

Shady Forest
Plat Vacation
Application Package

Prepared for Submittal to:
City of Gainesville, Florida

Prepared on Behalf of:
Garrison SW 17th Avenue, LLC

Prepared by:



January 2, 2013
PN# 12-0445

**Application Package
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- 1. Justification Letter**
- 2. Ownership Affidavit**
- 3. Development Review Board Application**
- 4. Boundary Survey**
- 5. Proof of Ownership**
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- 7. Neighborhood Workshop Materials**
- 8. Map Set**

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*Focused on Excellence
Delivered with Integrity*

January 2, 2013

Erik Bredfeldt, Ph.D., AICP, Director
City of Gainesville Planning and Development Services
306 NE 6th Avenue, Thomas Center B
Gainesville, FL 32601

RE: Vacation of a Portion of the Shady Forest Plat Justification

Dear Mr. ~~Mr.~~ ^{ERIK} Bredfeldt,

On behalf of our client, Causseaux, Hewett, & Walpole, Inc. (CHW) submits this application to vacate a portion of a plat in accordance with the City of Gainesville Land Development Code (LDC) Sec. 30-192 and Chapter 177.101, Florida Statutes. Consistent with these requirements, this application package includes proof of ownership for the property covered by the plat sought to be vacated, proof that all taxes have been paid, a boundary survey for the portion of the Shady Forest plat sought to be vacated, and aerial maps to demonstrate that the vacation will not affect right of convenient access of persons owning other parts of the subdivision.

The purpose of this process is to return lots and unrecorded streets, which were never built, back to raw acreage so that a dedication of right-of-way can be completed for the creation of streets and properties consistent with the underlying land use and zoning classification, as well as the Urban Village design guidelines. A site plan application for the property will be filed at a later date in accordance with the City's process outlined in the LDC.

The subject area for the plat vacation is shown on the boundary survey and aerial maps included as part of this application package. All existing structures within the vacation area will be removed. As you can see on the attached aerial maps, the existing lots to the south will still have access via SW 38th Terrace and SW 17th Place. Therefore, the proposed vacation of a portion of a plat will not negatively affect the right of convenient access for these lots.

In order to assist the City's Planning and Development Services staff and to streamline the review process, CHW provided written notice of these intentions to the City's Public Works Department, Gainesville Regional Utilities (GRU), and Gainesville Fire Rescue Department prior to submittal of this application. Also, a First Step meeting was held with City staff on December 18, 2012, and a

132 NW 76th Drive
Gainesville, Florida 32607

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

neighborhood workshop was held on December 20, 2012. As required by City staff, a completed Development Review Board (DRB) application is submitted as part of this application. CHW has also initiated discussions with the County Attorney's office to coordinate the item being received by the Alachua County Board of County Commissioners in early 2013.

CHW requests that this item be placed on the February 14, 2013 DRB agenda and the following February 28, 2013 City Commission agenda. It is very important that we strictly adhere to this time-sensitive schedule. Please contact me directly should you have any questions or need any additional information.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.



Gerry Dedenbach, AICP, LEED®AP
Director of Planning and GIS Services

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AFFIDAVIT

Garrison SW 17th Avenue, LLC
Owner(s) _____ Application Number _____

Causseaux, Hewett, & Walpole, Inc.
Appointed Agent(s) _____

See Attached Boundary Survey _____ 11 10S 19E
Parcel Number(s) Section Township Range

Vacation / Annulment of a Portion of the Shady Forest Plat and Development Plan applications
Type of Request _____

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

- 1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
- 2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
- 3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
- 4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
- 5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

As a Owner's Rep to Garrison SW 17th Avenue LLC

Owner (Signature) _____
Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY
OF _____, 2_____
BY _____
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)

Name of Notary typed, printed or stamped _____
Commission Number

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**APPLICATION FOR CONCURRENCY EXEMPTION
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Petition No. _____ (Will be filled in by staff.)

OFFICE USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Approval expiration date _____
Signature: _____		Date: _____
Department of Planning & Development Services		

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City’s concurrency requirements. Any evidence supporting a claim of concurrency exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Notification of the results of this application will be made in writing to the address shown on this form.

Owner Name(s) (please print)
Name(s): Garrison SW 17th Avenue, LLC
Mailing Address: 315 Manitoba Avenue
Suite 300
Wayzata, MN 55391
Phone: (952) 767-7500 Fax: _____
(If additional owners, please include on separate sheet)

Applicant(s) Name (please print)
Name: Causseaux, Hewett, & Walpole, Inc.
Mailing Address: 132 NW 176th Drive
Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476

PROJECT INFORMATION
Project name: Shady Forest Partial Plat Vacation
Project location: Generally, the property is located north of SW 20th Avenue and west of SW 34th Street. See Map Set for specific location.
Tax parcel No(s).: 06706-001-000 through 06706-040-000
Type of development order to which exemption will apply: This Application for Concurrency Exemption is submitted in conjunction with an application to vacate a portion of the Shady Forest plat.

(over, please)

Application for Concurrency Exemption

Please check the box next to the reason(s) why you claim exemption to the City's Concurrency Requirements.

- 1. A valid and unexpired Vested Rights Certificate exists for this project. (Please attach a copy of the Vested Rights Certificate.)
- 2. Lot split.
- 3. Project alteration not creating any additional impacts on adopted LOS standards.
- 4. Construction of accessory buildings or structures which will not create any additional impacts on adopted LOS standards.
- 5. Replacement or rebuilding of a dwelling unit when no additional dwelling units are being created.
- 6. Replacement or rebuilding of a non-residential structure when there is no change of use and no net change in structure dimensions.
- 7. The replacement or rebuilding of a damaged non-residential structure where there is no net change in any facility capacity demand.
- 8. A building permit for a single-family residential unit or duplex to be constructed on an existing lot of record as of the effective date of adoption of the Land Development Code (June 10, 1992).
- 9. Redevelopment where there is no net change in any facility capacity demand.
- 10. Project is *de minimis* development as defined in the Concurrency Management Element.



I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for concurrency exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature: _____ Date: _____

Applicant's signature: *Sony Dabulch* Date: 12-20-2012
(if not the same as owner)

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BOUNDARY SURVEY

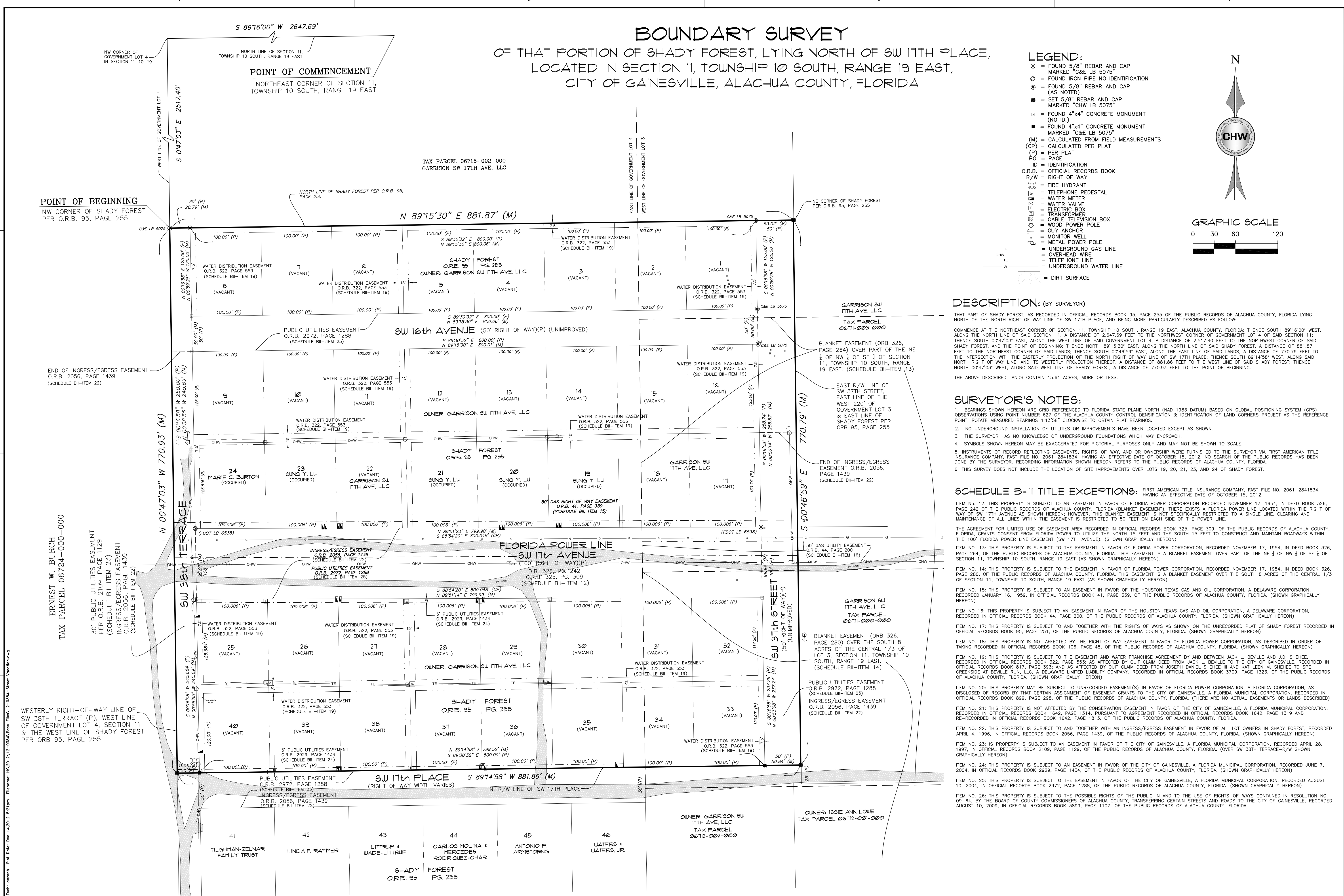
OF THAT PORTION OF SHADY FOREST, LYING NORTH OF SW 17TH PLACE,
LOCATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

- LEGEND:**
- ⊗ = FOUND 5/8" REBAR AND CAP MARKED "C&E LB 5075"
 - = FOUND IRON PIPE NO IDENTIFICATION (AS NOTED)
 - ⊙ = FOUND 5/8" REBAR AND CAP MARKED "CHW LB 5075"
 - = SET 5/8" REBAR AND CAP MARKED "CHW LB 5075"
 - = FOUND 4"x4" CONCRETE MONUMENT (NO ID.)
 - = FOUND 4"x4" CONCRETE MONUMENT (NO ID.)
 - (M) = CALCULATED FROM FIELD MEASUREMENTS
 - (CP) = CALCULATED PER PLAT
 - (P) = PER PLAT
 - PG. = PAGE
 - ID = IDENTIFICATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - R/W = RIGHT OF WAY
 - ⊕ = FIRE HYDRANT
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = WATER METER
 - ⊕ = WATER VALVE
 - ⊕ = ELECTRIC BOX TRANSFORMER
 - ⊕ = CABLE TELEVISION BOX
 - ⊕ = WOOD POWER POLE
 - ⊕ = GUY ANCHOR
 - ⊕ = MONITOR WELL
 - ⊕ = METAL POWER POLE
 - G — UNDERGROUND GAS LINE
 - OHW — OVERHEAD WIRE
 - TE — TELEPHONE LINE
 - W — UNDERGROUND WATER LINE
 - = DIRT SURFACE



POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 11,
TOWNSHIP 10 SOUTH, RANGE 19 EAST

POINT OF BEGINNING
NW CORNER OF SHADY FOREST
PER O.R.B. 95, PAGE 255



DESCRIPTION: (BY SURVEYOR)

THAT PART OF SHADY FOREST, AS RECORDED IN OFFICIAL RECORDS BOOK 95, PAGE 255 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF SW 17TH PLACE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°16'00" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2,647.69 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 11; THENCE SOUTH 00°47'03" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 2,517.40 FEET TO THE NORTHWEST CORNER OF SAID SHADY FOREST; AND THE POINT OF BEGINNING; THENCE NORTH 89°15'30" EAST, ALONG THE NORTH LINE OF SAID SHADY FOREST, A DISTANCE OF 881.87 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°46'59" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 770.79 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT OF WAY LINE OF SW 17TH PLACE; THENCE SOUTH 89°14'58" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 881.86 FEET TO THE WEST LINE OF SAID SHADY FOREST; THENCE NORTH 00°47'03" WEST, ALONG SAID WEST LINE OF SHADY FOREST, A DISTANCE OF 770.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 15.61 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE GRID REFERENCED TO FLORIDA STATE PLANE NORTH (NAD 1983 DATUM) BASED ON GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING POINT NUMBER 627 OF THE ALACHUA COUNTY CONTROL DENSIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT AS THE REFERENCE POINT. ROTATE MEASURED BEARINGS 1°13'58" CLOCKWISE TO OBTAIN PLAT BEARINGS.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRoACH.
- SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, EAST FILE NO. 2061-2841834, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 2012; NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR. RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THIS SURVEY DOES NOT INCLUDE THE LOCATION OF SITE IMPROVEMENTS OVER LOTS 19, 20, 21, 23, AND 24 OF SHADY FOREST.

SCHEDULE B-II TITLE EXCEPTIONS: FIRST AMERICAN TITLE INSURANCE COMPANY, EAST FILE NO. 2061-2841834, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 2012.

ITEM NO. 12: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED NOVEMBER 17, 1954, IN DEED BOOK 326, PAGE 242 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (BLANKET EASEMENT). THERE EXISTS A FLORIDA POWER LINE LOCATED WITHIN THE RIGHT OF WAY OF SW 17TH AVENUE AS SHOWN HEREON; HOWEVER, THIS BLANKET EASEMENT IS NOT SPECIFICALLY RESTRICTED TO A SINGLE LINE. CLEARING AND MAINTENANCE OF ALL LINES WITHIN THE EASEMENT IS RESTRICTED TO 50 FEET ON EACH SIDE OF THE POWER LINE.

THE AGREEMENT FOR LIMITED USE OF EASEMENT AREA RECORDED IN OFFICIAL RECORDS BOOK 325, PAGE 309, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, GRANTS CONSENT FROM FLORIDA POWER TO UTILIZE THE NORTH 15 FEET AND THE SOUTH 15 FEET TO CONSTRUCT AND MAINTAIN ROADWAYS WITHIN THE 100' FLORIDA POWER LINE EASEMENT (SW 17TH AVENUE). (SHOWN GRAPHICALLY HEREON)

ITEM NO. 13: THIS PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED NOVEMBER 17, 1954, IN DEED BOOK 326, PAGE 264, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THIS EASEMENT IS A BLANKET EASEMENT OVER PART OF THE NE 1/4 OF NW 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST (AS SHOWN GRAPHICALLY HEREON).

ITEM NO. 14: THIS PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED NOVEMBER 17, 1954, IN DEED BOOK 326, PAGE 280, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THIS EASEMENT IS A BLANKET EASEMENT OVER THE SOUTH 8 ACRES OF THE CENTRAL 1/3 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST (AS SHOWN GRAPHICALLY HEREON).

ITEM NO. 15: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE HOUSTON TEXAS GAS AND OIL CORPORATION, A DELAWARE CORPORATION, RECORDED JANUARY 16, 1959, IN OFFICIAL RECORDS BOOK 41, PAGE 339, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 16: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE HOUSTON TEXAS GAS AND OIL CORPORATION, A DELAWARE CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 44, PAGE 200, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 17: THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH THE RIGHTS OF WAYS AS SHOWN ON THE UNRECORDED PLAT OF SHADY FOREST RECORDED IN OFFICIAL RECORDS BOOK 95, PAGE 251, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 18: THIS PROPERTY IS NOT AFFECTED BY THE RIGHT OF WAY EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 48, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 19: THIS PROPERTY IS SUBJECT TO THE EASEMENT AND WATER FRANCHISE AGREEMENT BY AND BETWEEN JACK L. BEVILLE AND J.D. SHEHEE, RECORDED IN OFFICIAL RECORDS BOOK 322, PAGE 393; AND AS AFFECTED BY QUIT CLAIM DEED FROM JACK L. BEVILLE TO THE CITY OF GAINESVILLE, RECORDED IN OFFICIAL RECORDS BOOK 817, PAGE 393; AND AS AFFECTED BY QUIT CLAIM DEED FROM JOSEPH DANIEL SHEHEE III AND KATHLEEN M. SHEHEE TO SPE CREEKSIDE AT BEVILLE RUN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3769, PAGE 1323, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 20: THIS PROPERTY MAY BE SUBJECT TO UNRECORDED EASEMENT(S) IN FAVOR OF FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, AS DISCLOSED BY RECORD BY THAT CERTAIN ASSIGNMENT OF EASEMENT GRANTS TO THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 899, PAGE 298, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (THERE ARE NO ACTUAL EASEMENTS OR LANDS DESCRIBED)

ITEM NO. 21: THIS PROPERTY IS NOT AFFECTED BY THE CONSERVATION EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 1314, PURSUANT TO AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 1319 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 1813, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ITEM NO. 22: THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH AN INGRESS/EGRESS EASEMENT IN FAVOR OF ALL LOT OWNERS IN SHADY FOREST, RECORDED APRIL 4, 1996, IN OFFICIAL RECORDS BOOK 2056, PAGE 1439, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 23: IS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED APRIL 28, 1997, IN OFFICIAL RECORDS BOOK 2109, PAGE 1129, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (OVER SW 38TH TERRACE-R/W SHOWN GRAPHICALLY HEREON)

ITEM NO. 24: THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED JUNE 7, 2004, IN OFFICIAL RECORDS BOOK 2929, PAGE 1434, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 25: THIS PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, A FLORIDA MUNICIPAL CORPORATION, RECORDED AUGUST 10, 2004, IN OFFICIAL RECORDS BOOK 2972, PAGE 1288, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 26: THIS PROPERTY IS SUBJECT TO THE POSSIBLE RIGHTS OF THE PUBLIC IN AND TO THE USE OF RIGHTS-OF-WAYS CONTAINED IN RESOLUTION NO. 09-64, BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, TRANSFERRING CERTAIN STREETS AND ROADS TO THE CITY OF GAINESVILLE, RECORDED AUGUST 10, 2009, IN OFFICIAL RECORDS BOOK 3899, PAGE 1107, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Techn: geograph Plot Date: Dec 14, 2012 5:21pm Theme: R:\2012\12-0356\Issue (Final)\2-0356-Street\Workstation.dwg

Causseaux, Hewett, & Waipole, Inc.
Engineering • Surveying • Planning
Construction Engineering Inspection
102 NW 76th Drive, Gainesville, Florida 32607
Phone: (352) 331-1976 • Fax: (352) 331-1976 • www.chw-inc.com
CA-5075

CHW
CONSTRUCTION ENGINEERING & SURVEYING

SCALE: 1" = 60'
LATEST SCALE ON BACKGROUND ORIGINAL DRAWING
DO NOT SCALE ANY DIMENSIONS FROM THIS SHEET. ADJUST SCALES ACCORDINGLY.

INTERNATIONAL
NP

DATE: 12-14-2012	REVISION DATE:
SURVEY DATE:	PROJECT NUMBER: 12-0445
TECHNICAL: AARON H. HICKMAN	FIELD BOOK & PAGE:
DRAWN BY: A	FILE:
CHECKED BY: A	

This map prepared by: AARON H. HICKMAN
Professional Surveyor & Mapper Fla. License No. 6791

Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

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ATTORNEYS AT LAW

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Tampa, Florida 33607-5780
P.O. Box 3239 | Tampa, Florida 33601-3239
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www.carltonfields.com

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St. Petersburg
Tallahassee
Tampa
West Palm Beach

Sandra G. Porter
Shareholder
(813) 229-4232 Direct Dial
sporter@carltonfields.com

December 28, 2012

City of Gainesville
Attn: Nicole Shalley
City Attorney
PO Box 490, Station 46
Gainesville, FL 32627-0490

Re : Real property located in Alachua County, Florida, more particularly described in Exhibit A (the "Property") attached hereto and made a part hereof

Ladies and Gentlemen:

For purposes of rendering this opinion of title, our firm has obtained and reviewed the enclosed Commitment for Title Insurance for the Property issued by First American Title Insurance Company (the "Underwriter"), No. 5011612-2061-2841834A, with an Effective Date of December 12, 2012 at 8:00 a.m. ("Effective Date") attached hereto as Exhibit B (the "Commitment").

Based solely on the information provided in the Commitment, our firm is of the opinion that as of the Effective Date, the Property is owned by Garrison SW 17th Avenue, LLC, a Delaware limited liability company ("Owner"), free and clear of all mortgages, liens, or other such encumbrances, except any easements, covenants, conditions, restrictions, and other such matters specifically described in the Commitment. The preceding sentence is subject to satisfaction of the requirements set forth in Schedule B, Section 1 of the Commitment and to such matters and any other matters existing after the Effective Date.

You have authorized us to rely upon the Commitment for purposes of rendering and issuing this opinion without any other or independent investigation. Please note that the Commitment is binding on the Underwriter only if the title policy described therein is purchased and issued in accordance with the Commitment.

This opinion is issued as of the Effective Date and may not be relied upon for any matters occurring after such date. We do not undertake to inform you of any changes in the status of title to the Property subsequent to the Effective Date. This opinion should not be relied upon as a guaranty or in lieu of title insurance. We have not conducted an independent evaluation of title, and we advise you to obtain title insurance with respect to the Property in order to protect against losses resulting from matters that are not described above. This letter may be relied upon solely by you and should not be provided to any other person.

CARLTON FIELDS, P.A.

By: Sandra G. Porter
Sandra G. Porter


EXHIBIT A**Legal Description**

That part of Shady Forest, as recorded in Official Records Book 95, Page 255 of the Public Records of Alachua County, Florida, lying North of the North right-of-way line of S.W. 17th Place, and being more particularly described as follows:

Commence at the Northeast corner of Section 11, Township 10 South, Range 19 East, Alachua County, Florida; thence South 89°16'00" West, along the North line of said Section 11, a distance of 2,647.69 feet to the Northwest corner of Government Lot 4 of said Section 11; thence South 00°47'03" East, along the West line of said Government Lot 4, a distance of 2,517.40 feet to the Northwest corner of said Shady Forest, and the Point of Beginning; thence North 89°15'30" East, along the North line of said Shady Forest, a distance of 881.87 feet to the Northeast corner of said lands; thence South 00°46'59" East, along the East line of said land, a distance of 770.79 feet to the intersection with the Easterly projection of the North right-of-way line of S.W. 17th Place; thence South 89°14'58" West, along said North right-of-way line, and its Westerly projection thereof, a distance of 881.86 feet to the West line of said Shady Forest; thence North 00°47'03" West, along said West line of Shady Forest, a distance of 770.93 feet to the Point of Beginning.

EXHIBIT B

Title Commitment

 <p>First American Title</p> <p>Commitment</p>	<p>Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>5011612 - 2061-2841834A</p>
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FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation (the "Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by an authorized officer of the Company or an agent of the Company.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the Effective Date shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

(This Commitment is valid only when Schedules A and B are attached)


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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company whether or not based on negligence arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued will contain the following arbitration clause: Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of the controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof. The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.



ISSUED THROUGH THE OFFICE OF:



FIRST AMERICAN
TITLE INSURANCE
COMPANY

Corporate Office
1 First American Way
Santa Ana, CA 92707
(800) 854-3643



First American Title

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - 2061-2841834A

Schedule A

Agent File Number:
FAST File Number: 2061- 2841834A

1. Effective Date: December 12, 2012 @ 8:00 A.M.
2. Policy or Policies to be issued: Proposed Amount of Insurance:
 - a. Owner's Policy (Identify form used)
ALTA Owner's Policy of Title Insurance (6-17-06) (with Florida modifications) \$1,000.00
Proposed Insured: **A Natural Person or Legal Entity to Be Designated**
 - b. Loan Policy (Identify form used)
ALTA Loan Policy of Title Insurance (6-17-06) (with Florida modifications) \$0.00
Proposed Insured: **N/A**
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Garrison SW 17th Avenue, LLC, a Delaware limited liability company, as to Lots 1 through 40, Shady Forest, as recorded in Official Records Book 95, Page 255 of the Public Records of Alachua County, Florida.
5. The land referred to in this Commitment is described as follows:
See Exhibit "A" attached hereto and made a part hereof

Carlton Fields, P.A.

By: 
Authorized Countersignature for Carlton Fields, P.A.
(This Schedule A valid only when Schedule B is attached.)



First American Title

ISSUED BY

First American Title Insurance Company

Exhibit A

Agent File Number:

FAST File Number: 2061-2841834A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

That part of Shady Forest, as recorded in Official Records Book 95, Page 255 of the Public Records of Alachua County, Florida, lying North of the North right-of-way line of S.W. 17th Place, and being more particularly described as follows:

Commence at the Northeast corner of Section 11, Township 10 South, Range 19 East, Alachua County, Florida; thence South 89°16'00" West, along the North line of said Section 11, a distance of 2,647.69 feet to the Northwest corner of Government Lot 4 of said Section 11; thence South 00°47'03" East, along the West line of said Government Lot 4, a distance of 2,517.40 feet to the Northwest corner of said Shady Forest, and the Point of Beginning; thence North 89°15'30" East, along the North line of said Shady Forest, a distance of 881.87 feet to the Northeast corner of said lands; thence South 00°46'59" East, along the East line of said land, a distance of 770.79 feet to the intersection with the Easterly projection of the North right-of-way line of S.W. 17th Place; thence South 89°14'58" West, along said North right-of-way line, and its Westerly projection thereof, a distance of 881.86 feet to the West line of said Shady Forest; thence North 00°47'03" West, along said West line of Shady Forest, a distance of 770.93 feet to the Point of Beginning.



First American Title

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - 2061-2841834A

Schedule BI

Agent File Number:
FAST File Number: 2061- 2841834A

REQUIREMENTS

The following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
 - a. INTENTIONALLY DELETED.
 - b. Duly-authorized Resolution by the City of Gainesville, Florida, a municipal corporation of the State of Florida, vacating the map or plat of Shady Forest, as recorded in Official Records Book 95, Page 255 of the Public Records of Alachua County, Florida, as to the land described herein.

NOTE: 2012 ad valorem taxes show PAID for all Lots in Shady Forest described in Schedule A hereof.



First American Title

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - 2061-2841834A

Schedule BII

Agent File Number:
FAST File Number: 2061- 2841834A

PART II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
9. Easement in favor of the Houston Texas Gas and Oil Corporation, a Delaware corporation, recorded January 16, 1959, in Official Records Book 41, Page 339, of the public records of Alachua County, Florida. (as to Lots 17 through 24 and the portion of S.W. 17th Avenue included within the lands described in Schedule A)
10. Easement and Water Franchise Agreement by and between Jack L. Beville and J.D. Shehee, recorded in Official Records Book 322, Page 553; as affected by Quit Claim Deed from Jack L. Beville to the City of Gainesville, recorded in Official Records Book 817, Page 393; and as affected by Quit Claim Deed from Joseph Daniel Shehee III and Kathleen M. Shehee to SPE Creekside at Beville Run, LLC, a Delaware limited liability company, recorded in Official Records Book 3709, Page 1323, of the public records of Alachua County, Florida. (as to Lots 1 through 40)

11. Apparent unrecorded easement(s) in favor of Florida Power Corporation, a Florida corporation, as disclosed of record by that certain Assignment of Easement Grants to the City of Gainesville, a Florida municipal corporation, recorded in Official Records Book 899, Page 298, of the public records of Alachua County, Florida.
12. Easement in favor of the City of Gainesville, a Florida municipal corporation, recorded June 7, 2004, in Official Records Book 2929, Page 1434, of the public records of Alachua County, Florida. (as to Lots 25 through 30 and Lots 35 through 40)
13. Easement in favor of Florida Power Corporation, recorded November 17, 1954, in Deed Book 326, Page 242; as affected by Agreement for Limited Use of Easement Area recorded in Official Records Book 325, Page 309, of the public records of Alachua County, Florida. (as to the portion of S.W. 17th Avenue included within the lands described in Schedule A)
14. Easement in favor of Florida Power Corporation, recorded November 17, 1954, in Deed Book 326, Page 264, of the public records of Alachua County, Florida. (as to Lots 15 through 18 and Lots 31 through 34 and portions of S.W. 16th Avenue, S.W. 17th Avenue and S.W. 37th Street included within the lands described in Schedule A)
15. Easement in favor of Florida Power Corporation, recorded November 17, 1954, in Deed Book 326, Page 280, of the public records of Alachua County, Florida. (as to Lots 31 through 34 and a portion of S.W. 17th Avenue and a portion of S.W. 37th Street included within the lands described in Schedule A)
16. Rights of ways as shown on the unrecorded Plat of Shady Forest recorded in Official Records Book 95, Page 251, of the public records of Alachua County, Florida. (as to the portions of S.W. 16th Avenue, S.W. 17th Avenue, S.W. 38th Terrace and S.W. 37th Street included within the lands described in Schedule A)
17. Easement in favor of all the owners of Lots in Shady Forest, recorded April 4, 1996, in Official Records Book 2056, Page 1439, of the public records of Alachua County, Florida. (as to the portions of S.W. 17th Avenue, S.W. 38th Terrace and S.W. 37th Street described therein and included within the lands described in Schedule A)
18. Easement in favor of the City of Gainesville, a Florida municipal corporation, recorded April 28, 1997, in Official Records Book 2109, Page 1129, of the public records of Alachua County, Florida. (as to the portion of S.W. 38th Terrace included within the lands described in Schedule A)
19. Easement in favor of the City of Gainesville, a Florida municipal corporation, recorded August 10, 2004, in Official Records Book 2972, Page 1288, of the public records of Alachua County, Florida. (as to the portions of S.W. 16th Avenue, S.W. 17th Avenue and S.W. 37th Street included within the lands described in Schedule A)
20. Easement in favor of the Houston Texas Gas and Oil Corporation, a Delaware corporation, recorded in Official Records Book 44, Page 200, of the public records of Alachua County, Florida. (as to a portion of S.W. 17th Avenue included within the lands described in Schedule A)

NOTE: This Commitment revised 12-27-2012(2)/scj.

Agent File Number:
Issuing Office File Number: 2061-2841834A

Note: All of the recording information contained herein refers to the Public Records of Alachua County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

Phn - (727)549-3400
Fax -

December 23, 2012

Re: Agent File Number:
FAST File Number: **2061-2841834A**

Property Address: ***

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on :

REFINANCE TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Application Package Table of Contents

1. Justification Letter
2. Ownership Affidavit
3. Development Review Board Application
4. Boundary Survey
5. Proof of Ownership
- 6. Proof of Payment of Taxes**
7. Neighborhood Workshop Materials
8. Map Set



First American Title

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - 2061-2841834A

Schedule BI

Agent File Number:
FAST File Number: 2061- 2841834A

REQUIREMENTS

The following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
 - a. INTENTIONALLY DELETED.
 - b. Duly-authorized Resolution by the City of Gainesville, Florida, a municipal corporation of the State of Florida, vacating the map or plat of Shady Forest, as recorded in Official Records Book 95, Page 255 of the Public Records of Alachua County, Florida, as to the land described herein.

NOTE: 2012 ad valorem taxes show PAID for all Lots in Shady Forest described in Schedule A hereof.

Application Package Table of Contents

1. Justification Letter
2. Ownership Affidavit
3. Development Review Board Application
4. Boundary Survey
5. Proof of Ownership
6. Proof of Payment of Taxes
7. **Neighborhood Workshop Materials**
8. Map Set

PUBLIC NOTICE

120901E

A Neighborhood Workshop will be held to discuss a plat annulment and site plan application. The annulment will vacate a portion of the existing Shady Forest plat and the site plan application will serve to provide a mixture of uses.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the project's nature and to seek their comments.

The workshop is Thursday, December 20, 2012, at 6:00 p.m. at the office of Causseaux, Hewett, & Walpole, Inc., located at 132 NW 76th Drive, Gainesville, FL 32607.

Contact:

Gerry Dedenbach, AICP, LEED® AP

Phone Number: (352) 331-1976





*Focused on Excellence
Delivered with Integrity*

MEMORANDUM

TO: Neighbors of the 3400 block of SW 20th Avenue PN 12-0179
FROM: Gerry Dedenbach, AICP, LEED[®] AP
DATE: Thursday, December 6, 2012
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, and Walpole, Inc. will hold a neighborhood workshop to discuss a plat annulment and site plan application. The annulment will vacate a portion of the existing Shady Forest plat and the site plan application will serve to provide a mixture of uses.

Date: Thursday, December 20, 2012
Time: 6:00 p.m.
Place: Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607
Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the project's nature and to seek comments. We look forward to seeing you at the workshop.

I:\JOBS\2012\12-0365\Workshop\Mailout_121114.docx

Neighborhood Workshop Notice

06724-016-001 Shady Forest Plat
ABRAHAMS & ABRAHAMS
986 NW 89TH AVE
FT LAUDERDALE, FL 33324

Neighborhood Workshop Notice

06724-019-005 Shady Forest Plat
ISIDRO R ADAY
30018 LEGENDS RIDGE DR
SPRING, TX 77386

Neighborhood Workshop Notice

06724-009-012 Shady Forest Plat
STEVE M ALVAREZ
3970 SW 20TH AVE #912
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-301-000 Shady Forest Plat
MRINALINI M AMIN
3455 SE 58TH AVE
OCALA, FL 34471

Neighborhood Workshop Notice

06724-017-003 Shady Forest Plat
PAULINE MORGAN ANDERSON
4828 14TH AVE EAST
BRADENTON, FL 34208

Neighborhood Workshop Notice

06724-017-005 Shady Forest Plat
JOHN E ANDERSON III
710 PECAN TREE
SPARTANBURG, SC 29306

Neighborhood Workshop Notice

06724-011-008 Shady Forest Plat
APRILE & APRILE & BRIDGES ET AL
6703 DUNES LN
TEMPLE TERRACE, FL 33617

Neighborhood Workshop Notice

06706-045-000 Shady Forest Plat
ANTONIO PETER ARMSTRONG
3731 SW 17TH PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-019-006 Shady Forest Plat
JAGDESH R BAIJNAUTH
PO BOX 2004
OKLAWAHA, FL 32183

Neighborhood Workshop Notice

06724-013-007 Shady Forest Plat
ELIZABETH G BASILE
3920 SW 20TH AVE #1307
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-016-008 Shady Forest Plat
BAZARGAN & BAZARGAN-LARI
18 PINE HOLLOW WAY
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice

06724-017-012 Shady Forest Plat
BEACHHOME RENTAL LLC
17733 HAMPSHIRE OAK DR
TAMPA, FL 33647

Neighborhood Workshop Notice

06724-009-006 Shady Forest Plat
BENNETT & CHEUNG
3970 SW 20TH AVE UNIT 906
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-011-003 Shady Forest Plat
DERI K BROCK
3936 GRIFFITH RD
PACE, FL 32571

Neighborhood Workshop Notice

06706-409-000 Shady Forest Plat
BROWN & BROWN
3800 SW 20TH AVE #409
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-610-000 Shady Forest Plat
BUNKER JR & NERIKAR
10557 OLD PLANK RD
JACKSONVILLE, FL 32220

Neighborhood Workshop Notice

06724-000-000 Shady Forest Plat
ERNEST W BURCH JR
2222 W UNIVERSITY AVE
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

06706-024-000 **** Shady Forest Plat
MARIE C BURTON
4000 SW 15TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06724-015-006 Shady Forest Plat
CAPELATO & CAPELATO
C/O LEONARD CAPELATO
5333 NW 45TH LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06724-016-007 Shady Forest Plat
CAROLINE M CARUSO
1830 LAKE DR
DELRAY BEACH, FL 33444

Neighborhood Workshop Notice

06724-017-007 Shady Forest Plat
CECCHINI & CECCHINI
PO BOX 52
KNIGHTSEN, CA 94548

Neighborhood Workshop Notice

06706-604-000 Shady Forest Plat
CHAN & CHAN
741 BEAR CREEK
WINTER PARK, FL 32708

Neighborhood Workshop Notice

06724-009-007 Shady Forest Plat
WAN-YU CHAO
3970 SW 20TH AVE #907
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06706-510-000 Shady Forest Plat
XIAOSONG CHEN
3800 SW 20TH AVE UNIT 510
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-011-006 Shady Forest Plat
CHEN & SHEU W/H
3455 OAK ALLEY CT #212
TOLEDO, OH 43606

Neighborhood Workshop Notice

06724-010-003 Shady Forest Plat
CHEN & TAN
3960 SW 20TH AVE UNIT 1003
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06706-412-000 Shady Forest Plat
CITIMORTGAGE INC
% PHELAN HALLINAN PLC
2727 WEST CYPRESS CREEK RD
FT LAUDERDALE, FL 33309

Neighborhood Workshop Notice

06724-010-007 Shady Forest Plat
CNN PROPERTIES II LLC
2106 ISLE OF PALMS DR
VALRICO, FL 33596

Neighborhood Workshop Notice

06724-013-005 Shady Forest Plat
COOPER & COOPER
4992 MAYBANK WAY
JACKSONVILLE, FL 32225

Neighborhood Workshop Notice

06724-010-008 Shady Forest Plat
FRED CREMO
1625 EL PARDO DR
TRINITY, FL 34655

Neighborhood Workshop Notice

06724-014-003 Shady Forest Plat
DAVID K DANIEL
1105 JAMI CT
EVANS, GA 30809

Neighborhood Workshop Notice

06724-018-006 Shady Forest Plat
DASILVA & DASILVA
2501 NE 208TH TER
MIAMI, FL 33180

Neighborhood Workshop Notice

06706-606-000 Shady Forest Plat
DE GUIA & RECTA
8589 N EMPIRE AVE
CITRUS SPRINGS, FL 34433

Neighborhood Workshop Notice

06724-015-002 Shady Forest Plat
EKKIE DEJONG
8660 NASHUA DR
PALM BEACH GARDENS, FL 33418

Neighborhood Workshop Notice

06706-507-000 Shady Forest Plat
XIAOLIN DENG
4727 NW 53RD AVE STE B
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06706-612-000 Shady Forest Plat
DENG & MA
4727 NW 53RD AVE #B
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06724-016-009 Shady Forest Plat
JAMES A DERESPINO
10852 FOREST RUN CIR
BRADENTON, FL 34211

Neighborhood Workshop Notice

06706-312-000 Shady Forest Plat
LEONARD DINARDO
7233 HENDRY CREEK DR
FT MYERS, FL 33908

Neighborhood Workshop Notice

06724-011-007 Shady Forest Plat
SERGIO DISISTO
1235 WIDGOON RD
WELLINGTON, FL 33414

Neighborhood Workshop Notice

06724-017-008 Shady Forest Plat
HACI OMER DOKUMACI
3890 SW 20TH AVE 1708
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-009-004 Shady Forest Plat
BEATRIZ SOPHIA DOMINGUEZ
671 NW 127TH PATH
MIAMI, FL 33182

Neighborhood Workshop Notice

06724-014-008 Shady Forest Plat
DALE DUNKLEY
3910 SW 20TH AVE UNIT 1408
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-512-000 Shady Forest Plat
ELSEN-LAKE & LAKE CO-TRUSTEES
1473 ROSETREE CT
CLEARWATER, FL 32764

Neighborhood Workshop Notice

06706-504-000 Shady Forest Plat
ENGLER & ENGLER
2318 MILL STREAM CT
NAPLES, FL 34109

Neighborhood Workshop Notice

06706-404-000 Shady Forest Plat
FIAT & FIAT
2727 SW 36TH AVE
MIAMI, FL 33133

Neighborhood Workshop Notice

06706-508-000 Shady Forest Plat
DYRIL FLANAGAN
5909 PELICAN BAY PLAZA
GULFPORT, FL 33707

Neighborhood Workshop Notice

06724-013-004 Shady Forest Plat
JUSTIN C FONG
3920 SW 20TH AVE APT 1304
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-019-004 Shady Forest Plat
FORD & FORD
3930 SW 20TH AVE #1904
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-012-001 Shady Forest Plat
DAVID S FOXX
1576 AUSTIN LN
ST AUGUSTINE, FL 32092

Neighborhood Workshop Notice

06724-014-007 Shady Forest Plat
DANIEL R FUSTING JR
3910 SW 20TH AVE #1407
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-001-000 **** Shady Forest Plat
GARRISON SW 17TH AVENUE LLC
% BARRETT CHAPMAN & RUTA
PO BOX 3826
ORLANDO, FL 32802

Neighborhood Workshop Notice

06724-011-001 Shady Forest Plat
GARSKE & GARSKE
3940 SW 20TH AVE #1101
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-016-002 Shady Forest Plat
GRAHAM & GRAHAM & GRAHAM
552 SHIMMERING LANE
MARY ESTHER, FL 32569

Neighborhood Workshop Notice

06706-601-000 Shady Forest Plat
JAMES A GRAY
332 FORMOSA DR
COCOA BEACH, FL 32931

Neighborhood Workshop Notice

06724-017-011 Shady Forest Plat
GREEN JR & GREEN SR
17504 DEER ISLE CIR
WINTER GARDEN, FL 34787

Neighborhood Workshop Notice

06724-017-006 Shady Forest Plat
GREGORY & GREGORY
3890 SW 20TH AVE #1706
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-015-001 Shady Forest Plat
JAMES HARCHUCK
4285 NW 73RD WAY
CORAL SPRINGS, FL 33065

Neighborhood Workshop Notice

06724-013-011 Shady Forest Plat
RYNE HART
3920 SW 20TH AVE #1311
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-010-006 Shady Forest Plat
HAYES & HAYES
14825 SW 34TH ST
DAVIE, FL 33331

Neighborhood Workshop Notice

06724-019-002 Shady Forest Plat
VERNON L JR HITT
9020 145TH DR
LIVE OAK, FL 32060

Neighborhood Workshop Notice

06724-009-002 Shady Forest Plat
DEVAN HO
117 WOODSHIRE CIRCLE
FORT MYERS, FL 33913

Neighborhood Workshop Notice

06724-009-010 Shady Forest Plat
HO & HO & HO-LI H/W
3970 SW 20TH AVE #910
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06724-012-003 Shady Forest Plat
HOLLEY & HOLLEY
564 MAGNOLIA AVE
JACKSONVILLE, FL 32259

Neighborhood Workshop Notice

06724-014-009 Shady Forest Plat
TIMOTHY L HORN
3910 SW 20TH AVE #1409
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06706-501-000 Shady Forest Plat
HUNG & WONG H/W
13871 SW 31ST ST
MIRAMAR, FL 33027

Neighborhood Workshop Notice

06724-014-004 Shady Forest Plat
HUNYH & TRUONG W/H
7518 PONKAN ST
PUNTA GORDA, FL 33955

Neighborhood Workshop Notice

06724-015-005 Shady Forest Plat
JHE LLC
6 CROOKED BRIDGE WAY
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice

06724-013-009 Shady Forest Plat
WESLEY JOHNSON
3920 SW 20TH AVE #1309
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-502-000 Shady Forest Plat
JOHNSON & JOHNSON & SMITH
4515 BARRACUDA DR
BRADENTON, FL 34208

Neighborhood Workshop Notice

06724-016-005 Shady Forest Plat
KALIFEH PROPERTIES LLC
5419 PIMLICO DR
TALLAHASSEE, FL 32309

Neighborhood Workshop Notice

06714-000-000 Shady Forest Plat
BEATRICE KING
1046 SE 20TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

06724-016-003 Shady Forest Plat
KLAGER & KLAGER
31 SW BUTTONBUSH CT
PALM CITY, FL 34990

Neighborhood Workshop Notice

06706-503-000 Shady Forest Plat
THOMAS V KONDOOR
3096 NW 103RD LN
CORAL SPRINGS, FL 33065

Neighborhood Workshop Notice

06724-014-010 Shady Forest Plat
CARRIE ROMAELLE LARCHAR
1704 166TH PL SE
MILL CREEK, WA 98012

Neighborhood Workshop Notice

06724-018-008 Shady Forest Plat
LE & LE
3860 SW 20TH AVE #1808
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-012-002 Shady Forest Plat
STACY A LEMAY
PO BOX 691533
CHARLOTTE, NC 28227

Neighborhood Workshop Notice

06724-019-001 Shady Forest Plat
LI & XU W/H
3930 SW 20TH AVE #1901
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-015-009 Shady Forest Plat
LIBERTY AVE LLC
9912 SW 54TH LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06724-010-010 Shady Forest Plat
LINDA LU INVESTMENTS LLC
8510 SW 7TH PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-043-000 Shady Forest Plat
LITTRUP & WADE-LITTRUP H/W
1503 NW 12TH RD
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06706-408-000 Shady Forest Plat
ZHAO LIU
6542 NW 37TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06724-015-007 Shady Forest Plat
LIU & LIU
3880 SW 20TH AVE #1507
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-015-008 Shady Forest Plat
RAMON F LLANEZA
11780 OSPREY POINT CIR
WELLINGTON, FL 33467

Neighborhood Workshop Notice

06712-000-000 Shady Forest Plat
ISSIE ANN LOWE TRUSTEE
% ANN & MARTINE LOWE
3631 SW 17TH PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-019-000 **** Shady Forest Plat
SUNG YUN LU
1924 NW 45TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06724-014-002 Shady Forest Plat
KRISTEN L MARCHEWKA
1260 MIRACLE LN
FORT MYERS, FL 33901

Neighborhood Workshop Notice

06706-608-000 Shady Forest Plat
MARSHALL JR & MARSHALL
1940 NW 133RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06724-011-004 Shady Forest Plat
TARAH B MCNAUGHTON
14734 LAKE FOREST DR
LUTZ, FL 33559

Neighborhood Workshop Notice

06706-609-000 Shady Forest Plat
JACQUELINE A MEMMINGER
3800 SW 20TH AVE UNIT 609
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-011-005 Shady Forest Plat
LAURA L MEYER
10 GRAND BAY CIRCLE
NORTH PALM BEACH, FL 33408

Neighborhood Workshop Notice

06724-013-010 Shady Forest Plat
NAVID M MIRNAZARI
3920 SW 20TH AVE #1310
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-019-003 Shady Forest Plat
MOONENTER LLC
12950 SAINT DAVIDS CT
WELLINGTON, FL 33414

Neighborhood Workshop Notice

06706-506-000 Shady Forest Plat
MOORE & MOORE
1818 HAWKCREST DR
JACKSONVILLE, FL 32259

Neighborhood Workshop Notice

06724-009-008 Shady Forest Plat
FEDERICO MORATORIO
3970 SW 20TH AVE # 908
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-044-000 Shady Forest Plat
NAGLES & RODRIGUEZ-CHAR H/W
3741 SW 17TH PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-013-008 Shady Forest Plat
NATH & NATH
3731 CATBRIER CT
BONITA SPRINGS, FL 34134

Neighborhood Workshop Notice

06724-010-005 Shady Forest Plat
ROBIN OTT LIFE ESTATE
952 SW 191ST AVE
PEMBROKE PINES, FL 33029

Neighborhood Workshop Notice

06706-607-000 Shady Forest Plat
PATRICIA PALMAN
3800 SW 20TH AVE #607
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-603-000 Shady Forest Plat
PALMER & PALMER
2509 NW 9TH TER
WILTON MANORS, FL 33311

Neighborhood Workshop Notice

06724-010-009 Shady Forest Plat
MARIA-MERCEDES PANQUEVA
3960 SW 20TH AVE #1009
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-013-002 Shady Forest Plat
PATEL & PATEL & PATEL
1026 EMERALD CREEK DR
VALRICO, FL 33594

Neighborhood Workshop Notice

06724-013-006 Shady Forest Plat
MICHAEL PEIL
3369 KINGS RD SOUTH
ST AUGUSTINE, FL 32086

Neighborhood Workshop Notice

06724-009-011 Shady Forest Plat
PERSAUD & PERSAUD
7769 SW 184TH WAY
MIAMI, FL 33157

Neighborhood Workshop Notice

06724-015-003 Shady Forest Plat
PHILLIPS & PHILLIPS & PHILLIPS
8297 XANTHUS LANE
WELLINGTON, FL 33414

Neighborhood Workshop Notice

06706-509-000 Shady Forest Plat
RICHARD PIONZIO
9460 LIVE OAK PL #101
FT LAUDERDALE, FL 33324

Neighborhood Workshop Notice

06706-308-000 Shady Forest Plat
ALBERTO QUINTANA
19411 NW 5TH ST
PEMBROKE PINES, FL 33029

Neighborhood Workshop Notice

06706-401-000 Shady Forest Plat
QUINTANA & QUINTANA
3800 SW 20TH AVE #401
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-611-000 Shady Forest Plat
RAMSAY & RAMSEY
1551 SW 105TH AVE
PEMBROOK PINES, FL 33025

Neighborhood Workshop Notice

06724-017-001 Shady Forest Plat
NADER RAMSI
8850 NW 55TH PL
CORAL SPRINGS, FL 33067

Neighborhood Workshop Notice

06706-042-000 Shady Forest Plat
LINDA F RAYMER
736 NE 38TH ST
OAKLAND PARK, FL 33334

Neighborhood Workshop Notice

06724-014-006 Shady Forest Plat
REED & REED
3903 VALRICO GROVE DR
VALRICO, FL 33594

Neighborhood Workshop Notice

06724-018-001 Shady Forest Plat
STEVEN C RICKRODE
2383 OLD COACH TRAIL
CLEARWATER, FL 33765

Neighborhood Workshop Notice

06724-018-007 Shady Forest Plat
SCOTT A RODGER
PO BOX 2347
UMATILLA, FL 32784

Neighborhood Workshop Notice

06724-013-001 Shady Forest Plat
REGINO RODRIGUEZ
3704 FAIRWAY RD
SEBRING, FL 33872

Neighborhood Workshop Notice

06724-016-004 Shady Forest Plat
AMANDA K ROHWEDDER
3870 SW 20TH AVE #1604
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-016-006 Shady Forest Plat
ASHLEY N ROHWEDDER
3870 SW 20TH AVE #1606
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-305-000 Shady Forest Plat
DEBRA ROLLOCK
20116 WEEPING LAUREL PL
TAMPA, FL 33647

Neighborhood Workshop Notice

06724-018-004 Shady Forest Plat
ROSS & ROSS
% NANCY ROSS
2630 DELLWOOD DR NW
ATLANTA, GA 30305

Neighborhood Workshop Notice

06724-017-010 Shady Forest Plat
ROTHRING & ROTHRING & ROTHRING
14 CALLE MANDARINA
SAN CLEMENTE, CA 92673

Neighborhood Workshop Notice

06724-017-002 Shady Forest Plat
JAMES J ROUNTREE
PO BOX 596
EARLETON, FL 32631

Neighborhood Workshop Notice

06724-017-009 Shady Forest Plat
RUIZ & RUIZ
11248 NW 42ND TER
DORAL, FL 33178

Neighborhood Workshop Notice

06706-605-000 Shady Forest Plat
SEYED A SADEGHI
1251 NW 85TH TER
CORAL SPRINGS, FL 33071

Neighborhood Workshop Notice

06706-405-000 Shady Forest Plat
HEATH SCHANER
12707 82ND NORTH
WEST PALM BEACH, FL 33412

Neighborhood Workshop Notice

06706-309-000 Shady Forest Plat
WILLIAM H SEITZ
662 NEEDLERUSH RD
PORT ORANGE, FL 32127

Neighborhood Workshop Notice

06724-011-002 Shady Forest Plat
ALAN SHERMAN
1286 NE 99TH ST
MIAMI SHORES, FL 33138

Neighborhood Workshop Notice

06724-009-003 Shady Forest Plat
RALPH SIMPSON
6408 REGIMENT PL
COLLEQUILLE, TX 76034

Neighborhood Workshop Notice

06724-017-004 Shady Forest Plat
JAMES S SKIPPER
3205 STATE RD 66
ZOLFO SPRINGS, FL 33890

Neighborhood Workshop Notice

06724-009-001 Shady Forest Plat
KATHLEEN SPELLACY
200 ROYAL LAKE DR
PONTE VEDRA, FL 32081

Neighborhood Workshop Notice

06724-009-009 Shady Forest Plat
VERONICA SYLVESTER
6820 NW 34TH ST
MARGATE, FL 33063

Neighborhood Workshop Notice

06706-304-000 Shady Forest Plat
T/Y INT'L INC
8740-8760 NW 102ND ST
MEDLEY, FL 33178

Neighborhood Workshop Notice

06724-010-002 Shady Forest Plat
TANG & KWOK W/H
3555 MOON BAY CIRCLE
WEST PALM BEACH, FL 33414

Neighborhood Workshop Notice

06724-009-005 Shady Forest Plat
TEAM WARREN LLC
16410 BURNISTON DR
TAMPA, FL 33647

Neighborhood Workshop Notice

06724-010-001 Shady Forest Plat
TEAM WARREN LLC
16410 BURNISTON DR
TAMPA, FL 33647

Neighborhood Workshop Notice

06724-018-003 Shady Forest Plat
THOGULUVA & THOGULUVA
3860 SW 20TH AVE #1803
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06706-041-000 Shady Forest Plat
TILGHMAN-ZELNAR FAMILY TRUST
4018 SW 20TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06706-000-000 Shady Forest Plat
UNIV TERRACE WEST CONDO ASSN
3800 SW 20TH AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-015-004 Shady Forest Plat
VISHUDANAND & VISHUDANAND
8490 SE HWY 25
BELLEVIEW, FL 34420

Neighborhood Workshop Notice

06724-014-001 Shady Forest Plat
CUONG QUOC VU
485 MEADOW RIDGE DR
TALLAHASSEE, FL 32312

Neighborhood Workshop Notice

06706-046-000 Shady Forest Plat
WATERS & WATERS JR
3721 SW 17TH PL # A
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06724-014-005 Shady Forest Plat
RICHARD YOUNG
4558 WEDGEWOOD DR
LITTLE RIVER, SC 29566

Neighborhood Workshop Notice

06706-505-000 Shady Forest Plat
ZARATE & ZARATE
10608 LAKE CARROLL WAY
TAMPA, FL 33618

Neighborhood Workshop Notice

06706-511-000 Shady Forest Plat
XINJIE ZHANG
3705 SW 27TH ST UNIT 714
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
DAVID L. SMOCK
5858 NW 45 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD #111
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, The
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
APRIL JONES
3214-B SW 26 TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

Pleasant Street
LARRY HAMILTON
212 NW 3 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Association
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARSBARGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Woodland Terrace
JERRY D. ROSE
3415 NW 1 CT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze`
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

SIGN-IN SHEET**NEIGHBORHOOD WORKSHOP****Date:** December 20, 2012**Time:** 6:00 pm**Place:** CHW Office
132 NW 76th Drive
Gainesville, Florida 32607**RE:** Shady Forest – Plat Vacation & Site Plan

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Lara Waters	3721 SW 17th PL A & B	Lara Waters
2			
3			
4			
5			
6			
7			
8			
9			
10			



Shady Forest Plat Vacation & Site Plan

December 20, 2012



CAUSSEAU, HEWETT, & WALPOLE, INC.
Civil Engineering Land Surveying Land Planning Construction Engineering Inspection

Meeting Overview



The purpose of the neighborhood workshop:

- The City of Gainesville requires Plat Vacation & Site Plan applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This workshop provides the applicant with an opportunity to mitigate concerns prior to the application's submission

Public Notification



MEMORANDUM

TO: Neighbors of the 3400 block of SW 20th Avenue PN 12-0179

FROM: Gerry Dedenbach, AICP, LEED® AP

DATE: Thursday, December 6, 2012

RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, and Walpole, Inc. will hold a neighborhood workshop to discuss a plat annulment and site plan application. The annulment will vacate a portion of the existing Shady Forest plat and the site plan application will serve to provide a mixture of uses.

Date: Thursday, December 20, 2012

Time: 6:00 p.m.

Place: Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the project's nature and to seek comments. We look forward to seeing you at the workshop.



PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a plat annulment and site plan application. The annulment will vacate a portion of the existing Shady Forest plat and the site plan application will serve to provide a mixture of uses.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the project's nature and to seek their comments.

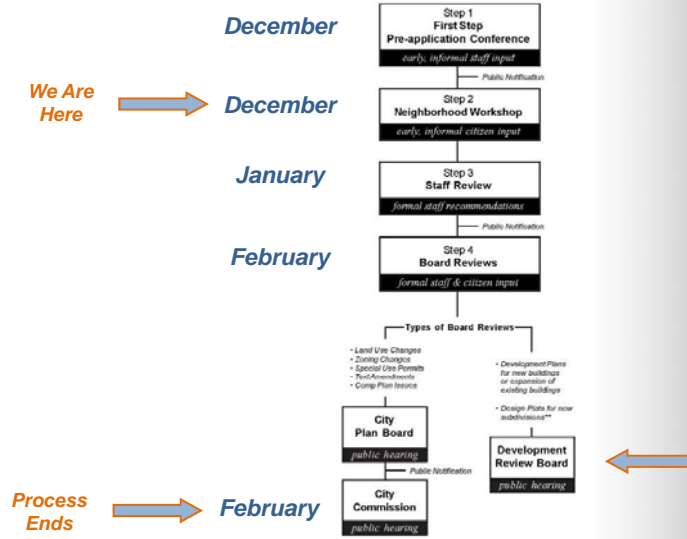
The workshop is Thursday, December 20, 2012, at 6:00 p.m. at the office of Causseaux, Hewett, & Walpole, Inc., located at 132 NW 76th Drive, Gainesville, FL 32607.

Contact:
Gerry Dedenbach, AICP, LEED® AP
Phone Number: (352) 331-1976

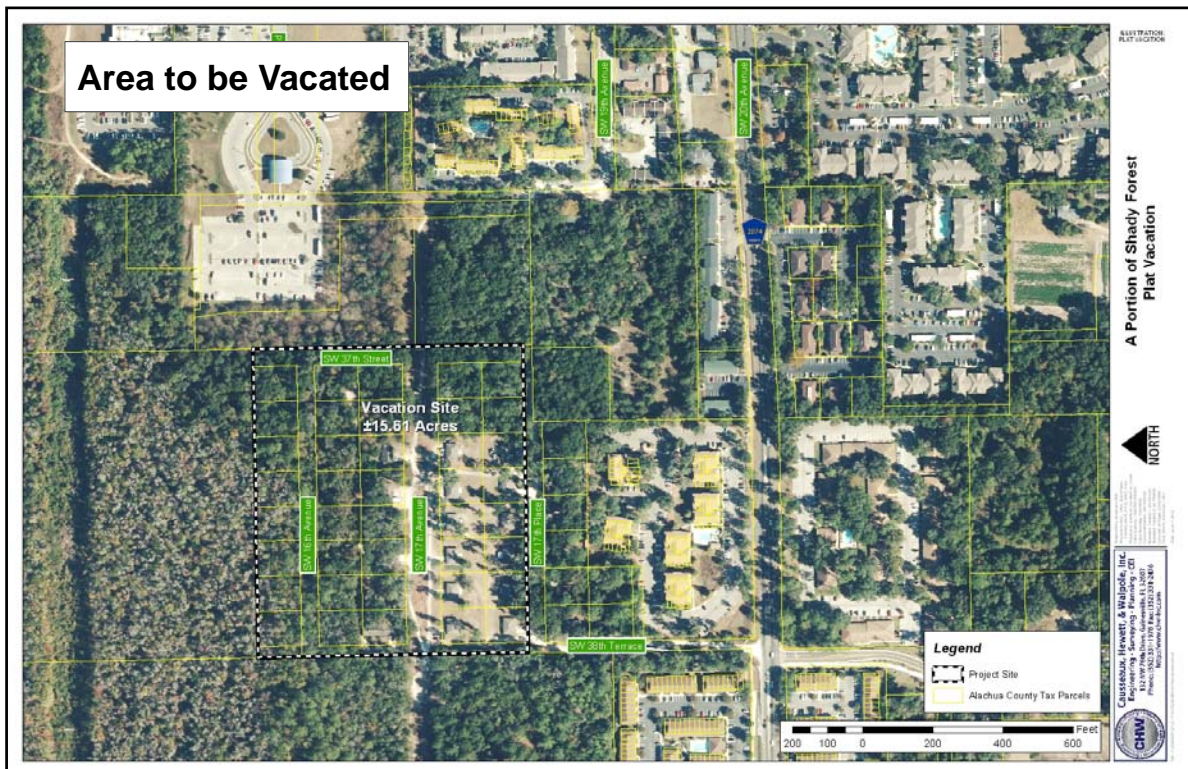
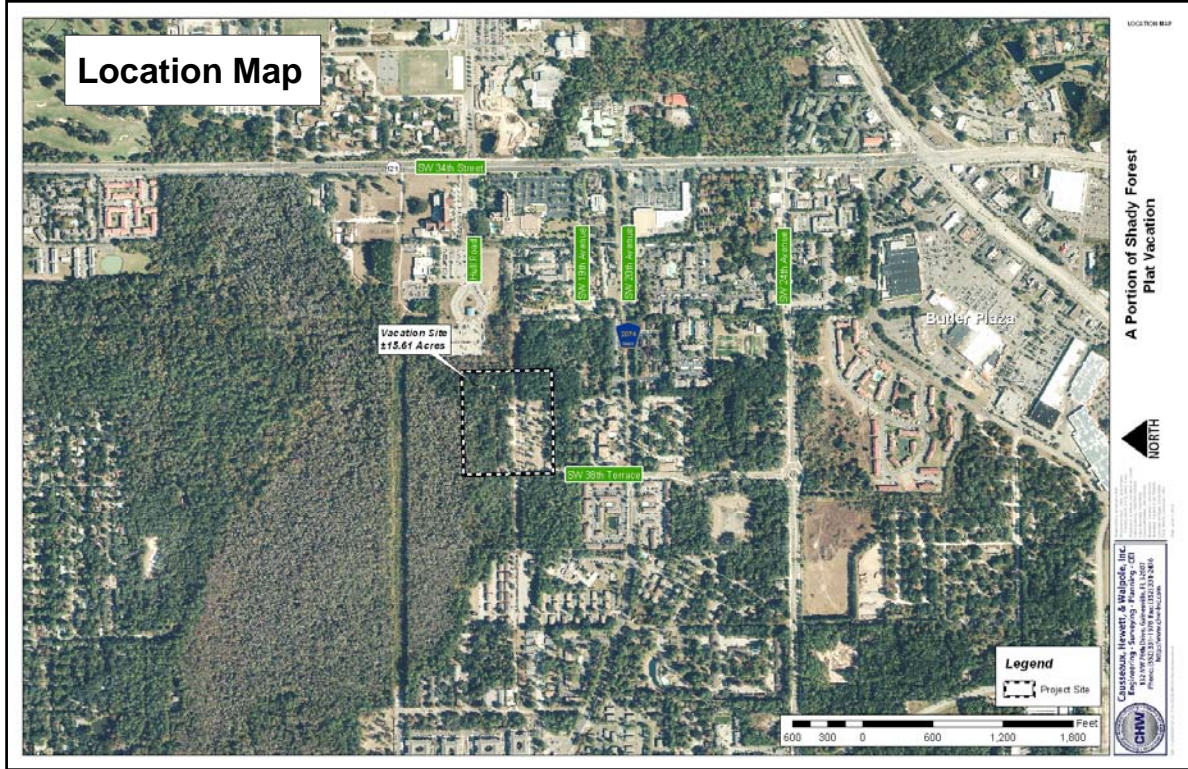


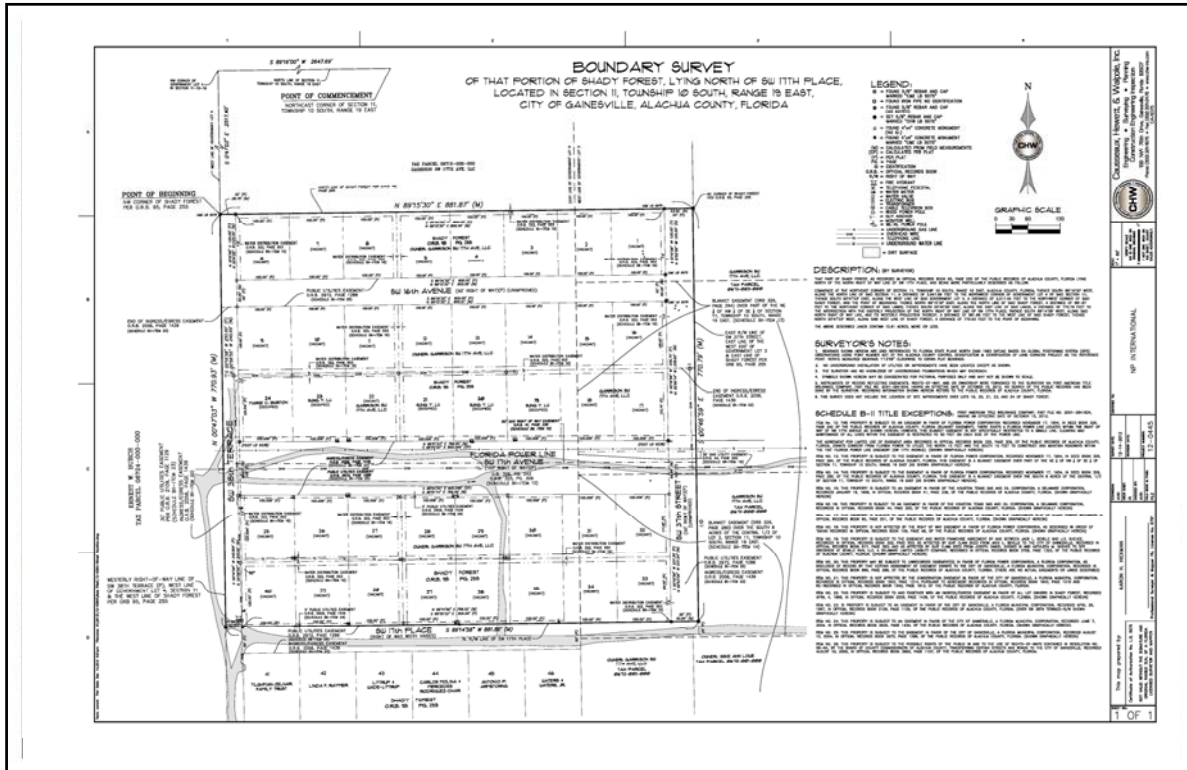
civil engineering land surveying land planning construction engineering inspection

Review Process



civil engineering land surveying land planning construction engineering inspection





Shady Forest Plat Vacation & Site Plan

December 20, 2012

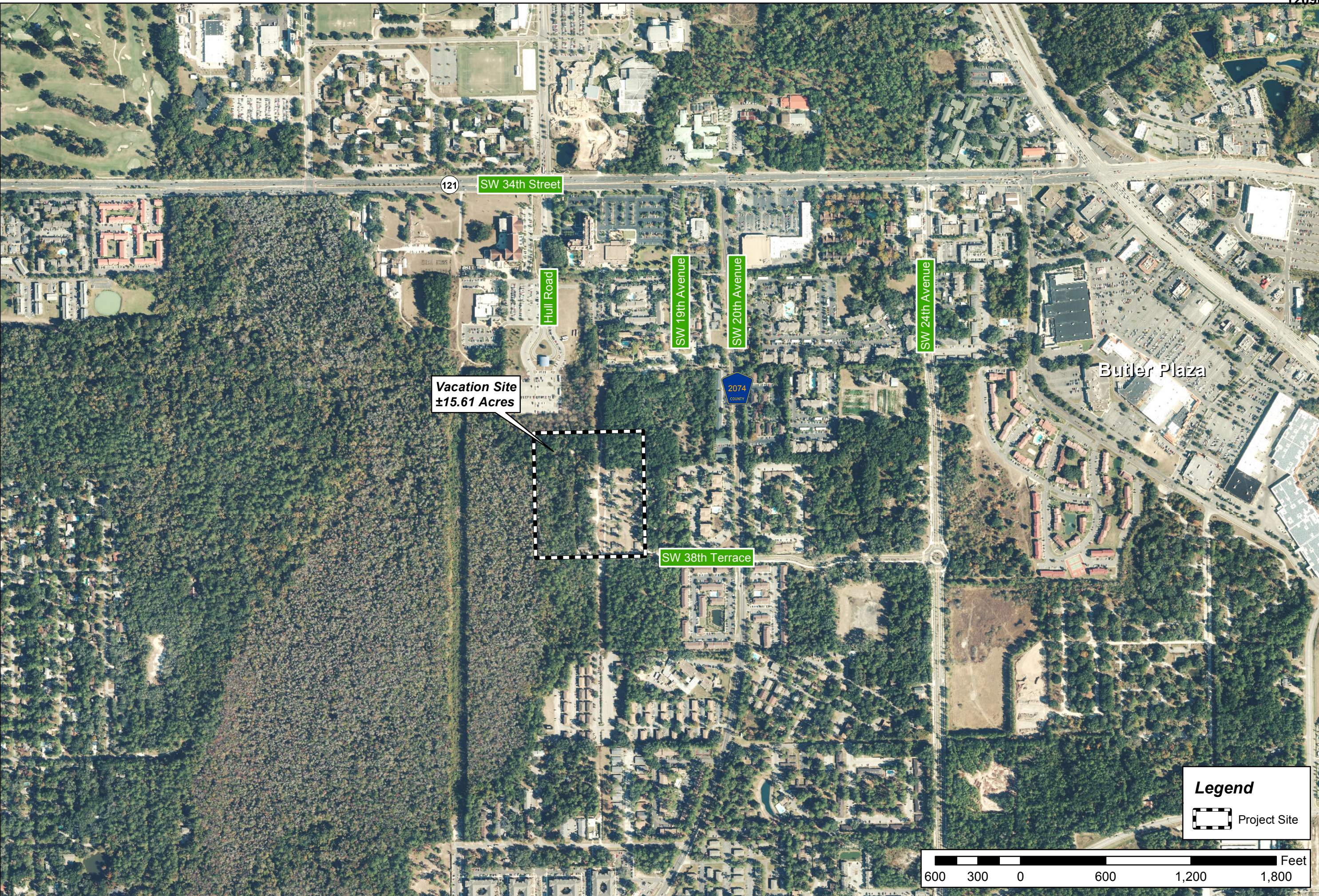


CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil **Engineering** Land **Surveying** Land **Planning** Construction Engineering **Inspection**

Application Package Table of Contents

1. Justification Letter
2. Ownership Affidavit
3. Development Review Board Application
4. Boundary Survey
5. Proof of Ownership
6. Proof of Payment of Taxes
7. Neighborhood Workshop Materials
- 8. Map Set**



Vacation Site
±15.61 Acres

SW 34th Street

Hull Road

SW 38th Terrace

SW 19th Avenue

SW 20th Avenue

SW 24th Avenue

Butler Plaza

2074
COUNTY

Legend
Project Site

600 300 0 600 1,200 1,800 Feet

A Portion of Shady Forest Plat Vacation



Prepared by: Employee 348
Projection: NAD_1983_StatePlane
Florida_North_FIPS_0503_Feet
Projection: Lambert_Conformal_Conic
False Northing: 0.000000
False Easting: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.568333
Standard Parallel 2: 29.568333
Latitude of Origin: 29.000000
Datum: North_American_1983
Date: June 1, 2012



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning • CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>

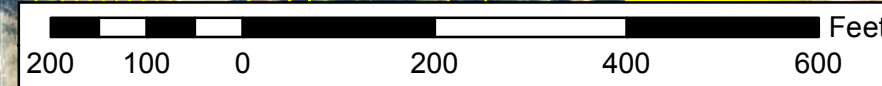




**Vacation Site
±15.61 Acres**

Legend

-  Project Site
-  Alachua County Tax Parcels



**A Portion of Shady Forest
Plat Vacation**



Prepared by: Employee 348
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