



City of Gainesville
Department of Sustainable Development
Planning Division

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 Gainesville, FL 32627-0490
 306 NE 6th Avenue
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 F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: August 26, 2021

PROJECT NAME AND NUMBER: Archer Place PUD (PB-21-102 LUC)

APPLICATION TYPE: Land Use Change (Legislative)

RECOMMENDATION: Approve Petition PB-21-102 LUC

CITY PROJECT CONTACT: Brittany McMullen, AICP

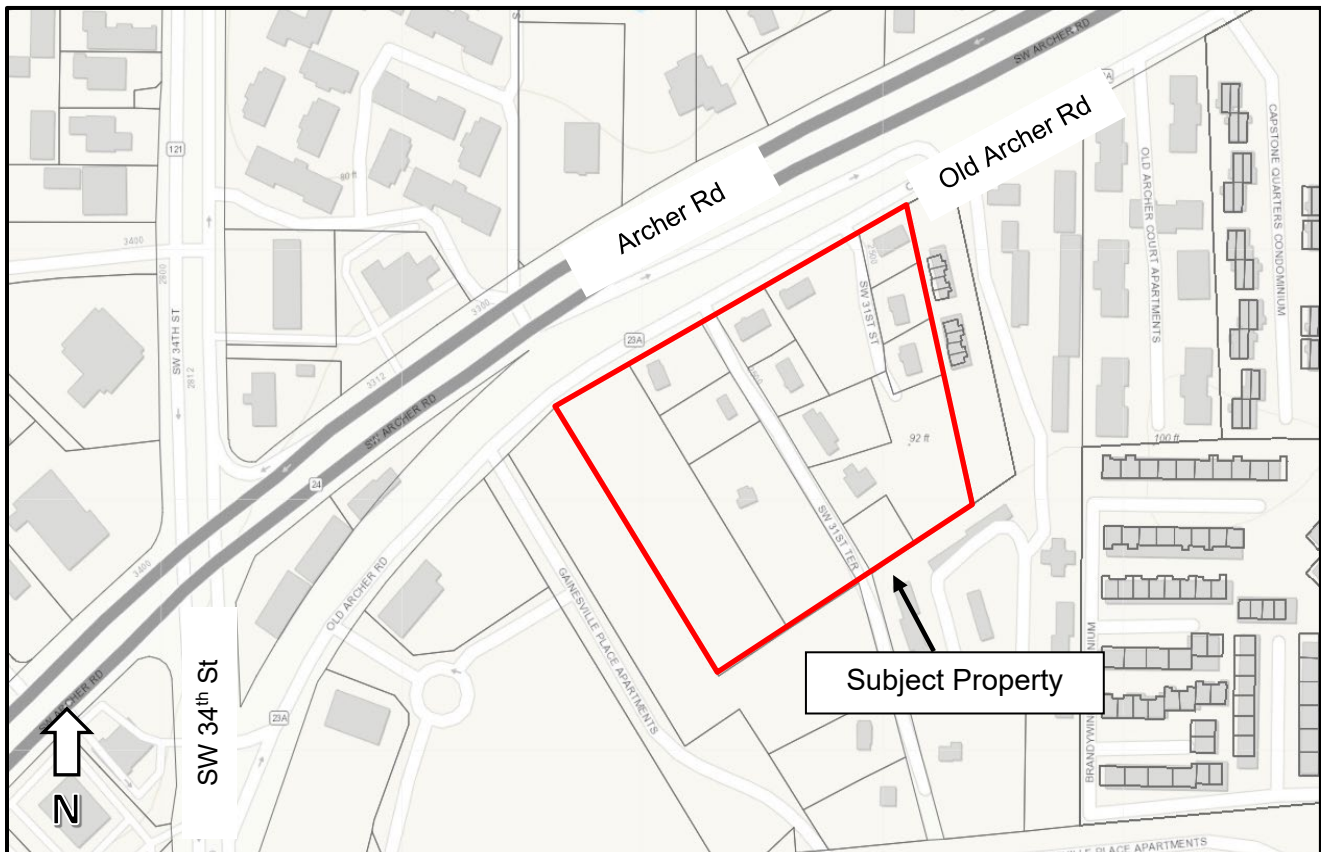


Figure 1: Location Map

APPLICATION INFORMATION:**Agent/Applicant:** eda consultants, inc.**Property Owner(s):** See Appendix C**Related Petition(s):** PB-21-103 ZON**Neighborhood Workshop:** June 22, 2021**SITE INFORMATION:****Address:** 3041 SW Archer Rd**Parcel Number(s):** 06777-004-000,06777-002-000,06789-000-000,06789-001-000,06789-003-000,06777-006-000,06777-008-000,06782-000-000,06789-004-000,06789-005-000,06777-007-000,06777-001-00**Acreage:** ±5.89 acres**Existing Use(s):** Single-family, duplex**Land Use Designation(s):** Mixed Use Low Intensity (MUL), Residential Medium (RM)**Zoning Designation(s):** Mixed-Use 1 (MU-1), RMF-8 (Residential Multi-Family)**Overlay District(s):** UF Context Area**Transportation Mobility Program Area (TMPA):** A**Water Management District:** St. John's**Special Feature(s):** N/A**ADJACENT PROPERTY CHARACTERISTICS:**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Old Archer Rd. Right-of-Way	Old Archer Rd. Right-of-Way	Old Archer Rd. Right-of-Way
South	Silver Creek Apartments	Mixed Use Low Intensity, Residential Medium	RMF-8, MU-1
East	Archer Lane Condos	Residential Medium	RMF-8
West	Vacant Mixed-Use	Mixed Use Low Intensity	Planned Development

PB-21-00102 LUC

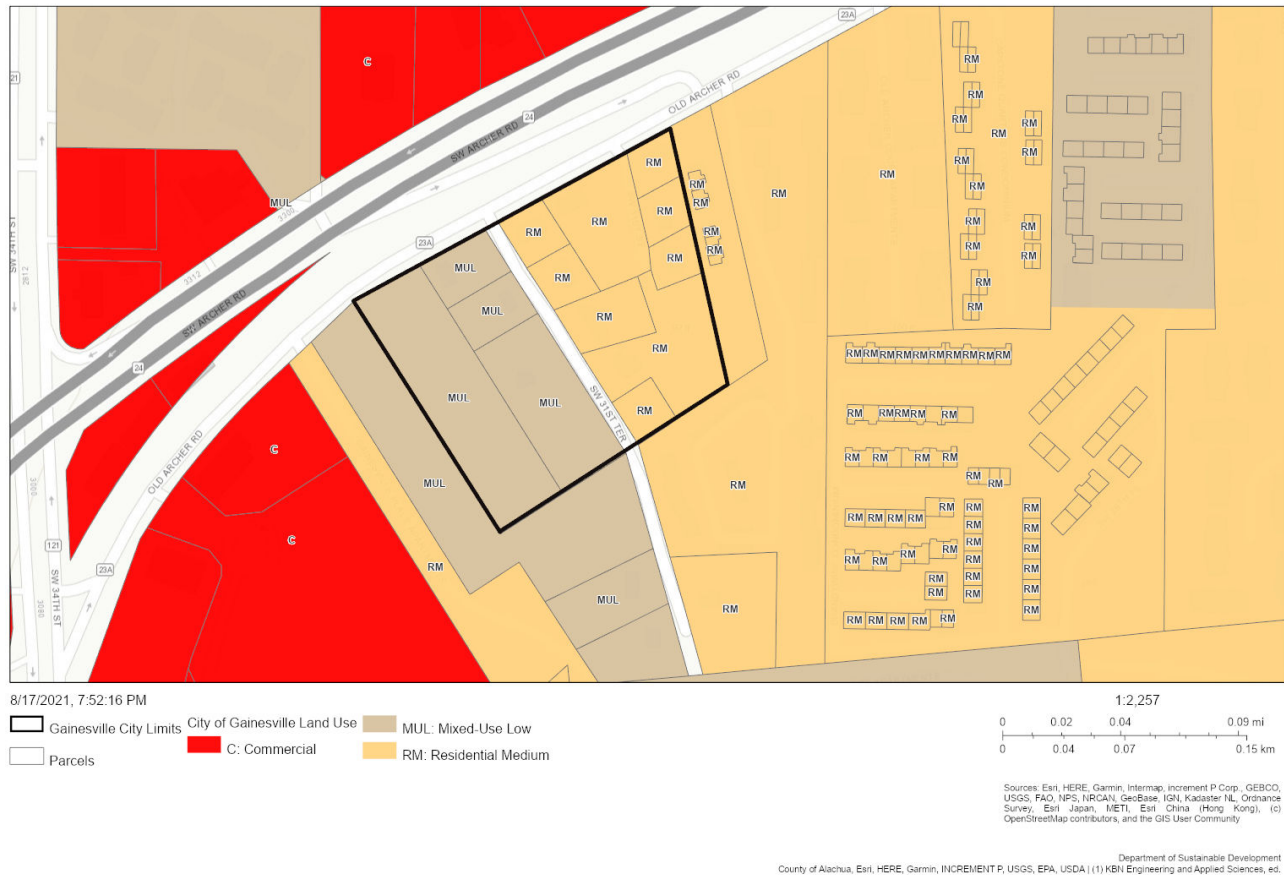


Figure 2: Subject Property and Adjacent Future Land Use Designations

PURPOSE AND DESCRIPTION:

The subject property currently has a future land use designation of City of Gainesville Mixed Use Low Intensity and Residential Medium Intensity. The current zoning district of the property is Mixed-Use Low Intensity (MUL) and RMF-8 (Residential Multi-family). The subject application requests to change the future land use designation of the property to Planned Use District (PUD). The property is subject to a related re-zoning request (PB-103 ZON).

The PUD land use category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. The proposed PUD designation and associated PD zoning designation recognize the character of surrounding land uses and will implement regulations which account for existing conditions at the property and surrounding properties.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan as outlined below.

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Finding: The requested land use change encourages compact urban development which is appropriate for the location. The provision of a mix of high-density residential development and commercial uses in an area with established commercial uses as well as residential development, and in close proximity to the University of Florida will promote interconnectivity of uses and transportation choice for neighbors and residents at the property.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the

land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development Zoning shall be required to implement a PUD land use category.

Finding: The proposal addresses allowable density, intensity, uses, access, transit, environmental features and buffering of adjacent uses. The maximum development intensity is proposed to be 240 units which equates to a residential density of 41 units per acre. The existing land use categories on the properties allow for residential development at 8-30 units per acre. The change accounts for an increase of 11 units per acre of maximum residential development potential.

The proposed land use change will support a comprehensive development plan which allows for appropriate uses given the location of the property. The proposed PUD designation meets the intent of the PUD land use category which is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses of the subject land.

2. Compatibility and surrounding land uses

Proposed development at the property will consist of primarily residential development with some commercial components. This will not be unusual for this area of the city which has seen continued growth of residential and commercial uses which serve students and staff/faculty at the University of Florida, as well as residents of the area not affiliated with UF.

3. Environmental impacts and constraints

There are no known regulated wetlands or natural or archaeological resources.

4. Support for urban infill and/or redevelopment

Approval of the land use change will facilitate urban infill and redevelopment. The accompanying PD zoning proposal will allow for an increase in the number of dwelling units as compared to the existing zoning districts. Allowing for this additional density will allow for the provision of affordable housing units which has been identified as a need for the city.

5. Impacts on affordable housing

The proposed PUD designation and associated PD zoning designation will require that 10% of the units constructed be provided as affordable housing. The conditions for this PUD will require

that the implementing PD zoning ordinance include this requirement. Specifics of affordability levels are addressed in the PD zoning application.

6. Impacts on the transportation system

A traffic study has been submitted as part of the application. According to the study, the proposed development is expected to result in an increase of 2,138 net new daily trips, 72 net new A.M. peak hour trips, and 189 net new P.M. peak hour trips (see attached Traffic Study in Appendix C for a detailed analysis).

The subject property is located within the Transportation Mobility Program Area (TMPA) Zone A. Future development is subject to improvements to the City's transportation system and infrastructure consistent with Policies 10.1.3 and 10.1.4 of the Transportation Element of the City's Comprehensive Plan.

7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police and waste collection. Gainesville Regional Utilities (GRU) services are available to the property including potable water, sewer, electric, and gas. Any future development on the property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required.

8. The need for additional acreage in the proposed future land use category

The proposed land use designation will increase the total acreage of land within the designated land use category. Additionally, there is a need for the provision of affordable housing units, which a portion of the acreage at this property will be designated to.

Table 2. Future Land Use Categories Total Acreage (2020)

Future Land Use Category	Description	Total Acres 2020	Occupied Acres	Vacant Acres	Percent Occupied
PUD	Planned Use District	870.47	779.39	91.08	89.5%

Note: The data in Table 2 was obtained from the City of Gainesville, Department of Doing, and Geographic Information Systems (GIS) Division.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “*development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses*”. The following analysis is required to determine whether the

proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a.,F.S. and listed below.

- I. **Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.**

The subject property is located within a developed urban area of the city and the proposed intensity of development is appropriate for the area which contains a mix of commercial development and is located within walking distance of the University of Florida.

- II. **Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.**

The land use change is proposed for a property within an established area and will utilize existing urban amenities.

- III. **Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.**

The proposed development does not promote radial, strip, isolated or ribbon patterns.

- IV. **Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

The subject property does not contain known environmentally sensitive resources.

- V. **Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.**

The subject parcel for the proposed land use amendment is not adjacent to any active or passive agricultural areas and activities.

- VI. **Fails to maximize use of existing public facilities and services.**

The proposed land use amendment involves property that has access to existing public facilities and services.

- VII. **Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, health care, fire and emergency response, and general government.**

The proposed land use amendment involves property that has access to existing public facilities and services (e.g., roadways, utilities, schools, etc.), which helps to minimize related costs. Required improvements will be at the expense of the developer.

VIII. **Fails to provide a clear separation between rural and urban uses.**

The proposed land use amendment does not involve a property located near rural uses.

IX. **Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

The proposed land use change supports the redevelopment of an existing property which is adjacent to existing neighborhoods and communities.

X. **Fails to encourage a functional mix of uses.**

The proposed land use category allows for and encourages a mix of uses.

XI. **Results in poor accessibility among linked or related land uses.**

Redevelopment at the subject property based on the proposed land use designation will result in enhanced accessibility among linked or related land uses in a developed urban area.

XII. **Results in the loss of significant amounts of functional open space.**

The project site does not contain environmentally sensitive resources and is located in an urban area. The associated PD zoning petition proposes a condition requiring a minimum of 5% usable open space for future residents.

Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b.,F.S., is as follows:

I. **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

The property does not contain protected natural resources and ecosystems.

II. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

The proposed land use amendment involves property that has access to existing public facilities and services.

- III. **Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

The proposal to place high-density multi-family residential dwelling units in close proximity to important destinations will promote a walkable and connected community.

- IV. **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

The designation provides for a balance of land uses in the area which is comprised of a mix of developed residential and commercial properties and educational services.

10. **Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.**

Approval of the proposed land use change will facilitate redevelopment of the subject property which will promote capital investment in the area and create both temporary and permanent jobs. Long term it will provide for high-density development with a percentage of affordable units.

11. **Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.**

This amendment does not involve an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located"*.

RECOMMENDATION

Staff has evaluated the land use change according to criteria in the Land Development Code and Comprehensive Plan and recommends **approval of PB-21-102 LUC with conditions** (attached in Exhibit A).

LIST OF APPENDICES:

Appendix A Proposed PUD Conditions

Appendix B Land Use Maps

Existing Land Use Map
Proposed Land Use Map

Appendix C Application Documents

Appendix A**Proposed Archer Place PUD Conditions**

- Condition 1: This Planned Use District (PUD) shall be known as the Archer Place PUD.
- Condition 2: The Future Land Use Map for this property is overlaid with the PUD land use category with the underlying land use category for the property being Urban Mixed Use High Intensity (UMUH).
- Condition 3: Permitted uses in the Archer Place PUD shall be limited to multi-family residential (apartments and/or condominiums), commercial/retail uses, office uses, customary accessory uses to multi-family development, and a parking garage integrated into the main buildings, as more specifically delineated in the Planned Development zoning ordinance associated with this PUD.
- Condition 4: The maximum number of residential units shall be 240 units, which is a residential density of 41 units/acre.
- Condition 5: The maximum number of bedrooms for multi-family units shall not exceed 667.
- Condition 6: The Archer Place development shall contain a minimum of 8,000 square feet of non-residential square footage and a maximum of 16,500 square feet.
- Condition 7: The maximum building height shall be 7 stories or 105 feet, whichever is higher.
- Condition 8: The Planned Development ordinance for this PUD shall specify dimensional standards including maximum building height, setbacks, built-to lines, and required sidewalk widths.
- Condition 9: Future development at the property is subject to meeting transportation mobility criteria for Transportation Mobility Program Area (TMPA) Zone A as specified in the Transportation Mobility Element of the City's Comprehensive Plan.
- Condition 10: The maximum total trip generation for the Archer Place PUD shall not exceed 2,240 net, new average daily trips.
- Condition 11: Vehicular access to the site from public right of way shall be from a single access point off Old Archer Road. SW 31st Terrace shall be designed as a private street (with ingress/egress easement) to maintain access for properties to the south to Old Archer Road. This street shall be designed as a local street per U8 zoning district standards as indicated in LDC Table V-2 (Building Form Standards within Transects) with the intent to define a block edge, provide build-to lines, require buildings address the street (with active use areas and usable public open space) and establish public realm between buildings and the street.
- Condition 12: A 10-foot wide, paved multi-use path with pedestrian-scale lighting shall run along the western property frontage and connect to the public sidewalk along Old Archer Road. The multi-use path shall also connect to a sidewalk running

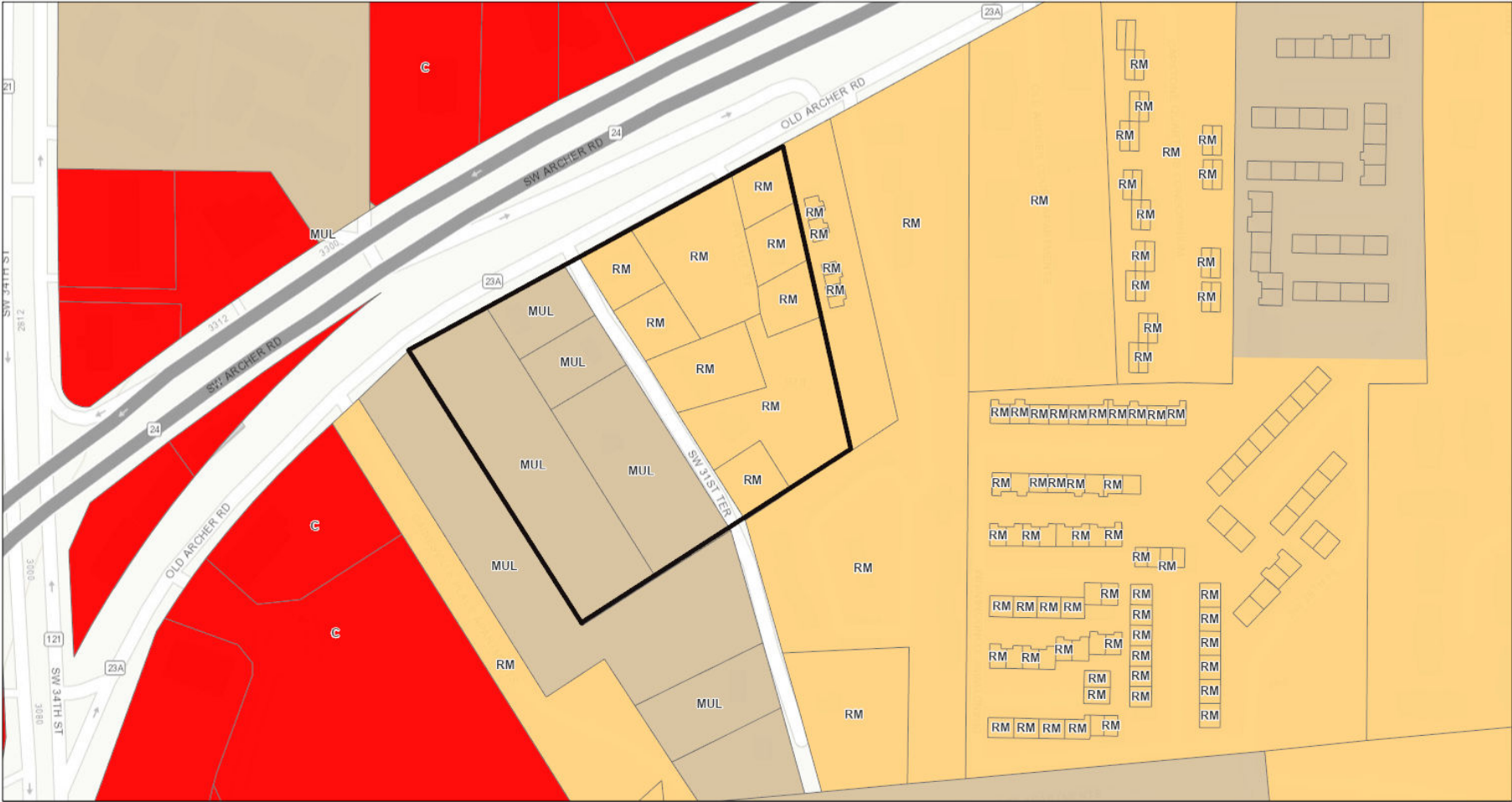
along the southern property line and to SW 31st Terrace. If fencing is constructed along the western property line, there shall be a minimum of two opening/connecting stub out points along the western property line.

- Condition 13: Crosswalks and a sidewalk system connecting future development at the site to the public sidewalk system in the right-of-way between Old Archer Road and Archer Road shall be provided by the development. The placement of the crosswalks and sidewalk system shall be approved by the City's Public Works and Mobility Departments at development plan review.
- Condition 14: An internal sidewalk system and crosswalks shall connect all development within the site.
- Condition 15: The Planned Development ordinance associated with this PUD shall specify the amount of usable public open space in future development at the site. Open space may be in the form of open-air plazas or open-air arcades on the ground floor (hardscape areas), passive recreation areas, and/or the multi-use path along the western property frontage.
- Condition 16: The owner/developer shall sign a binding agreement with the City concerning the provision of a minimum of 10% of the total residential units (24 units) as affordable housing units reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues). The affordable housing units shall have the same fit and finish as market-rate units.
- a. The affordable housing units shall be available in perpetuity as long as the adopted Planned Use District ordinance adopted for the property is in effect. If the property is rezoned to another zoning district or an amendment is made to the Planned Use District ordinance that removes the affordable housing requirements, the agreement for affordable housing between the owner/developer and the City shall be nullified.
 - b. Tenant screening, selection, and income verification for affordable units shall be coordinated with a public agency such as, but not limited to, the City of Gainesville Housing and Community Development Department, the Gainesville Housing Authority, or the Alachua County Housing Authority.
 - c. If a vacancy occurs in an affordable unit, and an eligible tenant cannot be identified by a public agency within 60 days of that vacancy being noticed to those agencies, the owner/developer will be permitted to fill vacant units with market-rate tenants.

Appendix B

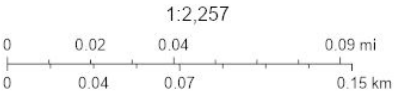
Existing Land Use Map

PB-21-00102 LUC



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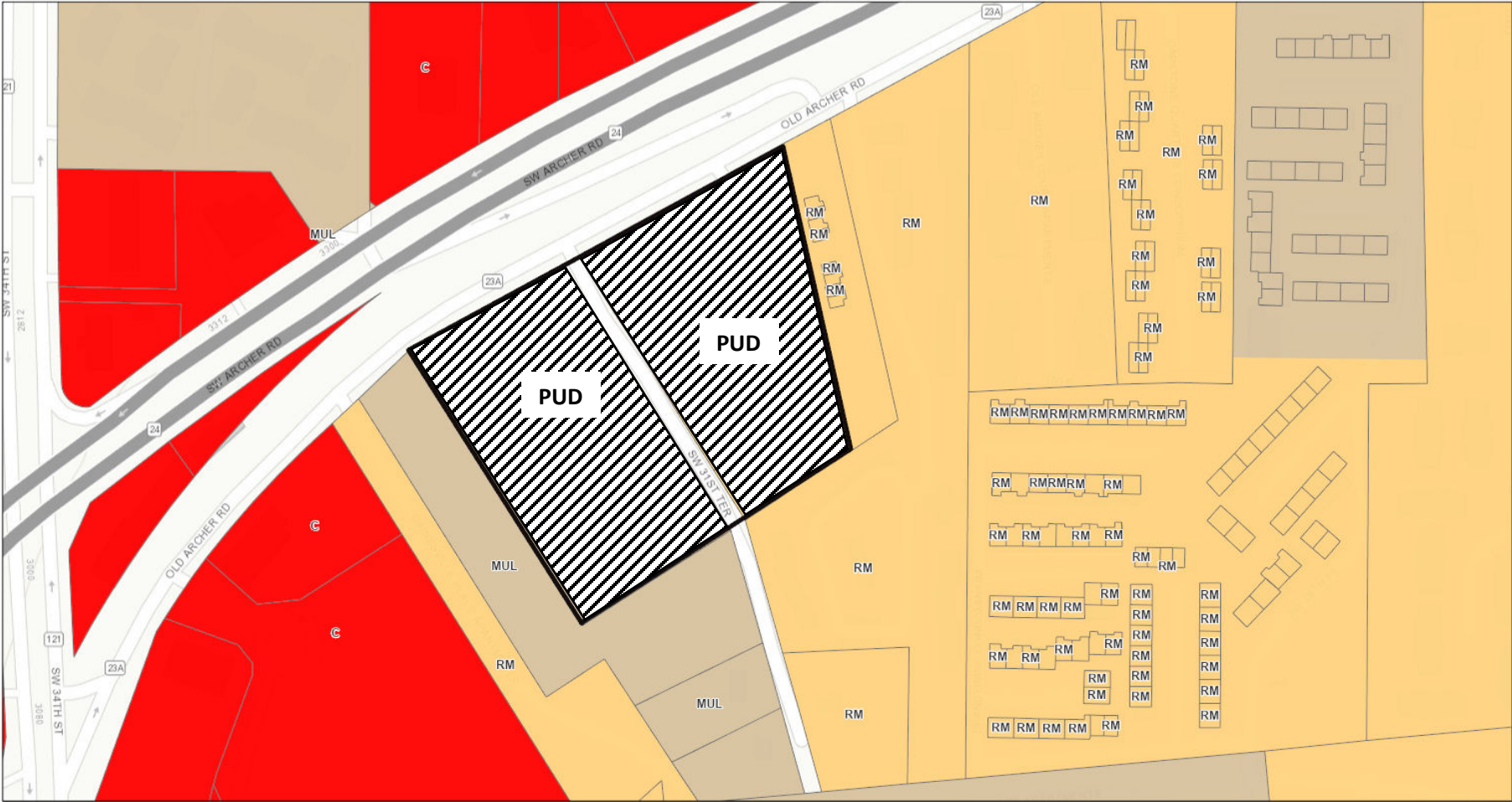
Gainesville City Limits City of Gainesville Land Use MUL: Mixed-Use Low
 Parcels C: Commercial RM: Residential Medium



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Proposed Land Use Map

PB-21-00102 LUC



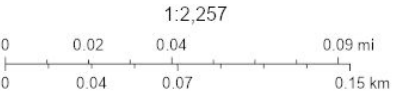
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Gainesville City Limits

C: Commercial

RM: Residential Medium

MUL: Mixed-Use Low



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. PB-21-102 LUC Fee: \$ _____
 1st Step Mtg Date: _____ EZ Fee: \$ _____
 Tax Map No. _____ Receipt No. _____
Account No. 001-660-6680-3401 []
Account No. 001-660-6680-1124 (Enterprise Zone) []
Account No. 001-660-6680-1125 (Enterprise Zone Credit []

Owner(s) of Record (please print)
Name: 3101 Archer Road, LLC
Address:
4300 BISCAYNE BLVD SUITE 203
MIAMI, FL 33137
Phone: 305.330.5299 Fax:
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: eda consultants, inc.
Address: 720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601
Phone: (352) 373-3541 Fax:

***Note:** It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: MUL/RMD	Present designation:	Other <input type="checkbox"/> Specify:
Requested designation: PUD	Requested designation:	

INFORMATION ON PROPERTY

1. Street address: 3041 SW Archer Rd
2. Map no(s): 13-10-19
3. Tax parcel no(s): 06777-004-000, 06777-002-000, 06789-000-000, 06789-001-000, 06789-003-000, 06777-003-000, 06777-006-000, 06777-008-000, 06789-004-000, 06789-005-000, 06777-007-000, 06777-001-000
4. Size of property: 5.895 _____ acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - Must correctly describe the property being submitted for the petition.
 - Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North Old Archer Rd. right-of-way

South Silver Creek Apartments

East Archer Lane Condos

West Vacant Mixed Use

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO ☒

YES ☐

If yes, please explain why the other properties cannot accommodate the proposed use?

See Justification Report

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

See Justification Report

Noise and lighting

See Justification Report

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO ☒

YES ☐

(If yes, please explain below)

See Justification Report

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO ☒

YES ☐

- b. Property with archaeological resources deemed significant by the State?

NO ☒

YES ☐

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ☐

Activity Center ☐

Strip Commercial ☐

Urban Infill ☒

Urban Fringe ☐

Traditional Neighborhood ☐

See Justification Report

Explanation of how the proposed development will contribute to the community.

See Justification Report

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See Justification Report

- H. What impact will the proposed change have on level of service standards?

Roadways

See Justification Report

Recreation

See Justification Report

Water and Wastewater

See Justification Report

Solid Waste

See Justification Report

Mass Transit

See Justification Report

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ☐

YES ☒ (please explain)

See Justification Report

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: 3101 Archer Road, LLC	
Address: 4300 BISCAYNE BLVD SUITE 203	
MIAMI, FL 33137	
Phone: 305.330.5299	Fax:
Signature: See Owner Affidavit	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

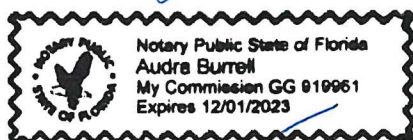
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Clay Swager
Owner/Agent Signature

9/7/21
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 7th day of September 2021, by (Name)
Clay Swager



Audra Burrell
Signature – Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____



Land Use Change & Rezoning Justification Report

Archer Place

3041 - 3155 Block of Old Archer Road, south side

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda consultants, inc.

June 28, 2021

Resubmitted: September 17, 2021

Table of Contents

Proposal and Background	1
Existing Future Land Use Designation and Zoning District	2
Statement of Proposed Change / Proposed Future Land Use Designations and Zoning Districts	4
Basic Level Environmental Review	8
Responses to City Application Questions	12
Surrounding/Adjacent Land Uses	12
Vacant Properties	13
Residential street & Noise & Lighting	13
Impacts from creeks, lakes, wetlands, native vegetation, greenways, etc.	13
Development Pattern & Community Contribution	13
Potential long-term economic benefits	14
Level of Services Analysis	14
a. Land Use & Zoning Development Scenarios (Existing and Proposed)	14
b. Transportation	16
c. Potable Water and Wastewater	16
d. Solid Waste	16
e. Recreation	17
f. Mass Transit	17
g. Public Schools	17
Site Accessibility	17
Analysis for Changes to the Future Land Use Map	18
Analysis for Changes to Zoning	24
Review Criteria for Changes to PD Zoning	28
Conclusion	32

List of Figures

- Figure 1: Location Map
- Figure 2: Existing Future Land Use Map
- Figure 3: Existing Zoning Map
- Figure 4: Proposed Future Land Use Map
- Figure 5: Proposed Zoning Map

Proposal and Background

This application proposes a Small-Scale Comprehensive Plan Amendment (land use change) and rezoning for 12 parcels (06777-001-000, 06777-002-000, 06777-003-000, 06777-004-000, 06777-006-000, 06777-007-000, 06777-008-000, 06789-000-000, 06789-001-000, 06789-003-000, 06789-004-000, and 06789-005-000) located in the 3041-3155 block of Old Archer Road, south side. The total size of the proposed land use and zoning change area is 5.89 +/- acres, which includes the current access driveway between the parcels (privately owned by the property owners).

With the exception of Parcel 06789-005-000 (an approximately 0.22-acre sized parcel), the parcels currently are all developed with single-family dwellings or duplexes. The proposed future land use amendment is to take the properties from Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD). The proposed rezoning is to change the properties from MU-1 and RMF-8 to Planned Development (PD). The proposed PUD land use and PD zoning would allow a mixed-use development on the site.

The property is located in the urbanized section of southwest Gainesville. It is considered an urban redevelopment site due to existing development on the parcels (single-family homes and duplexes). There is surrounding development to the west (residential and commercial), east (residential), and south (residential) and existing public infrastructure in the area. Further to the west are the University Town Center and Butler Plaza developments. Old Archer Road and SW Archer Road (State Road 24) are to the north of the site. Centralized utilities and existing roads are available to serve future urban development on the site.

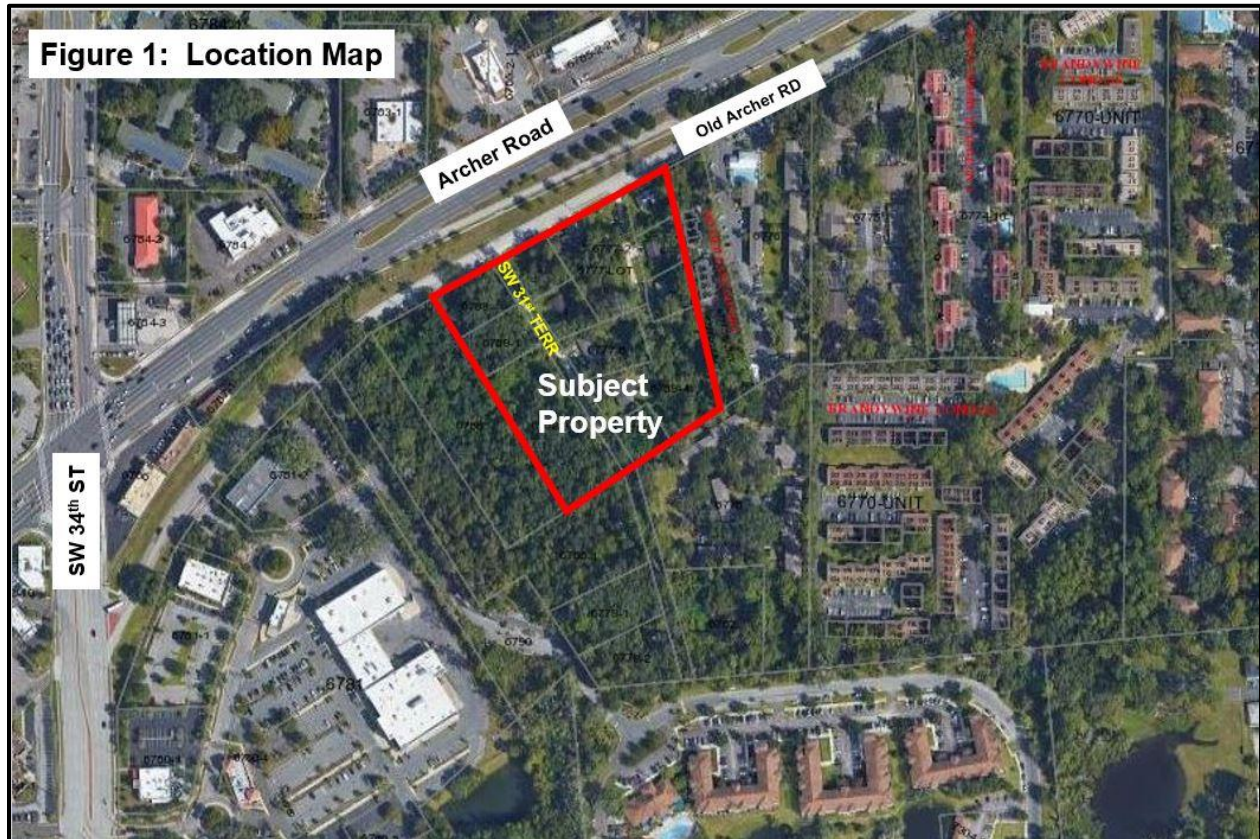
Vehicular access is available to the property from Old Archer Road (a local paved street). Vehicular access to parcels to the south along SW 31st Terrace (a private access driveway) will be retained via an ingress/egress easement. Currently, SW 31st Terrace is an unpaved, narrow driveway access that is privately owned off Old Archer Road that dead ends at the property line for the Enclave apartment complex development.

The properties are all located in Zone A of the Transportation Mobility Program Area (TMPA). Any future development of the site will be subject to the Zone A requirements in the Transportation Mobility Element. The site is also within the University of Florida Context Area, which means it is required to meet Transportation Mobility Element Policy 10.1.14 concerning the funding of transit capital costs related to the development program.

These parcels were annexed into the City in 2002 as part of a larger annexation area. Subsequent to the annexation, City land use changes and rezonings were done on the properties to implement City land use and zoning regulations.

The applicant is proposing a mixed-use development containing a mix of residential (condominium and apartments) and non-residential uses. The current zoning and land use designations on the property would not allow this type of development, so the applicant is proposing a Planned Use District land use category and a Planned Development zoning to implement the proposal.

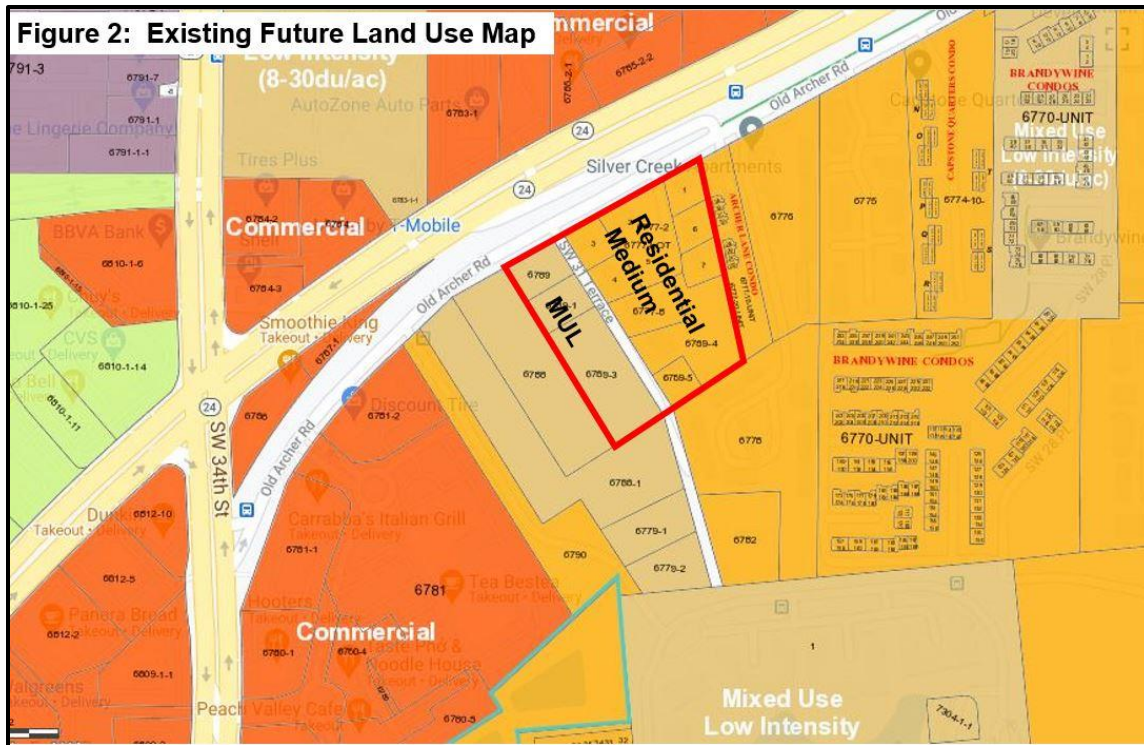
The aerial photo below (Figure 1) illustrates the parcel locations east of SW 34th Street on the south side of Old Archer Road, west of SW 28th Place in southwest Gainesville. As can be noted from the below aerial photo, the properties are currently developed with single-family and duplex units (with the exception of Parcel 06789-005-000):



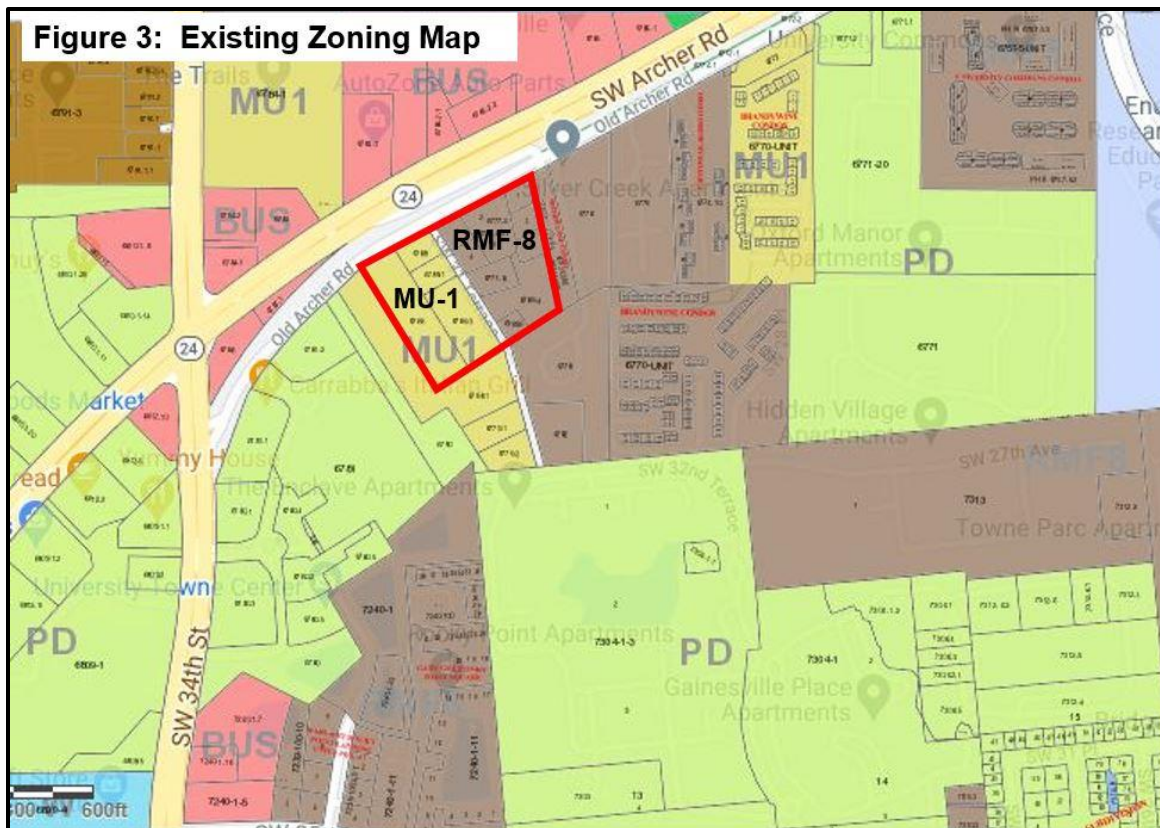
Existing Future Land Use Designation and Zoning District

The current future land use designations for the parcels are Mixed Use Low Intensity (MUL) west of the SW 31st Terrace access drive and Residential Medium (RM) east of the SW 31st Terrace access as indicated in Figure 2 below. To the west, the abutting property is designated MUL (currently vacant). To the east, the land use designation for the abutting property is Residential Medium (Archer Lane Condominiums). To the north, is the Old Archer Road right-of-way and north of that is SW Archer Road with parcels to the north of that designated Commercial. To the south, the abutting property designations are MUL (west of SW 31st Terrace ROW) and RM (east of SW 31st Terrace ROW; Silver Creek Apartments).

Old Archer Road connects the site (vehicular and pedestrian connections) to the University Town Center commercial development (located at the corner of SW 34th Street and Old Archer Road) without the need to access SW Archer Road.



The existing zoning districts on the property are Mixed Use 1 (MU-1) and RMF-8 as illustrated on Figure 3 below:



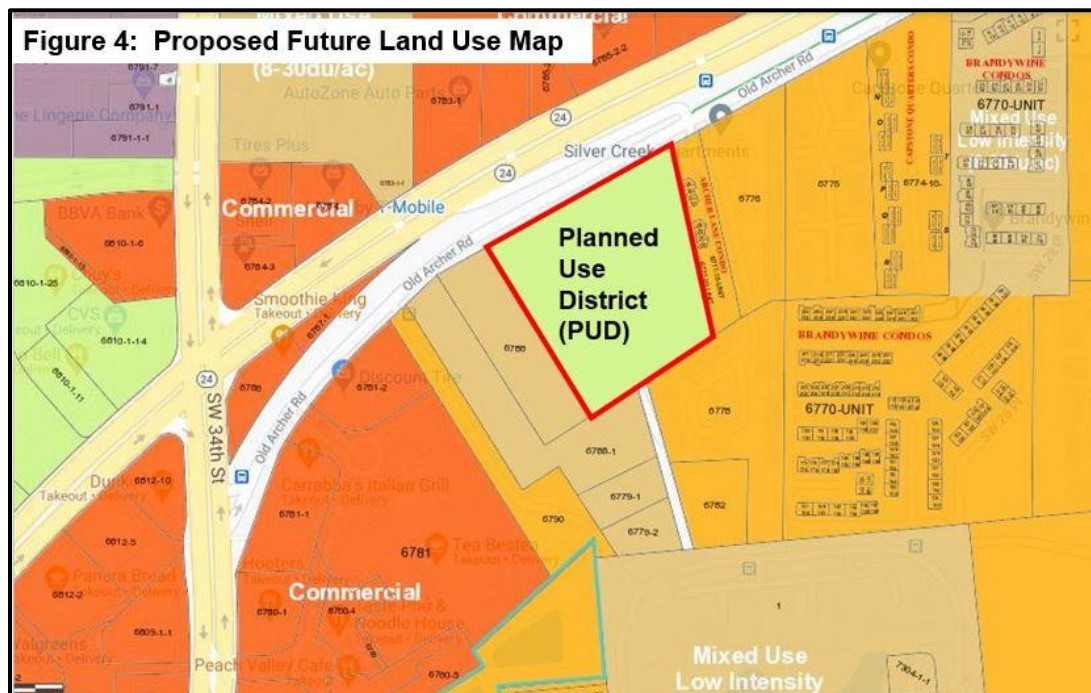
Statement of Proposed Change / Proposed Future Land Use Category and Zoning District

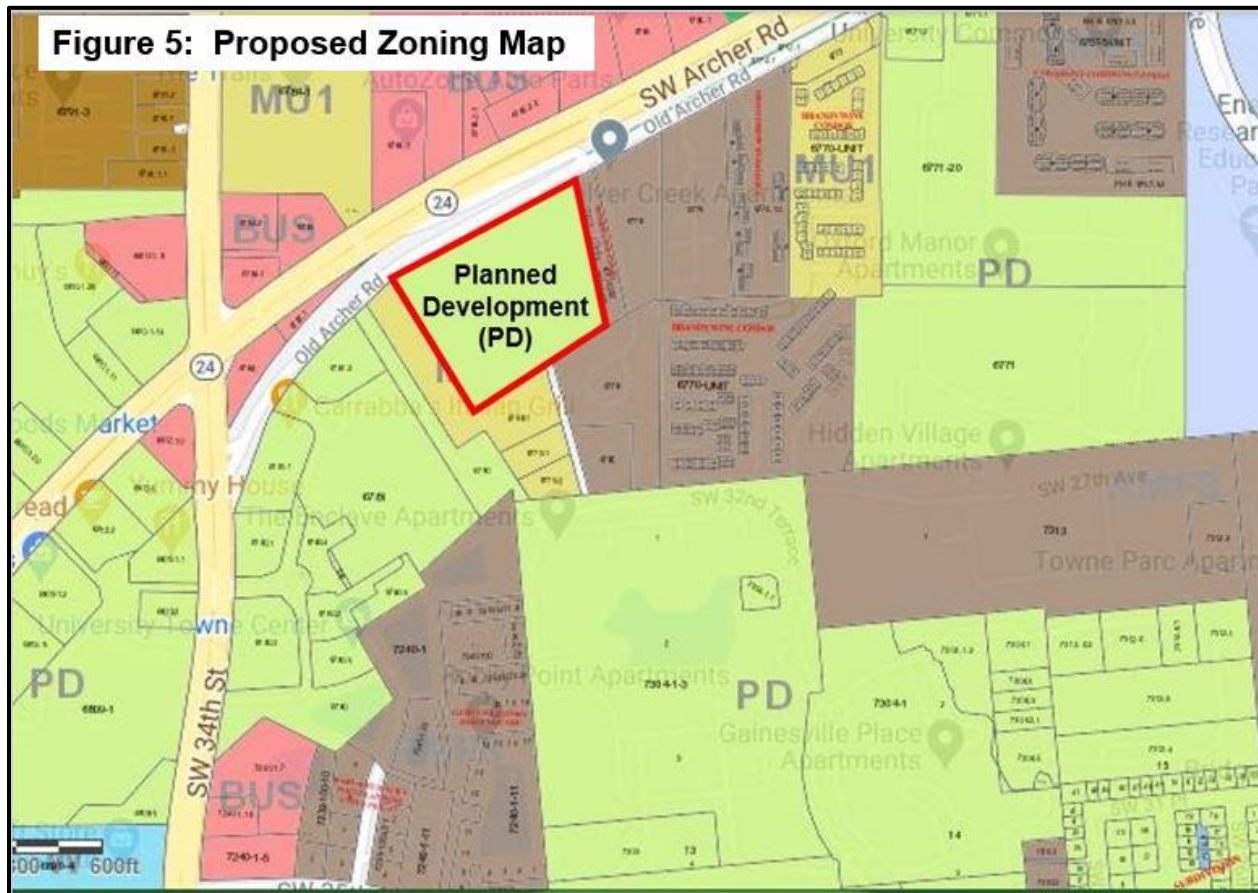
As stated above, the site currently has future land use (FLU) categories of Mixed-Use Low (MUL) and Residential Medium (RM). The zoning district designations are Mixed Use 1 (MU-1) and RMF-8. These designations date back to when the properties were annexed into the City of Gainesville and required City zoning and land use designations.

The site has been developed with single-family and multi-family units for decades. The first single-family units were built starting in 1951 and the last duplex was built in 1965. The parcels abutting what is designated on maps as SW 31st Terrace include land ownership of that access. Therefore, SW 31st Terrace is not a public or private street.

The proposed small-scale future land use map amendment is to change the future land use category from Mixed Use Low and Residential Medium to Planned Use District (PUD).

The proposed PUD future land use category (with proposed Planned Development (PD) zoning) for the site is consistent with the Mixed-Use Low designation (and MU-1 to the west or PD zoning to the south) for the abutting properties to the west and south. Further to the west is the University Town Center development with a Commercial future land use designation. To the north is the Old Archer Road ROW and the intervening ROW between Old Archer Road and Archer Road. There is a Commercial future land use designation to the north of Archer Road. To the east and portions of the south is Residential Medium land use, which allows a density of up to 30 units/acre. The proposed PUD maximum density of 41 units/acre is somewhat higher than the maximum allowed in Residential Medium, but the building will be designed with articulation features to reduce the massing appearance. The proposed land use categories and zoning districts for the subject property are consistent with each other and appropriate given the surrounding uses. Figures 4 & 5 below indicate the proposed future land use and zoning designations for the subject property:





The proposed land use and zoning designations will create an opportunity for urban redevelopment that is consistent with the existing and future surrounding development pattern in the area. This change may result in a mix of uses that can provide goods and services and new residential opportunities to the neighboring properties in a walkable setting. Under the proposed designations and under the existing City of Gainesville Land Development Regulations and the PD design requirements, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code. Future development on the property will create an asset to the City that will help spur development and redevelopment in southwest Gainesville. The proposed PUD future land use category will allow for non-residential uses that support the provision of neighborhood goods services at a scale appropriate for the surrounding residential areas.

An additional component of this proposed PUD/PD is a condition that requires that 10% (24 units) of the residential units be affordable housing units reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD). This condition will be enforced by a binding agreement between the owner/developer and the City of Gainesville.

This area currently is served by GRU centralized utilities with adequate capacity. Four transit routes: RTS Routes 1, 12, 34, and 38 serve the site. There are transit stops on the south side of Archer Road proximate to the subject property (to the east are two transit stops that are approximately 588 feet and 945 feet from the subject property (less than ¼ mile) and there are two stops to the west that are approximately 445 and 530 feet from the subject property (about 1/10 of a mile from the subject property). There are existing paved streets to serve the development (Old Archer Road (property abuts this road), Archer Road, SW 34th Street and SW 23rd Terrace (these last 3 roads provide access to Old Archer Road and the subject property. There are existing sidewalks along both sides of Archer Road and SW 34th Street. A connection to the sidewalk system on the south side of Archer Road is proposed with the PD rezoning request. The sidewalk system along Archer Road connects to the transit stops. There is a paved bicycle path east of the proposed development along Old Archer Road that runs all the way to SW 23rd Street near the UF Campus on Archer Road.

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Planned Use District future land use category as follows:

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

The proposed zoning to implement the proposed PUD future land use category is Planned Development (PD), as required by the PUD land use category. The City of Gainesville Land Development Code Chapter 30, Article III, Division 4 establishes the Planned Development zoning district and the requirements for rezoning to this district. Sec. 30-3.17 establishes the review criteria for a rezoning to PD. Each PD ordinance must contain a specific list of permitted uses in the PD.

The table below illustrates the proposed uses permitted by right in the Archer Place PD district:

Uses Permitted by Right in the Archer Place Planned Development
Multi-family residential dwellings (apartments and/or condominiums)
Customary and accessory uses to multi-family dwellings (including, but not limited to, leasing offices; recreation and pool facilities; clubhouses; study centers; fitness centers; parking facilities)
Attached dwellings
Assisted living facility
Business services
Civic, social, or fraternal organization
Daycare center
Exercise studio
Laboratory, medical or dental
Office, professional
Office, medical, dental, or other health-related services
Personal services
Restaurant
Retail sales

The applicant is requesting the Planned Use District land use category and PD zoning because the City's conventional land use categories and zoning districts would not allow the flexibility to allow the mix of uses, residential density, number of bedrooms, height, and affordable housing component on this sized property outside the transect zoning area. The proposed components are required to make this development feasible. The proposed PUD and PD contain unique and innovative components such as: requiring 10% of the residential units to be affordable housing; a mixture of residential and non-residential uses in a multi-story building with parking enclosed within the building envelopes; recreational/pool facilities for residents; design components that ensure compatibility with the neighboring area and reflect transect-like design requirements; and a combination of condominium and rental units.

The proposed land use and zoning changes will allow for future property development on a redevelopment site that is located along a local street (Old Archer Road), but that is proximate to and connected with two major arterials (SW 34th Street and Archer Road) in Southwest Gainesville. The subject property is also located near major shopping/retail facilities such as University Towne Center, Butler Plaza, Celebration Pointe. The subject property is also close to the University of Florida, Shands Hospital, and the VA Hospital sites. The residential development density associated with the proposed PUD land use category is somewhat higher than what is allowed in the surrounding Residential Medium and Mixed-Use Low categories, but it is at an intermediate density compared to most of the transect zones. Non-residential development on the subject property could serve the retail and service needs of the onsite residential component and the surrounding residential properties to the east and south in the area. The site is within walking distance of several residential and non-residential developments using Old Archer Road (a sidewalk along the property frontage and connecting to the sidewalk system along Archer Road is

a component of this proposal) or the sidewalk system along Archer Road or SW 34th Street. There are multiple transit route options at stops within less than a ¼ mile walking distance.

Planned Use District Requirements

The City's Future Land Use Element (Policy 4.1.1) includes requirements with the PUD land use category for what must be addressed with the application. Each of these required items is listed below with an explanation. Please note that a list of PUD Conditions is also attached to this document that contains requirements about these items.

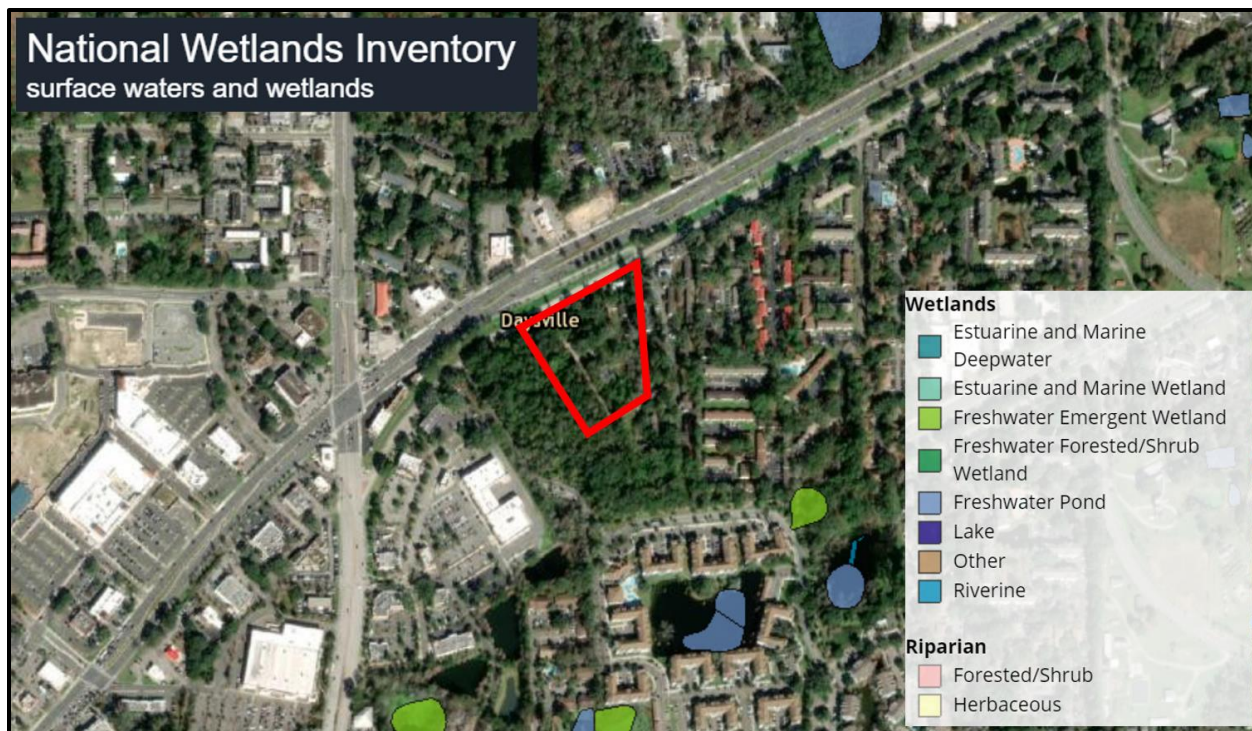
1. Density: Maximum residential density is 41 dwelling units/acre.
2. Intensity: Minimum non-residential square footage is 8,000 SF; Maximum is 16,500
3. Permitted Uses: Permitted uses in the Archer Place PUD shall be limited to multi-family residential (apartments and/or condominiums), commercial/retail uses, office uses, customary accessory uses to multi-family development, and a parking garage integrated into the main buildings, as more specifically delineated in the Planned Development zoning ordinance associated with this PUD.
4. Access by car: Vehicular access shall be from a connection to Old Archer Road via SW 31st Terrace, designed to private, local street standards.
5. Access by pedestrians: Pedestrian access shall be through: an internal sidewalk system that connects to a sidewalk along the Old Archer Road property frontage; sidewalks along both sides of SW 31st Terrace, a multi-use path on the western property boundary; and from sidewalk connections to the public sidewalk on Archer Road.
6. Access by bicycle: Old Archer Road serves as bicycle access for the PUD and a north-south connection through the site will be provided through SW 31st Terrace, designed as a private, local street.
7. Access by transit: Four transit routes serve the site: Routes 1, 12, 34, and 38. There are transit stops/shelters at locations less than ¼ mile from the site.
8. Trip generation, trip distribution, & trip capture: A traffic study has been submitted with the applications for land use and zoning change. Please refer to the Archer Place Traffic Study by Kimley-Horn and Associates, Inc. dated June 2021. The PD conditions set a limit for new trips for the development at 2,240 net, new average daily trips.
9. Environmental Features: The site is a redevelopment site with existing single-family homes and duplexes existing on all lots except for an approximately 0.22 acre vacant lot. No wetlands, strategic ecosystem, flood zones, or topographic constraints were identified on the site.

Basic Level Environmental Review

The subject property contains existing single-family homes and duplexes on 11 of the 12 parcels. Parcel 06789-005-000, a 0.22-acre sized parcel, is the only vacant property at the site. The other properties have been developed since as early as the 1950s. The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

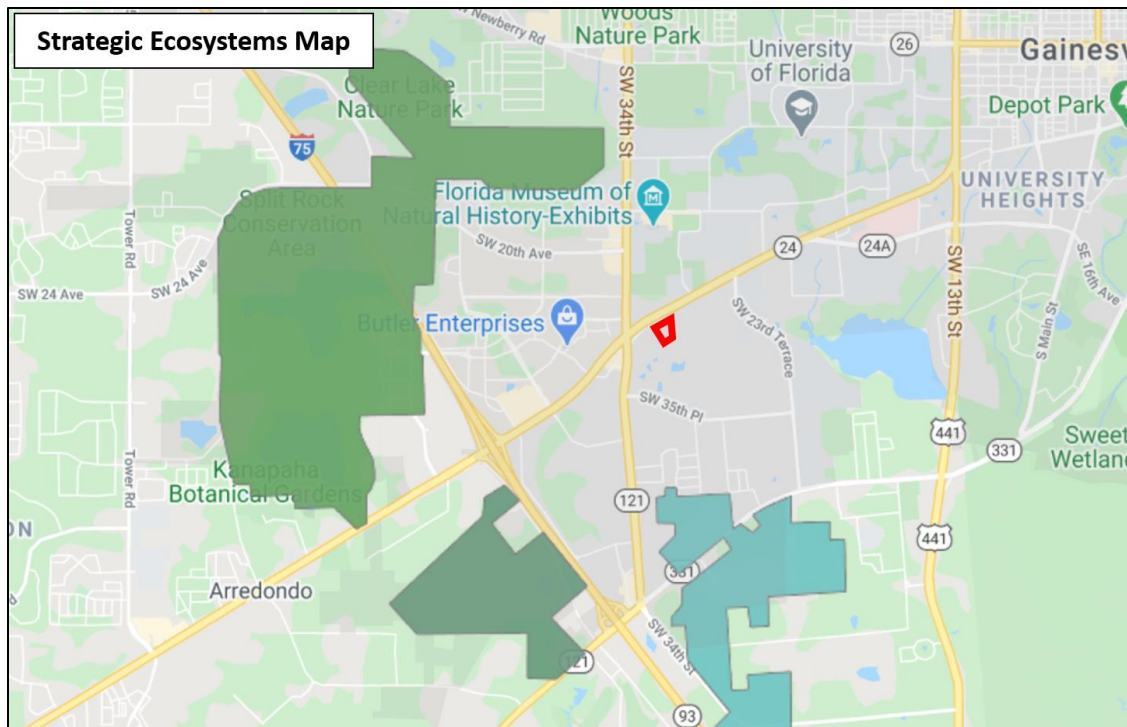
Wetlands

The figure below illustrates there are no wetlands on the parcel according to National Wetlands Inventory data:



Strategic Ecosystems

The subject property is not located within a Strategic Ecosystem overlay as indicated on the figure below:

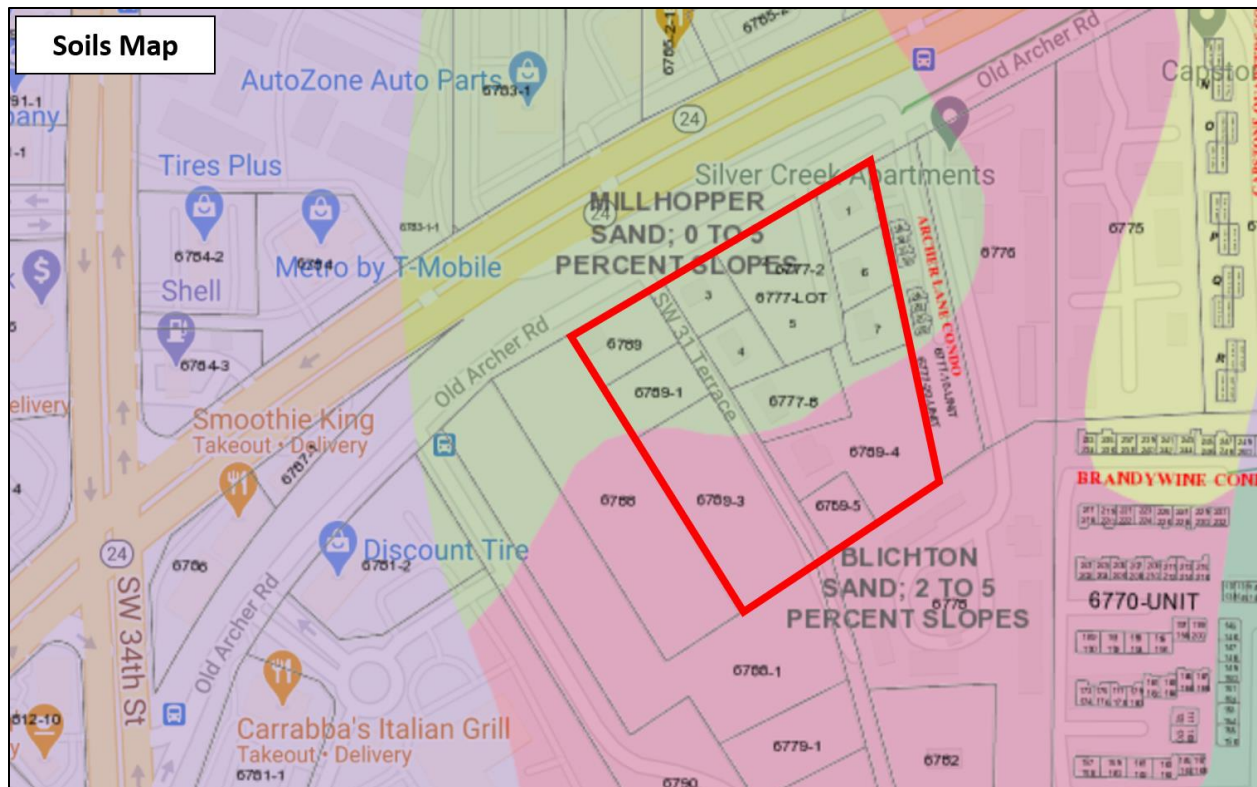


Soils

Soils on the site include; Millhopper Sand, 0 to 5 percent slopes and Blitchton Sand, 2 to 5 percent slopes. The figure below illustrates the soils on the subject property.

According to the *Soil Survey of Alachua County Florida*, Millhopper Sand, 0 to 5 percent slopes is a “nearly level to gently sloping, moderately well drained soil in both small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. This soil has only slight limitations as sites for homes, small commercial buildings and for local roads and streets.”

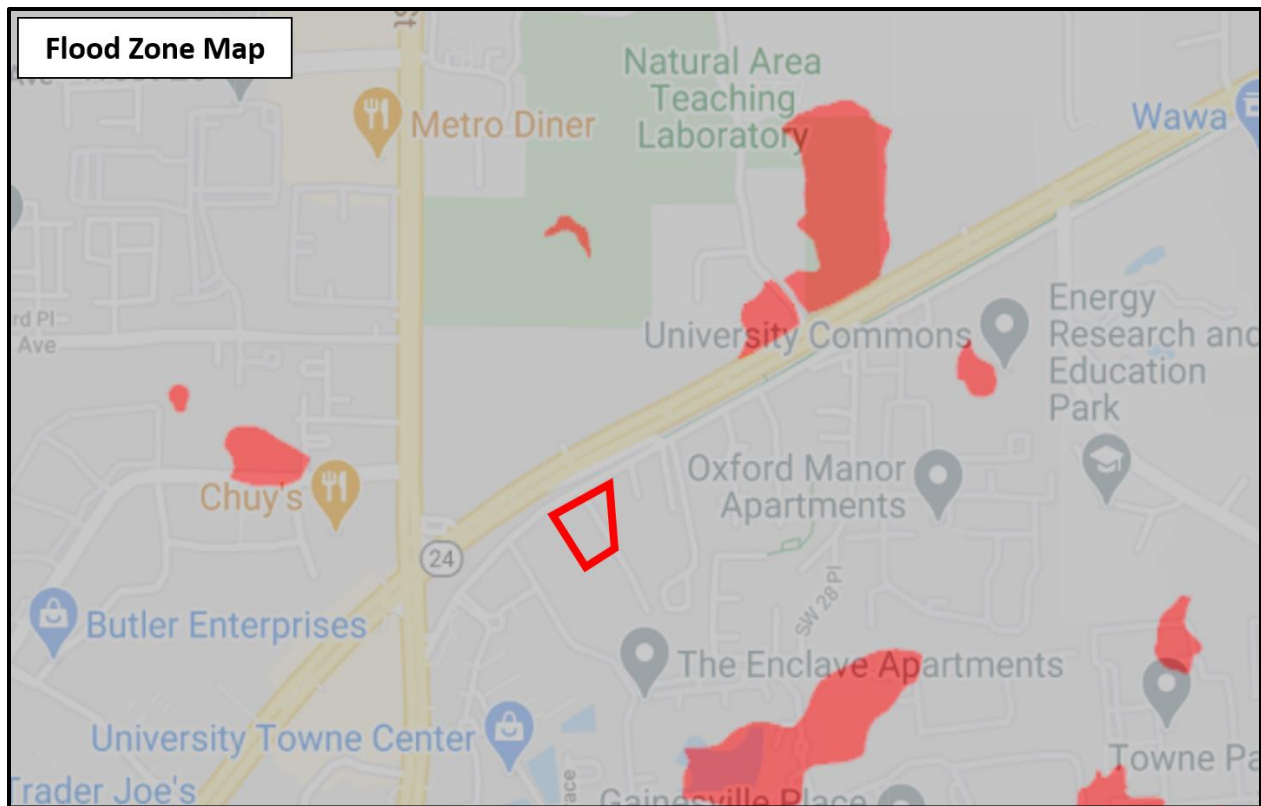
Blitchton Sand, 2 to 5 percent slopes is a “gently sloping, poorly drained soil on gently rolling uplands.....Limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills and roads and streets.”



Based on the soil information analysis, the proposed land use and zoning change applications is not in conflict with the soil composition in the area and do not present issues related to future site development / redevelopment.

100-Year Flood Zone / Flood Potential

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Topography

The figure below illustrates the topography of the site. The site is relatively flat with minimal slopes from 90 feet in the northern portion to a central area at 96 feet, posing no impediments to site development.



Responses to Application Questions

6. A. Surrounding/Adjacent Land Uses

The property lies within an area that contains numerous non-residential and residential uses such as retail shopping centers (University Towne Center at the corner of SW 34th Street and Old Archer Road, Butler Plaza along Archer Road, and various strip commercial centers), a bank, a gas station, multi-family dwellings, and undeveloped land (abutting to the west).

North: To the immediate north of the subject property is Old Archer Road. North, across from Old Archer Road, there is grassed ROW area between Old Archer Road and Archer Road.

South: To south of the subject property are Silver Creek Apartments (Residential Medium land use designation) and vacant property with the Mixed-Use Low land use designation.

East: To the east is the Archer Lane Condominium development with the Residential Medium future land use designation. East of Archer Lane Condominiums is a portion of Silver Creek Apartments that is also south of the subject property.

West: Abutting to the west is vacant land with a Mixed-Use Low future land use designation.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	Old Archer Road & Archer Road	N/A (ROW)	N/A (ROW)
South	Silver Creek Apartments & vacant land	Residential Medium (for Silver Creek Apts.) & MUL (on the vacant parcel)	RMF-8 (Silver Creek Apts); MU-1 (vacant parcel)
East	Multi-family dwellings	Residential Medium	RMF-8
West	Vacant	Mixed-Use Low	MU-1

Upon analyzing these existing land use patterns, the proposed land use and zoning change will not negatively impact the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is primarily multi-family residential to the east and a portion to the south. There are Mixed-Use and Commercial land use to the west with the vacant property and the University Towne Center development. There is also intervening Residential Medium between the Mixed-Use Low and Commercial land use designations to the west that is actually an access road into the Enclave Apartments from Old Archer Road. There are commercial uses with Commercial land use designations to the north across Old Archer Road and Archer Road. The proposed land use and zoning changes will place the property into a Planned Development (PD) zoning district, with specific uses that compatible with the multi-family and existing non-residential uses in the area. The PD is proposed to have a limited amount of non-residential square footage that will cater to smaller-scale commercial/office uses that can serve the residents within the proposed PD and neighboring residential areas. The land use and zoning changes allow for redevelopment with a mix of different use types in an area well served by urban services.

6. B. There are no vacant properties that have PUD land use and PD zoning near the subject property. What is being proposed in the PUD/PD is higher density, mixed use which will promote transit and provide a portion of the development as affordable housing.

6. C. Residential streets: Primary access to the site is from Old Archer Road which is not a residential street.

Noise and lighting: At the time of development review, any future development on the site will have to comply with the City's noise ordinance and provide photometric details on the site plan.

6. D. There are no impacts from creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property.

6.E. See response on application.

6. F. Development Pattern and Community Contribution

The subject property is located within the existing urban service area and surrounded by developed properties. There are existing single-family and duplex housing units on the subject property (with the exception of one lot). Thus, the development pattern would be characteristic of redevelopment. Development on the site dates back to the 1950s and 1960s.

As a redevelopment site, there is existing transportation and utility infrastructure to support future redevelopment of the properties. Old Archer Road is a city-maintained street that connects to major transportation arterials such as Archer Road and SW 34th Street. The site is served by four transit routes (Routes 1, 12, 34 & 38). Existing bus stops are located along Old Archer Road and Archer Road. The closest stop to the east is located approximately 588 feet from the mid-point of the subject property. To the west, the closest stop is approximately 445 feet from the mid-point of the subject property. The PD Layout Plan illustrates sidewalks and crosswalks to be constructed in association with the future development that will connect to the public sidewalk system on Archer Road and to the closest transit shelter to the east. Old Archer Road contains an existing bike path east of the subject property that connects to the University of Florida. There are existing potable water and wastewater lines on adjacent streets that can serve as connections for the site redevelopment.

The proposed land use and zoning changes for the subject property will be able to provide goods and/or services for the development itself and the neighboring area as part of the non-residential development on the site.

6. G. Potential long-term economic benefits

Future development on the site will support overall economic prosperity and economic development opportunities in Gainesville. New development on the site will add to the City's tax base and promote construction jobs during the development phase. In addition, the provision of affordable housing units will provide an economic benefit to the community in terms of meeting affordable housing goals set by the City.

6. H. Level of Service Analysis

The following level of service analysis calculates the impacts of the proposed maximum development scenarios for permitted uses under the existing and proposed future land use and zoning categories.

a. Land Use & Zoning Development Scenarios (Existing and Proposed)

The proposed change in future land use and zoning will change approximately 5.89 acres of land from the current City future land use designations of MUL and RM to PUD and rezone from MU-1 and RMF-8 to PD. It should be noted that the area shown as SW 31st Terrace (private access) on the zoning and land use maps does not have a designated land use or zoning. That area is approximately 0.35 acres in size and is not included in the calculations for the existing land use/zoning analysis. The MUL designated portion of the property is 1.85 +/- acres. The Residential Medium acreage size is 3.69 +/- acres.

The maximum development scenario comparing the existing land use designation and the proposed maximum development scenario based on the proposed City land use and zoning designations, is indicated below:

Existing Land Use & Zoning

For the approximately 5.89-acre parcel, the following table indicates the estimated allowable density and intensity that could be accomplished under the standard land use and zoning regulations, as permitted by right under the current future land use categories and zoning districts. It should be noted again that the 0.35 +/- acres associated with SW 31st Terrace was not calculated in for the Existing Analysis. The resulting calculation is 388,250 square feet maximum. The PD ordinance further limited the square footage to 200,000 square feet of business automotive use, 40,000 square feet of self-storage use, and 40,000 square feet of office use (for a total of 280,000 square feet).

Site Area	Density Range	Minimum / Maximum Residential Units
1.85 +/- acres MUL FLU Category	8-30 d.u./acre	14 - 55 Dwelling Units
3.69 +/- acres RM FLU Category	8-30 d.u./acre	29 - 110 Dwelling Units
TOTAL Residential Units (FLU)		43 – 165 Dwelling Units
1.85 +/- acres MU-1 Zoning	8-30 du/acre	14 - 55 Dwelling Units
3.69 +/- acres RMF-8 Zoning	8-20 du/acre	29 – 73 Dwelling Units
TOTAL Residential Units (Zoning)		43 – 128 Dwelling Units

Site Area	Non-residential Square Footage 60% lot Coverage	Minimum / Maximum Stories
1.85 +/- acres MUL FLU Category	48,352 SF ¹	5 / 8 by SUP
3.69 +/- acres RM FLU Category	None	3 / 5 by SUP
TOTAL Residential Units (FLU)		43 – 165 Dwelling Units

¹Based on a maximum of 60% lot coverage in the MU-1 zoning district for a single story. Maximum by right with 5 stories is 241,760 SF and 386,816 SF for 8 stories by Special Use Permit.

Proposed FLU and Zoning Designations

The proposed maximum future development scenario for the property is 5.89 +/- PUD/PD development with a mix of residential and non-residential uses. The following table illustrates this development scenario with the proposed 41 du/acre allowable residential density and the maximum of 16,500 SF of non-residential proposed.

Site Area	Density	Max Residential	Max Non-Residential
5.89 +/- acres PUD FLU Category	41 d.u./acre	240 Dwelling Units	16,500 SF
5.89 +/- acres PD Zoning	41 d.u./acre	240 Dwelling Units	16,500 SF

Net Change between FLU and Zoning Designations (Maximums)

Maximum Residential Development Scenario Existing FLU	Maximum Residential Development Scenario Proposed FLU	Net Change in Maximum Development Scenario (Existing vs. Proposed)
165 Dwelling Units	240 Dwelling Units	+75

Maximum Residential Development by right Scenario Existing Zoning	Maximum Residential Development by right Scenario Proposed PD Zoning	Net Change in Maximum Development Scenario (Existing vs. Proposed)
128 Dwelling Units	240 Dwelling Units	+ 112 Dwelling Units

Maximum Non-Residential Development Scenario Existing FLU	Maximum Non-Residential Development Scenario Proposed FLU & Zoning	Net Change in Maximum Non-Residential Development Scenario (Existing vs. Proposed)
241,760 SF (5 story building)	16,500 SF	- 225,260 square feet

Maximum Height Existing FLU	Maximum Height Proposed FLU & Zoning	Net Change in Maximum Non-Residential Development Scenario (Existing vs. Proposed)
MUL 5 stories by right; 8 stories by SUP	7 stories	+ 2 stories by right / -1 story by SUP
RM 3 stories by right; 5 stories by SUP	7 stories	+ 4 stories by right / + 2 stories by SUP

b. Transportation

The property is located in Transportation Mobility Program Area (TMPA) Zone A. Development within Zone A is required to meet applicable requirements within Policies 10.1.3 and 10.1.4 of the Comprehensive Plan Transportation Mobility Element. The trip generation for the proposed change (based on the maximum development land use scenario) is based on the net increase in the number of trips from what exists with the current development at the site to what may exist under the proposed PUD future land use category. A traffic study prepared by Kimley-Horn and Associates, Inc. (dated June 2021) for the Archer Place PUD/PD has been submitted as part of the application process. Please see that study for the analysis.

The resulting trip generation analysis is 2,138 net, new average daily trips; 72 net, new a.m. peak hour trips, and 159 net, new p.m. peak hour trips based on a build-out in 2023. The PD conditions set a limit for new trips for the development at 2,240 net, new average daily trips.

Ultimately, when a development plan application is submitted for the site, the trips associated with the proposed development at the time of application will be used to determine how the development will meet the requirements in TMPA Zone A. Because this site is located in the UF Context Area, there will be required transit payments for the multi-family development on the parcel.

c. Potable Water & Wastewater

The site can be served by both potable water and wastewater from Gainesville Regional Utilities (GRU). There are existing potable water and wastewater lines in Old Archer Road. According to GRU, development within this area can be served by these existing utilities with adequate capacity.

d. Solid Waste

The proposed change in future land use and zoning will not cause the City's solid waste system to operate below the adopted LOS. Solid waste will not exceed Gainesville's established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). There is adequate capacity to meet the required demand from any proposed development.

e. Recreation

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed land use and zoning change will not significantly affect the required LOS. As multi-family residential development occurs on the site, the residential development will be required to demonstrate compliance with the adopted recreation Level of Service standards. It should be noted that the proposed development will include swimming pools and clubhouses for the recreation needs of residents.

f. Mass Transit

Transit services are currently in place to serve the site. The property has access to existing Regional Transit System (RTS) Routes 1, 12, 34, and 38.

g. Public Schools

A Public School Student Generation Calculation Form has been submitted as part of this application package. The potential units used on the form are based on the maximum development scenario listed for the proposed PUD future land use category and PD zoning. That scenario is 240 multi-family units, resulting in the need for 19 Elementary Student Stations, 7 Middle School Student Stations, and 7 High School Student Stations. In addition, any proposed development plan at a future time would be required to provide a Public School Student Generation Form based on a proposed unit count at that time.

B. Site Accessibility

Vehicular Accessibility

The project area is located within the urbanized portion of the City of Gainesville and has direct access to Old Archer Road and from Old Archer Road access to SW 34th Street, Archer Road, and SW 23rd Terrace. These are all existing streets. SW 31st Terrace will be designed as a private local street which bisects the proposed development and provides a north-south connection through the site. In addition, access to Old Archer Road for the properties to the south will be guaranteed by ingress/egress easements (this is a condition in the PD).

Multi-Modal Accessibility

The subject property is currently served by Regional Transit Service (RTS) bus routes 1, (Rosa Parks Transfer Station to Butler Plaza Transfer Station), 12 (Reitz Union to Butler Plaza Transfer Station), 34 (The Hub to Lexington Crossing), and 38 (The Hub to Gainesville Place Apartments). These transit routes will allow for alternate commute options for future residents within the site to local employment and shopping centers, including UF, Butler Plaza, and downtown Gainesville. Because Routes 1 and 12 connect to the Rosa Parks Transit Transfer Station and the Butler Plaza Transfer Station, it is possible to access all transit routes from those stations, including connections to the Oaks Mall, Shands Hospital, and Celebration Pointe.

Old Archer Road serves as bicycle access for the proposed PUD/PD. There is a paved bicycle path that begins east of the subject property and runs east to SW 23rd Street near the UF campus on Archer Road. Sidewalks will be constructed as part of the PD requirements. There will be new sidewalks along the Old Archer Road property frontage and sidewalks connections to the Archer Road sidewalk on the south side of the ROW. Internal sidewalk connections will be included and a 10-foot wide paved multi-use path will be a part of the PD along the entire western property frontage, which will also connect to the sidewalk system along Archer Road via a crosswalk.

Analysis for Changes to the Future Land Use Map

Future Land Use Element Policy 4.1.3 sets the 11 review criteria for proposed changes to the Future Land Use Map. Each of the 11 criteria are listed below and responses are provided:

1. Consistency with the Comprehensive Plan

Response:

The proposed PUD future land use change and associated PD zoning district are consistent with the City's Comprehensive Plan. PD zoning is required for PUD land use per the Future Land Use Element. The following objectives and policies are applicable to the proposed designations:

FLU Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

Consistency: The proposed change to the future land use map for the subject property will allow for a mix of non-residential and multi-family uses on the site. The non-residential portion of the development may serve the surrounding residential neighborhoods and the multi-family within the PD. The subject property is an area that is appropriate for mixed-use development due to vehicular access, transit availability, existing and proposed sidewalks, and the proposed density on the site. It is also appropriate because this is a redevelopment situation where centralized utilities and other public infrastructure are available to serve more intense development on the site.

FLU Objective 1.5

Discourage the proliferation of urban sprawl.

Consistency: The proposed land use change is on property that is surrounded by existing development that has been in place since the 1950s and 1960s. In addition, the surrounding area is served by existing utilities and infrastructure such as roads, transit service, sidewalks, and bike lanes. As a redevelopment site, future development on the property would discourage urban sprawl by increasing density at the site.

FLU Goal 2

Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages urban sprawl.

FLU Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Consistency: The proposed land use change is on property that is ready for redevelopment. Many of the existing structures were constructed in the 1950s and 1960s and are not in the best condition. These structures are low-density single-family and duplex dwellings. The proposed PUD and PD will provide for a compact development that will increase density to promote transportation choice (for existing transit service in the area). The design standards and conditions in the PD will ensure a quality development and create affordable housing opportunities. Redevelopment of the subject property will discourage urban sprawl by providing new housing and mixed-use opportunities in an existing urban service setting.

FLU Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

Consistency: The proposed PUD land use category allows the City to consider a unique and innovative mixed-use land use scenario with an affordable housing component for the subject property. The proposal is for redevelopment at a higher density that promotes transportation choice and multi-modal opportunities with a mix of uses. A traffic study has been submitted with the application that addresses trip generation, trip distribution, and trip capture. The related PD contains conditions related to sidewalk systems and a multi-use path to encourage pedestrian access. The PUD and PD contain

conditions about site design and building design that ensure compatibility and reduce the appearance of massing to retain and improve the character of the surrounding area.

Housing Element Goal 1

Assist the private and non-profit housing sector in providing housing for low-income, very low-income, and extremely low income households.

Policy 1.2.5

The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and State housing Initiative Program (S.H.I.P), as well as not-for-profit organizations in the State, to support the dispersal of affordable housing units throughout the City.

Consistency: The proposed PUD includes a component that requires that 10% of the total housing units be affordable housing. This will support the dispersal of affordable housing units within the city. In addition, the higher density on the site will allow the private sector to provide the affordable housing units as part of the future development.

2. Compatibility and surrounding land uses

Response: The subject property is presently developed (except for Parcel 06789-004-000). The existing structures are older (1950s and 1960s) single-family homes and duplexes. The surrounding land uses include multi-family residential that is designated Residential Medium (east and south), vacant land designated Mixed-Use Low (to the west), and commercial uses further west and to the north of Archer Road (designated Commercial land use).

The proposed PUD will provide an incentive to redevelop the subject property for a mixed-use development with residential and non-residential uses. These uses are compatible with the surrounding multi-family and commercial uses. Building design and building form conditions within the associated, implementing PD zoning will ensure compatibility and harmony with the surrounding uses.

3. Environmental impacts and constraints

Response: There are no identified environmental resources or constraints on the site.

4. Support for urban infill and/or redevelopment

Response: The proposed PUD supports redevelopment within the urbanized portion of the City of Gainesville. Approval of the PUD land use change will facilitate redeveloping the subject property and increasing the density at the site to produce a compact development that promotes transportation choice. Urban land uses, centralized utilities, transit service, sidewalks, and public roadways are located adjacent to the site. Due to

its location and proximity to necessary public facilities, the property is suitable for urban redevelopment. The structures on the site date back to the 1950s and 1960s, providing an opportunity for redevelopment that will enhance the City's tax base and include construction that meets current energy efficiency standards.

5. Impacts on affordable housing

Response: The proposed PUD includes a component that requires 10% of the total residential units to be affordable housing. Thus, the development will have a positive impact on affordable housing.

6. Impacts on the transportation system

Response: A traffic study performed by Kimley-Horn and Associates, Inc. that is dated June 2021 is included with this application. Please see that document for information on the transportation impacts.

Any future development on the site will be required to meet the City's TMPA Zone A criteria. In addition, because the subject property is located in the University of Florida Context Area, it will be required to meet the requirements of Transportation Mobility Element Policy 10.1.14 concerning transit capital costs related to the transit trips generated by the development.

Currently the site is served by RTS Routes 1, 12, 34, and 38. A sidewalk will be required along the property frontage, along with a sidewalk system to connect to the existing sidewalks on the south side of Archer Road.

7. An analysis of the availability of facilities and services

Response: The property is located in the urbanized portion of Gainesville with available potable water, wastewater, and electric services. The site is accessed by roadways that have adequate capacity to serve future development on-site. At the time of future development on the site, there will be a requirement to meet the TMPA Zone A standards. There is existing transit service to the site from 4 routes (1, 12, 34, and 38). A sidewalk will be required along the property frontage, along with a sidewalk system to connect to the existing sidewalks on the south side of Archer Road. Please refer to the section within this report titled 'Level of Service Standards' for additional details. The applicant has submitted a Public School Student Generation Calculation Form as part of the land use and zoning change application process.

8. Need for the additional acreage in the proposed future land use category

Response: The change in the future land use category for the 5.89 +/- acreage size of the subject property will not have a major impact on the overall future land use map given the small size. According to a recent analysis by the City's Department of Sustainable Development (GIS) Division, in 2020 there were 870.47 acres in the PUD land use category. Of this, 779.39 acres were developed and 91.08 acres were vacant. There is a pending, large-scale land use amendment proposal to change parcels consisting of 83.79

+/- vacant acres along NE 39th Avenue from PUD to other future land use categories. Therefore, the vacant acreage in the PUD category will be significantly reduced.

The proposed PUD includes a component that would provide for 10% of the total residential units in the development to be affordable housing, which is a major goal for the City of Gainesville. The addition of the subject property to the PUD land use category will facilitate and make feasible the inclusion of the affordable housing units.

9. *Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.*

Response: The proposed change on the future land use map does not promote urban sprawl as defined in Section 163.3164, F.S. In fact, the proposed amendment discourages urban sprawl by facilitating redevelopment on an existing developed site with existing infrastructure and public services/facilities. The site is located in the urban services area with existing development surrounding it when examining the existing land use patterns in the immediate area. The use of this land as proposed is considered redevelopment in nature and will allow for neighborhood-serving non-residential uses and residential uses at a density that promotes compact development.

Section 163.3177(6)(a)9.b., F.S. provides criteria to determine whether a land use amendment discourages the proliferation of urban sprawl. These criteria are listed below with responses.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: There are no identified natural resources on the site. Eleven of the twelve parcels are currently developed with single-family homes or duplexes. The site is surrounded by existing development that has existed for decades.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The site is in an area served by existing public facilities and services (including roads, transit, sidewalks, and centralized utilities) and therefore, can be served by these services in an efficient manner.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The proposed land use change allows for a mix of non-residential and residential uses at a density that will promote compact development and transportation choice. There is existing transit service via RTS Routes 1, 12, 34, and 38. Old Archer Road includes a paved bicycle path that begins east of the subject property and runs east to SW 23rd Street near the UF campus on Archer Road. Public sidewalks are on both sides of Archer Road, and sidewalks will be constructed on the property frontage and connected to the Archer Road southern sidewalk via crosswalks. Any future development on the property will require internal connectivity between proposed residential and non-residential uses per the PD Conditions. A 10-foot wide paved multi-use path is proposed along the western property frontage to provide for pedestrian and bicycle connectivity.

(IV) Promotes conservation of water and energy.

Response: The project site is in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources, including water use via wells and non-centralized systems. All future development on the project site will be required to connect to centralized potable water and wastewater public facilities. The availability of transit service and sidewalks also reduces transportation energy costs. New construction on the site will be required to meet the current energy efficiency standards.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: The proposed land use change does not include any existing lands designated as Agricultural on the future land use map. Thus, there is no reduction in agricultural land as a result of this proposed future land use amendment.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The subject property currently is not in a Conservation or public lands category (it is in the MUL and RM categories). The site is in an urban area. Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed future land use change. The associated PD includes a condition requiring a minimum of 5% usable open space for future residents on the subject property.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed PUD change to the future land use map allows for a mix of non-residential and residential uses. The proposed non-residential within the development can provide goods and services for the residents and neighboring residential properties. And, the additional residential density on the subject property can provide support the non-residential uses that may occur on the site and for nearby commercial uses.

(VIII) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

Response: The site is currently in an urban area served by existing public facilities and services, so it does not constitute sprawl. The proposed increased density of up to 41 dwelling units/acre in the PUD is well above what is considered to be a transit-supportive density. Transit is already available (4 RTS routes: 1, 12, 34, and 38) to serve any future development at the site.

10. *Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and*

Response: The proposed land use change will facilitate the redevelopment potential of the subject property by increasing density and mixed use at the site. Any future development of this property with private capital investment will lead directly to job creation and an increased tax base for the City, which are economic development goals for the City.

11. *Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.*

Consistency: The subject property does not include any antiquated subdivisions as defined in Section 163.3164, F.S. Therefore, this provision is not applicable.

Analysis for Changes to Zoning

Section 30-3.14 of the City's Land Development Code establishes the criteria for review of rezoning proposals. There are 10 review criteria listed as shown below. Responses to each of the criteria are provided. In addition to the general review criteria for rezoning of properties, the Land Development Code includes 10 specific review criteria for rezoning to Planned Development in Section 30-3.17. Responses to each of those additional 10 criteria are below the responses to the general criteria.

Sec. 30-3.14. - Rezoning criteria.

Applications to rezone property shall be reviewed according to the following criteria:

A. *Compatibility of permitted uses and allowed intensity and density with surrounding existing development.*

Response: The proposed PD zoning allows a mix of residential and non-residential uses (see the Permitted Uses listed in the PD Conditions). The proposed uses are compatible with the existing RMF-8 properties that abut to the east and south. The proposed maximum residential density in the PD is 41 units/acre, which compares with the maximum residential density of 20 units/acre in the RMF-8 district (east)

and 30 units/acre in the MU-1 district (vacant property to the west). The property to the south is a residential PD.

The proposed PD will allow up to 240 units with 667 bedrooms. The bedroom multiplier (2.75) that regulates in the UF Context Area would place a maximum of 660 bedrooms based on the 240 units. Therefore, the number of bedrooms will exceed the multiplier by only 7 bedrooms, which is one of the reasons for the proposed PD. The non-residential square footage is limited to a maximum of 16,500 square feet, which is less than if the portion of the property currently zoned MU-1 were developed as non-residential use. There is currently significant commercial activity to the north across Archer Road and to the west in the University Towne Center development.

The multi-family dwellings in the PD will be compatible with the surrounding multi-family apartment buildings in the area, and the limitation of a maximum of 16,500 SF of non-residential will ensure smaller-scale retail and office uses at the site to make the intensity of the development more compatible with the properties to the east.

B. The character of the district and its suitability for particular uses.

Response: The PD zoning district is characterized by allowing flexibility for specific conditions, uses, and densities that a traditional zoning district does not permit. The proposed PD includes a mix of residential and non-residential uses and an affordable housing component. The non-residential at the site is limited to 16,500 SF to ensure smaller-scale retail and office uses that will be suitable in the neighborhood area. The mix of uses is consistent with uses allowed in the City's transect zoning, and the design and building form standards in the PD mirror most of those regulations except as needed for the unique circumstances at the site.

C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

Response: The properties to the east and south contain multi-family dwellings at a Residential Medium density. Property abutting to the west is vacant with a Mixed-Use Low future land use designation. Further to the west is the University Towne Center development with a Commercial future land use designation. The proposed PD zoning with residential and non-residential uses is consistent with the surrounding properties. While the proposed residential density will be higher than properties to the south and east, there are building design conditions that will ensure compatibility.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

Response: The existing structures on the subject property are dated (built in the 1950s and 1960s) and do not reflect current building and energy standards for housing units. These buildings will not be preserved, however, none of the properties fall within an historic district or are considered of historic value. Redevelopment on the site is appropriate given the changed conditions (new construction and redevelopment) that has occurred in the location since the 1950s.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

Response: The site falls within Transportation Mobility Program Area (TMPA) Zone A, which “promotes redevelopment and infill in the eastern portion of the City and the area near the University of Florida.” The proposed PD zoning’s affordable housing component will support the City’s goals of providing greater equity and dispersion of affordable housing and increase housing opportunities.

- F. *The needs of the city for land areas for specific purposes to serve population and economic activities.*

Response: The proposed rezoning to PD is to redevelop a relatively small land area (5.89 +/- acres) for the specific purpose of introducing higher density, mixed-use, and an affordable housing component. The higher density (increased number of units) will make the inclusion of affordable housing units feasible and incentivize redevelopment.

- G. *Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.*

Response: The major changed condition in the area is that development and redevelopment has occurred surrounding the subject property. The existing single-family homes and duplexes on the site were built in the 1950s and 1960s. Since that time, many new multi-family developments have occurred in that area along with new commercial developments such as University Towne Center and the expansion and redevelopment of Butler Plaza. Since the initial development at the site, transit routes have expanded as has the enrollment and employment at the University of Florida, which has created a market need for additional housing in the area.

- H. *The goals, objectives, and policies of the Comprehensive Plan.*

Response: Rezoning of this property to PD is being proposed to increase the redevelopment prospects for the site, consistent with the goals, objectives, and policies of the City’s Comprehensive Plan as indicated in the following goals, objectives, and policies. It should also be noted that the proposed PD zoning district is the implementing district for the proposed PUD future land use category, as required by that category.

FLU Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

Consistency: The PD proposes a mixed of residential and non-residential uses in an area that is appropriate for mixed use to support the needs of the residents in the proposed development and to provide goods and services to neighboring properties.

FLU Objective 1.5

Discourage the proliferation of urban sprawl.

Consistency: The PD is a redevelopment project in an already developed area of the city that has existing public utilities and services, including roads, transit service, and utilities.

Goal 2

Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Consistency: The PD proposes redevelopment of an older set of properties that are at a low density. The redevelopment at higher densities will promote transportation choice, promote quality of life by providing an improved design with a mix of uses that includes an affordable housing component, and will discourage urban sprawl by providing additional residential units in an area already served by public utilities and facilities.

Housing Element Goal 1

Assist the private and non-profit housing sector in providing housing for low-income, very low-income, and extremely low income households.

Policy 1.2.5

The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and State housing Initiative Program (S.H.I.P), as well as not-for-profit organizations in the State, to support the dispersal of affordable housing units throughout the City.

Consistency: The proposed PD includes a component that requires that 10% of the total housing units be affordable housing. This will support dispersal of affordable housing units within the city. In addition, the higher density on the site will allow the private sector to provide the affordable housing units as part of the future development.

Transportation Mobility Element Policy 10.1.3.

Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Consistency: The proposed PD is located in Zone A of the TMPA. As a redevelopment proposal, this PD promotes the goal of this policy since the property is located near the UF campus. Since it is also located in the UF Context Area, any proposed residential development at the site will have to provide funding for capital transit costs associated with the trip generation.

I. The facts, testimony, and reports presented at public hearings.

Response: This report will be presented to the City Plan Board at a future public hearing in 2021. The supporting documents include a Traffic Study submitted with

the application. The Neighborhood Workshop was held on Tuesday, June 22, 2021. The submittal includes information about the Neighborhood Workshop and all the required application forms. After the Plan Board votes on a recommendation concerning the proposed land use and zoning changes, the items will be heard at a City Commission meeting.

- J. Applications to rezone to a transect zone shall meet the following additional criteria:*
- 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.*
 - 2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.*
 - 3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.*
 - 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.*

Response: This is not an application for rezoning to a transect zone.

Sec. 30-3.17. Review criteria.

In addition to the general review criteria for rezonings provided by this article, the city plan board and the city commission shall evaluate PD applications according to the following additional criteria:

- A. Consistent with Comprehensive Plan. A PD application may only be approved if it is consistent with the Comprehensive Plan.*

Response: The proposed PD is consistent with the Comprehensive Plan as previously discussed in H. above.

- B. Conformance to PD purpose. A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in section 30-3.15.*

Sec. 30-3.15 Purpose. The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:

- 1. Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.*
- 2. Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.*

3. *Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.*
4. *Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.*
5. *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

Response: The PD application is proposed to provide flexibility for a small site to incentivize redevelopment in an already urbanized area with existing public utilities and facilities. The PD includes components for a mix of uses and densities that could not be accomplished using the existing land use and zoning districts at the site. Building design and form standards within the PD ensure compatibility while also encouraging multi-modal transportation.

Two main residential buildings are proposed on the site. Color renderings of the proposed buildings are provided as part of the application package.

The eastern building is proposed to be stone veneer, wrapping around most of the building, with the remaining areas having siding panels or an EIFS stucco finish. The upper floors are proposed to be a mixture of siding panels and an EIFS stucco finish.

The western building is proposed to be a mixture of stone veneer, siding panels and an EIFS stucco finish. The upper floors are proposed to be a mixture of siding panels and an EIFS stucco finish.

Both buildings have a large amount of storefront glass on the retail façade along the ground floor and decorative slats have been added to the southern elevations as requested.

The site is located on existing transit routes that will facilitate transit usage. The PD also provides for 10% of the total residential units to be affordable housing units to meet the community's needs.

- C. *Internal compatibility. All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor*

vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

Response: The proposed uses within the PD are multi-family residential, retail sales, restaurants, and professional or business services which are all complementary. The intensity of non-residential uses at the site is limited by the maximum of 16,500 SF of non-residential area. The proposed parking garages are internal to the buildings at the site to limit the visual impacts of parking.

- D. *External compatibility. All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.*

Response: The proposed multi-family uses and limited intensity non-residential uses at the site are compatible with the surrounding multi-family and commercial uses along Archer Road, Old Archer Road, and SW 34th Street. Development and building design standards (including building articulation and use of transect zoning building massing standards) set as conditions in the PD ensure compatibility with surrounding properties.

- E. *Intensity of development. The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.*

Response: The densities and intensities at the site are set forth in the PUD and PD Conditions. The residential density is proposed to increase over what is currently allowed at the site based on the availability of public services and utilities at the site and the fact that a mixed-use development is proposed.

- F. *Usable open spaces, plazas and recreation areas. Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve*

areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

Response: The PD will contain a 10-foot wide multi-use path for pedestrian and bicycle use along the western property frontage. There will also be hardscaped plaza areas provided in front of buildings. Private recreation facilities in the form of pools and clubhouses will be available to tenants. The PD proposes a minimum of 5% usable open space at the site, which can be in the form of hardscape or passive recreation/open space areas.

- G. *Environmental constraints. The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.*

Response: There are no identified environmental constraints on the subject property. Development has existed on the 11 of the 12 parcels since the 1950s and 1960s.

- H. *External transportation access. A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in chapter 23 and chapter 30, article VI. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.*

Response: The subject property will have direct access to Old Archer Road (a local street) which serves multiple commercial and multi-family residential uses along the corridor. Old Archer Road connects to Archer Road and SW 34th Street, and eventually connects to SW 23rd Terrace. A traffic study has been submitted as part of this application that is signed and sealed by a registered traffic engineer. That traffic study analyzes the impacts of the proposed development traffic on the surrounding street network.

- I. *Internal transportation access. Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.*

Response: As illustrated on the proposed PD Layout Plan, access for the uses on the subject property will be from SW 31st Terrace, a private, local street which bisects the development and connects directly to Old Archer Road, which in turn connects to Archer Road and SW 34th Street. PD conditions include a provision that SW 31st Terrace will be designed as a private local road and serve as an ingress/egress for properties to the south of the PD. This condition requires that an ingress/egress easement be recorded for those southern properties.

- J. *Provision for the range of transportation choices. Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.*

Response: The proposed redevelopment of the site will promote transportation choice by increasing the residential density to a transit-supportive level in an area with existing transit service and transit stops (transit stops are less than ¼ mile from the site). Four existing transit routes can serve the subject property. The PD includes parking garages integrated into the residential buildings. Bicycle parking spaces will be provided in the form of bicycle storage spaces in the parking garages in addition to exterior bicycle racks for guests/visitors. Internal sidewalk systems will connect the buildings on site, and a sidewalk system is proposed to connect to the public sidewalk along Archer Road. An 8-foot wide sidewalk is proposed along the Old Archer Road property frontage. SW 31st Terrace will be designed as a private local street with 5-foot sidewalks on both sides of the road. A 10-foot wide multi-use path along the western property frontage will facilitate pedestrian and bicycle trips from Archer Road and Old Archer Road to properties to the south of the proposed PD. The mix of residential and non-residential uses on the site will also promote pedestrian activity.

Conclusion

As stated in this report, the proposed small-scale land use amendment to PUD and rezoning to PD for this property are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The subject properties have been developed at a low density since the 1950s and 1960s. The proposed land use change and rezoning will facilitate redevelopment to a higher density that promotes transportation choice and will provide affordable housing opportunities. The subject property is an area that is surrounded by urban development (at higher densities and intensities than the existing single-family and duplex uses at the site). The land use change and rezoning are being proposed to spur redevelopment in Southwest Gainesville consistent with the goals of the City's Comprehensive Plan. The PUD future land use category with implementing PD zoning will provide opportunities for a mix of residential and non-residential uses on the on the site with site specific development and design standards that will ensure compatibility with the neighboring area. The requirement for a portion of the residential units to be affordable supports the City's goals for affordable housing and dispersal of affordable units throughout the city.

Archer Place PUD Conditions

- Condition 1: This Planned Use District (PUD) shall be known as the Archer Place PUD.
- Condition 2: The Future Land Use Map for this property is overlaid with the PUD land use category with the underlying land use category for the property being Urban Mixed Use High Intensity (UMUH).
- Condition 3: Permitted uses in the Archer Place PUD shall be limited to multi-family residential (apartments and/or condominiums), commercial/retail uses, office uses, customary accessory uses to multi-family development, and a parking garage integrated into the main buildings, as more specifically delineated in the Planned Development zoning ordinance associated with this PUD.
- Condition 4: The maximum number of residential units shall be 240 units, which is a residential density of 41 units/acre.
- Condition 5: The maximum number of bedrooms for multi-family units shall not exceed 667.
- Condition 6: The Archer Place development shall contain a minimum of 8,000 square feet of non-residential square footage and a maximum of 16,500 square feet.
- Condition 7: The maximum building height shall be 7 stories or 105 feet, whichever is higher.
- Condition 8: The Planned Development ordinance for this PUD shall specify dimensional standards including maximum building height, setbacks, built-to lines, and required sidewalk widths.
- Condition 9: Future development at the property is subject to meeting transportation mobility criteria for Transportation Mobility Program Area (TMPA) Zone A as specified in the Transportation Mobility Element of the City's Comprehensive Plan.
- Condition 10: The maximum total trip generation for the Archer Place PUD shall not exceed 2,240 net, new average daily trips.
- Condition 11: Vehicular access to the site from public right of way shall be from a single access point off Old Archer Road. SW 31st Terrace shall be designed as a private street (with ingress/egress easement) to maintain access for properties to the south to Old Archer Road. This street shall be designed as a local street per U8 zoning district standards as indicated in LDC Table V-2 (Building Form Standards within Transects) with the intent to define a block edge, provide build-to lines, require buildings address the street (with active use areas and usable public open space) and establish public realm between buildings and the street.
- Condition 12: A 10-foot wide, paved multi-use path with pedestrian-scale lighting shall run along the western property frontage and connect to the public sidewalk along Old Archer Road. The multi-use path shall also connect to a sidewalk running

along the southern property line and to SW 31st Terrace. If fencing is constructed along the western property line, there shall be a minimum of two opening/connecting stub out points along the western property line.

- Condition 13: Crosswalks and a sidewalk system connecting future development at the site to the public sidewalk system in the right-of-way between Old Archer Road and Archer Road shall be provided by the development. The placement of the crosswalks and sidewalk system shall be approved by the City's Public Works and Mobility Departments at development plan review.
- Condition 14: An internal sidewalk system and crosswalks shall connect all development within the site.
- Condition 15: The Planned Development ordinance associated with this PUD shall specify the amount of usable public open space in future development at the site. Open space may be in the form of open-air plazas or open-air arcades on the ground floor (hardscape areas), passive recreation areas, and/or the multi-use path along the western property frontage.
- Condition 16: The owner/developer shall sign a binding agreement with the City concerning the provision of a minimum of 10% of the total residential units (24 units) as affordable housing units reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues). The affordable housing units shall have the same fit and finish as market-rate units.
- a. The affordable housing units shall be available in perpetuity as long as the adopted Planned Use District ordinance adopted for the property is in effect. If the property is rezoned to another zoning district or an amendment is made to the Planned Use District ordinance that removes the affordable housing requirements, the agreement for affordable housing between the owner/developer and the City shall be nullified.
 - b. Tenant screening, selection, and income verification for affordable units shall be coordinated with a public agency such as, but not limited to, the City of Gainesville Housing and Community Development Department, the Gainesville Housing Authority, or the Alachua County Housing Authority.
 - c. If a vacancy occurs in an affordable unit, and an eligible tenant cannot be identified by a public agency within 60 days of that vacancy being noticed to those agencies, the owner/developer will be permitted to fill vacant units with market-rate tenants.

September 13, 2021

Mr. Clay Sweger
eda consultants, inc.
720 SW 2nd Avenue, South Tower, Ste. 300
Gainesville, FL 32601

RE: Affordable Housing Units in Archer Place Planned Development

Mr. Sweger:

As we have discussed, your firm represents a developer who proposes a mixed use planned development within the center of the City of Gainesville. This project, known as Archer Place, will consist of 240 residential units of which the developer commits 10% of these units (24 one-bedroom units with the same finishes, etc. as the 'market rate' units) to be allocated as affordable housing units. To this end, we understand that the developer is offering at the PD zoning stage the following commitments to the City that will be memorialized in a Developer's Agreement (between the developer and City):

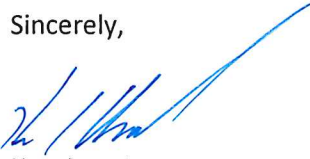
- The developer shall enter into a Developer's Agreement with the City concerning the provision of a minimum of 10% of the total residential units as affordable housing units reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).
- Tenant screening, selection, and income verification for affordable units shall be coordinated with a public agency such as the Alachua County Housing Authority.

We further understand that the developer would be interested in the Alachua County Housing Authority, or an instrumentality of the agency, providing the service of tenant identification and screening for income eligibility for the allotment of affordable housing units within the project, thus offering our agency expertise in assuring that truly qualified candidates are placed into these units.

Based on the understanding of the project provided to us and summarized above, the ACHA or an instrumentality of the agency, agrees in principle that we can provide the requested services to your client. We believe that the provision of affordable housing units as part of a new construction project is an excellent opportunity to serve some of the low-income clientele that we serve, and this will be the basis of establishing a useful relationship between the developer and ACHA.

Thank you for your outreach and we look forward to participating in this upcoming project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Armstrong', with a long, sweeping flourish extending upwards and to the right.

Ken Armstrong
Executive Director

3

**PREPARED BY AND
AFTER RECORDING RETURN TO:**

Charles J. Abrams, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

210330B

RECORDED IN OFFICIAL RECORDS

INSTRUMENT # 3358334 4 PG(S)

8/11/2021 10:45 AM

BOOK 4920 PAGE 701

J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 1031356

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$2,310.70

Intang. Tax: \$0.00

Parcel ID Number: 06777-008-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 6 day of August, 2021, between **SHIRLEY TILGHMAN O'HERN**, a married woman, whose address is 8006 Fawnridge Circle, Tampa, Florida 33610 ("**Grantor**"), and **3101 ARCHER ROAD, LLC**, a Florida limited liability company, whose address is 4300 Biscayne Blvd., Suite 203, Miami, Florida 33137 ("**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Alachua County, State of Florida, and described in **Exhibit "A"** attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, under or that may be produced from the Land; (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind from all sources, whether surface water, ground water or spring water, and all claims for any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to taxes for the year 2021 and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's or the Grantor's spouse's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

Margaret K. Johnson
Print Name: Margaret K. Johnson

Carl L. Johnson
Print Name: CARL L. JOHNSON

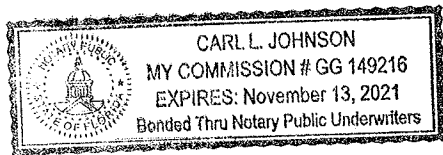
STATE Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 28 day of July, 2021, by William D. Caton, as attorney-in-fact for Shirley Tilghman O'Hern, who is ✓ personally known to me or produced as identification.

{Notary Seal must be affixed}

William D. Caton, AS ATTORNEY-IN-FACT FOR
SHIRLEY TILGHMAN O'HERN
William D. Caton, as attorney-in-fact for
Shirley Tilghman O'Hern

Carl L. Johnson
(Signature of Notary)



(Print Name of Notary Public)
Notary Public, State of
My Commission Expires:
Commission No.:

Exhibit "A"**Legal Description of the Land**

Commence at the NW corner of the Napier Grant and run North $86^{\circ}15'$ East 59.5 feet; thence run North $33^{\circ}30'$ West 891 feet; thence run North $56^{\circ}46'$ East 150 feet; thence run North $59^{\circ}36'$ East 180 feet; thence run South $31^{\circ}34'$ East 211.84 feet to the Point of Beginning; thence run North $68^{\circ}36'$ East 182.18 feet; thence run South $18^{\circ}08'$ East 118 feet; thence run South $74^{\circ}13'$ West 157.86 feet; thence run North $31^{\circ}34'$ West 104 feet to the Point of Beginning. All being and lying in Fractional Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

210330B
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3358336 6 PG(S)
8/11/2021 10:45 AM
BOOK 4920 PAGE 708
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1031356
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,295.70
Intang. Tax: \$0.00

**PREPARED BY AND
AFTER RECORDING RETURN TO:**
Charles J. Abrams, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

Parcel ID Number: 06777-001-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 6 day of August, 2021, between **SHALOM STEIN, CHANANIA HENRY STEIN, AND DALIA STEIN, AS SUCCESSOR CO-TRUSTEES OF THE BORIS STEIN AND SARA STEIN REVOCABLE TRUST UNDER AGREEMENT DATED NOVEMBER 17, 2006**, whose address is 1754 NW 16th Place, Gainesville, Florida 32606 ("**Grantor**"), and **3101 ARCHER ROAD, LLC**, a Florida limited liability company, whose address is 4300 Biscayne Blvd., Suite 203, Miami, Florida 33137 ("**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Alachua County, State of Florida, and described in **Exhibit "A"** attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, under or that may be produced from the Land; (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind from all sources, whether surface water, ground water or spring water, and all claims for any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to taxes for the year 2021 and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

Grantor warrants that at the time of this conveyance, the Property is not the homestead, within the meaning set forth in the Constitution of the State of Florida, of any person, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

Margaret K. Johnson
Print Name: Margaret K. Johnson

Carl L. Johnson
Print Name: CARL L. JOHNSON

Shalom Stein
Shalom Stein, as successor Co-Trustee of the
Boris Stein and Sara Stein Revocable Trust under
Agreement dated November 17, 2006

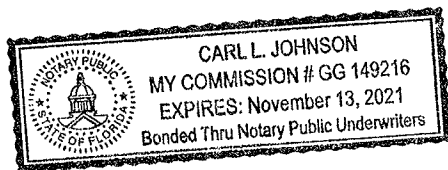
STATE Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 28th day of July, 2021, by Shalom Stein, as successor Co-Trustee of the Boris Stein and Sara Stein Revocable Trust under Agreement dated November 17, 2006, who is X personally known to me or produced as identification.

{Notary Seal must be affixed}

Carl L. Johnson
(Signature of Notary)

(Print Name of Notary Public)
Notary Public, State of
My Commission Expires:
Commission No.:



Witnesses:

Pamela L. McNairy
 Print Name: Pamela L. McNairy

Catherine P. Culick
 Print Name: Catherine P. Culick

Chanania Henry Stein
 Chanania Henry Stein, as successor Co-Trustee of
 the Boris Stein and Sara Stein Revocable Trust
 under Agreement dated November 17, 2006

STATE South Carolina
 COUNTY OF Spartanburg

The foregoing instrument was acknowledged before me by means of ☒ physical
 presence or ☐ online notarization this 27 day of July, 2021, by Chanania Henry
 Stein, as successor Co-Trustee of the Boris Stein and Sara Stein Revocable Trust under
 Agreement dated November 17, 2006, who is ☒ personally known to me or ☒ produced
South Carolina D.L. as identification.

{Notary Seal must be affixed}

[Signature]
 (Signature of Notary)
Ronelle Gay Cabiness
 (Print Name of Notary Public)
 Notary Public, State of South Carolina
 My Commission Expires: May 21, 2023
 Commission No.: _____

Witnesses:

Margaret K Johnson

Print Name: Margaret K Johnson

Carl L Johnson

Print Name: Carl L Johnson

Dalia Stein

Dalia Stein, as successor Co-Trustee of the Boris Stein and Sara Stein Revocable Trust under Agreement dated November 17, 2006

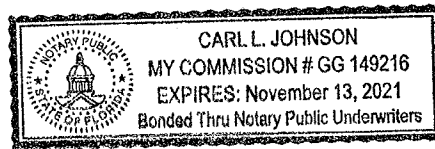
STATE Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ~~X~~ physical presence or online notarization this 28th day of July, 2021, by Dalia Stein, as successor Co-Trustee of the Boris Stein and Sara Stein Revocable Trust under Agreement dated November 17, 2006, who is ~~X~~ personally known to me or produced as identification.

{Notary Seal must be affixed}

Carl L Johnson
(Signature of Notary)



Print Name of Notary Public)

Notary Public, State of

My Commission Expires:

Commission No.:

Exhibit "A"**Legal Description of the Land**

Commence at the Northwest corner of Napier Grant, Township 10 South, Range 19 East, thence run North 86deg15' East, 59.5 feet, thence run North 33deg30' West, 891 feet to a point on the South right of way of the Old Archer Road, thence North 56deg46' East 150 feet, thence run North 59deg36' East 180 feet to a point on the South right of way of said road; thence run North 62deg25' East 397 feet to the point of beginning; thence run South 12deg15' East 100 feet; thence South 62deg25' West 100 feet thence run North 12deg15' West 100 feet; thence run North 62deg25' East to the point of beginning, being plot 1 of unrecorded plat of CAMP LAND in Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

**PREPARED BY AND
AFTER RECORDING RETURN TO:**
Charles J. Abrams, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

Parcel ID Number: 06789-004-000;
06789-005-000; 06782-000-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 6 day of August, 2021, between **PAYAM, INC.**, a Florida corporation, whose address is 5035 Hampton Bluff Court, Roswell, Georgia 30075 ("**Grantor**"), and **3101 ARCHER ROAD, LLC**, a Florida limited liability company, whose address is 4300 Biscayne Blvd., Suite 203, Miami, Florida 33137 ("**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Alachua County, State of Florida, and described in **Exhibit "A"** attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, under or that may be produced from the Land; (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind from all sources, whether surface water, ground water or spring water, and all claims for any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to taxes for the year 2021 and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

PAYAM, INC., a Florida corporation

Robert Cuskey
Print Name: Robert Cuskey

Melvin Johnson
Print Name: Melvin Johnson

STATE Georgia
COUNTY OF Cobb

✓ By: S. Shahpour
Print Name: Shahpour Rouhizad
Title: President
Dated: 7-27-2021

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of July, 2021, by Shahpour Rouhizad president of PAYAM, INC., a Florida corporation, on behalf of the corporation, who is — personally known to me or ☒ produced Drivers License as identification.

{Notary Seal must be affixed}



Amanda F. Vliek

(Signature of Notary)

Amanda F. Vliek

(Print Name of Notary Public)

Notary Public, State of Georgia

My Commission Expires: 5/4/2025

Commission No.: W-00502850

Exhibit "A"

Legal Description of the Land

PARCEL 1:

A TRACT OF LAND SITUATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING APPROXIMATELY 30 FOOT WIDE AND USED FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NAPIER GRANT IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 86 DEG. 15 MIN. EAST, 59.50 FEET; THENCE RUN NORTH 33 DEG. 30 MIN. WEST, 891 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF THE OLD ARCHER ROAD; THENCE RUN NORTH 56 DEG. 46 MIN. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 59 DEG. 36 MIN. EAST, ALONG SAID RIGHT OF WAY LINE, 150.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O. R. BOOK 1221, PAGE 703 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 59 DEG. 36 MIN. EAST, ALONG SAID RIGHT OF WAY LINE, 30.00 FEET TO THE NORTHWEST CORNER OF PARCEL NO. 3 AS DESCRIBED IN O. R. BOOK 793, PAGE 969; THENCE RUN SOUTH 31 DEG. 34 MIN. EAST, 111.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3 AND THE NORTHWEST CORNER OF PARCEL NO. 4 AS DESCRIBED IN O. R. BOOK 62, PAGE 584; THENCE CONTINUE SOUTH 31 DEG. 34 MIN. EAST, 100.36 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 4; THENCE CONTINUE SOUTH 31 DEG. 34 MIN. EAST, 104.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O. R. BOOK 999, PAGE 36; THENCE RUN SOUTH 31 DEG. 32 MIN. 02 SEC. EAST, 117.54 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN O. R. BOOK 999, PAGE 36; THENCE RUN SOUTH 35 DEG. 34 MIN. 46 SEC. EAST, 104.17 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O. R. BOOK 1009, PAGE 140; THENCE RUN SOUTH 64 DEG. 36 MIN. 36 SEC. WEST, 29.45 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O. R. BOOK 172, PAGE 532; THENCE RUN NORTH 32 DEG. 25 MIN. WEST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN O. R. BOOK 172, PAGE 532, O.R. BOOK 699, PAGE 359, AND O. R. BOOK 1221, PAGE 703, 534.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF THE NAPIER GRANT, T10S-R19E, THENCE RUN NORTH 86 DEG. 15 MIN. EAST, 59.5 FEET, THENCE RUN NORTH 33 DEG. 30 MIN. WEST, 891 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD ARCHER ROAD, THENCE RUN NORTH 56 DEG. 46 MIN. EAST ALONG SAID LINE, 150 FEET, THENCE RUN NORTH 59 DEG. 36 MIN. EAST ALONG SAID LINE, 180 FEET, THENCE RUN SOUTH 31 DEG. 33 MIN. EAST 315.84 FEET TO THE POINT OF

BEGINNING, THENCE RUN NORTH 74 DEG. 13 MIN. EAST, 157.86 FEET, THENCE RUN NORTH 18 DEG. 08 MIN. WEST, 118.0 FEET, THENCE RUN NORTH 68 DEG. 36 MIN. EAST, 30.82 FEET, THENCE RUN SOUTH 16 DEG. 57 MIN. EAST, 43.17 FEET; THENCE RUN NORTH 69 DEG. 36 MIN. EAST, 100 FEET, THENCE RUN SOUTH 12 DEG. 16 MIN. 31 SEC. EAST, 236.45', THENCE RUN SOUTH 58 DEG. 32 MIN. WEST, 118.85 FEET, THENCE RUN NORTH 31 DEG. 33 MIN. WEST, 100 FEET, THENCE RUN SOUTH 58 DEG. 32 MIN. WEST, 100 FEET, THENCE RUN NORTH 31 DEG. 33 MIN. WEST, 117.66 FEET TO THE POINT OF BEGINNING, ALL BEING AND LYING IN SECTION 13-T10S-R19E, ALACHUA COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE NORTHWEST CORNER OF THE NAPIER GRANT AND RUN NORTH 86 DEG. 15 MIN. EAST, 59.5 FEET; THENCE RUN NORTH 33 DEG. 30 MIN. WEST 891 FEET TO A POINT 100 FEET FROM THE CENTER LINE OF THE SEABOARD RAILROAD, THEN RUN NORTH 56 DEG. 46 MIN. EAST 150 FEET; THEN RUN NORTH 59 DEG. 36 MIN. EAST 180 FEET TO THE EAST SIDE OF A 30 FOOT ROAD; THEN RUN NORTH 62 DEG. 25 MIN. EAST 396.6 FEET; THEN RUN SOUTH 13 DEG. 47 MIN. EAST 532.5 FEET; THEN RUN SOUTH 57 DEG. 45 MIN. WEST 225.8 FEET TO THE EAST SIDE OF THE ROAD AND TO THE POINT OF BEGINNING OF THE LANDS HEREIN CONVEYED; THEN NORTH 32 DEG. 20 MIN. WEST 100 FEET; THENCE NORTH 57 DEG. 45 MIN. EAST 100 FEET; THENCE SOUTH 32 DEG. 20 MIN. EAST 100 FEET; THENCE SOUTH 57 DEG. 45 MIN. WEST 100 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING IN SECTION THIRTEEN (13), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 4:

FROM THE NORTHWEST CORNER OF THE NAPIER GRANT RUN NORTH 86 DEG. 15 MIN. EAST 271 1/2 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 15 DEG. 41 MIN. WEST 245.6 FEET; THENCE NORTH 87 DEG. 28 MIN. EAST 216 FEET; THENCE SOUTH 0 DEG. 55 MIN. WEST 236.5 FEET TO THE NORTH LINE OF THE NAPIER GRANT; THENCE WEST ALONG THE NORTH LINE OF THE NAPIER GRANT 145.5 FEET TO THE POINT OF BEGINNING. SECTION THIRTEEN (13), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST.

**PREPARED BY AND
AFTER RECORDING RETURN TO:**
Charles J. Abrams, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

Parcel ID Number: 06777-002-000,
06777-003-000, 06789-000-000,
06789-001-000, and 06789-003-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 6 day of August, 2021, between **SOLOMON K. ABRAHAM** also known as **SOLOMON KASSA ABRAHAM**, a married man, whose address is 4011 N.W. 23rd Drive, Gainesville, Florida 32605 ("**Grantor**"), and **3101 ARCHER ROAD, LLC**, a Florida limited liability company, whose address is 4300 Biscayne Blvd., Suite 203, Miami, Florida 33137 ("**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Alachua County, State of Florida, and described in Exhibit "A" attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, under or that may be produced from the Land; (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind from all sources, whether surface water, ground water or spring water, and all claims for any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to taxes for the year 2021 and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's or the Grantor's spouse's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

Margaret K. Johnson
 Print Name: Margaret K. Johnson

Carl L. Johnson
 Print Name: CARL L. JOHNSON

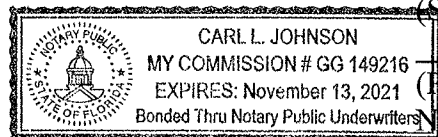
Solomon K. Abraham
 Solomon K. Abraham also known as
 Solomon Kassa Abraham

STATE Florida
 COUNTY OF Dade

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 28 day of July, 2021, by Solomon K. Abraham, also known as Solomon Kassa Abraham, who is personally known to me or produced as identification.

{Notary Seal must be affixed}

Carl L. Johnson
 (Signature of Notary)



(Print Name of Notary Public)
 Notary Public, State of
 My Commission Expires:
 Commission No.:

Exhibit "A"

Legal Description of the Land

PARCEL 1:

Commence at the Northwest corner of Napier Grant and thence run North 86°15' East 59.5 feet; thence run North 33°30' West 891 feet to a point 100 feet South of the Center line of the S.A.L. Railroad; thence run North 56°46' East 150 feet to the Point of Beginning; thence run North 59°36' East 75 feet; thence run South 32°15' East 100 feet; thence run South 59°36' West 75 feet; thence run North 32°15' West 100 feet to the Point of Beginning, all lying and being in Section 13-10-19, Alachua County, Florida.

PARCEL 2:

Commence at the Northwest corner of the Napier Grant and run North 86°15' East 59 1/2 feet; thence North 33°30' West 891 feet to a point 100 feet from the centerline of the S.A.L. Railroad; thence North 56°46' East 150 feet; thence North 59°36' East 75 feet to the Point of Beginning; thence North 59°36' East 75 feet; thence South 32°25' East 100 feet; thence Westerly parallel to the North line 75 feet; thence North to the Point of Beginning, in Section 13, Township 10 South, Range 19 East.

PARCEL 3:

COMMENCE AT THE NORTHWEST CORNER OF NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE RUN NORTH 86 DEGREES 15 MINUTES EAST 59.5 FEET, THENCE RUN NORTH 33 DEGREES 30 MINUTES WEST 891 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF THE OLD ARCHER ROAD, THENCE RUN NORTH 56 DEGREES 46 MINUTES EAST 150 FEET, THENCE RUN NORTH 59 DEGREES 36 MINUTES EAST 180 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID ROAD, WHICH IS THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, AND FROM SAID POINT OF BEGINNING RUN THENCE NORTH 62 DEGREES 25 MINUTES EAST 100 FEET; THENCE SOUTH 31 DEGREES 34 MINUTES EAST 111.48 FEET; THENCE SOUTH 62 DEGREES 25 MINUTES WEST 100 FEET; THENCE NORTH 31 DEGREES 34 MINUTES WEST 111.48 FEET TO THE POINT OF BEGINNING. BEING PLOT 3 OF UNRECORDED PLAT OF CAMP LAND IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 4:

COMMENCE AT THE NORTHWEST CORNER OF THE NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE RUN NORTH 86 DEGREES 15 MINUTES EAST A DISTANCE OF 59.5 FEET, THENCE NORTH 33 DEGREES 30 MINUTES WEST A DISTANCE OF 891 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE OLD ARCHER ROAD, THENCE NORTH 56 DEGREES 46 MINUTES EAST A DISTANCE OF 150 FEET, THENCE RUN NORTH 59 DEGREES 36 MINUTES EAST A DISTANCE OF 180 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID ROAD, THENCE RUN NORTH 62 DEGREES 25 MINUTES EAST ALONG SAID RIGHT-OF-WAY 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 62 DEGREES 25 MINUTES EAST

A DISTANCE OF 165.87 FEET, THENCE RUN SOUTH 10 DEGREES 26 MINUTES 43 SECONDS EAST, A DISTANCE OF 116.39 FEET, THENCE RUN SOUTH 62 DEGREES 25 MINUTES WEST A DISTANCE OF 124.17 FEET, THENCE RUN NORTH 31 DEGREES 34 MINUTES WEST A DISTANCE OF 111.48 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID ROAD AND THE POINT OF BEGINNING. ALL BEING AND LYING IN FRACTION SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 5:

Commence at the Northwest corner of the Napier Grant, Township 10 South, Range 19 East, thence run North 86 degrees 15 minutes East a distance of 59.5 feet, thence north 33 degrees 30 minutes West a distance of 891 feet to a point on the South right-of-way of the Old Archer Road, thence North 56 degrees 46 minutes East a distance of 150 feet, thence north 59 degrees 36 minutes East 180 feet to a point on the South right-of-way of said road; thence run North 62 degrees 25 minutes East along said right-of-way a distance of 265.87 feet to the point of beginning; from said point of beginning continue North 62 degrees 25 minutes East a distance of 31.11 feet, thence run South 12 degrees 15 minutes East along the west boundary lines of parcel #1 and #6 of an unrecorded plat of Camp land a distance of 200 feet; thence run South 4 degrees 32 minutes 50 seconds East a distance of 45.28 feet; thence run South 68 degrees 36 minutes West a distance of 31.20 feet to the South East corner of parcel five of such unrecorded plat; thence run North 10 degrees 26 minutes 46 seconds West a distance of 241.76 feet to the point of beginning, all lying and being in Section 13, Township 10 South, Range 19 East.

PARCEL 6:

COMMENCE AT THE NORTHWEST CORNER OF THE NAPIER GRANT AND RUN NORTH 86 DEG. 15 MIN. EAST 59.5 FEET, THENCE NORTH 33 DEG. 30 MIN. WEST 891 FEET TO A POINT 100 FEET FROM THE CENTER LINE OF THE S.A.L. RAILROAD, THENCE NORTH 56 DEG. 46 MIN. EAST 150 FEET; THENCE NORTH 59 DEG. 36 MIN. EAST 150 FEET; THENCE SOUTH 32 DEG. 25 MIN. EAST 100 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 32 DEG. 25 MIN. EAST 100 FEET; THENCE SOUTH 59 DEG. 36 MIN. WEST 150 FEET; THENCE NORTH 32 DEG. 15 MIN. WEST 100 FEET; THENCE NORTHEASTERLY 150 FEET TO THE POINT OF BEGINNING, IN SECTION THIRTEEN (13), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 7:

COMMENCE AT THE NORTHWEST CORNER OF THE NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THEN RUN NORTH 89 DEGREES 15 MINUTES EAST, A DISTANCE OF 59.5 FEET; THENCE NORTH 33 DEGREES 30 MINUTES WEST, A DISTANCE OF 891 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE OLD ARCHER ROAD, THENCE RUN NORTH 56 DEGREES 46 MINUTES EAST, A DISTANCE OF 150 FEET; THENCE RUN NORTH 59 DEGREES 36 MINUTES EAST, A DISTANCE OF 180 FEET; THENCE RUN NORTH 62 DEGREES 25 MINUTES EAST, A DISTANCE OF 265.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID ROAD, THENCE RUN SOUTH 10 DEGREES 26 MINUTES 43 SECONDS EAST 116.39 FEET THE POINT OF

BEGINNING; THENCE RUN SOUTH 10 DEGREES 26 MINUTES 43 SECONDS EAST, A DISTANCE OF 125.37 FEET, THENCE RUN SOUTH 68 DEGREES 36 MINUTES WEST, A DISTANCE OF 79.95 FEET; THENCE RUN NORTH 31 DEGREES 34 MINUTES WEST, A DISTANCE OF 111.3 FEET; THENCE RUN NORTH 62 DEGREES 25 MINUTES EAST, A DISTANCE OF 124.17 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN FRACTION SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 8:

Commence at the NW corner of the Napier Grant and run N 86°15' E 59.5 feet, thence N 33°30' W 891 feet to a point 100 feet from the center line of the S.A.L. Railroad, thence N 56°46' E 150 feet; thence N 59°36' E 150 feet; thence S 32°25' E 200 feet to the place of beginning; thence S 32°25' East 334.8 feet; thence S 57°45' W 150 feet; thence N 32°15' W 337.4 feet; thence N 59°36' E 150 feet to the point of beginning, in Section 13, Township 10 South, Range 19 East, Alachua County.

**PREPARED BY AND
AFTER RECORDING RETURN TO:**
Charles J. Abrams, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

Parcel ID Number: 06777-007-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 6 day of August, 2021, between **SHAHPOUR ROUHIZAD AND ELIZABETH ROUHIZAD**, husband and wife, whose address is 5035 Hampton Bluff Court, Roswell, Georgia 30075 ("**Grantor**"), and **3101 ARCHER ROAD, LLC**, a Florida limited liability company, whose address is 4300 Biscayne Blvd., Suite 203, Miami, Florida 33137 ("**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Alachua County, State of Florida, and described in **Exhibit "A"** attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, under or that may be produced from the Land; (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind from all sources, whether surface water, ground water or spring water, and all claims for any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to taxes for the year 2021 and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

Robert Curley
Print Name: Robert Curley

Mahmoud Jansen
Print Name: Mahmoud Jansen

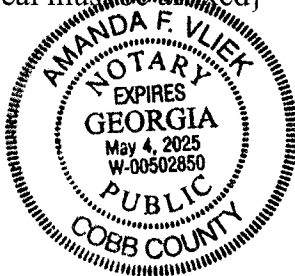
Shahpour Rouhizad
Shahpour Rouhizad

Elizabeth Rouhizad
Elizabeth Rouhizad

STATE Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 27 day of July, 2021, by Shahpour Rouhizad and Elizabeth Rouhizad, who are personally known to me or X produced Drivers License as identification.

{Notary Seal must be affixed}



Amanda F. Vliek
(Signature of Notary)

Amanda F. Vliek
(Print Name of Notary Public)

Notary Public, State of Georgia

My Commission Expires: 5/4/2025

Commission No.: W-00502850

Exhibit "A"

Legal Description of the Land

Commence at the Northwest corner of Napier Grant, Township 10 South, Range 19 East, thence run North 86 degrees, 15 minutes East 59.5 feet, thence run North 33 degrees, 30 minutes West 891 feet to a point on the South right of way of the old Archer Road, thence North 56 degrees, 46 minutes East 150 feet, thence run North 59 degrees, 36 minutes East 180 feet, thence run North 62 degrees, 25 minutes East 296.98 feet, thence run South 12 degrees, 15 minutes East 200 feet to the Point of Beginning; thence run North 62 degrees, 25 minutes East 100 feet, thence run South 12 degrees, 15 minutes East 100 feet, thence run South 69 degrees, 30 minutes West 100 feet, thence run North 16 degrees, 57 minutes West 43.17 feet, thence run North 4 degrees, 32 minutes, 50 seconds West 45.28 feet to the Point of Beginning. All being and lying in Fraction Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

9

210330B
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3358340 4 PG(S)
8/11/2021 10:45 AM
BOOK 4920 PAGE 729
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1031356
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,295.70
Intang. Tax: \$0.00

**PREPARED BY AND
AFTER RECORDING RETURN TO:**
Charles J. Abrams, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

Parcel ID Number: 06777-006-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 6 day of August, 2021, between **WILLIAM D. CATON AND MELISSA D. CATON**, husband and wife, whose address is 13313 N.W. 214th Terrace, High Springs, Florida 32643 (collectively, "**Grantor**"), and **3101 ARCHER ROAD, LLC**, a Florida limited liability company, whose address is 4300 Biscayne Blvd., Suite 203, Miami, Florida 33137 ("**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Alachua County, State of Florida, and described in **Exhibit "A"** attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, under or that may be produced from the Land; (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind from all sources, whether surface water, ground water or spring water, and all claims for any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to taxes for the year 2021 and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

Margaret K Johnson
Print Name: Margaret K. Johnson

Carl L Johnson
Print Name: CARL L JOHNSON

William D. Caton
William D. Caton

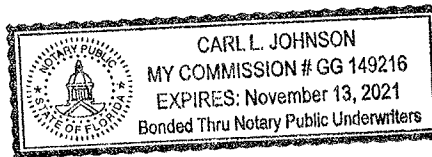
Melissa D. Caton
Melissa D. Caton

STATE Florida
COUNTY OF Hatch

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 28 day of July, 2021, by William D. Caton and Melissa D. Caton, who are Y personally known to me or produced as identification.

{Notary Seal must be affixed}

Carl L Johnson
(Signature of Notary)



(Print Name of Notary Public)
Notary Public, State of
My Commission Expires:
Commission No.:

Exhibit "A"

Legal Description of the Land

Commence at the Northwest corner of the Napier Grant, Township 10 South, Range 19 East, then run North 86 degrees, 15 minutes East, a distance of 59.5 feet; thence north 33 degrees 30 minutes West, a distance of 891 feet to a point on the South right of way of Old Archer Road; thence run North 56 degrees 46 minutes East, a distance of 150 feet; thence run North 59 degrees 36 minutes East, a distance of 180 feet; thence run North 62 degrees 25 minutes East, a distance of 296.98 feet; thence run South 12 degrees 15 minutes East, a distance of 100 feet to the point of beginning; thence run North 62 degrees 25 minutes East, a distance of 100 feet, thence South 12 degrees 15 minutes East, a distance of 100 feet; thence run South 62 degrees 25 minutes West, a distance of 100 feet; thence run North 12 degrees 15 minutes West, a distance of 100 feet to the Point of Beginning. All being and lying in fraction Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

**PREPARED BY AND
AFTER RECORDING RETURN TO:**
Charles J. Abrams, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

Parcel ID Number: 06777-004-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 6 day of August, 2021, between **CREED C. GREER, III**, a married man, whose address is 630 N.E. 11th Avenue, Gainesville, Florida 32601 ("**Grantor**"), and **3101 ARCHER ROAD, LLC**, a Florida limited liability company, whose address is 4300 Biscayne Blvd., Suite 203, Miami, Florida 33137 ("**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Alachua County, State of Florida, and described in **Exhibit "A"** attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, under or that may be produced from the Land; (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind from all sources, whether surface water, ground water or spring water, and all claims for any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to taxes for the year 2021 and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's or the Grantor's spouse's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

Margaret K. Johnson
 Print Name: Margaret K. Johnson

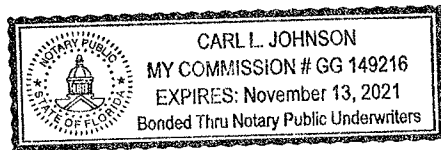
Creed C. Greer, III
 Creed C. Greer, III

Carl L. Johnson
 Print Name: CARL L. JOHNSON

STATE Florida
 COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 28 day of July, 2021, by Creed C. Greer, III, who is X personally known to me or produced as identification.

{Notary Seal must be affixed}



Carl L. Johnson
 (Signature of Notary)

(Print Name of Notary Public)
 Notary Public, State of
 My Commission Expires:
 Commission No.:

Exhibit "A"**Legal Description of the Land**

Commence at the Northwest corner of Napier Grant, Township 10 South, Range 19 East, thence run North 89 deg. 16 min. East 59.5 feet; thence North 33 deg. 30 min. West 891 feet to a point on the South right of way of the Old Archer Road; thence North 56 deg. 46 min. East 150 feet; thence run North 59 deg. 36 min. East 180 feet to point on the South right of way of said road; thence run South 31 deg. 34 min. East 111.48 feet to the P.O.B.; thence run North 62 deg. 25 min. East 100 feet; thence run South 31 deg. 34 min. East 111.30 feet; thence run South 68 deg. 36 min. West 101.35 feet; thence run North 31 deg. 34 min. West 100.36 feet to the P.O.B. All lying and being in Fractional Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

Existing Site Conditions

210330B

- 12 Tax Parcels
- 11 Residential Structures
- All Unoccupied & Abandoned
- Set for Demolition











Existing vs. Proposed Land Use & Zoning Entitlements

Existing FLU & Zoning

- MUL & RMF-8
- 30 du/ac

Site Development Potential

- 5.9 ac. x 30 = 177

*No Affordable Housing

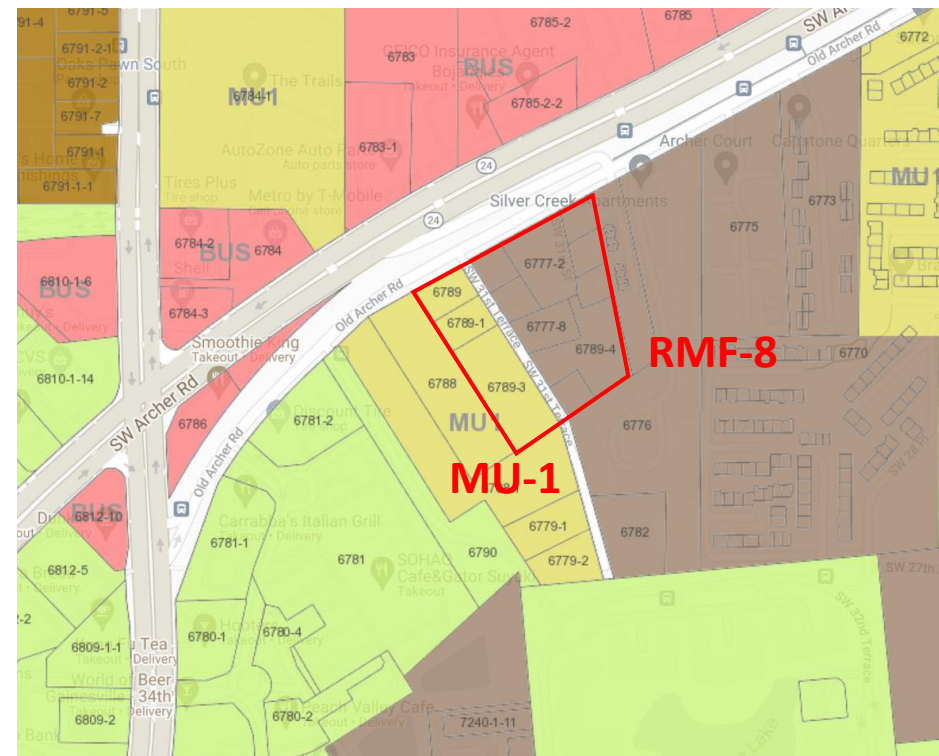
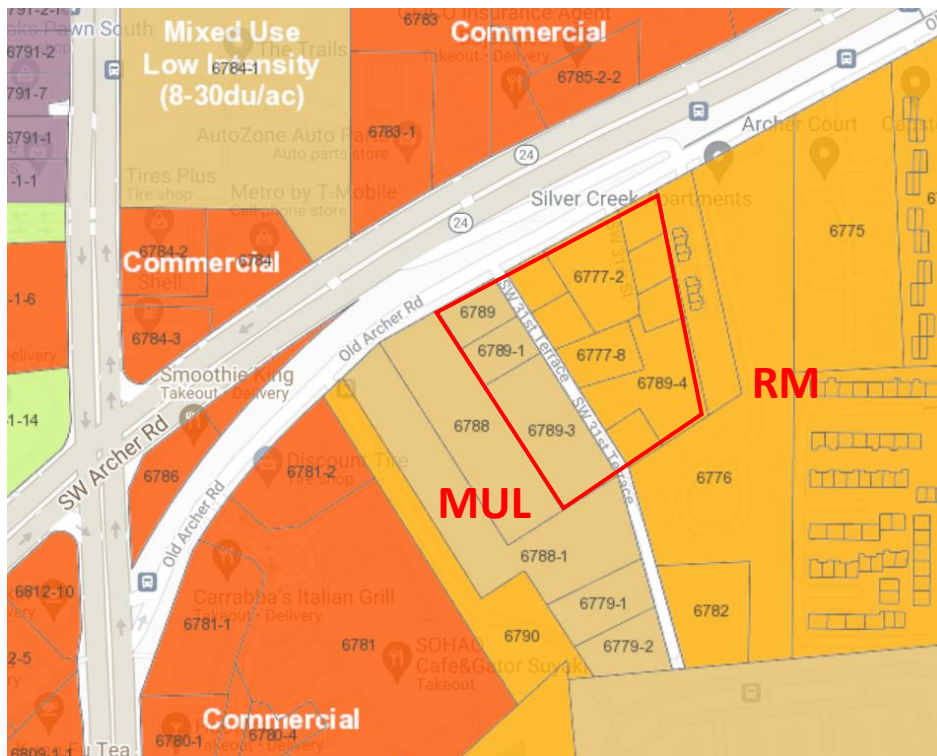
Proposed FLU & Zoning

- PUD & PD
- 41 du/ac

Site Development Potential

- 5.9 ac. x 41 = 240

*10% (24) Affordable Housing Units



210330B

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
SETBACKS (ft.)												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 ⁴	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	10	15	10	10 ⁴	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	8	8	8	-	8	-	-	-	-

[illegible]

Adjacent Development Characteristics^{210330B}

Summary of Adjacent Development within 1/8 Mile & Accessible Via Sidewalk

- South of Archer Road & East of 34th Street
- 6 RTS Bus Stops
- Multi-Use Path along Archer Road / Old Archer Road with Linkage to UF Campus
- Hundreds of Multifamily Units (Silver Creek, Archer Court, Capstone, The Enclave, Brandywine, The Point)
- Adjacent Future Hotel Site
- University Town Center Planned Development
 - 380,000 Square Feet
 - Restaurants, Retail, Personal Services, Grocery
 - All Linked by Sidewalk Network

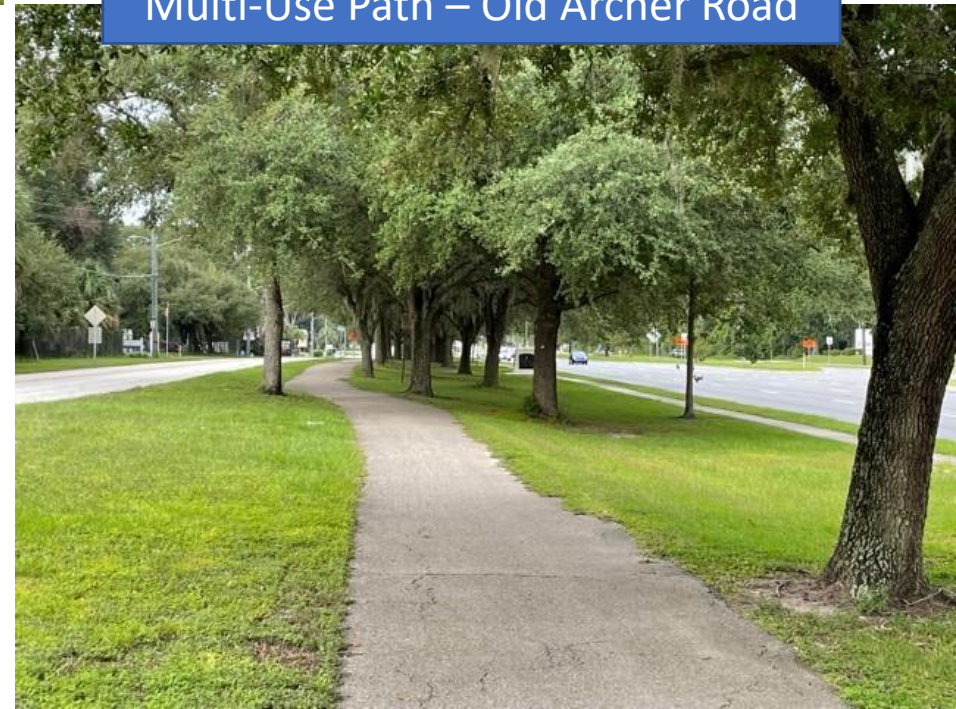


Multi-Use Path & RTS Bus Shelter – Old Archer Road

210330B



Multi-Use Path – Old Archer Road



Multi-Use Path – Old Archer Road



210330B

Multi-Use Path & RTS Bus Shelter – Old Archer Road



Multi-Use Path – Old Archer Road



210330B

Multi-Use Path & RTS Bus Shelter – Old Archer Road



Multi-Use Path – Old Archer Road



210330B

Multi-Use Path & RTS Bus Shelter – Old Archer Road



Multi-Use Path – Old Archer Road

210330B



Multi-Use Path – Old Archer Road



Pedestrian Connection from Project Site to University Town Center

210330B



Pedestrian Facilities within University Town Center

210330B



Pedestrian Facilities within University Town Center

210330B



Pedestrian Connection from Project Site to University Town Center

210330B



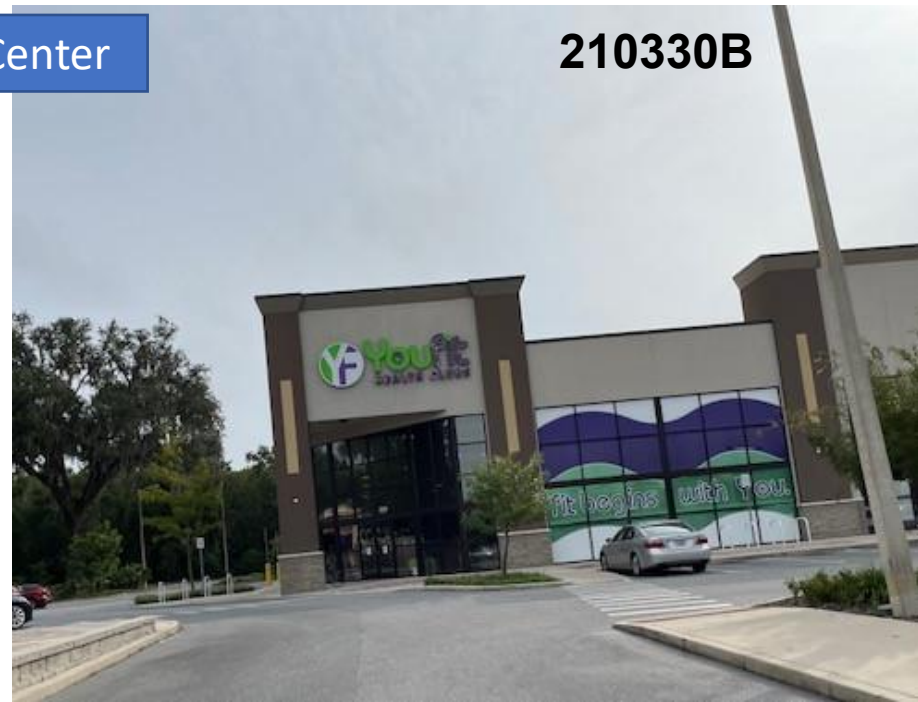
Restaurants within University Town Center

210330B



Retail Establishments within University Town Center

210330B



Grocery Space within University Town Center

210330B



Restaurants & Child Care within University Town Center

210330B



Restaurants, Retail and Personal Services within University Town Center

210330B



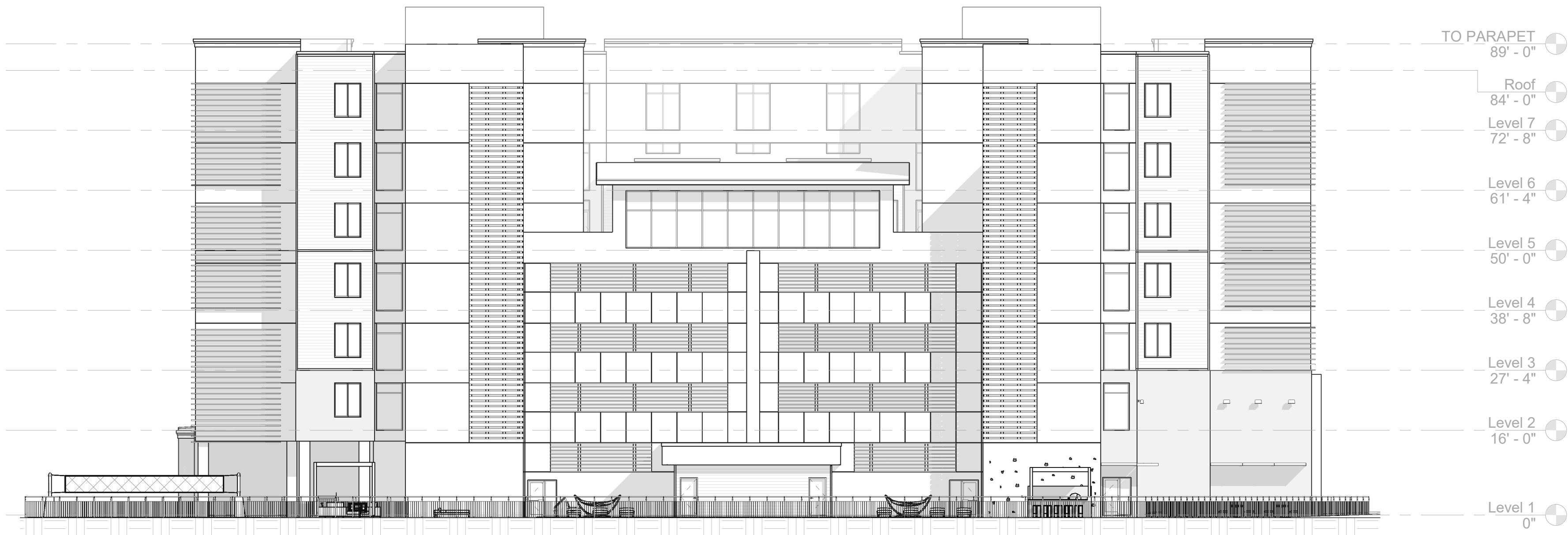
Archer Apartments &
Condominiums
Old Archer Road, Gainesville,
Florida
Arturo Venti

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dllw
architects
542 Douglas Avenue
Gainesville, FL 34608
727.736.6000
www.dlwarchitects.com
established 1987

DRAWN
JR / PC
PROTOTYPE VERSION
ISSUE DATE
06/08/2021
SCALE
1/16" = 1'-0"
JOB NUMBER
20-006
PROJECT STATUS
SHEET NAME
BUILDING ELEVATIONS -
APARTMENTS.
LOCATION / INN CODE

SHEET NUMBER
A401



1
A401
South Elevation - Apartments
1/16" = 1'-0"



2
A401
West Elevation - Apartments
1/16" = 1'-0"

Archer Apartments &
Condominiums
Old Archer Road, Gainesville,
Florida
Arturo Venti

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542 Douglas Avenue
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www.dlwarchitects.com
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DRAWN
JR / PC
PROTOTYPE VERSION
ISSUE DATE
06/08/2021
SCALE
1/16" = 1'-0"
JOB NUMBER
20-006
PROJECT STATUS

SHEET NAME
BUILDING ELEVATIONS -
APARTMENTS
LOCATION / INN CODE

SHEET NUMBER
A402



1
A402
North Elevation - Apartments
1/16" = 1'-0"



2
A402
East Elevation - Apartments
1/16" = 1'-0"

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

Archer Apartments &
Condominiums
Old Archer Road, Gainesville,
Florida
Arturo Venti

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<div>dlw architects 542 Douglas Avenue Dunedin, FL 34698 727.736.6000 www.dlwarchitects.com established 1987</div>	DRAWN JR / PC PROTOTYPE VERSION
	ISSUE DATE 06/08/2021
	SCALE 1/16" = 1'-0"
	JOB NUMBER 20-006
	PROJECT STATUS
SHEET NAME BUILDING ELEVATIONS - CONDOMINIUMS LOCATION / INN CODE	
SHEET NUMBER A404	



1
A404
South Elevation - Condominiums
1/16" = 1'-0"



2
A404
West Elevation - Condominiums
1/16" = 1'-0"

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

Archer Apartments &
Condominiums
Old Archer Road, Gainesville,
Florida
Arturo Venti

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dllw
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542 Douglas Avenue
Gainesville, FL 34608
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN JR / PC PROTOTYPE VERSION
ISSUE DATE 06/08/2021
SCALE 1/16" = 1'-0"
JOB NUMBER 20-006
PROJECT STATUS
SHEET NAME BUILDING ELEVATIONS - CONDOMINIUMS LOCATION / INN CODE
SHEET NUMBER A405



1
A405 North Elevation - Condominiums
1/16" = 1'-0"



2
A405 East Elevation - Condominiums
1/16" = 1'-0"

LEGAL DESCRIPTION

For: 3041 SW Archer Road
Archer Place

AS-SURVEYED DESCRIPTION PARCELS 1-16

PARCEL ID: 06777-001-000
 PARCEL ID: 06777-002-000
 PARCEL ID: 06777-003-000
 PARCEL ID: 06777-004-000
 PARCEL ID: 06777-006-000
 PARCEL ID: 06777-007-000
 PARCEL ID: 06777-008-000
 PARCEL ID: 06789-000-000
 PARCEL ID: 06789-001-000
 PARCEL ID: 06789-003-000
 PARCEL ID: 06789-004-000
 PARCEL ID: 06789-005-000

ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1922, PAGE 337

A TRACT OR PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NAPIER GRANT LYING WITHIN TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, THENCE RUN NORTH 86°15'00" EAST, FOR 59.50 FEET; THENCE RUN NORTH 33°30'00" WEST, FOR 891.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD ARCHER ROAD; THENCE RUN NORTH 56°46'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR 150.00 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID SOUTHERLY RIGHT OF LINE THE FOLLOWING (2) COURSES;

1. NORTH 50°36'00" EAST, FOR 180.53 FEET TO A POINT;
2. THENCE RUN NORTH 62°25'00" EAST, FOR 397.00 FEET TO NORTHWEST CORNER OF ARCHER LANE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 3261, PAGE 1426, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 12°11'31" EAST ALONG THE WESTERLY LINE OF SAID ARCHER LANE CONDOMINIUM, FOR 536.84 FEET TO SOUTHWEST CORNER THEREOF AND A POINT ON THE NORTHERLY LINE OF SILVER CREEK APARTMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 4668, PAGE 960, OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 58°43'36" WEST ALONG SAID NORTHERLY LINE, THE SOUTHERLY LINE OF THAT ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1922, PAGE 337 AND THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1643, PAGE 1901, ALL OF SAID PUBLIC RECORDS, FOR 396.76 FEET TO SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1655, PAGE 25, OF SAID PUBLIC RECORDS;

THENCE RUN NORTH 31°44'50" WEST ALONG THE EASTERLY LINE OF SAID LANDS, FOR 535.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 5.895 ACRES OR 256,796 SQUARE FEET, MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 8212092, DATED FEBRUARY 4, 2020.

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from MU1 and RMF8 to Planned Development (PD), land use change from MUL and RM to Planned Use District (PUD), and a development plan for a mixed-use development with multi-family residential units and commercial/retail uses. The proposed development is located at 3041-3155 SW Archer Road on tax parcel numbers 06777-001-000, 06777-002-000, 06777-003-000, 06777-004-000, 06777-006-000, 06777-007-000, 06777-008-000, 06789-000-000, 06789-001-000, 06789-003-000, 06789-004-000, and 06789-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Tuesday, June 22, 2021
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

Contact: Sergio Reyes, P.E. **eda consultants, inc.**
sreyes@edafl.com (352) 373-3541



Neighborhood Workshop Notice

06789-000-000 Archer Place
ABRAHAM SOLOMON K
4011 NW 23RD DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06789-001-000 Archer Place
ABRAHAM SOLOMON K
4011 NW 23RD DR
GAINESVILLE FL 32605-1654

Neighborhood Workshop Notice

06777-003-000 Archer Place
ABRAHAM SOLOMON KASSA
4011 NW 23RD DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06777-020-002 Archer Place
ARCHER LANE LLC & HALLEY
5121 SW 87TH AVE
MIAMI FL 33165

Neighborhood Workshop Notice

06777-010-003 Archer Place
BETZ JOHN
3025 SW ARCHER RD
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06777-006-000 Archer Place
CATON WILLIAM D & MELISSA D
13313 NW 214TH TER
HIGH SPRINGS FL 32643

Neighborhood Workshop Notice

06777-010-001 Archer Place
FOX & MOSER
1024 NW 134TH WAY
NEWBERRY FL 32669

Neighborhood Workshop Notice

06777-004-000 Archer Place
GREER CREED C III
630 NE 11TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06788-000-000 Archer Place
H I RESORTS INC
111 W FORTUNE ST
TAMPA FL 33602-3206

Neighborhood Workshop Notice

06783-001-000 Archer Place
HANSELMAN & KUNDRAT JR & NISSEN III
& PETCOFF TRUSTEES ET AL
PO BOX 988
LAKELAND FL 33802-0988

Neighborhood Workshop Notice

06787-001-000 Archer Place
JAI AMBE PROPERTY LLC
2224 UPLAND WAY
TALLAHASSEE FL 32311

Neighborhood Workshop Notice

06783-000-000 Archer Place
JANGLES LLC
890 ALFONSO AVE
CORAL GABLES FL 33146

Neighborhood Workshop Notice

06785-002-002 Archer Place
KC ARCHER LLC
3678 SW 105TH ST
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06777-020-004 Archer Place
KOLLI NAGESH & NEELAM
2020 SW 44TH LN
OCALA FL 34471

Neighborhood Workshop Notice

06777-008-000 Archer Place
O'HERN SHIRLEY TILGHMAN
8006 FAWN RIDGE CIR
TAMPA FL 33610-9584

Neighborhood Workshop Notice

06785-010-002 Archer Place
PADRON & PADRON
9760 SW 19TH ST
MIAMI FL 33165

Neighborhood Workshop Notice

06789-005-000 Archer Place
PAYAM INC
5035 HAMPTON BLUFF CT
ROSWELL GA 30075

Neighborhood Workshop Notice

06777-007-000 Archer Place
ROUHIZAD SHAHPOUR & ELIZABETH
5035 HAMPTON BLUFF CT
ROSWELL GA 30075-3687

Neighborhood Workshop Notice

06777-020-001 Archer Place
SAULS & SAULS & SAULS
RR 1 BOX 62
MOUNTAIN GRV MO 65711-9522

Neighborhood Workshop Notice

06777-020-003 Archer Place
SHUKLA RAJIV
62 CHRISTIE ST
EDISON NJ 08820

Neighborhood Workshop Notice

06778-000-000 Archer Place
SILVER CREEK APARTMENTS LLC
315 E ROBINSON ST #600
ORLANDO FL 32801

Neighborhood Workshop Notice

06777-001-000 Archer Place
STEIN & STEIN TRUSTEES
1754 NW 16TH PL
GAINESVILLE FL 32605-4057

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

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 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

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
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

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
BARBARA KELLEHER
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

Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

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
P.O. 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 SW 26 TERR, APT B
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

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
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
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
KELLY AISSSEN
4306 SW 5 AVE
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: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

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

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

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
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
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

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



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

210330B

Neighborhood Workshop Notice

Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

JACKSONVILLE FL 320

7 JUN 2021 PM 4 L

FIRST-CLASS



02 7H
0001330450
JUN 07 2021
MAILED FROM ZIP CODE 32601

\$ 000.51⁰

32601330450
UTF

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32601121275 *1738-06157-07-46



JACKSONVILLE FL 320

7 JUN 2021 PM 4 L

FIRST-CLASS



02 7H
0001330450
JUN 07 2021
MAILED FROM ZIP CODE 32601

\$ 000.51⁰



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

NIXIE 322 FE 1 0006/11/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32601121275 *1738-02891-07-47



32601330450

UTF

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Eda Consultants Inc
Eda Consultants Inc
720 SW 2ND AVE SOUTH TOWER
300
GAINESVILLE FL 32601

STATE OF FLORIDA, COUNTY OF ALACHUA

The Gainesville Sun, a newspaper printed and published in the city of Gainesville, and of general circulation in the County of Alachua, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/07/2021

and that the fees charged are legal.
Sworn to and subscribed before on 06/07/2021

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from MU1 and RMF8 to Planned Development (PD), land use change from MUL and RM to Planned Use District (PUD), and a development plan for a mixed-use development with multi-family residential units and commercial/retail uses. The proposed development is located at 3041-3155 SW Archer Road on tax parcel numbers 06777-001-000, 06777-002-000, 06777-003-000, 06777-004-000, 06777-006-000, 06777-007-000, 06777-008-000, 06789-000-000, 06789-001-000, 06789-003-000, 06789-004-000, and 06789-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Tuesday, June 22, 2021
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

A recording of the workshop will be posted at www.edafil.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.

Contact: Sergio Reyes, P.E. - eda consultants inc.
Phone: (352) 373-3541 E-mail: sreyes@edafil.com
June 7, 2021

#5916739

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$137.76

Order No: 5916739

Customer No: 533895

PO #: Archer Place

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Notice of Online Neighborhood Workshop

Date: Tues. June 22, 2021 Time: 6 pm

Property Address/Location of Project:

3041-3155 SW Archer Road / Tax parcels 06777-001-000, 06777-002-000, 06777-003-000, 06777-004-000, 06777-006-000, 06777-007-000, 06777-008-000, 06789-000-000, 06789-001-000, 06789-003-000, 06789-004-000, and 06789-005-000

Action Proposed: Rezoning from MU1 and RMF8 to Planned Development (PD), land use change from MUL and RM to Planned Use District (PUD), and development plan for a mixed-use development with multi-family residential units and commercial/retail uses.

The Meeting will be held digitally on Zoom.

URL: <https://us02web.zoom.us/j/5733319527>

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656



Subject Property

Please call **eda** at (352) 373-3541 with any questions or email sreyes@edafi.com for more information.

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: June 22, 2021

Community Participants: 0

Project Representatives: Onelia Lazzari, eda
Ashley Scannella, eda

Meeting Minutes:

No participants entered the Zoom meeting, so the room was closed at 6:15.

PROPERTY OWNER AFFIDAVIT

Owner Name:			
Address:		Phone:	
Agent Name: eda consultants, inc.			
Address: 720 SW 2nd Ave, South Tower, Ste 300 Gainesville, FL 32601		Phone: 352-373-3541	
Parcel No.:			
Acreage:	S:	T:	R:
Requested Action:			
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: _____</p> <p>Printed name: _____</p> <p>Date: _____</p> <p>The foregoing affidavit is acknowledged before me, by means of <input type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this _____ day of _____, 20____, by _____, who is/are personally known to me, or who has/have produced _____ as identification.</p> <p>NOTARY SEAL _____</p> <p>Signature of Notary Public, State of _____</p>			

Ownership of these parcels has changed, and this document is no longer relevant.

City of Gainesville

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	
Level of Review		
Pre-Application Conference	Preliminary	Final
	Revised	Staff Administrative Review
		Land Use Change

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.15 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.07 Middle School Multiplier	Student Stations
HIGH	units X 0.09 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.08 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION**PROJECT NAME :****PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 2015-2016 Capacity Tables)

Elementary SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Denial for reasons stated

Approved by**City of Gainesville Staff****School Board Staff Certification**

A complete application for the development project was accepted on

Date:

Vicki McGrath

Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Signed:

Printed Name:

Date:



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

Detail by Entity Name

Florida Limited Liability Company
3101 ARCHER ROAD, LLC

Filing Information

Document Number	L19000293340
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State	FL
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Last Event	LC AMENDMENT
Event Date Filed	01/22/2020
Event Effective Date	NONE

Principal Address

4300 BISCAYNE BLVD
SUITE 203
MIAMI, FL 33137

Changed: 09/03/2020

Mailing Address

4300 BISCAYNE BLVD
SUITE 203
MIAMI, FL 33137

Changed: 09/03/2020

Registered Agent Name & Address

BECOME AMERICAN INVESTOR LLC
4300 BISCAYNE BLVD
SUITE 203
MIAMI, FL 33137

Name Changed: 09/03/2020

Address Changed: 09/03/2020

Authorized Person(s) Detail

Name & Address

Title MGR

BECOME AMERICAN INVESTOR LLC
4300 BISCAYNE BLVD
SUITE 203
MIAMI, FL 33137

210330B

Annual Reports

Report Year	Filed Date
2020	09/03/2020
2021	04/21/2021

Document Images

04/21/2021 -- ANNUAL REPORT	View image in PDF format
09/03/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- LC Amendment	View image in PDF format
01/14/2020 -- LC Amendment	View image in PDF format
12/09/2019 -- Florida Limited Liability	View image in PDF format