHOWN HEREON AND ARE NOTATED ACCORDINGLY OTHER RIGHTS OF WAY OR EASEMENTS MAY EXIST.

8) MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND THE MEASUREMENT METHODS USED FOR THIS SURVEY MET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

9) OWNERSHIP OF THE LINES SHOWN HEREON IS NOT GUARANTEED BY THIS SURVEY.

10) THE SURVEY CONTROL NETWORK WAS ESTABLISHED USING REDUNDANT RTK GPS MEASUREMENTS WITH ITERATIVE CONTROL WAS ESTABLISHED IN FIELD TRAVERSE.

11) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM NAD83 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK. DISTANCES SHOWN ARE GRID DISTANCES. THE RELATIVE BEARING FOR THIS PROJECT IS LABELED AS BEARING BASE HEREON.

12) THERE APPEAR TO BE TWO OPTIONS FOR THE LOCATION OF LANDS OWNED BY ALBERT KENNETH REED JR ET AL (LESS BOOK 359, PAGE 908). FURTHER INFORMATION WAS FOUND REFERENCE TO BOTH OPTIONS. THE TWO OPTIONS ARE SHOWN HEREON.

13) LANDS OF LOUIS HOLE & WIFE O.R. BOOK 118 PAGE 787

14) LANDS OF NORMA MARTIN BARNES O.R. BOOK 144 PAGE 888

15) (D) REFERS TO INFORMATION FROM LEGAL DESCRIPTION RECORDED IN O.R. BOOK 392 PAGE 468

16) THE RIGHT OF WAY FOR THIS STREET IS TAKEN FROM A SURVEY BY LANDS SURVEYING & ASSOCIATES INC. FOR THE NORTHEAST FLORIDA TELCO #2250 DATED 1-95 THAT SURVEY SHOWS THE ROAD AS BEING 1.50 FEET MORE COUNTY MAINTAINED ROAD.

17) AREA CONTAINS 72.36 ACRES, M/OR/LESS.

18) I ALSO SET THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST.

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA

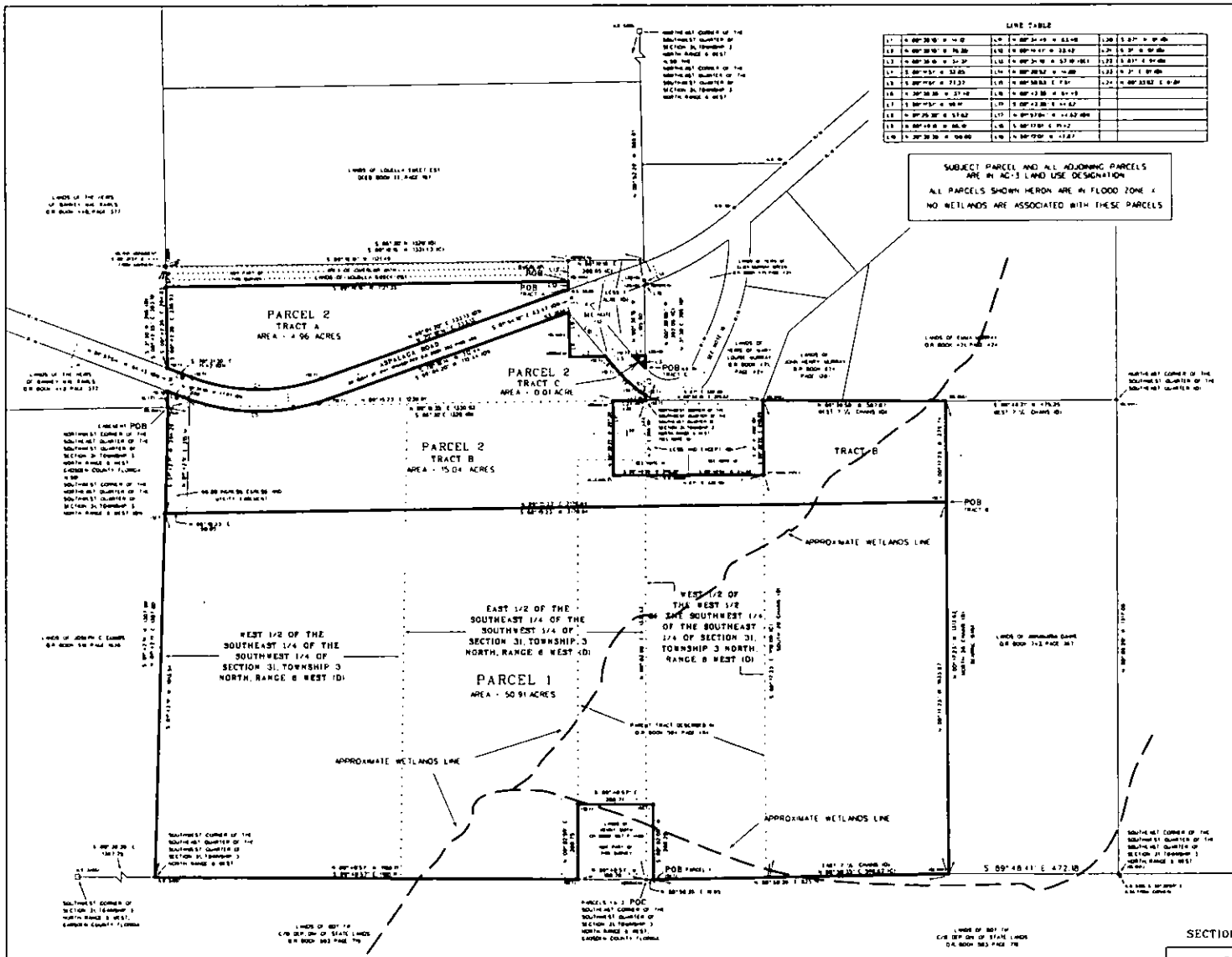
SURVEY TYPE	BOUNDARY SURVEY		
CERTIFIED TO:			
KENNY S AND JENNIFER M SMITH			
SHEET	FB	DATE	JOB NO.
1 OF 1	FL / FLDR	JULY 8, 2025	24-2008

SIGNATURE _____ DOUGLAS W. NUNAMAKER, PSM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

P.S.M. 6297

STATE OF FLORIDA



LINE TABLE

L1	N 89°39'19" W = 41.42'	L20	S 87° > 91.48'
L2	N 89°39'19" W = 76.39'	L21	N 89°44'47" W = 33.43'	L22	S 87° E 91.48'
L3	N 89°39'19" W = 34.37'	L23	N 89°39'19" W = 57.19' (M)	L23	S 87° E 91.48'
L4	S 89°44'41" W = 32.85'	L24	N 89°39'52" W = 14.88'	L23	N 3° E 91.48'
L5	S 89°44'41" W = 77.23'	L25	N 89°58'53" E 79'	L24	N 89°53'52" E 91.48'
L6	N 39°39'39" W = 37.10'	L26	N 89°42'38" W = 64.19'		
L7	S 89°44'41" W = 98.91'	L27	S 89°42'38" E = 41.62'		
L8	N 89°25'38" E = 57.62'	L27	N 89°57'04" W = 44.62' (M)		
L9	N 89°49'8" E = 66.19'	L28	S 89°17'09" E 79.42'		
L10	N 39°39'39" W = 108.80'	L29	N 89°17'09" W = 17.87'		

SCALE: REDUCED SCALE!

BEARING SOURCE: BEARINGS BASED ON STATE PLANE COORDINATES FLORIDA STATE PLANE ZONE WEST, GADSDEN COUNTY, FLORIDA

LEGEND

- SET 5/8" IRON BAR & CAP "6297"
- FOUND IRON BAR, UNLESS NOTED
- FOUND 4" CONCRETE MONUMENT
- FENCE, AS NOTED
- (D) REFERS TO O.R. BOOK 759, PAGE 908
- (D1) REFERS TO O.R. BOOK 292, PAGE 468
- OHU OVERHEAD UTILITIES
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- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS BOOK ... P. ...
- OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
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9) DIMENSIONS OF THE LANDS SHOWN HEREON IS NOT DETERMINED BY THIS SURVEY.

10) THE SURVEY CONTROL NETWORK WAS ESTABLISHED USING REDUNDANT GPS MEASUREMENTS, INTERMEDIATE CONTROL WAS ESTABLISHED VIA FIELD TRAVERSE.

11) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM, 1983 ADJUSTMENT FLORIDA STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK. DISTANCES SHOWN ARE GRID DISTANCES. THE BEARING BEING FOR THIS PROJECT IS HELD AS "BEARING BASE" HEREON.

12) THERE APPEAR TO BE TWO OPTIONS FOR THE LOCATION OF LANDS OWNED BY ALBERT HENRY REED JR ET AL IN O.R. BOOK 759 PAGE 908 WITH MONUMENTATION AND FOUND REPRESENTING BOTH OPTIONS. THE TWO OPTIONS ARE SHOWN HEREON.

13) LANDS OF LOUISE WOLFE KING (O.R. BOOK 418 PAGE 183)

14) LANDS OF NORMA SHIRLEY BARNES (O.R. BOOK 715 PAGE 1888)

15) REFERS TO INFORMATION FROM LEGAL DESCRIPTION RECORDED IN O.R. BOOK 292 PAGE 468

16) THE RIGHT OF WAY FOR THIS STREET IS TAKEN FROM A SURVEY BY DUNN SPENCER & ASSOCIATES INC FOR THE MURRAY ESTATE, FILE NO. 92918, DATED 1-95. THAT SURVEY SHOWS THE ROAD AS BEING A 60 FEET WIDE COUNTY MAINTAINED ROAD.

17) ± CONTAINS 73.39 ACRES ± IN AGGREGATE

18) ± S.E. THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST

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A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA

SURVEY TYPE:	BOUNDARY SURVEY		
CERTIFIED TO:			
KENNY S AND JENNIFER M SMITH			
SHEET: 1 OF 1	FB: FL / FLDR	DATE: JULY 8, 2025	JOB NO.: 24-200B

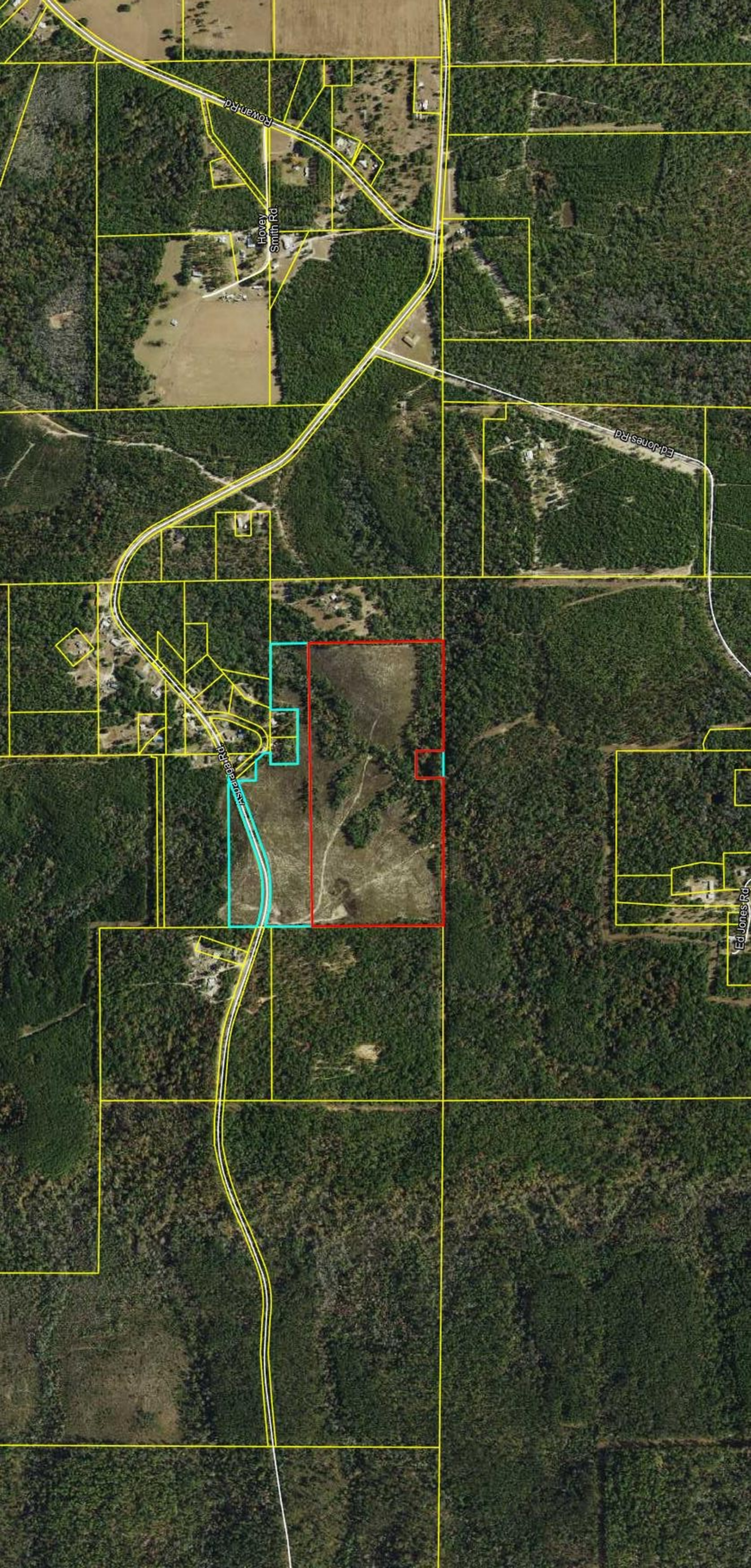
SIGNATURE

DOUGLAS W. NUNAMAKER, PSM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

SEE SEPARATE SHEETS (NOT ATTACHED) FOR LEGAL DESCRIPTIONS


1585 ASPALAGA RD
41 MURRAY CIR
2143 ASPALAGA RD
87 MURRAY CIR
2153 ASPALAGA RD
102 MURRAY CIR
101 MURRAY CIR
2163 ASPALAGA RD
144 MURRAY CIR
2189 ASPALAGA RD
Aspalaga Rd.
2474 ASPALAGA RD
2510 ASPALAGA RD


Rowan Rd
Hovey Smith Rd
Ed Jones Rd
Ed Jones Rd

K

Gmail

Jennifer Smith <jennifersmith1210@gmail.com>

Propery Search

2 messages

Jennifer <jennifersmith1210@gmail.com> Wed, Jul 9, 2025 at 10:29 AM
To: sitefile@dos.fl.gov

We have purchased property at 2-31-3N-6W-0000-00200-0000. We are in the process of rezoning and were told we have to get confirmation from your department that there are no historical resources recorded for this property. Please let me know if you need anything further. If we could get this on letterhead head that would be great.

Parcel ID 2-31-3N-6W-0000-00200-0000
Location Addr ASPALAGA RD
CHATTAHOOCHEE, FL 32324

--
Jennifer Smith
850-510-9639

Halvorsen, Alyssa <Alyssa.Halvorsen@dos.fl.gov> Wed, Jul 9, 2025 at 11:11 AM
To: Jennifer <jennifersmith1210@gmail.com>

Good morning,

I have attached a map of search area. There are no previously recorded resources. Please let me know if you have any questions. Have a great day.

STOP **This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

Alyssa Halvorsen

Historical Data Analyst, Florida Master Site File

Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State

850.245.6315 | Fax: 850.245.6439 | Alyssa.Halvorsen@dos.fl.gov | dos.fl.gov/historical

FLORIDA DEPARTMENT OF STATE
Historical Resources

From: Jennifer <jennifersmith1210@gmail.com>
Sent: Wednesday, July 9, 2025 10:29 AM
To: FMSFILE <FMSFILE@dos.fl.gov>
Subject: Propery Search

EMAIL RECEIVED FROM EX-FRNA SOURCE

[Quoted text hidden]

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2 attachments



image001.png
3K

Parcel Search Map.pdf
492K


Aspalaga Rd
Murray Cir
Aspalaga Rd
Aspalaga Rd
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Wetlands Exhibit Map & Percentage Summary

Parcel: 2441 Aspalaga Rd, Quincy, FL
Total Parcel Size: 72.48 acres
Wetland Area: 7.48 acres
Percent Wetlands: 10.32%

The following maps illustrate the parcel boundaries and the NWI wetlands overlay.

Figure 1. Parcel Boundary (72.48 acres)

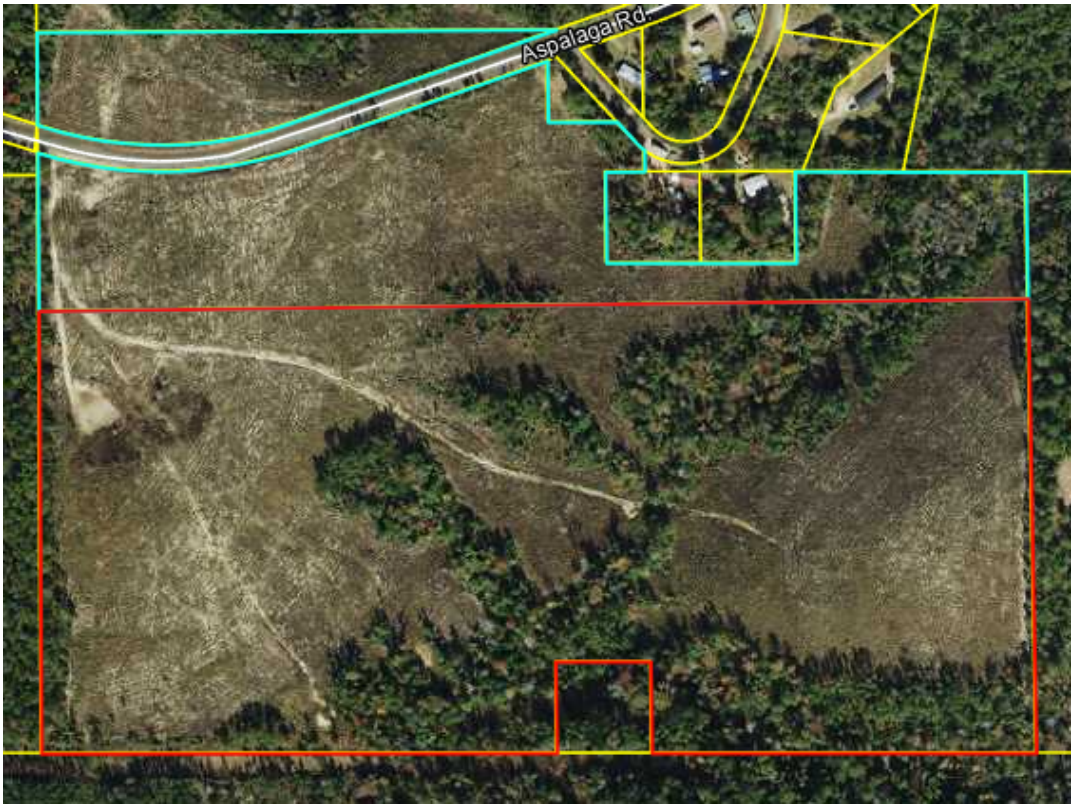


Figure 2. NWI Wetlands Overlay (7.48 acres, 10.32%)


Aspalaga Rd
Aspalaga Rd
Aspalaga Rd
Murray Cir
R4SBC

I-B

Policy 1.2.13 – Availability and Capacities of Utilities

The subject property located at 2441 Aspalaga Road, Quincy, Florida is currently in a rural area designated Agriculture-3 (AG-3), proposed to be amended to Agriculture-1 (AG-1). 1. Potable Water - The property is already connected to public water service provided by Talquin Electric Cooperative. - Talquin maintains and operates the water line infrastructure serving this area, and existing capacity is sufficient to support the allowable density under the AG-1 designation (1 dwelling per 5 acres). - No new off-site water infrastructure is required for this amendment. 2. Sanitary Sewer - There is no central sewer service available in this location. - Existing and future dwellings will continue to be served by on-site septic tank systems, consistent with Gadsden County Health Department and Florida Department of Health standards. - Septic capacity is appropriate for the low density allowed in AG-1 and does not exceed environmental thresholds. 3. Capacity Evaluation - The rezoning from AG-3 (1 dwelling per 20 acres) to AG-1 (1 dwelling per 5 acres) results in a potential maximum of 4 dwelling units per 20 acres, compared to 1 under AG-3. - This modest increase remains well within the available capacity of the Talquin water system. - On-site septic ensures that sanitary sewer infrastructure is not burdened by this amendment. Conclusion: The proposed amendment is consistent with Policy 1.2.13. Potable water service is available through Talquin Electric Cooperative, and sanitary sewer needs will continue to be met with on-site septic. The amendment does not create a demand for new or expanded public infrastructure.

Agriculture-3
CR 270A (Flat Creek Rd)
EXIT 166 EAST BOUND EXIT
Agriculture-3
Interstate 10 West
Interstate 10 East
Agriculture-3
Agriculture-1
Agriculture-3
Public (Institutional
Agriculture-1
Runkle Rd.
Agriculture-1
CR 269 (Lillie Sycamore Church Rd)
Agriculture-2
Agriculture-2
Agriculture-2
Agriculture-2
Agriculture-1
Agriculture-1
Holcombe Rd.
Agriculture-3
Brooks Smith Farm Rd.
Agriculture-2
Rowan Rd.
Rural Residential
Rural Residential
Hovey Smith Rd.
5,877
Ed Jones Rd
Asphalt Rd.
Agriculture-3
Recreational
I-10 Rest Area
Silviculture

Section I -E Description of adjacent land use categories

Agriculture-1 1) Purpose and Intent – The intent of this category is to provide areas for agricultural activities. 2) Designation Criteria – Agriculture uses and residences associated with such uses. 3) Density – No more than one dwelling unit per five (5) acres 4) Impervious Surface Area – No more than 0.10 lot coverage except the centralized utilities uses are exempted from impervious surface requirements. 5) Allowable Uses – Agriculture related uses; Silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilities and package plants. 6) Development Restrictions - The Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres, and the other requirements of the Land Development Code are met; minimum lot size for the non-residential uses that are also not used for centralized utilities described in this part shall be three (3) acres

Agriculture-3 Development within the Agriculture-3 category shall be the same parameters as the Agriculture-1 category in F. above, except that: 1) Density - No more than one dwelling unit per twenty (20) acres; and, 2) Solar power generation facilities are an allowable use on parcels twenty (20) acres or greater in size.

I-F

School Capacity (Policy 10.6.1 – Public School Facilities Element)

The proposed rezoning from AG-3 to AG-1 allows for rural residential development at a slightly higher density (1 dwelling unit per 5 acres instead of 1 per 20 acres). The Comprehensive Plan requires that adequate school capacity be available or planned to accommodate projected students generated by new development. Given the large lot sizes under AG-1, the number of new households is expected to be relatively low and should not significantly impact school capacity. In addition, the applicant's children will not be attending Gadsden County schools, further reducing any potential impact. Conclusion: The rezoning is consistent with Policy 10.6.1 because development potential is modest, school concurrency will be reviewed at the development order stage if necessary, and no adverse impact is anticipated on existing school facilities.

Parks & Recreation (Policy 6.3.3 – Recreation & Open Space Element)

Policy 6.3.3 requires that adequate park and recreation space be available to meet level-of-service (LOS) standards. The rezoning request does not create intensive residential density; rather, it allows rural homesteads at 1 unit per 5 acres. This level of development has minimal impact on overall recreational demand. Existing County park facilities and open spaces in the Quincy/Lake Talquin area are sufficient to accommodate the small increase in residents expected from AG-1 rezoning. Conclusion: The proposed amendment is consistent with Policy 6.3.3, as existing park and recreation facilities provide adequate capacity, and any future development will be required to comply with LOS standards at the subdivision review stage.

m

Rezoning Consistency Analysis

Agriculture-3 (AG-3) to Agriculture-1 (AG-1)

This written analysis evaluates the consistency of the proposed rezoning from Agriculture-3 (AG-3) to Agriculture-1 (AG-1) with the Gadsden County Comprehensive Plan. The purpose of this amendment is to support low-density agricultural and rural residential uses while ensuring alignment with the County's policies on growth management, transportation, infrastructure, and conservation.

Future Land Use Element

Policy 1.1.1

The request maintains consistency with the Future Land Use Map by continuing an agricultural designation. Rezoning to AG-1 allows family-based residential and agricultural uses at a density compatible with surrounding rural development.

Policy 1.2.4

The rezoning will not extend urban development patterns but will instead support rural residential and agricultural activity in a manner that discourages leapfrog or scattered sprawl.

Policy 1.2.5

Rezoning to AG-1 maintains low-density development that is compatible with the County's agricultural heritage and rural character.

Policy 1.2.9

The proposed change supports growth in a location already served by existing rural infrastructure without the need for costly urban services.

Policy 1.2.13

The amendment ensures continued support for agricultural activities while permitting limited rural residential use, consistent with preservation of open lands.

Policy 1.2.16

The proposed rezoning directs residential growth into appropriate rural categories, avoiding pressures on urban infrastructure.

Policy 1.2.19

Rezoning is consistent with County objectives to maintain rural settlement patterns while preventing urban-style densities outside of designated areas.

Policy 1.4.1

The rezoning supports infill and agricultural homestead development at rural densities consistent with surrounding lands.

Policy 1.4.2

The proposed change maintains compatibility with adjacent agricultural and residential uses and avoids conflicts with rural community character.

Policy 1.4.5

Rezoning encourages continuation of agricultural operations while permitting homestead-level development consistent with rural standards.

Transportation Element

Policy 2.2.3 & 2.2.4

The rezoning will not cause a reduction in adopted roadway level of service standards; AG-1 generates fewer peak-hour trips than more intensive categories.

Infrastructure Element

Policy 4A.1.3

The site can be developed with approved on-site wastewater treatment unless a centralized system becomes available, consistent with County requirements.

Policy 4B.1.2

The subject property is already connected to the public potable water system. This ensures full compliance with Policy 4B.1.2 by using centralized water infrastructure and avoiding reliance on individual wells. The proposed rezoning from AG-3 to AG-1 will not require additional extensions of urban water systems beyond existing capacity.

Conservation Element

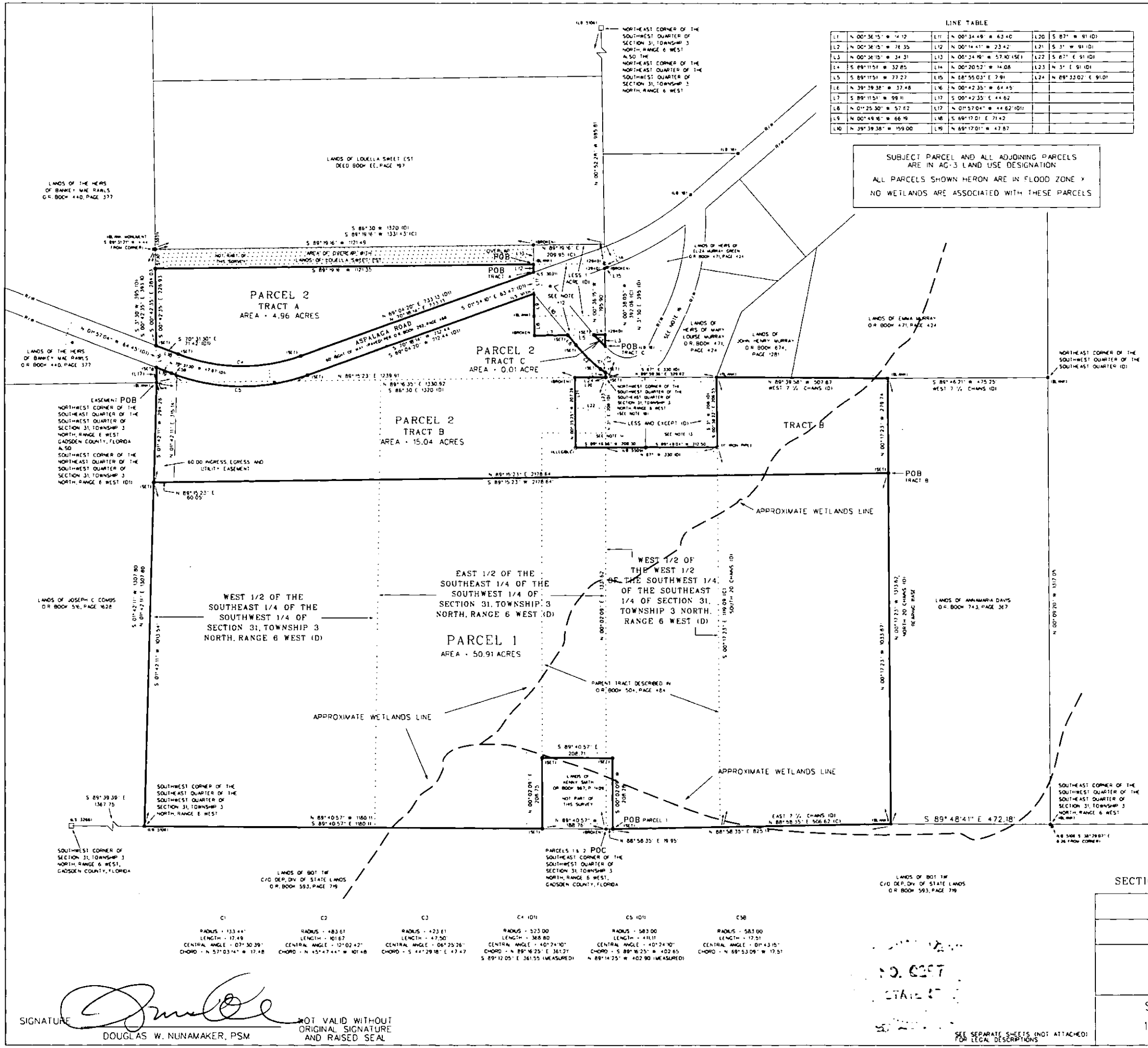
Policy 5.3.2, 5.3.3, 5.3.4

The rezoning will not adversely affect wetlands, aquifer recharge areas, or listed species habitat. Any development will comply with state and county best management practices.

Policy 5.4.4

Development under AG-1 will follow stormwater and groundwater protection standards, ensuring no degradation of natural resources.

In conclusion, the proposed rezoning from AG-3 to AG-1 is consistent with the Gadsden County Comprehensive Plan. It maintains the rural and agricultural character of the area, ensures compatibility with infrastructure and transportation standards, and protects natural resources. The amendment supports the County's goals for orderly growth, rural preservation, and agricultural viability.



LINE TABLE

L1	N 00° 36' 15" W 74.12	L11	N 00° 34' 49" W 63.40	L20	S 87° W 91.00'
L2	N 00° 36' 15" W 76.35	L12	N 00° 14' 41" W 23.42'	L21	S 3° W 91.00'
L3	N 00° 36' 15" W 34.31	L13	N 00° 34' 49" W 57.90' (SEC)	L22	S 87° E 91.00'
L4	S 89° 11' 51" W 32.85	L14	N 00° 20' 52" W 14.08	L23	N 3° E 91.00'
L5	S 89° 11' 51" W 77.27	L15	N 68° 55' 03" E 7.91	L24	N 89° 33' 02" E 91.01'
L6	N 39° 39' 38" W 37.48	L16	N 00° 42' 35" W 64.45		
L7	S 89° 11' 51" W 99.11	L17	S 00° 42' 35" E 44.62		
L8	N 01° 25' 30" W 57.62	L18	N 01° 57' 04" W 44.62' (D1)		
L9	N 00° 48' 16" W 66.19	L19	S 89° 17' 01" E 71.42		
L10	N 39° 39' 38" W 159.00	L19	N 89° 17' 01" W 47.87		

C1: RADIUS = 133.44' | LENGTH = 17.49 | CENTRAL ANGLE = 07° 30' 39" | CHORD = N 57° 03' 14" W 17.48

C2: RADIUS = 483.61' | LENGTH = 101.67 | CENTRAL ANGLE = 12° 02' 42" | CHORD = N 45° 47' 44" W 101.48

C3: RADIUS = 423.61' | LENGTH = 47.50' | CENTRAL ANGLE = 06° 25' 26" | CHORD = S 44° 29' 18" E 47.47

C4 (D1): RADIUS = 523.00' | LENGTH = 368.80' | CENTRAL ANGLE = 40° 24' 10" | CHORD = N 89° 16' 25" E 361.27' | S 89° 12' 05" E 361.55' (MEASURED)

C5 (D1): RADIUS = 583.00' | LENGTH = 411.11' | CENTRAL ANGLE = 40° 24' 10" | CHORD = S 89° 16' 25" W 402.65' | N 89° 14' 25" W 402.90' (MEASURED)

C5B: RADIUS = 583.00' | LENGTH = 17.51' | CENTRAL ANGLE = 01° 43' 15" | CHORD = N 69° 53' 09" W 17.51'

SIGNATURE

DOUGLAS W. NUNAMAKER, PSM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

SEE SEPARATE SHEETS (NOT ATTACHED) FOR LEGAL DESCRIPTIONS

Douglas W. Nunamaker, PSM 6297

Professional Land Surveyor & Mapper

13 S. Calhoun Street, Quincy, Florida 32351

Phone: 850.627.7788 landsurveyor@tds.net

gadsdencountysurveyor.com

BEARING SOURCE: BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE 1983 OBSERVATIONS WERE TAKEN USING RTK GPS

SCALE: 1" = 150'

REDUCED COPY!

LEGEND

- SET 5/8" IRON BAR & CAP #6297
- FOUND IRON BAR, UNLESS NOTED
- FOUND 4" CONCRETE MONUMENT
- FENCE, AS NOTED
- (D) REFERS TO O.R. BOOK 759, PAGE 908
- (D1) REFERS TO O.R. BOOK 292, PAGE 468
- OHU OVERHEAD UTILITIES
- UP UTILITY POLE
- R/W RIGHT OF WAY
- O.R.___, OFFICIAL RECORDS BOOK___, P___, P___ OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

ALL DATA SHOWN ARE BY FIELD MEASUREMENTS, UNLESS NOTED OTHERWISE

SURVEYOR'S NOTES:

1) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS PLAT ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

2) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

3) THIS SURVEY CANNOT BE ALTERED OR CHANGED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THIS SIGNING SURVEYOR.

4) THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON OTHER THAN THOSE SHOWN ON THIS PLAT. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ENCROACHMENTS SUCH AS FOOTERS, UTILITIES, ETC. ONLY VISIBLE INTERIOR IMPROVEMENTS PERTINENT TO THIS SURVEY HAVE BEEN SHOWN OR LOCATED ON THIS PLAT.

5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS THAT COULD POSSIBLY AFFECT TITLE OR BOUNDARY OF SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS, WHICH COULD AFFECT THE BOUNDARY.

6) ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE GADSDEN COUNTY PROPERTY APPRAISER'S WEBSITE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY. THERE MAY BE ADDITIONAL OWNERS AND OR DEEDS, RECORDED OR UNRECORDED, ASSOCIATED WITH THESE PROPERTIES.

7) PLOTTABLE RIGHTS OF WAY AND EASEMENTS EITHER DISCOVERED BY OR PROVIDED TO THIS SURVEYOR ARE SHOWN HEREON AND ARE NOTATED ACCORDINGLY. OTHER RIGHTS OF WAY OR EASEMENTS MAY EXIST.

8) MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

9) OWNERSHIP OF THE LANDS SHOWN HEREON IS NOT DETERMINED BY THIS SURVEY.

10) THE SURVEY CONTROL NETWORK WAS ESTABLISHED USING REDUNDANT RTK GPS MEASUREMENTS. INTERMITTENT CONTROL WAS ESTABLISHED VIA FIELD TRAVERSE.

11) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM, NAD83, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK". DISTANCES SHOWN ARE GRID DISTANCES. THE RELATIVE BEARING FOR THIS PROJECT IS LABELED AS "BEARING BASE" HEREON.

12) THERE APPEAR TO BE TWO OPTIONS FOR THE LOCATION OF LANDS OWNED BY ALBERT KENNETH REED JR (ET AL) IN O.R. BOOK 704, PAGE 1267). MONUMENTATION WAS FOUND REPRESENTING BOTH OPTIONS. THE TWO OPTIONS ARE SHOWN HEREON.

13) LANDS OF LOUISE VIOLA ATKINS O.R. BOOK 418, PAGE 787

14) LANDS OF NORMA MARITZA BARROS O.R. BOOK 749, PAGE 1888

15) (D) REFERS TO INFORMATION FROM LEGAL DESCRIPTION RECORDED IN O.R. BOOK 292, PAGE 468.

16) THE RIGHT OF WAY FOR THIS STREET IS TAKEN FROM A SURVEY BY WADE, SPREECHER & ASSOCIATES, INC FOR THE "MURRAY ESTATE", FILE NO. 107519, DATED 4/95. THAT SURVEY SHOWS THE ROAD AS BEING A 60 FEET WIDE COUNTY MAINTAINED ROAD.

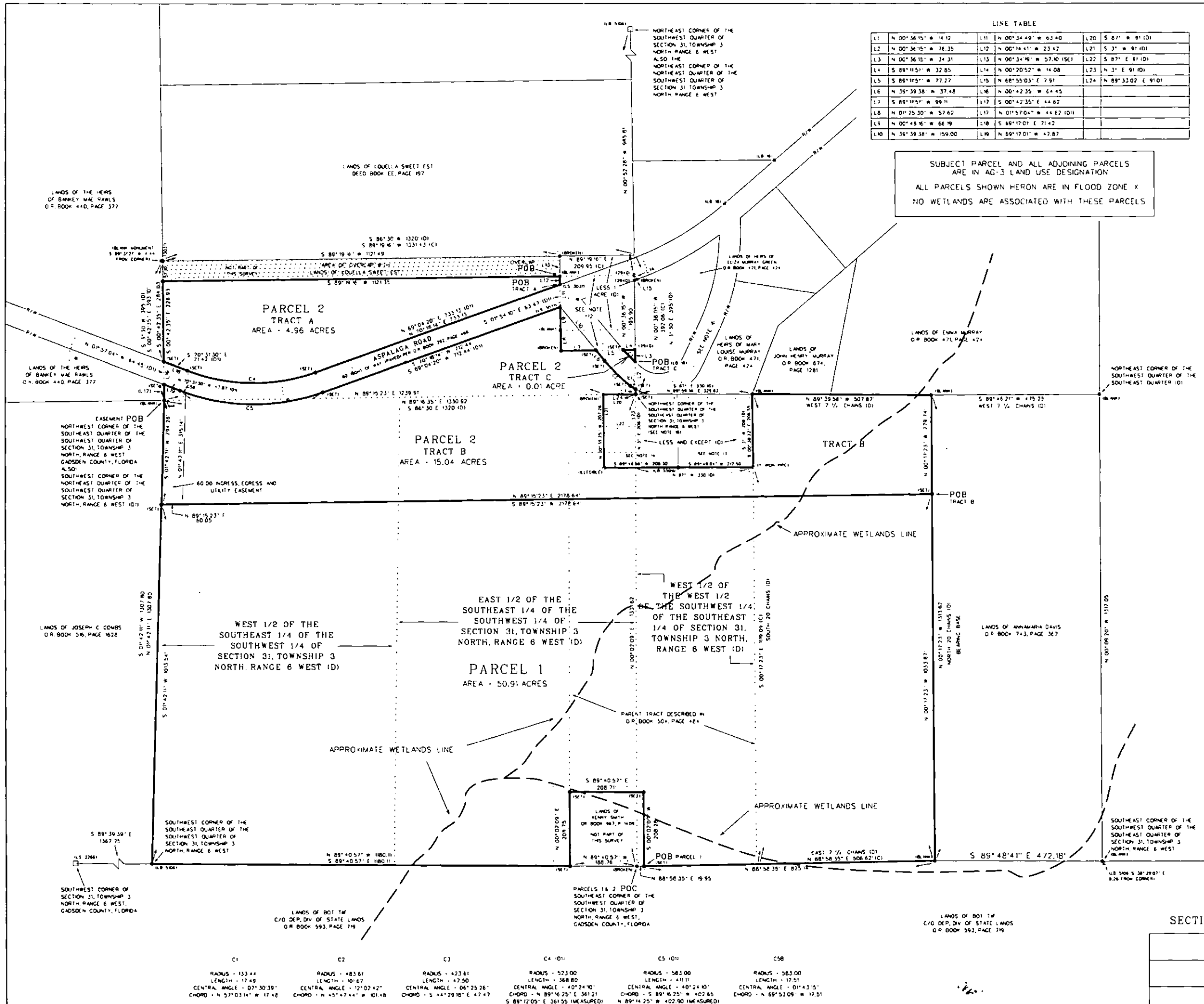
17) AREA CONTAINS 72.39 ACRES IN AGGREGATE.

18) ALSO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST.

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA

SURVEY TYPE:	BOUNDARY SURVEY
CERTIFIED TO:	
KENNY S AND JENNIFER M SMITH	

SHEET	FB	DATE:	JOB NO.
1 OF 1	FL / FLDR	JULY 8, 2025	24-200B


NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST
ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 TOWNSHIP 3 NORTH, RANGE 6 WEST
LANDS OF LOUELLA SWEET EST DEED BOOK EE, PAGE 197
LANDS OF THE HEIRS OF BANKEY MAE RAWLS O.R. BOOK 440, PAGE 377
SUBJECT PARCEL AND ALL ADJOINING PARCELS ARE IN AG-3 LAND USE DESIGNATION
ALL PARCELS SHOWN HERON ARE IN FLOOD ZONE X
NO WETLANDS ARE ASSOCIATED WITH THESE PARCELS
PARCEL 2 TRACT A AREA - 4.96 ACRES
PARCEL 2 TRACT C AREA - 0.01 ACRE
PARCEL 2 TRACT B AREA - 15.04 ACRES
ASPALAGA ROAD
60' RIGHT-OF-WAY PER O.R. BOOK 292, PAGE 468
POB TRACT A
POB TRACT B
POB TRACT C
EASEMENT POB
NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST GADSDEN COUNTY, FLORIDA
ALSO
SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST (D)
60.00' INGRESS, EGRESS AND UTILITY EASEMENT
LESS 1 ACRE (D)
SEE NOTE #12
LANDS OF HEIRS OF ELITA MURRAY GREEN O.R. BOOK 424, PAGE 424
LANDS OF HEIRS OF MARY LOUISE MURRAY O.R. BOOK 421, PAGE 424
LANDS OF JOHN HENRY MURRAY O.R. BOOK 421, PAGE 1281
LANDS OF ENNA MURRAY O.R. BOOK 421, PAGE 424
LANDS OF JOSEPH C COMBS O.R. BOOK 516, PAGE 1628
LANDS OF ANNAMARIA DAVIS O.R. BOOK 743, PAGE 367
LANDS OF KENNY SMITH OR BOOK 963, P. 1081
NOT PART OF THIS SURVEY
LESS AND EXCEPT (D)
TRACT B
APPROXIMATE WETLANDS LINE
WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST (D)
EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST (D)
WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST (D)
PARCEL 1 AREA - 50.91 ACRES
PARENT TRACT DESCRIBED IN O.R. BOOK 504, PAGE 484
POB PARCEL 1
PARCELS 1 & 2 POC SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA
SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA
SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA
SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST
SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST
NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (D)
LANDS OF BOT TIF C/O DEP, Div OF STATE LANDS O.R. BOOK 593, PAGE 719
LANDS OF MARIA L. GARCIA O.R. BOOK 1, PAGE 1
LANDS OF BOT TIF C/O DEP, Div OF STATE LANDS O.R. BOOK 593, PAGE 719
N 89°19'16" E 1121.49
S 89°19'16" W 1121.35
N 89°19'16" E 209.65 (C)
S 89°40'57" E 208.71
N 89°40'57" W 1180.11
S 89°40'57" E 1180.11
S 89°39.39" E 1367.75
S 89°54.58" W 1327.28
N 89°48'41" E 472.18'
S 89°48'41" W 472.18'
N 89°15.23" E 1238.97
N 89°15.23" E 2178.64
S 89°15.23" E 2178.64
N 89°15.23" E 60.05
N 89°16.35" E 1330.92
S 86°30" E 1320 (D)
S 86°30" E 1320 (D)
S 89°19'16" E 1331.43 (C)
N 89°39.58" E 329.82
N 89°39.58" E 507.87
WEST 7 1/2 CHAINS (D)
S 89°48'71" E 475.25
WEST 7 1/2 CHAINS (D)
N 89°58.35" E 19.95
N 88°58.35" E 825.18'
EAST 7 1/2 CHAINS (D)
N 88°58.35" E 508.62 (C)
N 00°17'23" E 1315.62
NORTH 20 CHAINS (D)
BEARING BASE
S 00°17'23" E 1315.62
S 00°17'23" E 1315.87
N 00°17'23" W 1315.87
N 00°17'23" W 1315.87
N 00°09'20" W 1311.05
S 01°42'11" W 1307.80
N 01°42'11" E 1307.80
S 01°42'11" W 1307.54
S 01°42'35" E 393.10
S 01°42'35" E 284.84
S 01°42'35" E 226.93
S 01°42'35" E 284.84
S 01°42'35" E 393.10
S 01°42'35" E 1307.80
S 01°42'35" E 1307.80
N 01°57'04" E 64.45 (D)
S 70°37'30" E 27.43 (D)
S 70°37'30" E 47.87 (D)
S 89°04'20" E 733.33 (D)
S 89°04'20" E 733.33
S 07°34'40" E 63.43 (D)
S 89°04'20" E 112.44 (D)
S 89°04'20" E 112.44
N 89°04'20" E 733.33 (D)
N 07°34'40" W 63.43 (D)
N 00°36.95" E 395.30
N 00°36.95" E 395.30
S 01°37'30" E 294.26
N 01°42'35" E 385.34
N 00°52'28" W 645.81
N 00°09'20" W 1311.05
N 00°09'20" E 1311.05
S 00°09'20" E 1311.05
S 00°09'20" E 1311.05
S 00°02'09" E 209.75
N 00°02'09" W 208.79
S 00°02'09" E 208.79
N 00°02'09" W 209.75
N 00°13'23" W 208.55
S 00°13'23" E 208.55
S 00°13'23" E 208.55
N 00°13'23" W 208.55
S 89°16.56" E 208.30
S 89°40.04" E 212.50
N 81° W 330 (D)
S 81° E 330 (D)
N 89°16.56" W 329.82
S 89°16.56" E 329.82
N 89°16.56" W 208.30
S 89°16.56" E 208.30
S 89°40.04" W 212.50
S 89°40.04" E 212.50

Gadsden County Planning Commission
Agenda Request

Date of Meeting: April 23, 2026

To: Honorable Chairman and Members of the Planning Commission

From: Justin Stiell, Growth Management Director

Subject: **Public Hearing (Quasi-Judicial)** – 6766 Florida-Georgia Highway Special Exception Use (SEU 2026-01)

Statement of Issue:

Consideration of a request for approval of Special Exception Use (SEU) for 6766 Florida-Georgia Highway to operate as a bar, lounge, and event center. The applicant is seeking approval of a Special Exception Use to allow the operation of a bar/lounge within an existing commercially designated area. The proposed use includes hours of operation from Friday through Sunday, 9:00 p.m. to 2:00 a.m., with occasional special events anticipated approximately 3–4 times per month, hosting 50–100 attendees.

General Information:

Applicant:	Talquin Water & Wastewater, Inc.
Property Owner:	James Kenon
Agent:	Tiffany Calloway
Location of Property:	6766 Florida-Georgia Highway
Tax Parcel ID Numbers:	2-26-3N-2W-0210-0000A-0300
Future Land Use:	Commercial
Area of Subject Parcel:	0.218 acres +/-
Current (Existing) Use:	Vacant structure most recent use is Internet Cafe
Proposed Use:	Bar, Lounge and event center
Wetlands:	No

Flood Zone: Zone X

Available Sanitary Sewer Facilities: Not applicable

Available Potable Water Facilities: Talquin Electric

Electric Provider: Talquin Electric

Table 1. ADJACENT FUTURE AND CURRENT (EXISTING) LAND USES*		
Direction	Future Land Use Category	Current (Existing) Use
North	Commercial	Restaurant/café (2100) Single Family (0100)
East	Commercial	Day care Facility (1701)
South	Commercial	Vacant (1000)
West	Commercial	Vacant (1000)

*Gadsden County Geographical Information Systems (GIS) and Gadsden County Property Appraiser data.

Procedure:

Pursuant to Section 7301.B (Attachment 3) of the Gadsden County Land Development Code (LDC), bars, lounges, and event centers are permitted within the Commercial Future Land Use category as a Class II use, subject to approval as a Special Exception Use (SEU). Class II uses require

- Review by the Planning Commission
- Final action by the Board of County Commissioners (BOCC)
- A quasi-judicial public hearing, conducted in accordance with Section 1305 (Quasi-Judicial Hearing Standards) of the LDC

The Planning Commission is responsible for making a recommendation to the BOCC based on competent, substantial evidence and the criteria outlined in Section 7303.B Special Exception Criteria (attachment 3) and Subsection 1102.A.5 (attachment 4) of the LDC.

Special Exception Findings:

Pursuant to Subsection 1102.A.5, the Planning Commission shall have the duty and responsibility to make recommendation to the Board of County Commissioners regarding the merits of a special exception. Recommendations shall include the criteria for approval for SEU as adopted in Section 7300 of the LDC and as addressed by the applicant in Attachment 5.

Staff Analysis:
The request has been evaluated based on the applicable Special Exception criteria of the LDC.

Compatibility with Adjacent and Nearby Uses:
The surrounding Future Land Use designation is Commercial, which generally supports the proposed use. However, compatibility must be evaluated based on existing adjacent uses.
The subject property directly abuts Kid'z Focus Learning Center, a daycare facility operating Monday through Friday, 6:00 a.m. to 5:00 p.m., in operation since 2017. The property is also in proximity to residential uses.
The operational characteristics of a bar/lounge—including late-night activity, noise, and traffic are not characteristically compatible with a daycare or nearby residential environment.
While the applicant proposes limited hours of operation, this does not fully mitigate indirect impacts such as late-night disturbances and activity spillover such as parking and noise.
Staff Finding: Partially consistent.

General Compatibility with Adjacent Properties:
Although the area is commercially designated, the intensity and nature of the proposed use differ from nearby uses, particularly the adjacent daycare and nearby residences.
This raise concerns related to:

- Noise sensitivity
- Safety perception
- Overall land use harmony

Staff Finding: Limited compatibility due to adjacent sensitive uses.

Noise, Glare, and Odor Impacts:
The applicant has indicated compliance with the County's noise ordinance. However, this represents a minimum standard and does not fully address typical impacts associated with nightlife establishments.
No enhanced mitigation measures have been provided.
Staff Finding: Potential adverse impacts remain; mitigation is minimal.

Refuse and Service Areas:
Existing refuse and service areas will be utilized.
Staff Finding: Acceptable.

Off-Street Parking and Loading:

Per Section 5607, a 5,427 square foot bar/lounge requires 55 parking spaces. The existing site does not meet current parking requirements. The applicant has indicated that adjacent parcels to the south may be used for parking; however:

- A lease agreement has not been provided
- Parking availability is not formally documented or secured

The County reserves the right to require compliance with current standards or a reduction in from the parking standards based on the changes in use.
Staff Finding: Parking adequacy has not been demonstrated; noncompliant.

Signage and Exterior Lighting:
The applicant indicates no greater impact than the existing use. However, nighttime operations typically require increased lighting.
Staff Finding: Acceptable.

Transportation and Traffic Impacts:
The proposed use is expected to increase traffic, particularly during special events with 50–100 attendees. No traffic management plan has been submitted. Primary parking is accessed directly onto US. Hwy 27.
Staff Finding: Moderate impacts anticipated; mitigation not provided.

Utilities:
Existing utilities will be utilized.
Staff Finding: Adequate.

Buffers and Screening:
The only existing buffer between the subject property and the daycare is a chain-link fence, which does not provide adequate visual or noise screening. While installation of an opaque fence is possible, it has not been formally proposed or conditioned.
Staff Finding: Does not meet buffering requirements; significant deficiency.

Hours of Operation:
Proposed hours (Friday–Sunday, 9:00 p.m. – 2:00 a.m.) reduce direct overlap with daycare operations. However, late-night activity may still impact surrounding uses.
Staff Finding: Partial mitigation only.

Setbacks and Screening:
Existing setbacks are not supplemented with adequate screening or buffering.
Staff Finding: Inadequate.

Alcohol Distance Separation Requirements:

Chapter 6 of the Gadsden County Code of Ordinances (Attachment 9) establishes a 1,000-foot separation requirement between establishments selling alcohol and certain uses, including churches. Based on available information and Property Appraiser data, the subject property is located within 1,000 feet of a church, measured from building entrance to church. This condition represents a potential noncompliance with County Code requirements.
Staff Finding: Does not meet distance separation requirement.

Summary Of Findings:
Consistent with Criteria:

- Commercial Future Land Use designation
- Use of existing structure and utilities
- Limited hours of operation

Inconsistent or Deficient:

- Compatibility with adjacent daycare and nearby residential uses
- Inadequate buffering and screening
- Noncompliant or unverified parking
- Insufficient noise mitigation measures
- Traffic and event-related impacts
- Failure to meet alcohol distance separation requirements

Staff Recommendation
Recommendation: Denial
Staff find that the proposed Special Exception Use does not meet the criteria for approval set forth in the Gadsden County Land Development Code and Code of Ordinance. Specifically, the request fails to demonstrate:

- Compatibility with adjacent sensitive uses
- Adequate buffering and screening
- Compliance with parking requirements
- Compliance with alcohol distance separation standards

Alternative Recommendation: Approval with Conditions
Should the Board choose to approve the request, staff recommends the following conditions:

1. Installation of a solid buffer (e.g., opaque fence, wall, and/or dense landscaping) along the property boundary adjacent to the daycare facility.
2. Implementation of noise mitigation measures, including prohibition of outdoor amplified music after 7pm.
3. Demonstration of compliant off-street parking, or provision of an approved shared parking agreement.
4. Submission of a traffic and event management plan, including security measures.
5. Limitation on event frequency and occupancy.
6. Authorize Staff to complete the zoning verification for the Alcohol license application.
7. Compliance with all applicable County codes and ordinances.

Public Notice:

Per Subsection 1304 of the LDC, the public hearing notice has been mailed to all property owners within 1,000 feet of the property; the public hearing was noticed in the three (3) local newspapers, and a sign was posted on the premises.

Options:

1. Recommend conditional approval with the following conditions:
    8. Installation of a solid buffer (e.g., opaque fence, wall, and/or dense landscaping) along the property boundary adjacent to the daycare facility.
    9. Implementation of noise mitigation measures, including prohibition of outdoor amplified music after 7pm.
    10. Demonstration of compliant off-street parking, or provision of an approved shared parking agreement.
    11. Submission of a traffic and event management plan, including security measures.
    12. Limitation on event frequency and occupancy.
    13. Authorize Staff to complete the zoning verification for the Alcohol license application.
    14. Compliance with all applicable County codes and ordinances.
2. Denial.
3. Discretion of the Planning Commission.

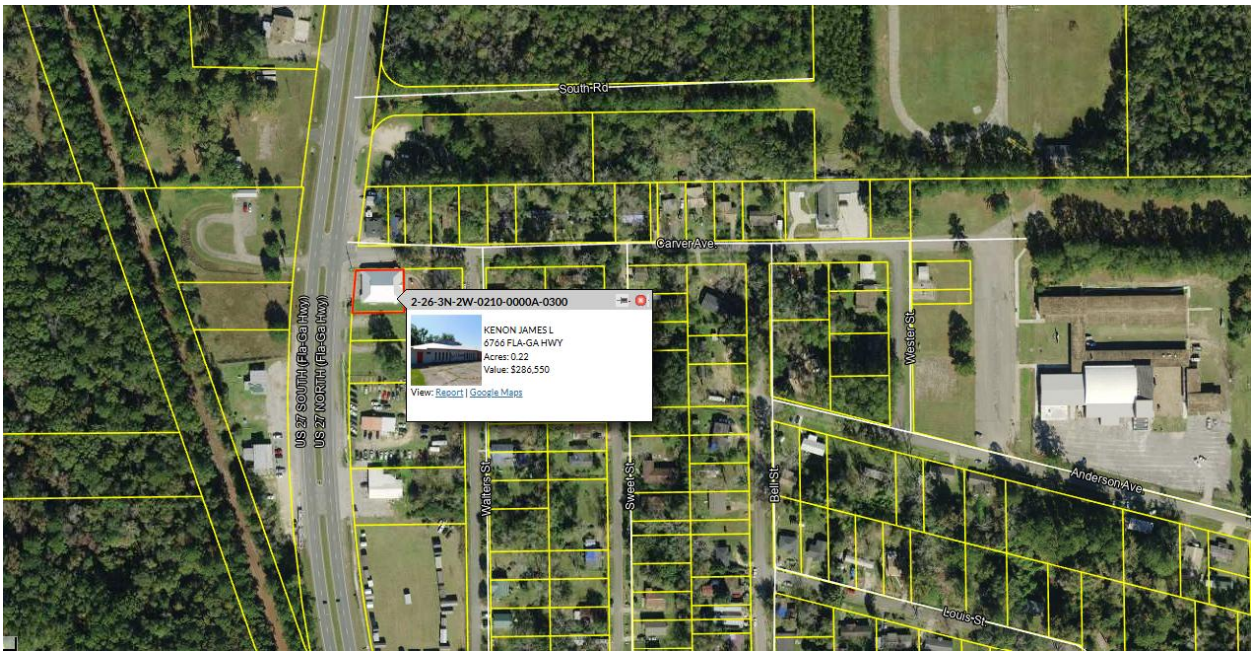
Planning Recommendation:

Option 2

Attachments:

1. Location Map and Future Land Use Map
2. Policy 1.1.1.k and Subsection 4202.D, Commercial Uses
3. Section 7300, Special Exception Uses
4. Subsection 1102
5. Application with Support Documents
6. Subsections 1303-1305 Quasi-Judicial Hearing Standards
7. Distance to Church
8. Noise Ordinance
9. Alcohol Ordinance
10. Public Comments
11. ARPC Review

6766 Fla-Ga Hwy is located at the intersection of US 27 and Carver Avenue



COMMERCIAL FUTURE LAND USE



Comprehensive Plan

Policy 1.1.1: Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within Gadsden County.

K. Commercial

1) Purpose and Intent – The intent of this category is to provide areas for general commercial activities.
2) Designation Criteria – Areas along collector or arterial roadways, as designated on the Functional Classification of Roadways Map in the Transportation Element.
   Exception: Recreational Vehicle Parks requiring adjacent locations to recreation or tourism assets such as State or Federal Recreation area or water amenities such as rivers or lakes, and shall be:
   a. located within ¼ a quarter mile of a regionally state or federally managed recreation area, lakes or rivers and should provide direct access to these environmentally sensitive areas.
   b. supported by a transportation analysis to address the physical and operational impacts on the local roadway network.
3) Density – 0.00 except for mobile home parks and Recreational Vehicle (RV) parks which shall be limited to a maximum of five units per acre.
4) Intensity – The floor area ratio shall not exceed 1.0. Each mobile home or RV park shall be required to demonstrate no degradation of Level of service on the County or State transportation network supporting the proposed development or submit plans to mitigate those discovered impacts.
5) Impervious Surface Area – No more than 0.75 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
6) Allowable Uses – All uses allowable in the Neighborhood Commercial category; museums; galleries; other civic activities; lodging establishments; private clubs; entertainment; wholesale sales; shopping centers; office complexes; light manufacturing uses that are restricted to in-plant assembly; mobile home parks, recreational vehicle parks.
7) Development Restrictions – The storage of outdoor equipment must be screened from the public right-of-way. Junk yards or construction and debris landfills are prohibited in this category. Mobile home parks and Recreational Vehicle Parks shall be on a centralized water and waste water system to receive a density of greater than one dwelling unit per acre.

Land Development Code

Subsection 4202. Types of Uses.

….

D. Commercial Uses.

Class I Commercial Uses

Class I Commercial land use activities include a wide variety of general commercial, recreational, entertainment and related activities. Examples include the professional and office uses listed in Subsection 4202.E., as well as the following types of commercial uses. The below listed land use activities are not an exhaustive list of commercial activities, although are representative of the Class I General Commercial uses allowed by this Code. Class I, General Commercial uses are considered uses by right, with proper planning controls in all areas designated as Commercial or Light Industrial on the Future Land Use Map. The Planning Commission and Board of County Commissioners will receive status reports of all Class I General Commercial applications in the monthly planning report.
(Ord. # 2003-006, 8-19-03)

1. Grocery stores, super markets and specialty food stores and bakeries, (< 20,000SF)
2. Medical Walk-In clinics.
3. Hotels and motels, (<24 units)
4. Small Shopping centers, (<50,000 sf, no major magnet stores)
5. Service businesses such as blueprinting, printing, catering, tailoring, travel agencies, upholstery shops and laundries/dry cleaners.
6. Miniature golf and golf driving ranges.
7. Retail plant nurseries.
8. Veterinary offices and animal hospitals, without outside kennels.
9. Restaurants, including take-out and sit down restaurants and restaurants with out-door seating.
10. Funeral homes with or without crematories.
11. Farm and garden supplies.
12. Financial institutions with or without drive-up facilities.
13. Motor vehicle sales, utility trailer sales, rental, service and repair, including truck stops, body shops, road services and car wash facilities.
14. Gasoline sales and service and the combination of gasoline sales and food marts and similar functions.
15. Roadside fruit, produce sales and fireworks stands. All fireworks stands must be inspected by the authority having jurisdiction for inspections.
16. Other commercial land use activities as determined to be Class I by the Planning Director, has minimal offsite impacts and would not be considered to be a nuisance to adjacent properties.

(Ord. # 2003-006, 8-19-03) (Ord. # 2006-020, 8-29-06)

Class II Commercial uses.

Class II, General Commercial land use activities include those activities

which require outdoor storage, have higher trip generation rates and/or the potential for greater nuisance to adjacent properties than Class I, General Commercial land use activities. Class II General Commercial land use activities are considered Special Exception uses and require review by the Planning Commission and approval by the Board of County Commissioners. (Ord. # 2003-006, 8-19-03)

1. Recreational vehicle parks and travel trailer parks (see Subsection 5900), mobile home parks. This does not include mobile home sales.
2. Truck Stops and fuel facilities with more than 6 fueling stations.
3. Taverns, bars, lounges, night clubs, restaurants with alcoholic beverage sales, and dance halls.
4. Outdoor flea markets, and other similar markets.
5. Veterinary offices and animal hospitals, with outside kennels.
6. Civic and Fraternal organizations.
7. Light industrial uses with no off-site impacts that are primarily oriented towards enclosed manufacturing, redistribution, assembly and warehousing. This includes self storage facilities over 10,000sf GFA.
8. Theaters and auditoriums.
9. Circuses, fairs and carnivals.
10. Other land use activities as determined to be Class II.
11. Childcare / Daycare facilities
12. Adult Daycare and Adult Congregate Living Facilities (ACLFs) with more than six clients. See Subsection 5105.B. and Subsection 2102, Special Residential Uses.

(Ord. # 2003-006, 8-19-03) (Ord. # 2006-020, 8-29-06)

terminated. The Planning Director shall set a date for the Public Hearing. Notice format and necessary recipients are as required in Subsections 7501 and 7502 and of this Code. At the public hearing, the Board shall review the report of the Planning Commission and provide any other pertinent information. Interested persons shall be given the opportunity to present new testimony and information as to why the matter should or should not be approved.

(Ord. 1996-005, 7-2-96; Ord. # 2003-006, 8-19-03)

SECTION 7300. SPECIAL EXCEPTION USES.

Subsection 7301. Standards for Special Exception Uses. The approval of a special exception use does not create precedence as each use is considered on a case-by-case basis. Due to the nature of special exception uses, criteria shall be applied to ensure compatibility of the proposed use with adjacent and nearby uses and developments. The burden is on the applicant to prove by substantial evidence that the granting of the special exception is in the public interest.

A. Required Information. At minimum, the following information must be provided in writing and on a site plan, as applicable, as part of the application in order for consideration of the request:

1. Describe the proposed special exception use;

2. The physical factors by which the environmental impacts of the project on the site and adjacent sites can be assessed;

3. The scale and character of the proposed special exception use in relationship to adjacent and nearby uses and structures;

4. Setbacks required and proposed to insure compatibility;

5. Transportation impacts, access and location;

6. The location of available utilities;

7. The location, dimensions, and lighting of signage:

8. The location of off-street parking and loading areas where required and screening detail, if applicable;

9. The exterior lighting detail with reference to glare, traffic safety and compatibility with surrounding properties;

10. The location of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;

11. Buffering and screening detail at 1.5 times the buffer requirements including type, dimensions and materials;

12. Days and hours of operation;

13. Number, frequency, and duration of special events annually;

14. Measures to insure compatibility including but not limited to those listed in Subsection 5002.B, Compatibility of the Land Development Code.

B. Criteria for approval. The following criteria shall be used in the determination of the issuance of the special exception use:

1. Compatibility of the proposed special exception use with adjacent and nearby uses in terms of use, scale, character, height, setbacks, and open space;

2. General compatibility with adjacent and nearby properties;

3. The noise, glare or odor effects of the use on surrounding areas;

4. The impacts of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;

5. The impacts of off-street parking and loading areas on adjacent uses;

6. The impacts of signs and proposed exterior lighting if any with reference to glare, traffic safety and compatibility with adjacent and nearby properties;

7. The impacts of transportation access and location with respect to abutting transportation facilities particularly in reference to automotive, bicycle, pedestrian, public service and fire safety, convenience, traffic flow and control;

8. Utilities, with reference to location and availability;

9. The adequacy of buffers with reference to type, dimensions and character;

10. The impacts of hours of operation and the frequency and duration of special events;

11. The adequacy of setbacks and buffers in screening and insuring compatibility with adjacent properties;

12. Compliance with supplemental requirements set forth in the Land Development Code for the particular use involved.

C. Conditions and Safeguards. In granting a special exception, the Board of County Commissioners may prescribe specific conditions to address the criteria listed in Part B above as a condition of the approval of a special exception use.

D. Expiration, Extension and Revocation. A development order shall be issued for the special exception use within twelve (12) months from the date of grant, unless an extension is granted by filing an appeal to the Planning Official. The extension request must demonstrate that the use is being actively pursued by evidence of an application for building permit, preliminary site or development plan, preliminary plat, state permit or other evidence satisfactory to the Board. The extension shall not exceed six (6) months from the expiration of the special exception approval. No more than one (1) extension may be granted

Noncompliance with the terms of the special exception shall be deemed a violation of the special exception approval and shall be resolved within 90 consecutive days or the special exception use shall be revoked.

E. Discontinuance. Unless an extension is approved by the Board of County Commissioners within two (2) years of the discontinuance of the use for which the special exception was granted, the special exception use shall expire. An application for extension shall be filed with the Planning Division and be supported with evidence demonstrating that the use was being actively pursued, such as but not limited to the continuation of electrical services, an active real estate contract, a contract to buy or sell the use, building permits, etc. No more than one (1) extension may be granted.

F. Quasi-Judicial. A special exception use shall be considered at a quasi-judicial hearing and shall adhere to the requirements of Subsection 1304.

(Ord. # 2015-012, 10-15-2015)

SECTION 7400. VACATION OF RIGHTS-OF-WAY.

Subsection 7401. Vacation of Rights-Of-Way and Public Easements.

A. Vacation Criteria: A proposal to vacate a right-of-way, or easement or other public place shall be conducted under the Type IV procedure with supplements or modifications required to comply with State law. A proposal to vacate a right-of-way, easement or other public place shall be filed on the appropriate application to the Board of County Commissioners. The County Commission shall make affirmative findings on the following criteria if the vacation is to be granted:

1. The proposal is consistent with the Comprehensive Plan.

GADSDEN COUNTY LAND DEVELOPMENT CODE

CHAPTER 1

ADMINISTRATION AND ENFORCEMENT

SECTION 1100. ADMINISTRATIVE RESPONSIBILITIES.

The legally constituted bodies and agencies of Gadsden County, Florida or persons enumerated below shall have the duties and powers as set forth in this section of the Gadsden County Land Development Code

Subsection 1102. Planning Commission. The Planning Commission shall be the Local Planning Agency of Gadsden County as provided for in Chapter 163, Florida Statutes.

A. Duties and Responsibilities. The Planning Commission shall have the following duties and responsibilities.

1. To make recommendations to the Board of County Commissioners regarding amendments to the Comprehensive Plan and Future Land Use Map.

2. To monitor the effectiveness and status of the Comprehensive Plan and recommend to the governing body such changes in the Comprehensive Plan as may from time to time be required, including preparation of periodic reports required by §163.3191, Florida Statutes.

3. To make recommendations to the Board of County Commissioners regarding amendments to the Land Development Code.

4. To make recommendations to the Board of County Commissioners regarding proposed development agreements, Developments of Regional Impacts, or the equivalent.

5. To make recommendations to the Board of County Commissioners regarding the merits of a special exception, variance, development or other similar requests as specified in this Code.

6. To make recommendations to County staff on matters affecting land development within the unincorporated portions of Gadsden County, which

may include certain development order requests.
(Ord. # 2015-012, 10-15-15)

Rcvd- 12/4/25
Attachment 5
Trans# 511872

Gadsden COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone: (850) 875-8663 Fax: (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

APPLICATION FOR SPECIAL EXCEPTION

THIS APPLICATION IS FOR SPECIAL EXCEPTION USE APPROVAL ONLY. SITE DEVELOPMENT WILL REQUIRE APPROVAL OF THE APPROPRIATE LEVEL OF SITE PLAN REVIEW.

1. Property Owner (Print) James Kenon Tiffany Calloway
Contact Person (If Property Owners is an Entity): _____
Address: 830 Glade Rd
City: Havana State: FL Zip: 32333
Phone: 850-868-0066 Email: _____

2. Authorized Agent (Print) Tiffany Calloway
Contact Person (If Property Owners is an Entity): _____
Address: 1808 Rustling Pines Blvd
City: Midway State: FL Zip: 32343
Phone: 850-459-4755 Email: Calloway_Tay@yahoo.com

3. Legal Description & Parcel ID #of the specific property covered by this application: (If lengthy, please attach extra sheets): PID #: 2263N2W021000000A0300
Legal Description: _____

4. Size of area covered by the application: _____acres (Title/Deed & Survey Legal Description should agree.)

5. Existing use of the property (e.g. vacant, commercial, industrial, etc.): Internet Cafe

6. Description of Proposed Development (Can be provided in a narrative as an attachment to this application.): We are opening an Bar & Lounge.

7. The following documentation is required to be submitted with this application, as applicable:

a. ✓ Two (2) originals of the completed application with support documents, thirteen (13) 11" by 17" copies of the site plan, an electronic copy in .pdf form of all plans and documents and the application fee of $500.00. Checks are to be made to the order of the Gadsden County Board of County Commissioners.

b. _____ Two 24" by 36" (2) originals of the site plan addressing the requirements of Subsection 7301.A of the Gadsden County Land Development Code;

c. _____ All required information identified in Subsection 7300, Special Exception Uses of the Gadsden County Land Development Code (address in a narrative and on site plan);

d. _____ Address the Criteria for Approval (Sub.7301.B of the Gadsden County Land Development Code);

e. ✓ Authorization to Represent, if applicable;

f. _____ Current signed and sealed survey with legal description (See Sub. 7103.D);

g. _____ Title certificate with legal description or equivalent (deed) bearing a legal description of the subject property (See Sub. 7103.C);

h. _____ Indication of FEMA Flood Zones and/or wetlands on the plans, if applicable;

i. _____ Two (2) copies of a certified tree survey and an Environmental Impact Assessment, if applicable.

I hereby certify that the information contained in this application is correct and accurate and that I am either the sole property owner of the subject property, or am the authorized representative of the property owner(s) in all regards pertaining to this application pursuant to proof and/or attached authorization.

_____ I AM THE OWNER.

✓ I AM THE LEGAL REPRESENTATIVE OF THE OWNER (Attach Authorization to Represent) of the property described which is the subject matter of this application.

Tiffany Calloway
Signature of Owner or Authorized Representative

The foregoing instrument was acknowledged before me this 4th day of Dec., 20 25, by Tiffany Calloway who is personally known to me, or has produced DL's as identification and who did (did not) take an oath.

MS. F
Notary Signature

SEAL:

MS. Foy Anderson
Notary Printed Name

Commission Number: HH588818

Foy Anderson
Comm.: HH 588818
Expires: Sep. 2, 2028
Notary Public - State of Florida

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: _____, 20_____

I/We, _____

(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,

_____

(Print name of authorized representative or entity. If the representative is an entity, print the name of all individuals representing the entity for the purposes of this statement)

_____

Address *City* *Zip Code*

_____ _____

Telephone number *E-mail Address*

To apply for an_____ application and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Planning & Community Development Department for the property described below:

_____ _____ *(Parcel*

identification number) *(E911 address)*

_____ _____

(Signature of property owner or entity & representative) *(Print name of property owner and/or entity)*

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of_____20, by _____ who is personally known to me, or has produced _____ as identification and who did (did not) take an oath.

_____ _____

(Signature of Notary of Public – State of Florida) *(Name of notary – typed, printed or stamped)*

Notary Seal

Gadsden County Land Development Code

SECTION 7300. SPECIAL EXCEPTION USES.

Subsection 7301. Standards for Special Exception Uses. The approval of a special exception use does not create precedence as each use is considered on a case-by-case basis. Due to the nature of special exception uses, criteria shall be applied to ensure compatibility of the proposed use with adjacent and nearby uses and developments. The burden is on the applicant to prove by substantial evidence that the granting of the special exception is in the public interest.

A. Required Information. At minimum, the following information must be provided in writing and on a site plan, as applicable, as part of the application in order for consideration of the request:
   1. Describe the proposed special exception use; Bar & Lounge
   2. The physical factors by which the environmental impacts of the project on the site and adjacent sites can be assessed;
   3. The scale and character of the proposed special exception use in relationship to adjacent and nearby uses and structures;
   4. Setbacks required and proposed to insure compatibility;
   5. Transportation impacts, access and location;
   6. The location of available utilities;
   7. The location, dimensions, and lighting of signage:
   8. The location of off-street parking and loading areas where required and screening detail, if applicable;
   9. The exterior lighting detail with reference to glare, traffic safety and compatibility with surrounding properties;
   10. The location of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;
   11. Buffering and screening detail at 1.5 times the buffer requirements including type, dimensions and materials;
   12. Days and hours of operation; Friday - Sunday 9pm - 2:00am
   13. Number, frequency, and duration of special events annually;
   14. Measures to insure compatibility including but not limited to those listed in Subsection 5002.B, Compatibility of the Land Development Code.

B. Criteria for approval. The following criteria shall be used in the determination of the issuance of the special exception use:
   1. Compatibility of the proposed special exception use with adjacent and nearby uses in terms of use, scale, character, height, setbacks, and open space;
   2. General compatibility with adjacent and nearby properties;
   3. The noise, glare or odor effects of the use on surrounding areas;
   4. The impacts of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;
   5. The impacts of off-street parking and loading areas on adjacent uses;
   6. The impacts of signs and proposed exterior lighting if any with reference to glare, traffic safety and compatibility with adjacent and nearby properties;
   7. The impacts of transportation access and location with respect to abutting transportation facilities particularly in reference to automotive, bicycle, pedestrian, public service and fire safety, convenience, traffic flow and control;
   8. Utilities, with reference to location and availability;
   9. The adequacy of buffers with reference to type, dimensions and character;

10. The impacts of hours of operation and the frequency and duration of special events;
11. The adequacy of setbacks and buffers in screening and insuring compatibility with adjacent properties;
12. Compliance with supplemental requirements set forth in the Land Development Code for the particular use involved.

C. Conditions and Safeguards. In granting a special exception, the Board of County Commissioners may prescribe specific conditions to address the criteria listed in Part B above as a condition of the approval of a special exception use.

D. Expiration, Extension and Revocation. A development order shall be issued for the special exception use within twelve (12) months from the date of grant, unless an extension is granted by filing an appeal to the Planning Official. The extension request must demonstrate that the use is being actively pursued by evidence of an application for building permit, preliminary site or development plan, preliminary plat, state permit or other evidence satisfactory to the Board. The extension shall not exceed six (6) months from the expiration of the special exception approval. No more than one (1) extension may be granted

Noncompliance with the terms of the special exception shall be deemed a violation of the special exception approval and shall be resolved within 90 consecutive days or the special exception use shall be revoked.

E. Discontinuance. Unless an extension is approved by the Board of County Commissioners within two (2) years of the discontinuance of the use for which the special exception was granted, the special exception use shall expire. An application for extension shall be filed with the Planning Division and be supported with evidence demonstrating that the use was being actively pursued, such as but not limited to the continuation of electrical services, an active real estate contract, a contract to buy or sell the use, building permits, etc. No more than one (1) extension may be granted.

F. Quasi-Judicial. A special exception use shall be considered at a quasi-judicial hearing and shall adhere to the requirements of Subsection 1304.
(Ord. # 2015-012, 10-15-2015)

Signature Block (Place on Cover Sheet)

GADSDEN COUNTY
SPECIAL EXCEPTION USE APPROVAL

PROJECT NAME:_____ **File #:** _____

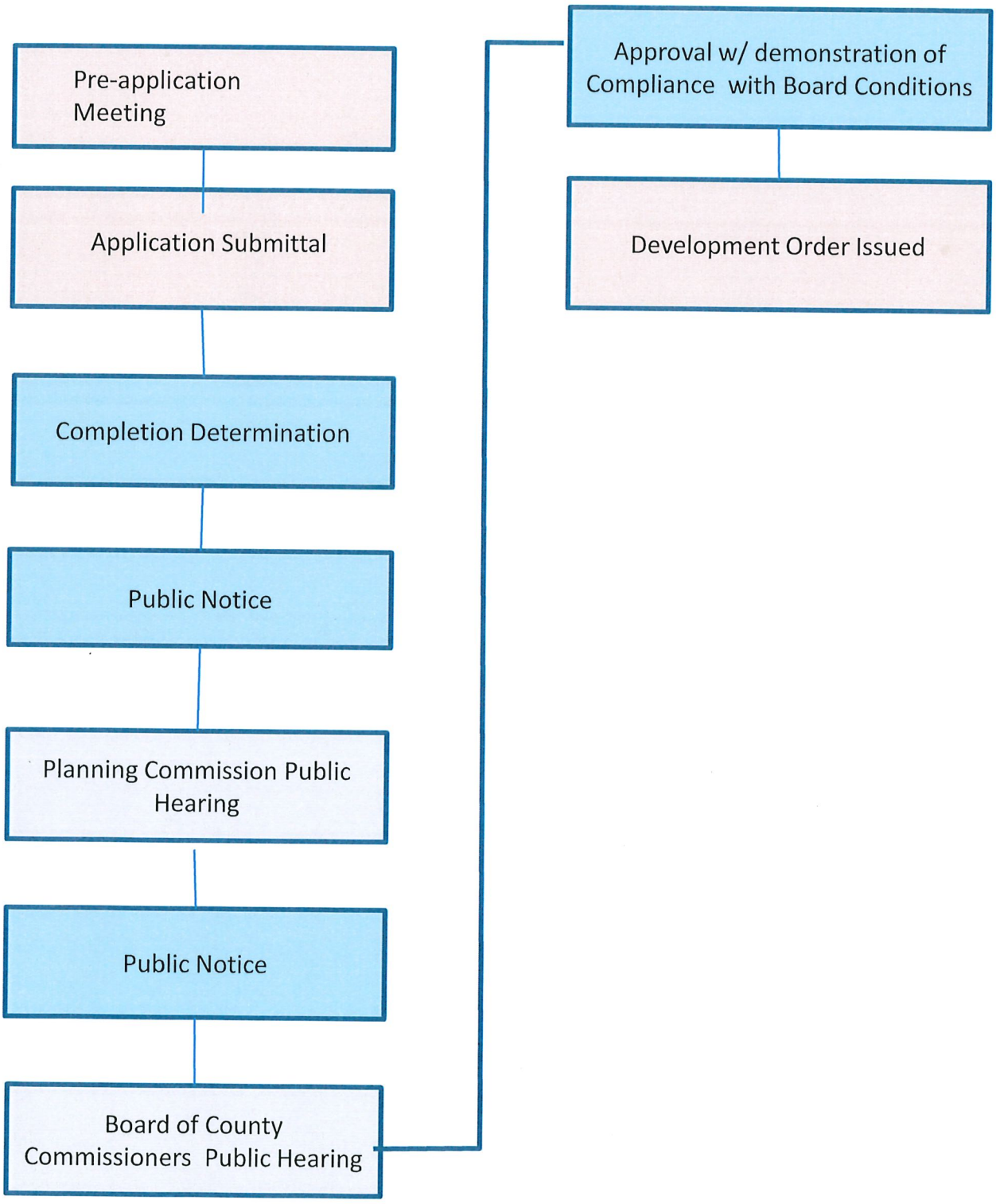
TAX PARCEL ID: _____

BOARD OF COUNTY COMMISSIONER APPROVAL DATE: _____

_____ _____
PLANNING OFFICAL OR DESIGNEE **Date**

Special Exception

(Site Plan approval required for new construction. May be processed concurrently)



Summary only. Assumes 100% approval. Resubmittals will add steps.

GADSDEN COUNTY NICHOLAS THOMAS
Instrument: 220004070 Recorded: 04/25/2022 12:39 PM

OFFICIAL RECORDS: 1 of 3
Book: 915 Page: 968

Recording Fee: $27.00
Doc Stamps: $700.00

Unofficial Unofficial

THIS INSTRUMENT PREPARED BY:
JACK A. HARNETT
Attorney at Law
Post Office Box 300
Quincy, Florida 32353-0300

WARRANTY DEED

THIS INDENTURE, Made this 23 day of April, A. D., 2022, by and between **MAZIE L. KENON** a Widow and Single, Not Homestead, of 60 Prospect Place, Havana, Florida 32333, hereinafter called GRANTOR, and **JAMES L. KENON** a married man dealing in his own separate property of 830 Glade Road, Havana, Florida 32333, hereinafter called GRANTEE; (Grantor and Grantee are used herein shall denote the singular and/or plural, and the masculine and/or feminine, and natural and/or artificial persons, whenever and wherever the context so required or admits).

-W I T N E S S E T H –

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, has bargained, granted, sold, set over and conveyed unto Grantee, His, successors, administrators, guardians, transferees or assigns forever, all her right, title, interest and claim in and to the following described property, located at: 676 Florida-Georgia Hwy, situate, lying and being in Havana, Gadsden County, Florida, being more particularly described as:

Lots 30, 31 and 32, Block "A" of Hampton Heights, A Subdivision, a plat of which is on record with the Clerk of the Circuit Court of Gadsden County, Florida. LESS AND EXCEPT lands deeded to the

Parcel No.: 2-26-3N-2W-0210-0000A-0300.

Unofficial Unofficial

SUBJECT TO AD VALOREM TAXES DUE AND UNPAID SUBSEQUENT TO DECEMBER 31, 2022, IF ANY; EASEMENTS OF RECORD, IF ANY; RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY, WHICH ARE NOT SPECIFICALLY REIMPOSED.

This deed was prepared without the benefit of abstract of title, from a description furnished by Grantor.

TO HAVE AND TO HOLD the same together with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

AND GRANTOR DOES HEREBY FULY WARRANT THE TITLE TO SAID PROPERTY ABD WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Sign: Lois C. McBride
Print: Lois C. McBride
Witness #1

Sign: Jackie Harnett
Print: JACKIE A. HARNETT
Witness #2

Mazie L. Kenon (SEAL)
MAZIE L. KENON

NOTARY ON NEXT PAGE

OFFICIAL RECORDS: 3 of 3
Book: 915 Page: 970

Unofficial Unofficial

NOTARY

STATE OF FLORIDA
COUNTY OF GADSDEN

The foregoing instrument was Signed Under Oath, acknowledged that all facts contained herein are true and correct, before me this 23 day of April, A.D., 2022, by **MAZIE L. KENON**, who is personally known to me, or who produced _____

_____, as identification to me,

Sign: Lois C. McBride

Print: Lois C. McBride
NOTARY PUBLIC, State of Florida
My Commission Expires: _____
Commission No. _____

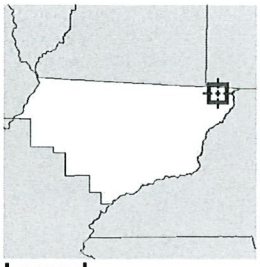
LOIS C. MCBRIDE
Commission # GG 277193
Expires November 21, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY SEAL

Unofficial Unofficial

Gadsden County, FL





Legend

- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Parcel ID	2-26-3N-2W-0210-0000A-0300	**Alternate ID**	3889	**Owner Address**	KENON JAMES L 830 GLADE ROAD HAVANA, FL 32333	**Improvement Value**	$245,687	**Just Market Value**	$286,550
Sec/Twp/Rng	26/3N/2W	**Class**	TOURIST ATTRACTIONS (3500)			**Land Value**	$40,863	**Total Assessed Value**	$284,108
Property Address	6766 FLA-GA HWY HAVANA	**Acreage**	0.218			**Land Ag Value**		**Exempt Value**	
						Ag Market Value		**Taxable Value**	

District	COUNTY
Brief Tax Description	OR 915 P 968; OR 912 P 174; LO (Note: Not to be used on legal documents)

Date created: 12/4/2025
Last Data Uploaded: 12/4/2025 2:31:55 AM

Developed by SCHNEIDER GEOSPATIAL

Attachment 5

Gadsden County, FL

Parcel Summary

Parcel ID	2-26-3N-2W-0210-0000A-0300
Location Addr	6766 FLA-GA HWY HAVANA, FL 32333
Brief Tax Description*	OR 915 P 968; OR 912 P 174; LOT 30, 31 & 32, BLOCK A, HAMPTON HEIGHTS. OR 327 P 815 OR 340 P 887. (Note: *The Description above is not to be used on legal documents.)
Property Use	TOURIST ATTRACTIONS (3500)
Sec/Twp/Rng	26/3N/2W
Tax District	COUNTY (District 007)
Millage Rate	14.2687
Acreage	0.218
Homestead	N

View Map

Owner Information

KENON JAMES L
830 GLADE ROAD
HAVANA, FL 32333

Homestead Application

Apply for Homestead Exemption

Application for Ag Land

Application for Ag Land

Valuation

+	Improvement Value
+	Land Value
	Land Agricultural Value
	Agricultural (Market) Value
=	Just Market Value
=	Total Assessed Value
-	Exempt Value
=	Taxable Value
	Save Our Homes or AGL Amount

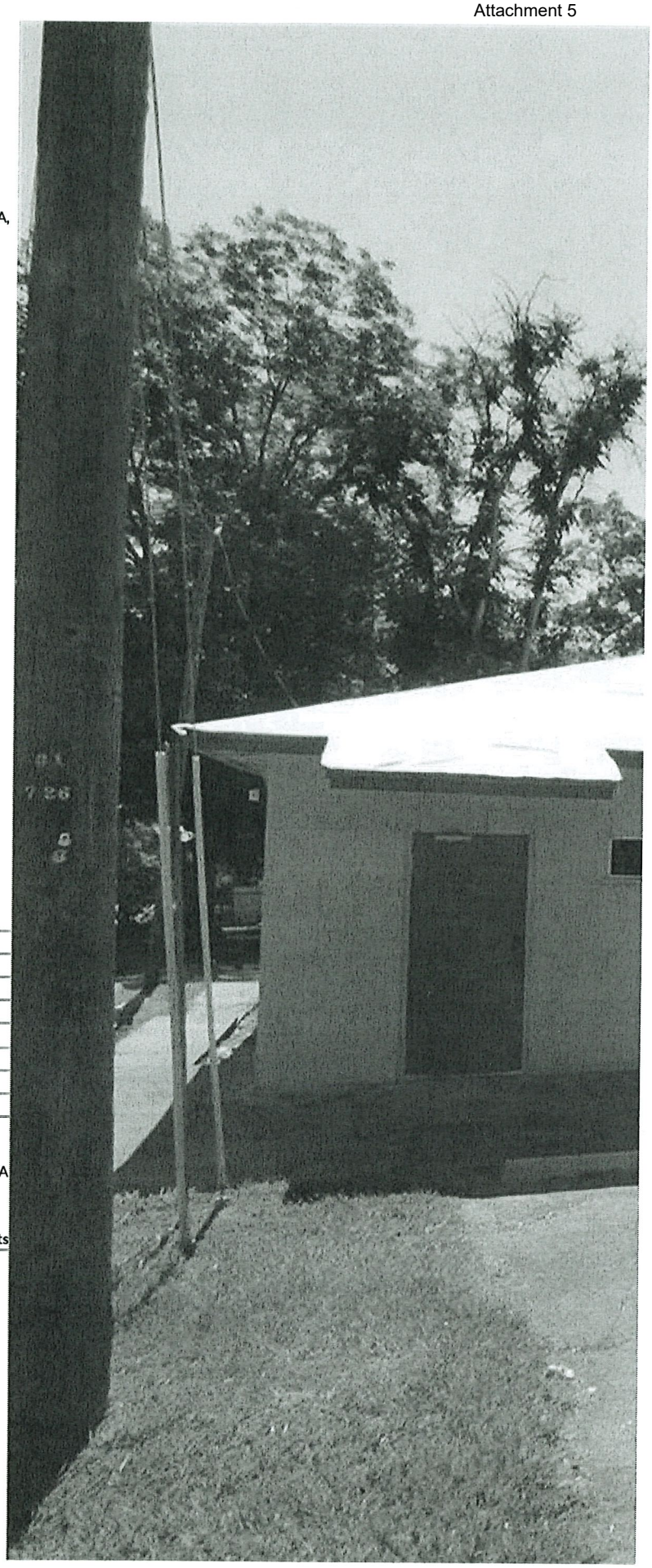
"Just Market Value" description - This is the value established by the Property A

Land Information

Land Use	Number of Units
TOURIST ATTRACTIONS (3500)	9,503.00

Commercial Buildings

Style	ENTRTANMNT / 005950
Gross Sq Ft	5,427
Finished Sq Ft	5,427
Stories	1.0
Interior Walls	MINIMUM
Exterior Walls	CONC BLOCK
Roof Type	GABLE/HIP
Roof Material	ASPH SHNGL
Exterior Wall1	CONC BLOCK
Exterior Wall2	
Interior Finish	MINIMUM
Floor Cover	CORK/VTILE
Full Bathrooms	0
Half Bathrooms	2




6814 FLORIDA-GEORGIA HWY
6768 FLORIDA-GEORGIA HWY
25 CARVER AV
35 CARVER AV
43 CARVER AV
Carver Ave.
6766 FLORIDA-GEORGIA HWY
179 WALTERS ST
Existing
Parking
Parking
US 27 SOUTH (Fla-Ga Hwy)
US 27 NORTH (Fla-Ga Hwy)
Walters St.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

10:48:00 AM 1/16/2026

Licensee Information

Name:	**DIYA 2002 LLC (Primary Name)**
	DIYA 2002 LLC (DBA Name)
Main Address:	**4296 COOL EMERALD DR TALLAHASSEE Florida 32303**
County:	**LEON**
License Location:	**INACTIVE GADSEN COUNTY NO CITY CODE FL 99999**
County:	**GADSDEN**

License Information

License Type:	**Retail Beverage**
Rank:	**7COP**
License Number:	**BEV3000081**
Status:	**Inactive,Automatic Waiver**
Licensure Date:	**05/24/2023**
Expires:	**09/30/2026**

Special Qualifications	Qualification Effective
Quota License	**05/24/2023**

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone: (850) 875-8663 Fax: (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: 11-24, 2025

I/We, James L. Kenon
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,

TIFFANY CALLOWAY (Tipsy's Bar & Lounge)
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-459-4755
Telephone number

calloway-Teydhoo.com
E-mail Address

To apply for an Alcohol License application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below: 2203N2WN02100000A0300

EK ~~3-3577978~~
(Parcel identification number)

6766 FLA. GA. Hwy
(E911 address)

Havana, FL 32333

James Kenon
(Signature of property owner or entity & representative)

(Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 24th day of November, 2025 by James Lamar Kenon who is personally known to me/or has produced Florida Drivers License as identification and did not take an oath.

*Physically present

Allison Owens
Notary Signature

Allison Owens
Notary Name Printed

Notary Seal

NOTARY PUBLIC STATE OF FLORIDA
ALLISON OWENS
MY COMMISSION # HH 644972
EXPIRES: March 4, 2029

Rev. 10/19/2020

Planning & Zoning Clarification Statement

TIPSY'S Bar • Lounge & Event Center
6766 FL/GA Highway
Havana, Florida 32333

Owner: Tiffany Calloway
Email: Calloway_t@yahoo.com

Existing Site Utilities and Improvements

TIPSY'S Bar • Lounge & Event Center will operate utilizing the existing building and infrastructure currently located at 6766 FL/GA Highway, Havana, Florida. This includes the continued use of existing water, sewer, and electrical utilities, as well as the current building structure, exterior lighting, and established signage locations.

There are no current plans to expand the building, parking areas, lighting, or overall footprint of the property. The business will operate fully within the existing layout and infrastructure already established at this location.

Existing on-site parking will be utilized and is sufficient to accommodate expected patron capacity.

Special Events Clarification

TIPSY'S Bar • Lounge & Event Center may host entertainment events such as DJ entertainment, live music, birthday gatherings, and themed community events.

Estimated Event Details:
• Estimated number of events: Approximately 3–4 events per month
• Frequency: Occasional / Monthly
• Duration: Typically 3–5 hours per event
• Estimated attendance: Approximately 50–100 guests per event
• Operating hours: All events will operate within legally permitted business hours, with most events concluding by 12:00 AM

All events will strictly comply with Gadsden County noise regulations, occupancy limits, alcohol beverage regulations, and all applicable public safety requirements. Music volume will be monitored and controlled to ensure compliance with local noise ordinances, especially during evening hours.

Security personnel will be utilized when necessary to maintain a safe and orderly environment for patrons and the surrounding community.

Community Commitment

TIPSY'S Bar • Lounge & Event Center is committed to operating as a safe, respectful, and community-oriented establishment. Our goal is to provide a positive entertainment space while maintaining strong relationships with neighboring properties and the local community.

Submitted By:
Tiffany Calloway
Owner, TIPSY'S Bar • Lounge & Event Center

Signature: Tiffany Calloway

Date: 3/17/26

GADSDEN COUNTY LAND DEVELOPMENT CODE

CHAPTER 1

ADMINISTRATION AND ENFORCEMENT

***

SECTION 1300. DECISION MAKING PROCEDURES. It is the intent of the Board of County Commissioners that any person affected by actions taken as a result of this Code shall be afforded due process of law. Public hearing and notice requirements are set forth in this section.

***

Subsection 1303. Quasi-Judicial Actions. The following actions by the Board of County Commissioners shall be considered quasi-judicial:

A. Variances.

B. Special Exceptions.

C. Issuance of Major Development Orders.

D. Development Agreements.

E. Appeals from Administrative Decisions.

F. Subdivision Plats.

Subsection 1304. Quasi-Judicial Hearing Procedures. The following procedures shall apply to quasi-judicial actions:

A. A request for quasi-judicial action shall be made by application on a form provided by Gadsden County no less than thirty (30) days prior to the first public hearing that will be scheduled for the request.

B. Within seven (7) calendar days of receipt, the Planning Official, or their designee, shall determine whether or not the application is complete and notify the applicant of the determination of completeness in writing, either electronically or by U.S. mail.

C. There shall be at minimum two public hearings to consider any quasi-judicial action. The first public hearing shall be conducted at a meeting of the Planning Commission, which shall be scheduled not less than thirty (30) days after

notification of a complete application has been sent to the applicant. The second public hearing shall be conducted at a meeting of the Board of County Commissioners. All additional meetings, hearings, or procedures required by this Code or by law for consideration of the request must be completed before the Planning Commission meeting occurs.

D. The Planning Official shall provide notice of the public hearing on quasi-judicial actions as follows:

1. At least ten (10), but no more than fourteen (14) calendar days, prior to the first public hearing, Gadsden County shall provide by mail written notice of the request noting the time, date location, and description with a map of the request subject to public hearing. This notice shall be made to all property owners within one thousand (1,000) feet of the parcel boundary of the subject parcel(s). The notice shall be mailed to the address shown on the Property Appraiser's website and shall include the time, date, and location of the public hearing, and a location map of the subject parcel(s). In addition, if one is available, the postal address or the parcel ID number(s) of the subject parcel(s) shall also be included in the notice. A copy of the notice shall be available for public inspection during regular business hours at the Gadsden County Clerk's office.

2. At least ten (10), but no more than fourteen (14) calendar days prior to the first public hearing, Gadsden County shall place a notice sign on the subject parcel in a location that is visible from the most vehicular traveled public right-of-way.

Subsection 1305 Quasi-judicial Hearing Standards. The following standards shall apply to quasi-judicial hearings held before the Planning Commission and the Board of County Commissioners:

A. Exparte communications shall be disclosed prior to any testimony or presentation of the case.

B. Any party or party-intervenor to the hearing may present evidence, cross-examine witnesses, and be informed as to all of the facts upon which the commission acts. The attorney for the presiding body shall make rulings on any evidentiary issue presented.

C. The presiding body shall make decisions based upon findings of fact that are available to all parties involved. The presiding body shall specifically state the reasons for denial of an application or request.

D. A record of hearing shall be compiled and preserved. The record must be in sufficient detail as to provide for judicial review of the legal sufficiency of the evidence to support the findings of fact made, the legal sufficiency of the

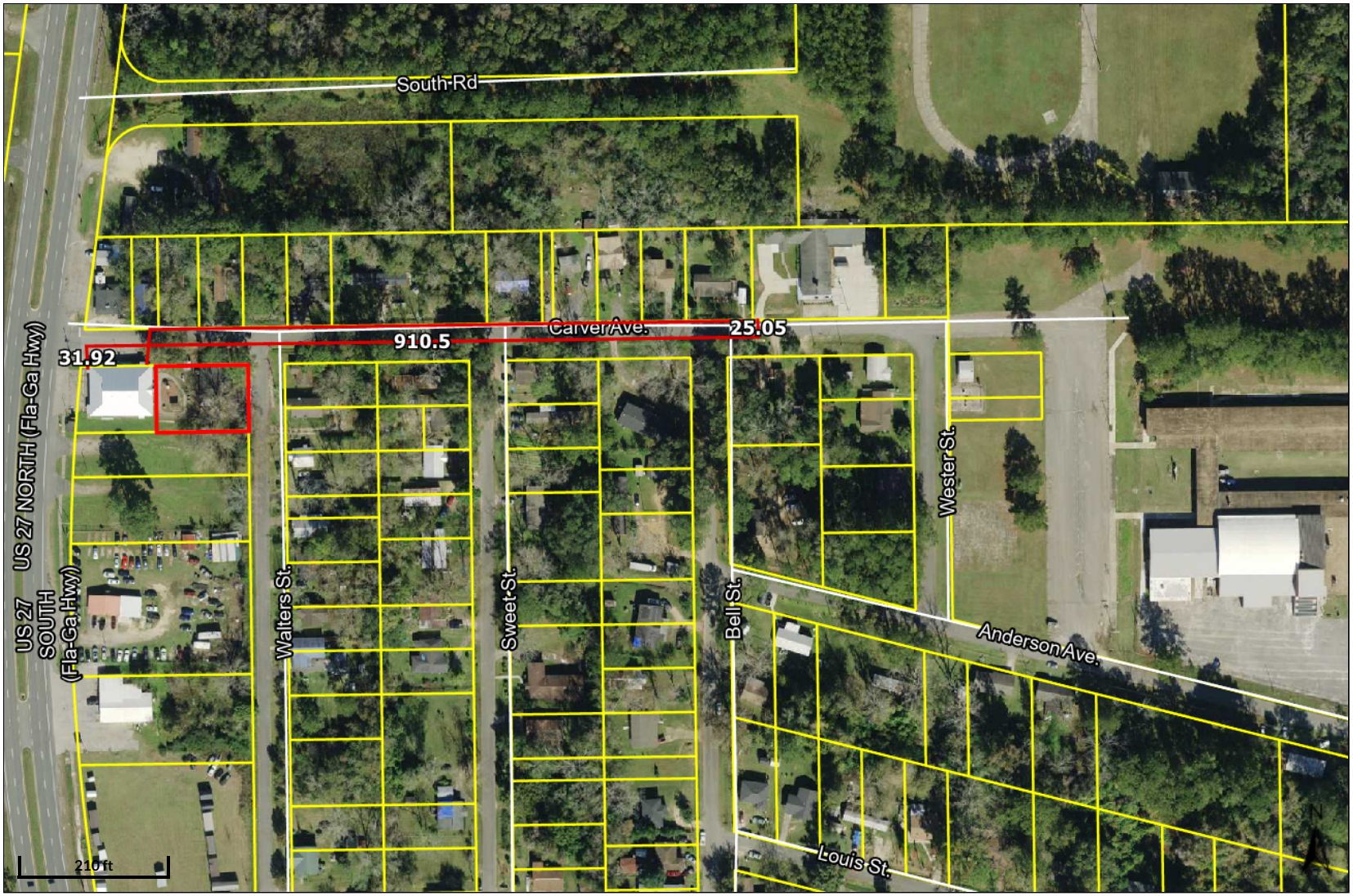
findings of fact supporting the reasons given, and the legal adequacy under applicable law. Any person wishing to appeal any decision must assure that a verbatim recording of the proceeding is made.

E. All witnesses shall testify under oath and witness testimony shall not be limited in time.

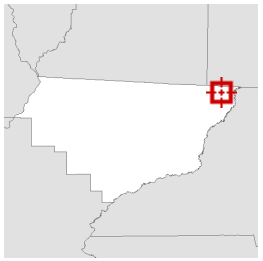
(Ord. # 2015-012, 10-15-15)

Gadsden County, FL

Distance to Church



Overview



Legend

- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Chapter 55 NOISE[1]

ARTICLE I. PRELIMINARY MATTERS

Sec. 55-1. Scope.

All territory within the boundaries of Gadsden County, including incorporated areas, shall be covered by the provisions of this chapter unless municipal law provides otherwise. Noise, which would otherwise constitute a violation of this chapter, originating in an area not covered by the provisions of this chapter, but which emanates into an area covered by this chapter, shall constitute a violation.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-2. Definitions.

The following words and phrases, when used in this chapter, shall have the meanings respectively ascribed to them in this section, except where the context otherwise requires.

Airboat: Any watercraft as defined by Florida courts regarding the enforcement of F.S. § 369.309, or any successor statute.

Audible: The quality or characteristic denoting that the information content of sound is unambiguously transferred to the auditor, including, but not limited to, the understanding of spoken speech and the comprehension of musical rhythms.

Authorized emergency vehicles: Vehicles of all police and fire departments, emergency vehicles of Gadsden County and municipalities within the county, emergency vehicles of any public service corporation, all ambulances and rescue vehicles.

Commercial district: All those districts zoned for commercial uses as defined in the Land Development Code of Gadsden County, Florida.

Commercial purpose: The installation, use or operation of any outdoor sound amplifying device for the purpose of advertising any business, goods or services, or for the purposes of attracting the attention of the public to, advertising for, or soliciting patronage or customers to or for any entertainment, event, exhibition, performance or show, or for the purpose of demonstrating such an outdoor sound amplifying device.

Construction activities: Any and all activity incidental to the erection, demolition, assembling, alerting, installation or equipping of buildings, structures, roads or appurtenances thereof, including land clearing, grading, excavating and filling.

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[1]Editor's note(s)—Ord. No. 06-026, § 1, adopted November 7, 2006, set out provisions intended for use as Ch. 79. In order to maintain the alphabetical sequence of chapters, the provisions of Ord. No. 06-026 have been codified as a new Ch. 55 at the discretion of the editor. Ord. No. 2008-002, § 1, adopted Jan. 29, 2008, amended Ch. 55, in its entirety to read as herein set out. Prior to inclusion of said ordinance, Ch. 55, pertained to similar subject matter. See also the Code Comparative Table.

Cross reference(s)—Noise in parks, § 59-10.

Device: Any equipment or mechanism which is intended to produce or which actually produces sound when installed, used or operated.

Emergency: Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

Explosive noise: Any sound, the hearing of which places an individual of ordinary sensitivity in at least monetary apprehension of a supposed explosion capable of doing damage to either body or property.

Individual: A human being, a natural person as opposed to a legal person.

Indoor sound amplification device: Any equipment or machine for the amplification of speech, music or other sound within any roofed building or structure having more than 50 percent of its interior floor plan enclosed about with walls.

Loud noise: A sound which has an intense volume.

Motor vehicle: Any vehicle which is self-propelled and every vehicle which is propelled by electric power from overhead trolley wires, but not operated on rails. This term also includes motorcycles and motor-driven vehicles.

Noise: Any sound which annoys or disturbs humans or causes or tends to cause an adverse psychological or physiological effect on humans.

Noise disturbance: Sound which is or may be 1) harmful or injurious to the health, safety or welfare of any individual or 2) unreasonably interferes with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits or 3) endangers or injuries real or personal property or the conduct of business.

Noncommercial purpose: The installation, use or operation of any outdoor sound amplifying device for other than a commercial purpose, including, but not limited to, a charitable, patriotic, philanthropic, political, or private purpose.

Other zones: All those categories and districts not zoned for residential uses by the county.

Outdoor sound amplification device: Any equipment or machine for the outdoor amplification of speech, music or other sound.

Person: Any natural person, individual, public or private corporation, firm association, joint venture, partnership, municipality, governmental agency, political subdivision, public officer or any other entity whatsoever or any combination of such, jointly or severally.

Raucous noise: Any sound which is harsh, boisterous or strident.

Residential zone: All those categories and districts zoned for residential uses as defined in the Land Development Code of Gadsden County, Florida. Also included under the category "residential zone" are institutional facilities such as hospitals, nursing homes, homes for the aged, schools and courts.

Sound: An oscillation in pressure, stress, particle displacement, particle velocity or other physical parameter, in a medium with internal forces. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.

Sound level: The A-weighted sound pressure level measured with fast response using an instrument complying with the specification for sound level meters of American National Standards Institute, Inc., or its successor bodies, except that only a weighting and fast dynamic response need be provided. The abbreviation "dBA" represents a composite of this A-weighted sound level and the unit of sound level, the decibel.

Sound-producing device: Any equipment or machine for the production or reproduction of speech, music or other sound, including, but not limited to, radios, televisions, phonographs, tape players, musical instruments, compact disc or tape cassette players, walkie-talkies, CD radios, or synthesizers.

Sound truck: Any motor vehicle or any other vehicle regardless of motive power, whether in motion or stationary, having mounted upon or attached to it, any sound-amplifying equipment.

Vehicle: Any machine in, upon or by which any individual or property is or may be transported or drawn upon or over any highway, thoroughfare or ground, except those machines moved by human power or used exclusively upon stationary rails or tracks. This definition shall include hovercraft.

Warning device: Sound emitting devices used to alert and warn people.

Watercraft: Any machine in, upon or by which any person or property is or may be transported or drawn upon or over any watercourse or body of water, including swamp lands; it shall include hovercraft and airboats.

(Ord. No. 2008-002, § 1, 1-29-2008; Ord. No. 11-005, 9-19-2011)

Secs. 55-3—55-10. Reserved.

ARTICLE II. ENFORCEMENT PROCEDURES

Sec. 55-11. Noise measurement.

No person shall make, continue, or cause to be made or continued, the creation of any avoidable and unreasonably loud, disturbing and unnecessary noises and nuisances in violation of this chapter. Noises or noise disturbances are prohibited when they are of such character, intensity, and duration, to be louder than necessary for the convenient hearing by reasonable persons.

The county shall have, in addition to the general prohibitions stated below and any authority vested in it by law, the power to establish what the reasonable and allowable sound emission levels are for the use and operation of any product or device or land use. Additionally, the county has the authority to establish time periods during which emissions in excess of the established sound levels shall not be permitted in designated areas.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-12. Enforcement procedure.

The Gadsden County Sheriff and/or a representative are empowered to investigate any situation where a person is alleged to be violating this chapter. If the sheriff and/or the representative encounter a circumstance which reasonably indicates that a person is violating this chapter, make a reasonable determination as to whether a violation of this chapter is occurring or has occurred.

(Ord. No. 2008-002, § 1, 1-29-2008)

Secs. 55-13—55-20. Reserved.

ARTICLE III. PROHIBITIONS

Sec. 55-21. General prohibition of noise disturbance.

No person or their officers or agents shall make, maintain or cause to be made or maintained a noise disturbance unless the noise is exempted in some manner under this chapter. Noise emanating from one's property after the owner has or should have knowledge of the condition shall be deemed to continue with the permission of the property owner. The acts and circumstances listed in the following sections are declared to be noise specifically in violation of this chapter. The enumeration shall not be deemed to be exclusive.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-22. Hawkers, peddlers, etc.

The shouting and crying of peddlers, hawkers and vendors, and broadcasting from sound wagons and trucks between the hours of 7:00 p.m. and 7:00 a.m. is prohibited. However, the selling by outcry of merchandise, food, and beverages at licensed sporting events, parades, fairs, circuses, and other similar licensed public entertainment events is permitted between the hours of 7:00 p.m. and 7:00 a.m.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-23. Lawn maintenance equipment.

The operation of lawn mowers, edgers, trimmers and power-driven hedge shears in a residential zone or within 500 feet thereof is prohibited between the hours of 7:00 p.m. and 7:00 a.m.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-24. Power tools.

No person shall operate within a residential zone or within 500 feet thereof, any power equipment, excluding construction equipment used for construction activities, such as but not limited to, chain saws, pavement breakers, log chippers, riding tractors, power hand tools, between the hours of 7:00 p.m. and 7:00 a.m. This section shall not apply, if the sound produced by such power equipment cannot be heard outside that person's own parcel of real estate.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-25. Transport of metal rails.

No person shall transport rails, pillars or columns of iron, steel or other material over and along streets and other public places upon any vehicle, motorized or not, in any manner so loaded as to create a noise disturbance between the hours of 7:00 p.m. and 7:00 a.m.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-26. Loading, unloading and unpacking.

No person shall load, unload, pack or unpack or open creates, boxes or containers on any vehicle within a residential zone or within 500 feet thereof in a manner which creates a noise disturbance within that residential

zone between the hours of 7:00 p.m. and 7:00 a.m. This section shall not apply to holders of solid waste franchises or to any solid waste collection done by Gadsden County.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-27. Tire screeching.

The intentional or repeated creation of a noise disturbance through the acceleration, turning, or stopping of any motor vehicle is prohibited.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-28. Vehicle defects; repair and testing of vehicle motors.

(a) No person shall operate a motor vehicle or motorboat so out of repair or defective or under any condition of load, acceleration or deceleration as to create a noise disturbance there from between the hours of 7:00 p.m. and 7:00 a.m.

(b) The repairing, rebuilding, modifying or test of any motor vehicle or motorboat in a manner within a residential zone or 500 feet thereof as to create a noise disturbance within that residential zone is prohibited between the hours of 7:00 p.m. and 7:00 a.m.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-29. Watercraft.

It shall be unlawful for any person to operate or sound or cause to be operated or sounded a water craft horn, siren, bell or other audible signal device under any circumstance except as required by law or for any unnecessary or unreasonable period of time.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-30. Operation of motor vehicle audible signal devices.

It shall be unlawful for any person to operate or sound or cause to be operated or sounded a motor vehicle horn, siren, bell or other audible signal device under any circumstance except as required by law or for any unnecessary or unreasonable period of time.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-31. Reserved.

Editor's note(s)—Ord. No. 11-007, adopted September 19, 2011, repealed the former section 55-31 in its entirety, which pertained to the discharge of firearms on private property and derived from Ord. No. 2008-002, § 1, adopted January 29, 2008.

Sec. 55-32. Radios, automobile audio equipment, phonographs and musical instruments.

No person shall play any radio, automobile radio, automobile audio equipment, phonograph or any musical instrument or device in such manner or with such volume as to annoy or disturb the quiet, comfort and repose of a

reasonable person in any dwelling, place of business, hotel or other type of residence between the hours of 7:00 p.m. and 7:00 a.m.

(Ord. No. 2008-002, § 1, 1-29-2008)

Secs. 55-33—55-40. Reserved.

ARTICLE IV. SOUND PRODUCTION AND SOUND AMPLIFICATION DEVICES

Sec. 55-41. Operation of sound-producing devices.

It shall be unlawful for any person to operate or cause to be operated a sound-producing device which produces a sound level which creates a noise disturbance.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-42. Operation of indoor sound amplification devices.

It shall be unlawful for any person to operate or cause to be operated an indoor sound amplification device which produces a sound level which creates a noise disturbance.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-43. Operation of outdoor sound amplification devices.

(a) Regardless of the use to which put or the zone in which played, all sounds emanating from an outdoor sound amplification device shall be limited in volume, tone and intensity so as not to create a noise disturbance.

(b) It shall be unlawful for any person to operate or use any outdoor sound amplification device for commercial purposes between the hours of 7:00 p.m. and 7:00 a.m. in any zone.

(Ord. No. 2008-002, § 1, 1-29-2008)

Secs. 55-44—55-50. Reserved.

ARTICLE V. EXEMPTIONS; SPECIAL PERMITS

Sec. 55-51. Exemptions.

The provisions of this chapter shall not apply to the sounds from the following sources or causes:

(1) Railway locomotives or cars;

(2) Aircraft and airport activity conducted in accordance with federal laws and regulations;

(3) Maintenance of public service facilities;

(4) Law enforcement and public safety activities, including training;

(5) Motor vehicles operating on a public right of way subject to F.S. § 316.293;

(6) Operation of any regulated utility;

(7) Events permitted under the Gadsden County Code;

(8) For construction activities proceeding under a valid governmental permit;

(9) Public works projects contracted for or by a governmental agency;

(10) Activities sponsored or related to the operation of general education institutions on property owned or under the control of the institution;

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-52. Special permits for the production of noise where otherwise prohibited.

(a) Any person or group of persons desiring to use or operate a sound amplification device beyond the limits stated in sections 55-42 and 55-43 or desiring to engage in conduct or activities which would violate other sections of this chapter, shall apply to the county manager or his designees for a permit to do so. The county manager or his designees may issue a permit to any person or group who applies, subject to the provisions of this section. Each permittee, whether the original applicant or an associate of an applicant shall comply with all of the terms in this section.

(b) The county manager or his designee is authorized to grant a temporary exemption or permit to allow a person or persons to engage in conduct or activities which would otherwise violate this chapter after consideration of the below listed factors if no feasible or prudent alternative to the conduct or activity, for which the temporary permit is sought, exists. The following factors shall be considered by the county manager in determining whether or not to grant a temporary permit:

(1) The balance of the hardship of the applicant, the community or any other persons in not granting the permit, as opposed to the adverse impact on the health, safety and welfare of any individual adversely affected or any other adverse effects which would be incurred by the granting of the permit.

(2) The proximity of any residences or any other uses which would be adversely affected by sound which would otherwise be in violation of this chapter.

(3) The level of the sound to be generated by the event or activity for which the permit is sought.

(4) Whether the type of sound to be produced by the event or activity is usual or usual for the location or zone for which the permit is requested.

(5) The population density of the zone in which the event or activity is to take place.

(6) The date and time during which the event or activity is to take place.

(7) The nature of the sound to be produced, including, but not limited to whether the sound will be steady, intermittent, impulsive or repetitive.

(c) A permit must be in writing and signed by the county manager or his designee and must set forth the name of the person or group to whom the exemption is granted, the location of the property for which the permit is granted and the date and time for which the permit is effective.

(d) In granting any permit under this section, the county manager or his designee may impose appropriate conditions and safeguards as necessary to mitigate the affects of activity permitted as it relates to production of noise.

(Ord. No. 2008-002, § 1, 1-29-2008)

Secs. 55-53—55-60. Reserved.

ARTICLE VI. VIOLATIONS

Sec. 55-61. Penalties.

(a) Any person violating any of the provisions of this chapter shall, upon conviction, be subject to penalties according to section 1-8, general penalties; continuing violations and section 2-1, citations and civil penalties, Code of Ordinances, or its successor.

(b) Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-62. Civil remedies.

In addition to the penalties provided in section 55-61, Gadsden County may institute any appropriate action or proceeding including suit for injunctive relief in order to prevent or abate violations of this chapter.

(Ord. No. 2008-002, § 1, 1-29-2008)

Sec. 55-63. Citizen suits.

Nothing in this chapter shall be construed to prohibit any person from commencing a civil action on their own against any person who is alleged to be in violation of any provision of this chapter, nor shall this chapter be construed to impair any other common law or statutory causes of action, or legal remedies there under, of any person for injury or damage arising from any violation of this chapter or from other law. Furthermore, it is the intent of the Gadsden County Board of Commissioners that this chapter serve as the basis for private actions by individuals, living within this chapter's geographic zone of coverage, to seek relief against violations emanating from both inside and outside the area of coverage.

(Ord. No. 2008-002, § 1, 1-29-2008)

Chapter 6 ALCOHOLIC BEVERAGES[1]

Sec. 6-1. Location restrictions for dealers.

(a) No license shall be granted to a vendor to sell, serve, or dispense alcoholic beverages, including wine and/or beer, by the state division of beverage, whose place of business for selling, serving, or dispensing alcoholic beverages, including wine and/or beer is or shall be within:

(1) One thousand feet of an established church which distance shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of such place of business to the nearest entrance of the church.

(2) One thousand feet of a school, which distance shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of such place of business to the nearest point of the school grounds in use as part of the school facilities.

(3) One thousand feet of a publicly owned and operated playground area, which distance shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of said place of business to the nearest point of the playground area in use as part of the facilities.

(b) No vendor licensed by the state division of beverage to sell, serve or dispense alcoholic beverages, including wine and/or beer, shall conduct his place of business within, and such place of business is prohibited from being operated within:

(1) One thousand feet of an established church which distance shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of such place of business to the nearest entrance of the church.

(2) One thousand feet of a school, which distance shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of such place of business to the nearest point of the school grounds in use as part of the school facilities.

(3) One thousand feet of a publicly owned and operated playground area, which distance shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of such place of business to the nearest point of the playground area in use as part of the facilities.

(c) No certificate of use or occupancy, building, plumbing, electrical or either permit including, but not limited to, health permits, shall be issued to any person, firm, association or corporation, conducting and/or operating a business for the sale of alcoholic beverages, including wine and/or beer, at a location prohibited pursuant to subsections (a) and (b) of this section.

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[1]Cross reference(s)—Businesses, ch. 22; nudity and sexual conduct prohibited in establishments dealing in alcoholic beverages, § 58-114; hours of sale of alcohol, app. A, § 2.

State law reference(s)—Authority of board of county commissioners to establish and enforce regulations for the sale of alcoholic beverages in unincorporated areas pursuant to general law, F.S. § 125.01(1)(o); alcoholic beverages, F.S. chs. 561—568; local ordinances pertaining to alcoholic beverages regulating activities regulated by the state prohibited, F.S. § 2.45(2).

Sec. 6-2. Exempted vendors.

The following licensed vendors are exempted from the provisions of section 6-1(a) and (b) to the extent and only to the extent as indicated in the following:

(1) Vendors holding valid licenses on October 15, 1975, for the sale of malt beverages (beer) are exempt for the specific and limited purpose of, and to the extent and only to the extent of, permitting those vendors to continue to sell malt beverages (beer) at their present locations. The purpose of this exemption is to permit the future sale of malt beverages (beer) and only malt beverages (beer) in the same manner as such vendors were authorized by law to sell the same on October 15, 1975;

(2) Vendors of beer containing alcohol of not more than 14 percent by weight for consumption off the premises only; and

(3) Vendors of wines regardless of the alcoholic content for consumption off the premises only.

(Ord. No. 75-006, § 4; Ord. No. 76-001, § 1)

State law reference(s)—Location restrictions authorized, F.S. § 562.45(2).

Sec. 6-3. Hours of sale.

(a) It shall be unlawful for any package sales of beer, to be made on the premises of any licensee operating under a valid license issued by the state division of beverage between the hours of 2:00 a.m. each Sunday and 7:00 a.m. on the following Monday, and between the hours of 2:00 a.m. and 7:00 a.m. on all other days.

(b) In addition to the hours of sale of alcoholic beverages, as provided in section 6-3(a), businesses and/or vendors authorized and/or licensed to sell alcoholic beverages may sell beer only for consumption off the premises between the hours of 7:00 a.m. each Sunday and 12:01 a.m. on the following Monday.

(c) In addition to the hours of sale provided in section 6-3(a), businesses authorized and/or licensed to sell alcoholic beverages, may make package sales of beer on December 31 (New Year's Eve) in each year from 7:00 a.m. until 4:00 a.m. on the following day (such following day being January 1 of each year), unless December 31 (New Year's Eve) shall fall on a Sunday, in which case the hours for package sales of beer shall be from 3:00 p.m. on Sunday until 4:00 a.m. on Monday (January 1).

(Ord. No. 75-006, § 3; Ord. No. 76-003, § 1)

State law reference(s)—Authority to regulate time for sale of alcoholic and intoxicating beverages, F.S. §§ 562.14(1), 562.45(2).

Sec. 6-4. Consumption in public places.

No person shall partake or consume any alcoholic beverages, including wine and/or beer, upon the public streets, roads, rights-of-way, and/or in or upon any lands or buildings owned by the county, wherever located.

(Ord. No. 95-009, § 2)

Sec. 6-5. Open containers.

No person shall possess an open container of any alcoholic beverage, nor consume any alcoholic beverage, including beer and wine, within 500 feet of a business selling alcoholic beverages or otherwise serving alcoholic

beverages, for purposes of this section. Such distance shall be measured from the exterior walls on any such business or establishment.

(Ord. No. 98-004, § 1)

State law reference(s)—Possession of open container of alcohol in motor vehicle, F.S. § 316.1936.

Outlook

6766 Hwy 27 variance

From sam chapman <sam.consolidated@hotmail.com>
Date Wed 4/15/2026 5:05 PM
To Justin Stiell <jstiell@gadsdencountyfl.gov>

Hi Justin,

As we discussed, this email contains the text that I submitted to you in a Word document.

Members of the Planning Commission:

On April 13, 2026, I received a letter informing me that the owners of the property at 6766 Florida-Georgia Highway had applied for a special exception to the commercial zoning of the property to operate as a bar and lounge.

I am strongly opposed to allowing this exemption.

My home lies across the highway, nearly a quarter mile west of the 6766 address. The property, painted "L&J Lounge," has operated as a bar and lounge in the not distant past. During the time that it operated as such, music noise levels during many evenings and especially weekends were frequently intolerable. The noise from the bar was not simply audible from my home; it was **so** loud that I could not **NOT** hear it, inside my brick home, windows closed, AC on and TV blaring. Again, nearly a quarter mile of thick vegetation and Highway 27 are between me and the 6766 address.

The noise that ruined nearly every weekend at home for me is not the only reason you should not grant the zoning exception. A quick call to the Sheriff's Office let me know that Gadsden county services responded to the address, as a bar, a staggering 348 times during the period of 2019-2022. This means that during that three year period, on average, a county employee had to devote time to that bar **roughly every three days**. Does Gadsden County have the financial resources to provide services at this level to a single business?

In summation, the application for an exception to operate 6766 as a bar and lounge should be **denied**. As a bar, the property is a nuisance to its neighbors and a significant drain on county services and funds. As responsible stewards for the residents of Gadsden County, please **do not** allow the requested variance to the commercial zoning.

Samuel Chapman

440 Bostick Rd

Havana, Fl 32333

Thanks for your assistance.
Sam

STAFF FINDINGS REPORT

PROPERTY OWNER: James Kenon

AGENT (if applicable): Tiffany Calloway

PROPERTY ADDRESS (if available): 6766 Florida-Georgia Highway

PARCEL ID: 2-26-3N-2W-0210-0000A-0300

ACREAGE: 0.218

FUTURE LAND USE: Commercial

CURRENT USE: Internet Cafe

ADJACENT USES:

→ 2-26-3N-2W-0210-0000A-0280: Vacant (Commercial).
→ 2-26-3N-2W-0210-0000A-0330: Daycare Facility (Commercial).

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

→ Special exception application to open a bar/lounge & eventer center in an existing structure currently used as an internet café.
  - According to the Gadsen County Property Appraiser, the current building is 5,427 finished square feet. There are no plans to expand the current building, parking area, lighting, etc.

STAFF FINDINGS:

Land Development Code:

→ **Subsection 5002. Compatibility**.
  - **Compatibility** is defined as the ability to locate a new land use or development adjacent to existing land uses without inflicting negative impacts.
  - Compatibility of proposed projects is to be assessed. The identification of impacts from the new development on the surrounding properties shall be conducted by the applicant. Particular attention shall be paid to the impact of new development on residential uses and their resolution thereof. Type and Level of Service impacts due to traffic demands shall be addressed and mitigated upon resolution of potential land use conflicts, and upon other relevant factors to be determined on a case-by-case basis, compatibility shall be achieved.
    - **Consistency with the adopted Future Land Use Map**. The Future Land Use Map has been adopted as part of the Gadsden County Comprehensive

Plan, 2001. The first step shall be to assess the compatibility of the proposed project with the Future Land Use Map. All development shall be consistent with the Future Land Use Map. Development shall be generally consistent with the surrounding uses, regardless of densities on the land use map.

- The requested special exception use is consistent with the adopted Future Land Use Map.

- **Identification and resolution of potential land use conflicts**. Typical land use conflicts between existing and proposed uses generally involve air, noise, stormwater runoff, access, safety, privacy and dwelling unit types. The extent which these conflicts are avoided or mitigated is a second criterion for compatibility determination.
    - Potential conflicts include noise, traffic, and safety/privacy.
- **Identification and mitigation of traffic impacts**. Third and final, the applicant identifies and mitigates the impacts from the new development on the road system and surrounding development is the third and final criterion for determination of compatibility. Ideally, the project will be designed so additional traffic generated from the new development does not cause adverse impacts on the road system or surrounding development.
    - The applicant indicates existing off-street parking is sufficient to meet the needs of the proposed use.

→ **Subsection 7301. Standards for Special Exception Uses**. The approval of a special exception use does not create precedence as each use is considered on a case-by-case basis. Due to the nature of special exception uses, criteria shall be applied to ensure compatibility of the proposed use with adjacent and nearby uses and developments. <u>The burden is on the applicant to prove by substantial evidence that the granting of the special exception is in the public interest.</u>

→ **Required Information**. At minimum, the following information must be provided in writing and on a site plan, as applicable, as part of the application in order for consideration of the request:

- Description of proposed special exception:
    - Bar and lounge, event center within an existing building.
- The physical factors by which the environmental impacts of the project on the site and adjacent sites can be assessed.
    - The proposed activities will take place entirely within the existing building footprint and utilize existing amenities and utilities. Therefore, the potential environmental impact of the requested special exception can be assessed using the existing building.
- The scale and character of the proposed special exception use in relationship to adjacent and nearby uses and structures.

        - The existing building occupies the majority of the lot.
        - The block to the east of the subject property is largely residential in character.
    - Transportation impacts, access and location.
        - Existing access will be utilized.
    - The location of available utilities.
        - Existing utility connections will be utilized.
    - The location, dimensions, and lighting of signage.
        - Existing signage will be utilized.
    - The location of off-street parking and loading areas where required and screening detail, if applicable.
        - Existing off-street parking and loading areas will be utilized. Applicant indicates existing parking will be sufficient to meet expected demand.
    - The exterior lighting detail with reference to glare, traffic safety and compatibility with surrounding properties.
        - Existing lighting will be utilized.
    - The location of refuse and service areas, with particular reference to location and screening in relation to adjacent uses.
        - Existing service areas will be utilized.
    - Buffering and screening detail at 1.5 times the buffer requirements including type, dimensions and materials.
        - No changes are currently proposed to the existing site.
    - Days and hours of operation.
        - **Bar and lounge**: Friday-Sunday, 9:00 p.m. – 2:00 a.m.
        - **Event center**: Within legal business hours, concluding by 12:00 a.m.
    - Number, frequency, and duration of special events annually.
        - **Frequency**: 3-4 events per month.
        - **Duration**: 3-5 hours per event.
        - **Attendance**: ~50-100 guests per event.
    - Measures to insure compatibility including but not limited to those listed in Subsection 5002.B, Compatibility of the Land Development Code.

→ **Criteria for approval**. The following criteria shall be used in the determination of the issuance of the special exception use:

- Compatibility of the proposed special exception use with adjacent and nearby uses in terms of use, scale, character, height, setbacks, and open space.
    - Future Land Use category of surrounding parcels is commercial. However, the specific uses on the subject parcel and the adjacent parcel are not necessarily compatible on their face.
        - Incompatibility of use is mitigated in part by the proposed hours of operation for the bar and lounge, see below.
- General compatibility with adjacent and nearby properties.
- The noise, glare or odor effects of the use on surrounding areas.

        - Applicant indicates music volume will comply with the County's noise ordinance.
- The impacts of refuse and service areas, with particular reference to location and screening in relation to adjacent uses.
    - Existing refuse and service areas will be utilized.
- The impacts of off-street parking and loading areas on adjacent uses.
    - **Table 5607. Minimum Parking Requirements**. Bar, lounge, night club, etc.(free standing): 1 parking space / 100 sq. ft. of GFA
        - Per the requirements of Section 5607 Off-Street Parking Requirements, new construction of 5,427 SF bar/lounge would require 55 off-street parking spaces.
    - **Re-evaluation of Existing Developments**. The County reserves the right to assess sites that have undergone a change of use to determine if remedial parking is needed to bring the site into compliance with this code or to relieve observed off-street parking.
- The impacts of signs and proposed exterior lighting if any with reference to glare, traffic safety and compatibility with adjacent and nearby properties.
    - Impacts of signage and exterior lighting should not cause greater impacts on the adjacent properties than the current existing use.
- The impacts of transportation access and location with respect to abutting transportation facilities particularly in reference to automotive, bicycle, pedestrian, public service and fire safety, convenience, traffic flow and control.
    - Increased traffic impacts are likely in the area 3 to 4 times per month during scheduled special events, given the anticipated attendance of 50-100 individuals.
- Utilities, with reference to location and availability.
    - Existing utilities will be utilized.
- The adequacy of buffers with reference to type, dimensions and character.
    - The only existing buffer between the subject property and the adjacent daycare facility is a chain link.
- The impacts of hours of operation and the frequency and duration of special events.
    - Hours of operation from Friday-Sunday, 9:00 p.m. – 2:00 a.m. mitigate potential negative impacts on the adject daycare facility use.
- The adequacy of setbacks and buffers in screening and insuring compatibility with adjacent properties.
    - The only existing buffer between the subject property and the adjacent daycare facility is a chain link fence; this buffer does not provide adequate screening between the subject property and the adjacent property.
- Compliance with supplemental requirements set forth in the Land Development Code for the particular use involved.
    - There are no special use standards for bars/lounges/event centers. See Subsection 5204.

→ **Conditions and Safeguards**. In granting a special exception, the Board of County Commissioners may prescribe specific conditions to address the criteria listed in Part B [Criteria for Approval] above as a condition of the approval of a special exception use.

RECOMMENDATION: Approval, on the condition that the County prescribe the following conditions/safeguards:

1. To address (1) the adequacy of buffers with reference to type, dimensions and character and (2) the adequacy of setbacks and buffers in screening and insuring compatibility with adjacent properties:
    a. An additional buffer providing visual screening between the subject property and the adjacent daycare facility.
        i. For example, a 6' wooden privacy fence.
2. To address (1) the impacts of off-street parking and loading areas on adjacent uses and (2) the impacts of transportation access and location with respect to abutting transportation facilities particularly in reference to automotive, bicycle, pedestrian, public service and fire safety, convenience, traffic flow and control:
    a. A remedial parking plan to provide for additional parking during monthly events, when demand will be greater than during normal operation of the bar and lounge.
        i. For example, would it be possible to rent or otherwise use the County-owned lot across the street (2-27-3N-2W-0000-00121-0200) for overflow parking during events? Will parking be available on the adjacent vacant lot (2-26-3N-2W-0210-0000A-0280) held in common ownership with the subject property?