130862D
Exhibit C-1

University Towne Center
Planned Development (PD)

Rezoning
Application Packet

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Argate Properties, Inc.

Prepared by:

Revised
March 6, 2014

PN 11-0268.02

APPLICATION PACKET

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1. Cover Letter
2. PD Rezoning Application
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8. Revised PD Conditions
9. Revised PD Layout Map
10. Master Signage Plan
11. Neighborhood Workshop Materials
12. Map Set

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Focused on Excellence
Delivered with Integrity

February 4, 2014

Mr. Steven Dush, AICP, Director
City of Gainesville Planning & Development Services
306 Northeast 6th Street
Gainesville, FL 32601

Re: University Towne Center – Rezoning (Planned Development (PD) Amendment)

Dear Mr. Dush:

On behalf of the property owners, Causseaux, Hewett, & Walpole, Inc. (CHW) submits fourteen (14) copies of this Rezoning application to amend the University Towne Center PD. We submit the following items for your review and approval:

- The required City of Gainesville Rezoning application;
- All affidavits authorizing CHW as agent with property records and tax roll documents;
- A check in the amount of $1,404.00 for the application fee;
- Neighborhood Workshop materials;
- A legal description for the subject properties; and
- The Rezoning Justification Report.

We trust this submittal will be sufficient for your review and subsequent approval by the City Plan Board and City Commission. If you have any questions or need additional information, please call me directly.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Craig Brashier, AICP
Planning Project Manager

I:\JOBS\2011\11-0268.02\Application\LTR_11-0268.02_REZ_140204.doc

132 NW 76th Drive
Gainesville, Florida 32607

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

APPLICATION PACKET
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CITY OF GAINESVILLE
every path starts with passion
FLORIDA

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ 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)	**Applicant(s)/Agent(s), if different**
Name: Argate Properties	Name: Causseaux, Hewett, & Walpole, Inc.
Address: 5445 North Bay Road	Address: 132 NW 76th Drive
Miami Beach, FL 33140	Gainesville, FL 32607
Phone: 305-371-6646 Fax:	Phone: 352-331-1976 Fax: 352-331-2476
(Additional owners may be listed at end of applic.)	

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 [ ]	**Zoning Map [X]**	**Master Flood Control Map [ ]**
Present designation:	Present designation: PD	**Other [ ]** Specify:
Requested designation:	Requested designation: PD	

INFORMATION ON PROPERTY
1. Street address: 3100 block of SW 34th Street
2. Map no(s): 4346
3. Tax parcel no(s): 6780, 6780-1, 6780-2, 6780-3, 6780-4, 6780-5, 6781, 6781-1, 6781-2, & 7240-1.
4. Size of property: 18.5 acre(s)
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.*

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
   a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
   b. 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.
   c. Must correctly describe the property being submitted for the petition.
   d. 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 Commercial (Old Archer Road)

South Commercial / Medium Residential

East Commercial (SW 34th Street)

West Residential Medium

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

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

No impacts to residential streets. Application is amending existing PD. Site already developed with roadway infrastructure. See PD rezoning Justification Report.

Noise and lighting

No impacts to noise and lighting. Application is amending existing PD. See PD rezoning 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 _X_ YES____ (If yes, please explain below)

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

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

NO _X_ YES____

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

NO _X_ 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 _X_
Strip Commercial ____
Urban Infill _X_
Urban Fringe ____
Traditional Neighborhood ____

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

PD amendment is requesting a revision to Condition #12, which regulates signage. Proposed signage language will more closely reflect City's adopted sign regulations at the time of this proposal.

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

PD was adopted in 1999 and is almost already built to capacity. Both existing and additional tenants continue to serve area residents with jobs and commercial/retail services.

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

Roadways

No impact will result from approval of this application. See PD Rezoning Justification Report

Recreation

No impact will result from approval of this application. See PD Rezoning Justification Report

Water and Wastewater

No impact will result from approval of this application. See PD Rezoning Justification Report

Solid Waste

No impact will result from approval of this application. See PD Rezoning Justification Report

Mass Transit

No impact will result from approval of this application. See PD Rezoning Justification Report

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

NO ____ YES _X_ (please explain)

See PD Rezoning Justification Report for complete descriptions.
Transit on W. Archer Road and SW 34th Street.
Bikeways on SW 34th Street.
Pedestrian facilities on SW 34th Street and throughout development.

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).

SHADY NOOK LIMITED
C/O Gainesville Real Estate Management Co.,
2040 NW 67th Place, Gainesville, FL 32653

TIKI TERIYAKI REAL ESTATE INC
3105 SW 34th Street, Suite B, Gainesville FL 33608

BRAND PROPERTIES LLC
2401 PGA Blvd, Suite 150, Palm Beach Gardens, FL 33410

UTC PARTNERS LLC
2216 NW 40th Terrace, Suite A, Gainesville, FL 32605

NATIONAL RETAIL PROPERTIES LP
450 S Orange Avenue, Orland, FL 32801

HALLE PROPERTIES LLC
20225 N Scottsdale Road, Scottsdale, AZ 85255

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.

Owner/Agent Signature

2/04/2014
Date

STATE OF FLORDIA
COUNTY OF Alachua

Sworn to and subscribed before me this 4th day of February 2014, by (Name) Craig Brashier.

Notary Public State of Florida
Kelly Jones Bishop
My Commission EE057502
Expires 02/04/2015

Signature – Notary Public

Personally Known X OR Produced Identification ___ (Type) _____

TL—Applications—djw

APPLICATION FOR EXEMPTION

REGULATED NATURAL RESOURCES [LDC 30-300 & 30-310]

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

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

OFFICE USE ONLY

[ ] Approved [ ] Denied Approval expiration date _____

Signature: _____ Date: _____
Department of Planning & Development Services

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City's natural resource regulatory requirements. Any evidence supporting a claim of exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Verification/concurrence with this application for exemption will be provided in writing to the address shown on this form.

Owner Name(s) (please print)	
Name(s): Argate Properties	
Mailing Address: 5445 North Bay Road	
Miami Beach, FL 33140	
Phone: 305-371-6646	Fax:
(If additional owners, please include on separate sheet)	

Applicant(s) Name (please print)	
Name: Causseaux, Hewett, & Walpole, Inc.	
Mailing Address: 132 NW 76th Drive	
Gainesville, FL 32607	
Phone: 352-331-1976	Fax: 352-331-2476

PROJECT INFORMATION
Project name: University Towne Center PD Rezoning
Project location: 3100 block of SW 34th Street
Tax parcel #(s): 6780, 6780-1, 6780-2, 6780-3, 6780-4, 6780-5, 6781, 6781-1, 6781-2, & 7240-1.
Type of development application to which exemption will apply:
Amendment to existing PD to allow flexibility in signage requirements for tenants.

EXEMPTIONS: REGULATED SURFACE WATERS & WETLANDS (LDC 30-300)

Please check the box next to the reason(s) why you claim exemption. (Conditions apply. See full text of City Land Development Code 30-304 before checking exemption.)

1. [ ] No regulated surface water or wetland on or adjacent to the development parcel.

2. [ ] The proposed construction, development, or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan.)

3. [ ] Public works or utilities project.

4. [ ] Repair or replacement of an existing site structure(s) that does not increase site impervious surface.

5. [ ] Addition or accessory structure(s) which does not add more than 100 square feet of impervious area, and meets the minimum setbacks from surface waters and wetlands.

6. [X] The proposed construction or development was approved under a planned development prior to April 12, 2004.

7. [ ] Construction of public or private nature trails.

8. [ ] Reestablishment of native vegetation on single-family residential property.

9. [ ] The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.

10. [ ] Construction of a stormwater management facility within a wetland buffer.

EXEMPTIONS: REGULATED NATURAL & ARCHAEOLOGICAL RESOURCES (LDC 30-310)

Please check the box next to the reason(s) why you claim exemption. [Conditions apply. See full text of City Land Development Code 30-310(d) before checking exemption.]

1. [ ] Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archaeological site identified by Florida Master Site file number.

2. [ ] Bona-fide agricultural/silvicultural activities.

3. [ ] Removal of invasive non-native vegetation on conservation lands.

4. [ ] Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

5. [ ] Activities authorized by City-approved management plan.

6. [ ] Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.

7. [ ] Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.

8. [ ] Vegetation alteration to conduct a survey or other required test.

9. [X] Text Amendments to Planned Development zoning or Planned Use District land use ordinances that are unrelated to development activity.

10. [ ] Activities determined by the city manager or designee as having *de minimis* impact.

11. [ ] The County land use and zoning remains in effect and the development application will be reviewed under County regulations.

12. [ ] The property has a final master plan approved by the City prior to August 2, 2012; or has a valid Planned Development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.

13. [ ] Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

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

Agent ~~Owner~~'s signature: _____ Date: 2/04/2014

Applicant's signature: _____ Date: _____
(if not the same as owner)

Applications & Guidelines
Environmental exemptions

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130862D
Exhibit C-1

AFFIDAVIT

Brand Properties LLC
Owner(s)

Application Number

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

06780-002-000
Parcel Number(s)

13	10	19
Section	Township	Range

Planned Development (PD) Amendment re: signage
Type of Request

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

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;

2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;

3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;

4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

BRAND PROPERTIES, LLC

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF Palm Beach

SWORN AND SUBSCRIBED BEFORE ME THIS 27 DAY OF August, 2013
BY Brian Hass
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED _____
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

JENNIFER S LUCKY
MY COMMISSION # DD942220
EXPIRES January 16, 2014
(407) 398-0153 FloridaNotaryService.com

(SEAL ABOVE)

Name of Notary typed, printed or stamped

DD942220
Commission Number

130862D
Exhibit C-1

AFFIDAVIT

Brand Properties LLC
Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc. (CHW)
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4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

BRAND PROPERTIES, LLC

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF Palm Beach

SWORN AND SUBSCRIBED BEFORE ME THIS 27 DAY OF August, 2013
BY Brian Hass
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED _____
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

JENNIFER S LUCKY
MY COMMISSION # DD942220
EXPIRES January 16, 2014
(407) 398-0153 FloridaNotaryService.com

(SEAL ABOVE)

Jennifer S. Lucky
Name of Notary typed, printed or stamped

DD942220
Commission Number

130862D
Exhibit C-1

AFFIDAVIT

Brand Properties LLC
Owner(s)

Application Number

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

06780-004-000
Parcel Number(s)

13	10	19
Section	Township	Range

Planned Development (PD) Amendment re: signage
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2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;

3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;

4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

BRAND PROPERTIES, LLC

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF Palm Beach

SWORN AND SUBSCRIBED BEFORE ME THIS 27 DAY
OF August, 2013
BY Bryan Hass
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

JENNIFER S LUCKY
MY COMMISSION # DD942220
EXPIRES January 16, 2014
(407) [illegible] FloridaNotaryService.com

(SEAL ABOVE)

Name of Notary typed, printed or stamped

DD942220
Commission Number

130862D
Exhibit C-1

AFFIDAVIT

Halle Properties LLC
Owner(s)

Application Number

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

06781-002-000	13	10	19
Parcel Number(s)	Section	Township	Range

Planned Development (PD) Amendment re: signage
Type of Request

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

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

HALLE PROPERTIES, LLC

Pierre F Smith

Owner (Signature)

Owner (Signature)

STATE OF Arizona
COUNTY OF Maricopa

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF December, 2013
BY Pierre F. Smith
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED N/A
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

Amy M Pike
Notary Public
Maricopa County, Arizona
My Comm. Expires 03-27-17

(SEAL ABOVE)

Amy M. Pike
Name of Notary typed, printed or stamped

2535165
Commission Number

130862D
Exhibit C-1

AFFIDAVIT

National Retail Properties, LP
Owner(s)

Application Number

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

06781-001-000	13	10S	19E
Parcel Number(s)	Section	Township	Range

Planned Development Amendment, RE: Signage
Type of Request

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

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

See Attached for signature and notary block.

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY
OF_____, 2013
BY_____
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED_____
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

(SEAL ABOVE)

Name of Notary typed, printed or stamped

Commission Number

NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation,
as general partner

By: _____
Name: Paul E. Bayer
Title: Executive Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd day of January, 2014 by Paul E. Bayer, as Executive Vice President of NNN GP Corp., a Delaware corporation, as general partner of National Retail Properties, LP, a Delaware limited partnership, on behalf of the partnership. He/~~she~~ is personally known to me or has produced _____ as identification.

Kella Schaible
Printed Name: ~~Kella Schaible~~
Commission #: _____
My commission expires: _____

KELLA SCHAIBLE
Commission # EE 851262
Expires March 11, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

130862D
Exhibit C-1

AFFIDAVIT

SHADY NOOK LIMITED, a Florida Limited Partnership
Owner(s)

Application Number

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

06781-000-000	13	10	19
Parcel Number(s)	Section	Township	Range

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3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;

4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

SHADY NOOK LIMITED, a Florida Limited Partnership
By: Gainesville Real Estate Mgmt. Co., Inc, a Florida Corporation
Its General Partner

Cheryl A. Cooke
President

Owner (Signature)

Owner (Signature)

STATE OF Florida
COUNTY OF Alachua

SWORN AND SUBSCRIBED BEFORE ME THIS 22 DAY OF October, 2013
BY Cheryl A. Cooke
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED _____
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

SARITA B. TAYLOR
MY COMMISSION # EE 222080
EXPIRES: December 3, 2016
Bonded Thru Notary Public Underwriters

(SEAL ABOVE)

Sarita B. Taylor
Name of Notary typed, printed or stamped

EE222080
Commission Number

130862D
Exhibit C-1

AFFIDAVIT

Tiki Teriyaki Real Estate Inc.
Owner(s)

Application Number

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

06780-001-000
Parcel Number(s)

13	10	19
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4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Tiki Teriyaki Real Estate Inc.

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

NOTARY PUBLIC-STATE OF FLORIDA
Jose I. Moreno
Commission # EE026853
Expires: SEP. 19, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

SWORN AND SUBSCRIBED BEFORE ME THIS 16 DAY
OF Sept 2013
BY Renuchoos Patelongsuch
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

(SEAL ABOVE)

Name of Notary typed, printed or stamped

Commission Number

130862D
Exhibit C-1

AFFIDAVIT

UTC Partners LLC
Owner(s)

Application Number

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

06780-005-000	13	10	19
Parcel Number(s)	Section	Township	Range

Planned Development (PD) Amendment re: signage
Type of Request

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

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;

2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;

3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;

4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

UTC Partners, LLC
Nicholas M. Banks
Manager

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 14 DAY OF August, 2013
BY M. Susan Fulford
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED _____
(TYPE OF IDENTIFICATION) AS IDENITIFICATION.

(SEAL ABOVE)

M. SUSAN FULFORD
Commission # EE 179563
Expires June 12, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Name of Notary typed, printed or stamped

Commission Number

APPLICATION PACKET
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2. PD Rezoning Application
3. Authorization/Ownership Affidavits
4. **Legal Description**
5. Tax Record Cards
6. Warrantee Deeds
7. Justification Report
8. Revised PD Conditions
9. Revised PD Layout Map
10. Master Signage Plan
11. Neighborhood Workshop Materials
12. Map Set

Legal Description
Parcels 6780 and 6781

Parcel 1

That fractional part of Section 13, Township 10 South, Range 19 East, lying North of Gary Grant in Alachua County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 13, Township 10 South, Range 19 East, for a point of reference; thence run South along West line of said Section 13 Gary Grant and the point of beginning; thence run N. 47 degrees 17" East along the North line of Gary Grant, 798.6 feet, thence No. 30 degrees 08'43" West 744.025 feet to the Easterly right of way line of Rocky Point Road, thence run South and Southwesterly along said Easterly right of way line of Rocky Point Road, 1194.8 feet to an intersection of said Easterly right of way line of Rock Point Road and the said North line of Gary Grant; thence run N. 47 degrees 44'17" East along the said North line of Gary Grant 45.4 feet to point of beginning, less that portion thereof conveyed to State of Florida as right of way for State Road No. 23 as per deed recorded in O.R. Book 189, Page 112, of the Public Records of Alachua County, Florida.

ALSO:

Parcel 2

A tract of land situated in the Gary Grant in Township 10 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northeast corner of the Gary Grant and run S. 47 degrees 44'17" West, along the North line of said Gary Grant, 750.40 feet to the Point of Beginning; thence run S. 47 degrees 44'17" West, along the North line of said Gary Grant, 440.00 feet; thence run South 64 degrees 12'49" Est, 284.63 feet, thence run North 47 degrees 44'17" East, 277.00 feet; thence run North 30 degrees 09'43" West, 270.00 feet to the Point of Beginning.

ALSO:

FDOT Retention Basin

A parcel of land in Section 13, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Garey (Gary) Grant (formerly known as Geo. I. F. Clark Grant), Section 3, Township 10 South, Range 19 East; thence South 46°39'44" West along the North line of said Garey (Gary) Grant (South line of Section 13, Township 10 South, Range 19 East), a distance of 1,529.88 feet; thence North 08°02'52" East, a distance of 371.33 feet to the beginning of a curve concave Westerly having a radius of 2,849.80 feet; thence Northeasterly,

North, and Northwesterly along the arc of said curve through an angle of 10°43'24", a distance of 533.36 feet; thence South 54°22'26" East, a distance of 68.73 feet to the Point of Beginning, said point being on a curve concave Westerly having a radius of 2,928.79 feet; thence Northwesterly along the arc of said curve through an angle of 00°53'01", a distance of 45.17 feet, (said arc being subtended by a chord which bears North 03°17'40" West, a distance of 45.17 feet) to end of said curve; thence North 03°44'11" West, a distance of 42.59 feet; thence North 18°42'30" East, a distance of 180.37 feet; thence South 31°15'39" East, a distance of 304.00 feet; thence South 62°34'52" West, a distance of 136.08 feet; thence North 54°22'26" West, a distance of 110.04 feet to the Point of Beginning.

Containing 0.846 Acres, more or less.

APPLICATION PACKET
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1. Cover Letter
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4. Legal Description
5. **Tax Record Cards**
6. Warrantee Deeds
7. Justification Report
8. Revised PD Conditions
9. Revised PD Layout Map
10. Master Signage Plan
11. Neighborhood Workshop Materials
12. Map Set

130862D
Exhibit C-1

Parcel: 06780-000-000

Search Date: 1/10/2014 at 5:04:21 PM - Data updated: 01/10/14

Taxpayer: SHADY NOOK LTD
Mailing: 2040 NW 67TH PL
GAINESVILLE, FL 32653-1608
Location: 3093 SW 34TH ST
GAINESVILLE
Sec-Twn-Rng: 13-10-19
Use: VACANT COMM
Tax Jurisdiction: Gainesville
Area: BUTLER PLAZA/ARCHER RD
Subdivision: PlaceHolder

Legal: COM NW COR OF SEC RUN S 2695.6 FT TO N LINE OF GARY GRANT THE POB N 47 DEG E 798.6 FT N 30 DEG W 744.25 FT TO E R/WROCKY PT RD THENCE S & SWLY ALONG R/W 1194.8 FT TO N LINE GARY GRANT THENCE N 47 DEG E 45.4 FT TO POB AND COM NE CORGARY GRANT RUN S 47 DEG W 750.40 FT TO POB S 47 DEG W 440.00 FT S 64 DEG E 284.63 FT N 47 DEG E 277 FT N 30 DEG W270 FT TO POB LESS R/W SR-S-23 LESS DOT R/W OR 1869/2392) LESS THAT PART OF THE FOLLOWING: COM NW COR FRACSEC S 2490.90 FT N 8 DEG E 70.34 FT S 81 DEG E 64 FT NLY ALG CURVE 602.37 FTN 3 DEG W 42.45 FT POB N 18 DEG E 357.70FT NELY ALG CURVE 27.30 FT S 71 DEG E 133.15 FT S 40 DEG E 40 FT S 20 FT S 19 DEG W 178 FT S 12 DEG W 91.95 FTS 86 DEG W 202.43 FT POB PER OR 2380/ 359) LESS NW COR FRAC SEC S 2490.90 FT N 8 DEG E 70.34 FT S 81 DEG E 64 FT NLYALG CURVE 420.47 FT POB NLY ALG CURVE 181.90 FT N 3 DEG W 42.45 FT N 86 DEG E 202.43 FT S 14 DEG E 7.90 FT S 11 DEGW 186.42 FT SWLY ALG CURVE 37.12 FT S 70 DEG W 47.60 FT WLY ALG CURVE 13.39 FT W 77.90 FT POB PER OR 2381/1956) (LESS PARCELS PER OR 3086/1076) (LESS PARCEL PER OR 3239/1322) (LESS PART OF PARCEL 6780-5 PER OR 3788/0581)OR 2036/1352 & DEED APPEARS IN ERROR OR 2278/0104

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	VACANT COMM	358700	358700	0	0	358700	0	358700	0	358700	10406.96
2012	VACANT COMM	358700	358700	0	0	358700	0	358700	0	358700	9885.16
2011	VACANT COMM	358700	358700	0	0	358700	0	358700	0	358700	10632.9
2010	VACANT COMM	358700	358700	0	0	358700	0	358700	0	358700	10276.5
2009	VACANT COMM	358700	358700	0	0	358700	0	358700	0	358700	10469.92
2008	SH CTR CMMITY	505700	505700	1314500	0	1820200	0	1820200	0	1820200	42108.17
2007	SH CTR CMMITY	505700	505700	368800	28200	902700	0	902700	0	902700	21877.52
2006	SH CTR CMMITY	505700	505700	335900	28900	870500	0	870500	0	870500	23441.76
2005	SH CTR CMMITY	1078100	1078100	717000	99200	1894300	0	1894300	0	1894300	48561.09
2004	SH CTR CMMITY	1078100	1078100	663200	76200	1817500	0	1817500	0	1817500	47096.19
2003	SH CTR CMMITY	1078100	1078100	149000	0	1227100	0	1227100	0	1227100	32451.36
2002	VACANT COMM	1078100	1078100	0	0	1078100	0	1078100	0	1078100	28930.31
2001	MISC. RESIDENCE	91300	91300	0	6800	98100	0	98100	0	98100	3111.93
2000	MISC. RESIDENCE	91300	91300	0	6800	98100	0	98100	0	98100	3254.41
1999	PKG LOT (COMM)	91300	91300	7400	20200	118900	0	118900	0	118900	4002.55
1998	PKG LOT (COMM)	91300	91300	53400	0	144700	0	144700	0	144700	4775.02
1997	PKG LOT (COMM)	63200	63200	10700	22300	96200	0	96200	0	96200	3459.38
1996	PKG LOT (COMM)	63200	63200	10500	22300	96000	0	96000	0	96000	2618.48
1995	PKG LOT (COMM)	63200	63200	10600	22300	96100	0	96100	0	96100	2621.21

Land

Use	Zoning	Acres
VACANT COMMERCIAL	Planned Development	1.83
		2013 Certified Land Value: 358700

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
08/06/2001	100	No	No	2378	0998	Quitclaim Deed
12/13/1999	206400	No	No	2278	0104	Warranty Deed

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Exhibit C-1

12/31/1993	708900	No	No	2036	1350	Quitclaim Deed
01/01/1988	1015000	No	No	1687	0325	Mult Sale
01/01/1988	100	No	No	1687	0328	Mult Sale
03/01/1980	500000	No	No	1271	0372	Warranty Deed

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
13-05887	SIGN PERMIT	10/18/2013	00/00/0000	12/25/2013	LIST WALL MNT CH LET

130862D
Exhibit C-1

Von Fraser
"Dedicated to Exceeding your Expectations."

Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 3265 34TH ST SW, GAINESVILLE 32608

Real Estate Account #06780 000 000

Parcel details | Latest bill | Full bill history

2013	2012	2011	2010	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: SHADY NOOK LTD
2040 NW 67TH PL
GAINESVILLE, FL 32653-1608
Situs: 3265 34TH ST SW
GAINESVILLE 32608

Account number: **06780 000 000**
Alternate Key: 1055053
Millage code: 3600
Millage rate: 23.6973

Assessed value: 358,700
School assessed value: 358,700

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$8,500.23
Non-ad valorem:	$1,384.93
Total Discountable:	9885.16
No Discount NAVA:	0.00
Total tax:	

Paid 2013-02-27 $9,786.31
Receipt #12-0092918

Legal description

COM NW COR OF SEC RUN S 2695.6 FT TO N LINE OF GARY GRANT THE POB N 47 DEG E 798.6 FT N 30 DEG W 744.25 FT TO E R/W ROCKY PT RD THENCE S & SWLY ALONG R/W 1194.8 FT TO N LINE GARY GRANT THENCE N 47 DEG E 45.4 FT TO POB AND COM NE COR GARY GRANT

Location

Book, page, item: --
Geo number: 13-10-19-06780000000
Range: 19
Township: 10
Section: 13

Parcel: 06780-001-000

Search Date: 1/10/2014 at 5:05:35 PM - Data updated: 01/10/14

Taxpayer:	TIKI TERIYAKI REAL ESTATE INC
Mailing:	% REMEDIOS PATALINGHUG 3105 SW 34TH ST UNIT B GAINESVILLE, FL 32608
Location:	3105 SW 34TH ST Unit A GAINESVILLE 3105 SW 34TH ST Unit B GAINESVILLE
Sec-Twn-Rng:	13-10-19
Use:	REST, DRIVE-IN
Tax Jurisdiction:	Gainesville
Area:	BUTLER PLAZA/ARCHER RD
Subdivision:	PlaceHolder

Legal: COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64FT NLY ALG CURVE 420.47 FT POB NLY ALG CURVE 181.90 FT N 03 DEG 42 MIN 00 SEC W 42.45 FT N 86 DEG 54 MIN 42 SEC E202.43 FT S 14 DEG 18 MIN 26 SEC E 7.90 FT S 11 DEG 12 MIN 42 SEC W 186.42 FT SWLY ALG CURVE 37.12 FT S 70 DEG 17 MIN27 SEC W 47.60 FT WLY ALG CURVE 13.39 FT N 89 DEG 31 MIN 31 SEC W 77.90 FT POB OR 3941/1638

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	REST, DRIVE-IN	495500	495500	322100	16800	834400	0	834400	0	834400	20204.81
2012	REST, DRIVE-IN	495500	495500	325600	18400	839500	0	839500	0	839500	20141.05
2011	REST, DRIVE-IN	495500	495500	329100	20000	844600	0	844600	0	844600	20633.41
2010	REST, DRIVE-IN	495500	495500	367800	21500	884800	0	884800	0	884800	21431.92
2009	REST, DRIVE-IN	495500	495500	367800	23300	886600	0	886600	0	886600	21525.56
2008	REST, DRIVE-IN	495500	495500	371600	24900	892000	0	892000	0	892000	20100.39
2007	REST, DRIVE-IN	495500	495500	347500	26500	869500	0	869500	0	869500	19714.42
2006	REST, DRIVE-IN	495500	495500	316000	28100	839600	0	839600	0	839600	21005.1
2005	REST, DRIVE-IN	396400	396400	277700	29800	703900	0	703900	0	703900	18135.38
2004	REST, DRIVE-IN	396400	396400	274900	26800	698100	0	698100	0	698100	18171.54
2003	REST, DRIVE-IN	396400	396400	250900	23800	671100	0	671100	0	671100	17918.7
2002	VACANT COMM	396400	396400	0	0	396400	0	396400	0	396400	10513.12

Land

Use	Zoning	Acres
RESTAURANT DRIVE-IN	Planned Development	0.91
		2013 Certified Land Value: 495500

Building

Actual Year Built	2002
Effective Year Built	2002
Use:	REST FAST FOOD
Bedrooms:	0
Baths:	2
Stories:	1
Exterior Wall:	CB STUCCO
AC:	ROOF TOP AIR
Heating:	FORCED AIR DUCT

Area Type	Square Footage
BASE AREA (BAS)	4460
FINISHED STORAGE (FST)	153
CANOPY (CAN)	90
	Heated Area: 4460 Total Area: 4703

2013 Certified Building Value: 322100

Miscellaneous

Description	Units
DRIVE/WALK	1288

130862D
Exhibit C-1

PAVING 2	19974
SPR SYSTEM	1
FENCE CL	366
LIGHTS	4
	2013 Certified Miscellaneous Value: 16800

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/08/2010	1225000	No	Yes	3941	1638	Warranty Deed
08/19/2005	100	Yes	No	3208	0944	Quitclaim Deed
08/22/2001	555000	Yes	Yes	2381	1956	Special Warranty Deed

Permit

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Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
11-03431	COMM REMODEL PERMIT	07/13/2011	08/07/2013	12/19/2011	FIRE RATED DOOR CONNEC
10-2105	MECHANICAL	04/30/2010	05/04/2010	12/25/2010	COOLERS/FREEZERS
10-1630	FIRE SPR. SYS.	04/06/2010	05/10/2010	12/25/2010	HOOD SUPPRESSION
10-1587	FIRE SPR. SYS.	04/05/2010	00/00/0000	12/25/2010	4.5X14 EXHAUST FAN

130862D
Exhibit C-1

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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 3105 34TH ST SW, 32608

Real Estate Account #06780 001 000 Parcel details Latest bill Full bill history

2013	2012	2011	2010	...	2002
$20,240.24 due	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: TIKI TERIYAKI REAL ESTATE INC
% REMEDIOS PATALINGHUG
3105 SW 34TH ST UNIT B
GAINESVILLE, FL 32608
Situs: 3105 34TH ST SW
32608

Account number: **06780 001 000**
Alternate Key: 1055054
Millage code: 3600
Millage rate: 23.6973

Assessed value: 839,500
School assessed value: 839,500

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$19,893.90
Non-ad valorem:	$695.65
Total Discountable:	20589.55
No Discount NAVA:	0.00
Total tax:	

Paid 2013-03-29 $20,589.55
Receipt #12-0113675

Legal description

COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64 FT NLY ALG CURVE 420.47 FT POB NLY ALG CURVE 181.90 FT N 03 DEG 42 MIN 00 SEC W 42.45 FT N 86 DEG 54 MIN 42 SEC E 202.43 FT S 14

Location

Book, page, item:	--
Geo number:	13-10-19-06780001000
Range:	19
Township:	10
Section:	13

Parcel: 06780-002-000

Search Date: 1/10/2014 at 5:06:08 PM - Data updated: 01/10/14

Taxpayer:	BRAND PROPERTIES LLC	**Legal:**	COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64FT NLY ALG CURVE 18.09 FT N 85 DEG E 325.25 FT N 05 DEG W 148.51 FT POB N 05 DEG W 84.61 FT N 20 DEG 35 MIN 10 SEC W85.78 FT N 82 DEG 01 MIN 18 SEC E 109.27FT S 33 DEG 32 MIN 45 SEC E 18.99 FT N 56 DEG 45 MIN 16 SEC E 270.84 FT S 33DEG 21 MIN 58 SEC E 32.20 FT S 15 DEG 20MIN 11 SEC W 17.97 FT S 56 DEG 38 MIN 02SEC W 120 FT S 33 DEG 21 MIN 58 SEC E30.50 FT S 56 DEG 38 MIN 02 SEC W 117.78FT S 33 DEG 14 MIN 44 SEC E 65.55 FT S 56 DEG 45 MIN 16 SEC W 28.93 FT SWLY ALGCURVE 115.85 FT S 85 DEG W 42.38 FT POB OR 3086/1076
Mailing:	2401 PGA BLVD STE 150 PALM BEACH GARDENS, FL 33410		
Location:	3275 SW 34TH ST GAINESVILLE		
Sec-Twn-Rng:	13-10-19		
Use:	RESTAURANT		
Tax Jurisdiction:	Gainesville		
Area:	BUTLER PLAZA/ARCHER RD		
Subdivision:	PlaceHolder		

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	RESTAURANT	350000	350000	310800	49200	710000	0	710000	0	710000	16909.43
2012	RESTAURANT	350000	350000	310800	52700	713500	0	713500	0	713500	16908.03
2011	RESTAURANT	350000	350000	296800	56200	703000	0	703000	0	703000	16873.61
2010	RESTAURANT	350000	350000	299900	59600	709500	0	709500	0	709500	16940.81
2009	RESTAURANT	350000	350000	299900	63200	713100	0	713100	0	713100	17040.75
2008	RESTAURANT	350000	350000	303000	66700	719700	0	719700	0	719700	15970.58
2007	RESTAURANT	350000	350000	283500	70100	703600	0	703600	0	703600	15702.95
2006	RESTAURANT	500000	500000	257800	70100	827900	0	827900	0	827900	20353.18

Land

Use	Zoning	Acres
SHOP CTR COMMUNITY	Planned Development	0.92
		2013 Certified Land Value: 350000

Building

Actual Year Built	2005	**Area Type**	**Square Footage**
Effective Year Built	2005	BASE AREA (BAS)	3600
Use:	RESTAURANT	FINISHED STORAGE (FST)	180
Bedrooms:	0	CANOPY (CAN)	864
Baths:	12		**Heated Area: 3600 Total Area: 4644**
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		
			2013 Certified Building Value: 310800

Miscellaneous

Description	Units
DRIVE/WALK	5456
PAVING 2	41370
FENCE CB	360
SPR SYSTEM	1
FIRE PRO/COMM-INTERIOR	3600
	2013 Certified Miscellaneous Value: 49200

130862D
Exhibit C-1

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/10/2005	4970100	No	No	3086	1076	Mult Sale

Permit

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Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
08-2998	AWNING	06/02/2008	06/05/2008	02/13/2009	AWNINGS
08-2998	AWNING	06/02/2008	00/00/0000	02/13/2009	16X50 AWNING-RESTAURA

130862D
Exhibit C-1

Von Fraser
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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 3275 34TH ST SW, GAINESVILLE

Real Estate Account #06780 002 000

Parcel details Latest bill Full bill history

2013	2012	2011	2010	...	2006
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: BRAND PROPERTIES LLC
2401 PGA BLVD STE 150
PALM BEACH GARDENS, FL 33410

Situs: 3275 34TH ST SW
GAINESVILLE

Account number: **06780 002 000**
Alternate Key: 1055055
Millage code: 3600
Millage rate: 23.6973
Escrow company: CL TAX SERVICE - COMMERCIAL
(200327)
ATTN: TAX DEPT
1 CORELOGIC DR
WESTLAKE, TX 76262

Assessed value: 713,500
School assessed value: 713,500

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$16,908.03
Non-ad valorem:	$448.50
Total Discountable:	17356.53
No Discount NAVA:	0.00
Total tax:	

Paid 2012-11-30 $16,662.27
Effective 2012-11-29
Receipt #12-0041191

Legal description

COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64 FT NLY ALG CURVE 18.09 FT N 85 DEG E 325.25 FT N 05 DEG W 148.51 FT POB N 05 DEG W 84.61 FT N 20 DEG 35 MIN 10 SEC W 85.78 FT N

Location

Book, page, item: --
Geo number: 13-10-19-06780002000
Range: 19
Township: 10
Section: 13

Parcel: 06780-003-000

Search Date: 1/10/2014 at 5:06:47 PM - Data updated: 01/10/14

Taxpayer:	BRAND PROPERTIES LLC
Mailing:	2401 PGA BLVD STE 150 PALM BEACH GARDENS, FL 33410
Location:	3265 SW 34TH ST Unit 1 GAINESVILLE
	3265 SW 34TH ST Unit 2 GAINESVILLE
	3265 SW 34TH ST Unit 3 GAINESVILLE
	3265 SW 34TH ST Unit 4 GAINESVILLE
	3333 SW 34TH ST Unit 1 GAINESVILLE
	3333 SW 34TH ST Unit 2 GAINESVILLE
Sec-Twn-Rng:	13-10-19
Use:	SH CTR NBHD
Tax Jurisdiction:	Gainesville
Area:	BUTLER PLAZA/ARCHER RD
Subdivision:	PlaceHolder

Legal: COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64FT NLY ALG CURVE 18.09 FT POB NLY ALG CURVE 325.75 FT N 85 DEG E 163.59 FT S 43 DEG 15 MIN 46 SEC E 65.05 FT S 20 DEG35 MIN 10 SEC E 46.10 FT S 05 DEG E 225.59 FT S 85 DEG W 270.25 FT POB OR 3086/1076

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	SH CTR NBHD	932700	932700	462200	0	1394900	0	1394900	0	1394900	33221.09
2012	SH CTR NBHD	932700	932700	354200	0	1286900	0	1286900	0	1286900	30496.06
2011	SH CTR NBHD	932700	932700	448200	0	1380900	0	1380900	0	1380900	33144.77
2010	SH CTR NBHD	932700	932700	448200	0	1380900	0	1380900	0	1380900	32971.9
2009	SH CTR NBHD	932700	932700	866300	80400	1879400	0	1879400	0	1879400	44911.47
2008	SH CTR CMMITY	932700	932700	875300	85100	1893100	0	1893100	0	1893100	42009.02
2007	SH CTR CMMITY	932700	932700	812000	89800	1834500	0	1834500	0	1834500	40942.39
2006	SH CTR CMMITY	932700	932700	744200	94600	1771500	0	1771500	0	1771500	43550.74

Land

Use	Zoning	Acres
SHOP CTR COMMUNITY	Planned Development	1.71
		2013 Certified Land Value: 932700

Building

Actual Year Built	2002	**Area Type**	**Square Footage**
Effective Year Built	2002	BASE AREA (BAS)	3300
Use:	SH CTR NBRHD	CANOPY (CAN)	750
Bedrooms:	0		**Heated Area: 3300 Total Area: 4050**
Baths:	4		
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		
Actual Year Built	2003	**Area Type**	**Square Footage**
Effective Year Built	2003	BASE AREA (BAS)	4717

Use:	SH CTR NBRHD	CANOPY (CAN)	820
Bedrooms:	0		**Heated Area: 4717 Total Area: 5537**
Baths:	2.1		
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		

Actual Year Built	2003	**Area Type**	**Square Footage**
Effective Year Built	2003	BASE AREA (BAS)	1363
Use:	SH CTR NBRHD	CANOPY (CAN)	581
Bedrooms:	0		**Heated Area: 1363 Total Area: 1944**
Baths:	2		
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		

Actual Year Built	2003	**Area Type**	**Square Footage**
Effective Year Built	2003	BASE AREA (BAS)	1316
Use:	SH CTR NBRHD	CANOPY (CAN)	462
Bedrooms:	0		**Heated Area: 1316 Total Area: 1778**
Baths:	0		
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		

Actual Year Built	2003	**Area Type**	**Square Footage**
Effective Year Built	2003	BASE AREA (BAS)	2016
Use:	SH CTR NBRHD	CANOPY (CAN)	497
Bedrooms:	0		**Heated Area: 2016 Total Area: 2513**
Baths:	8		
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		

Actual Year Built	2003	**Area Type**	**Square Footage**
Effective Year Built	2003	BASE AREA (BAS)	2583
Use:	SH CTR NBRHD	CANOPY (CAN)	287
Bedrooms:	0		**Heated Area: 2583 Total Area: 2870**
Baths:	2		
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	NONE		
Heating:	FORCED AIR DUCT		

2013 Certified Building Value: 462200

Miscellaneous

Description	Units
DRIVE/WALK	6798
PAVING 2	50843
FENCE CB	150
FIRE PRO/COMM-INTERIOR	10691
PATIO 1	384
FENCE WI	300

2013 Certified Miscellaneous Value: 0

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/10/2005	4970100	No	No	3086	1076	Mult Sale

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
13-04738	SIGN PERMIT	08/19/2013	00/00/0000	12/25/2013	2 LIST WALL MNT CH LET
13-04446	MISCELLANEOUS	08/07/2013	08/21/2013	12/25/2013	1HP&2HP COMPR/ICE MACH
13-04142	MISCELLANEOUS	07/23/2013	08/30/2013	12/25/2013	HOOD SUPPR # 1
12-03203	COMM REMODEL PERMIT	07/25/2012	08/22/2012	01/31/2013	RENOV TO COMM SUITE
12-03312	SIGN PERMIT	07/24/2012	08/21/2012	12/25/2012	WALL MNT SIGN UL LIST
11-05465	REMODEL RESI.	10/19/2011	10/20/2011	01/18/2012	REPIPE-APT3
11-05453	FIRE SPR. SYS.	10/19/2011	10/20/2011	01/18/2012	FIRE SUPPR APT 3
11-3553-3	FIRE SPR. SYS.	10/17/2011	10/18/2011	01/18/2012	FIRE SUPPR-APT 3
11-05067	MISCELLANEOUS	10/13/2011	10/18/2011	12/25/2011	WALK IN COOLER/FREEZER
11-03553	COMM REMODEL PERMIT	10/12/2011	10/19/2011	01/18/2012	INT R/L STE 3
11-04358	AWNING	09/07/2011	10/18/2011	12/25/2011	AWNING-LA NOPALERA
11-04357	SIGN PERMIT	08/29/2011	10/18/2011	12/25/2011	LA NOPALERA-UNIT 3
11-03552	COMM REMODEL PERMIT	07/26/2011	00/00/0000	01/18/2012	INT DEMO-APT 3
11-02391	SIGN PERMIT	06/08/2011	07/21/2011	12/25/2011	RED MANGO-UNIT 1
10-1192-02	MECHANICAL	04/28/2010	05/06/2010	12/25/2010	COOLERS/FREEZER
10-965	SIGN PERMIT	03/17/2010	02/08/2011	12/25/2010	"RED MANGO"
10-1192	COMM REMODEL PERMIT	03/17/2010	05/07/2010	07/22/2010	INT BLD-OUT APT 2

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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 3333 34TH ST SW, GAINESVILLE

Real Estate Account #06780 003 000

Parcel details | Latest bill | Full bill history

2013	2012	2011	2010	...	2006
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: BRAND PROPERTIES LLC
2401 PGA BLVD STE 150
PALM BEACH GARDENS, FL 33410

Situs: 3333 34TH ST SW
GAINESVILLE

Account number: **06780 003 000**
Alternate Key: 1055056
Millage code: 3600
Millage rate: 23.6973
Escrow company: CL TAX SERVICE - COMMERCIAL
(200327)
ATTN: TAX DEPT
1 CORELOGIC DR
WESTLAKE, TX 76262

Assessed value: 1,286,900
School assessed value: 1,286,900

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$30,496.06
Non-ad valorem:	$771.50
Total Discountable:	31267.56
No Discount NAVA:	0.00
Total tax:	

Paid 2012-11-30 $30,016.86
Effective 2012-11-29
Receipt #12-0041195

Legal description

COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64 FT NLY ALG CURVE 18.09 FT POB NLY ALG CURVE 325.75 FT N 85 DEG E 163.59 FT S 43 DEG 15 MIN 46 SEC E 65.05 FT S 20 DEG 35 MIN

Location

Book, page, item: --
Geo number: 13-10-19-06780003000
Range: 19
Township: 10
Section: 13

Parcel: 06780-004-000

Search Date: 1/10/2014 at 5:07:18 PM - Data updated: 01/10/14

Taxpayer:	BRAND PROPERTIES II LLC
Mailing:	2401 PGA BLVD STE 150 PALM BEACH GARDENS, FL 33410
Location:	3117 SW 34TH ST Unit 1 GAINESVILLE 3117 SW 34TH ST Unit 2 GAINESVILLE
Sec-Twn-Rng:	13-10-19
Use:	RESTAURANT
Tax Jurisdiction:	Gainesville
Area:	BUTLER PLAZA/ARCHER RD
Subdivision:	PlaceHolder

Legal: COM NW COR SEC S 00 DEG DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64FT NLY ALG CURVE 18.09 FT N 85 DEG E 325.25 FT N 05 DEG W 233.12 FT N 20 DEG 35 MIN 10 SEC W 85.78 FT POB N 20 DEG35 MIN 10 SEC W 5.67 FT NLY ALG CURVE 140.08 FT N 11 DEG 15 MIN 41 SEC E 178.10 FT S 78 DEG 32 MIN 15 SEC E 38.74FT S 33 DEG 14 MIN 44 SEC E 44.25 FT N 56 DEG 45 MIN 16 SEC E 87.82 FT S 33 DEG14 MIN 44 SEC E 71 FT S 56 DEG 45 MIN 16SEC W 120.38 FT S 20 DEG 57 MIN 04 SEC E56.37 FT S 33 DEG 32 MIN 45 SEC E 102.42FT S 56 DEG 45 MIN 16 SEC W 37 FT N 33DEG 32 MIN 45 SEC E 102.42 FT S 56 DEG 45 MIN 16 SEC W 37 FT N 33 DEG 32 MIN 45 SEC W 18.99 FT S 82 DEG 01 MIN 18 SEC109.27 FT POB OR 3239/1322

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	RESTAURANT	289900	289900	427500	12900	730300	0	730300	0	730300	17392.9
2012	RESTAURANT	289900	289900	427500	13600	731000	0	731000	0	731000	17322.72
2011	RESTAURANT	289900	289900	408300	14300	712500	0	712500	0	712500	17101.66
2010	RESTAURANT	289900	289900	412600	15200	717700	0	717700	0	717700	17136.6
2009	RESTAURANT	289900	289900	412600	16000	718500	0	718500	0	718500	17169.78
2008	RESTAURANT	289900	289900	416800	16600	723300	0	723300	0	723300	16050.47
2007	RESTAURANT	289900	289900	390000	17400	697300	0	697300	0	697300	15562.34
2006	RESTAURANT	414100	414100	354500	17400	786000	0	786000	0	786000	19323.11

Land

Use	Zoning	Acres
RESTAURANT	Planned Development	0.76
		2013 Certified Land Value: 289900

Building

		Area Type	Square Footage
Actual Year Built	2005	BASE AREA (BAS)	3600
Effective Year Built	2005	CANOPY (CAN)	5000
Use:	RESTAURANT		**Heated Area: 3600 Total Area: 8600**
Bedrooms:	0		
Baths:	20		
Stories:	1		
Exterior Wall:	FACE BRICK		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		
			2013 Certified Building Value: 427500

Miscellaneous

Description	Units
DRIVE/WALK	1290
PAVING 2	3564
FENCE CB	256
SPR SYSTEM	1
FIRE PRO/COMM-INTERIOR	3600

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Exhibit C-1

2013 Certified Miscellaneous Value: 12900

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
10/10/2005	1267700	No	Yes	3239	1322	Special Warranty Deed

Permit

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Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
12-03139	COMM REMODEL PERMIT	08/14/2012	00/00/0000	01/31/2013	INT RENOV RESTAURANT

130862D
Exhibit C-1

Von Fraser Alachua County TAX COLLECTOR

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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account #06780 004 000

Real Estate Account #06780 004 000 Parcel details Latest bill Full bill history

2013	2012	2011	2010	...	2006
$17,649.40 due	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: BRAND PROPERTIES II LLC
2401 PGA BLVD STE 150
PALM BEACH GARDENS, FL 33410
Situs: (unknown)

Account number: **06780 004 000**
Alternate Key: 1055057
Millage code: 3600
Millage rate: 23.6973
Escrow company: CL TAX SERVICE - COMMERCIAL
(200327)
ATTN: TAX DEPT
1 CORELOGIC DR
WESTLAKE, TX 76262

Assessed value: 731,000
School assessed value: 731,000

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$17,322.72
Non-ad valorem:	$616.68
Total Discountable:	17939.40
No Discount NAVA:	0.00
Total tax:	

Paid 2012-11-30 $17,221.82
Effective 2012-11-29
Receipt #12-0041198

Legal description

COM NW COR SEC S 00 DEG DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64 FT NLY ALG CURVE 18.09 FT N 85 DEG E 325.25 FT N 05 DEG W 233.12 FT N 20 DEG 35 MIN 10 SEC W 85.78 FT POB N 20 DEG 35 MIN 10

Location

Book, page, item: --
Geo number: 13-10-19-06780004000
Range: 19
Township: 10
Section: 13

Parcel: 06780-005-000

Search Date: 1/10/2014 at 5:08:20 PM - Data updated: 01/10/14

Taxpayer:	UTC PARTNERS LLC
Mailing:	2216 NW 40TH TER UNIT A GAINESVILLE, FL 32605-3573
Location:	3345 SW 34TH ST Unit 1 GAINESVILLE 3345 SW 34TH ST Unit 2 GAINESVILLE 3345 SW 34TH ST Unit 3 GAINESVILLE 3345 SW 34TH ST Unit 4 GAINESVILLE
Sec-Twn-Rng:	13-10-19
Use:	SH CTR CMMITY
Tax Jurisdiction:	Gainesville
Area:	BUTLER PLAZA/ARCHER RD
Subdivision:	PlaceHolder

Legal: COM NW COR SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 06 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 54FT NLY ALG CURVE 18.09 FT N 85 DEG E 325.25 FT POB N 05 DEG W 148.51 FT N 85 DEG E 42.38 FT NELY ALG CURVE 115.85FT N 56 DEG 45 MIN 16 SEC E 28.93 FT N 33 DEG 14 MIN 44 SEC W 65.55 FT N 56 DEG 38 MIN 02 SEC E 117.78 FT N 33DEG 21 MIN 58 SEC W 30.50 FT N 56 DEG 38 MIN 02 SEC E 120 FT N 15 DEG 20 MIN 11 SEC E 17.97 FT N 33 DEG 21 MIN 58 SECW 32.20 FT N 56 DEG 45 MIN 16 SEC E 26.50 FT S 33 DEG 14 MIN 44 SEC E 150 FT S 56 DEG 45 MIN 16 SEC W 296.56FT S 33 DEG 32 MIN 45 SEC E 143.42 FT SWLY ALG CURVE 246 FT N 05 DEG W 16.25 FT POB OR 3788/0581

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	SH CTR CMMITY	358700	358700	667200	57500	1083400	0	1083400	0	1083400	25988.53
2012	SH CTR CMMITY	358700	358700	667200	61500	1087400	0	1087400	0	1087400	25906.79
2011	SH CTR CMMITY	358700	358700	674100	65500	1098300	0	1098300	0	1098300	26563.81
2010	SH CTR CMMITY	358700	358700	680900	69400	1109000	0	1109000	0	1109000	26479.71
2009	SH CTR CMMITY	358700	358700	1208100	73400	1640200	0	1640200	0	1640200	39195.36

Land

Use	Zoning	Acres
SHOP CTR NEIGHBORHOOD	Planned Development	1.83
		2013 Certified Land Value: 358700

Building

Actual Year Built	0000
Effective Year Built	2008
Use:	SH CTR NBRHD
Bedrooms:	0
Baths:	23
Stories:	1
Exterior Wall:	FACE BRICK
AC:	ROOF TOP AIR
Heating:	FORCED AIR DUCT

Area Type	Square Footage
BASE AREA (BAS)	11160
CANOPY (CAN)	1488
	Heated Area: 11160 Total Area: 12648

2013 Certified Building Value: 667200

Miscellaneous

Description	Units
GUTTER	56
FIRE PRO/COMM-INTERIOR	11100
PAVING 2	43522
DRIVE/WALK	1651
PATIO 1	460

130862D
Exhibit C-1

SPR SYSTEM	1
LIGHTS	2
LIGHTS	2
2013 Certified Miscellaneous Value: 57500	

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
05/20/2008	2065000	No	Yes	3788	0581	Warranty Deed

130862D
Exhibit C-1

Von Fraser Alachua County TAX COLLECTOR

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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account #06780 005 000

Real Estate Account #06780 005 000 Parcel details Latest bill Full bill history

2013	2012	2011	2010	2009
Paid	Paid	Paid	Paid	Paid

Get Bills by Email

Owner: UTC PARTNERS LLC
2216 NW 40TH TER UNIT A
GAINESVILLE, FL 32605-3573
Situs: (unknown)

Account number: **06780 005 000**
Alternate Key: 1055058
Millage code: 3600
Millage rate: 23.6973

Assessed value: 1,087,400
School assessed value: 1,087,400

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$25,768.47
Non-ad valorem:	$652.65
Total Discountable:	26421.12
No Discount NAVA:	0.00
Total tax:	

Paid 2012-11-29 $25,364.28
Receipt #12-0038050

Legal description

COM NW COR SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 06 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 54 FT NLY ALG CURVE 18.09 FT N 85 DEG E 325.25 FT POB N 05 DEG W 148.51 FT N 85 DEG E 42.38 FT NELY ALG CURVE 115.85 FT N 56 DEG 45 MIN

Location

Book, page, item: --
Geo number: 13-10-19-06780005000
Range: 19
Township: 10
Section: 13

Parcel: 06781-000-000

Search Date: 1/10/2014 at 5:08:51 PM - Data updated: 01/10/14

Taxpayer: SHADY NOOK LIMITED
Mailing: 2040 NW 67TH PL
GAINESVILLE, FL 32653-1608
Location:
Sec-Twn-Rng: 13-10-19
Use: PKG LOT (COMM)
Tax Jurisdiction: Gainesville
Area: BUTLER PLAZA/ARCHER RD
Subdivision: PlaceHolder

Legal: COM NW COR SEC S 2695.6 FT TO N LINE OF GARY GRANT N 47 DEG E ALG N LINE OF GRT 798.60 FT POB N 48 DEG E 596.50 FT N32 DEG W 840.50 FT TO S/LY R/W OF RD SW/LY ALONG R/W 597.3 FT S 30 DEG E 744.25 FT POB (LESS THAT PT OF THEFOLLOWING: COM NW COR FRAC SEC S 2490.90FT N 8 DEG E 70.34 FT S 81 DEG E 64 NLY ALG CURVE 602.37 FT N 3 DEG W 42.45 FTPOB N 18 DEG E 357.70 FT NELY ALG CURVE 27.30 FT S 71 DEG E 133.15 FT S 40 DEG E 40 FT S 20 FT S 19 DEG W 178 FT S12 DEG W 91.95 FT S 86 DEG W 202.43 FT POB PER OR 2380/359) (LESS COM NW COR FRAC SEC S 2490.90 FT N 8 DEG E 70.34FT S 81 DEG E 64 FT NLY ALG CURVE 602.37 FT N 3 DEG W 42.45 FT N 18 DEG E 357.70 FT NELY ALG CURVE 150.68 FTPOB NELY ALG CURVE 215.64 FT N 45 DEG E 99.73 FT S 33 DEG E 222.59 FT S 56 DEG W 207.36 FT S 83 DEG W 73.61 FTN 49 DEG W 116.87 FT POB PER OR 3041/751(LESS THAT PT OF PARCEL PER OR 3086/1076(LESS THAT PART OF PARCEL PER OR 3239/1322) (LESS THAT PART OF PARCEL 6780-5 PER OR 3788/0581) OR 2036/1350

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	PKG LOT (COMM)	1481900	1481900	0	21400	1503300	0	1503300	0	1503300	35802.75
2012	PKG LOT (COMM)	1481900	1481900	0	22800	1504700	0	1504700	0	1504700	35657.33
2011	PKG LOT (COMM)	1481900	1481900	0	24200	1506100	0	1506100	0	1506100	36409.74
2010	PKG LOT (COMM)	1481900	1481900	0	25700	1507600	0	1507600	0	1507600	36216.97
2009	PKG LOT (COMM)	1481900	1481900	0	27100	1509000	0	1509000	0	1509000	36303.93
2008	PKG LOT (COMM)	1603400	1603400	0	27100	1630500	0	1630500	0	1630500	36402.31
2007	VACANT COMM	1603400	1603400	0	0	1603400	0	1603400	0	1603400	36007.03
2006	VACANT COMM	1603400	1603400	0	0	1603400	0	1603400	0	1603400	39680.34
2005	SH CTR CMMITY	1695600	1695600	50500	14900	1761000	0	1761000	0	1761000	44741.04
2004	VACANT COMM	1936700	1936700	0	0	1936700	0	1936700	0	1936700	49685.03
2003	VACANT COMM	1936700	1936700	0	0	1936700	0	1936700	0	1936700	50893.04
2002	VACANT COMM	1936700	1936700	0	0	1936700	0	1936700	0	1936700	51607.09
2001	MISC. RESIDENCE	139100	139100	0	22500	161600	0	161600	0	161600	4952.61
2000	MISC. RESIDENCE	139100	139100	0	22500	161600	0	161600	0	161600	5159.24
1999	PKG LOT (COMM)	139100	139100	12200	23700	175000	0	175000	0	175000	5804.57
1998	PKG LOT (COMM)	139100	139100	89300	0	228400	0	228400	0	228400	7348.56
1997	PKG LOT (COMM)	96300	96300	30300	25400	152000	0	152000	0	152000	5294.78
1996	PKG LOT (COMM)	96300	96300	28100	25400	149800	0	149800	0	149800	4085.91
1995	PKG LOT (COMM)	96300	96300	29200	25400	150900	0	150900	0	150900	4115.91

Land

Use	Zoning	Acres
PARKING LOT COMMERCIAL	Planned Development	7.56
		2013 Certified Land Value: 1481900

Miscellaneous

Description	Units
PAVING 2	20790
LIGHTS	4
	2013 Certified Miscellaneous Value: 21400

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument

12/31/1993	538500	No	No	2036	1352	Quitclaim Deed
01/01/1988	100	No	No	1687	0328	Mult Sale
01/01/1988	1015000	No	No	1687	0325	Mult Sale
01/01/1977	206350	No	Yes	1125	328	Warranty Deed

130862D
Exhibit C-1

Von Fraser
"Dedicated to Exceeding your Expectations."

Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 3301 ARCHER RD SW, 32608

Real Estate Account #06781 000 000 Parcel details Latest bill Full bill history

2013	2012	2011	2010	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: SHADY NOOK LIMITED
2040 NW 67TH PL
GAINESVILLE, FL 32653-1608
Situs: 3301 ARCHER RD SW
32608

Account number: **06781 000 000**
Alternate Key: 1055059
Millage code: 3600
Millage rate: 23.6973

Assessed value: 1,504,700
School assessed value: 1,504,700

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$35,657.33
Non-ad valorem:	$0.00
Total Discountable:	35657.33
No Discount NAVA:	0.00
Total tax:	

Paid 2013-02-27 $35,300.76
Receipt #12-0092918

Legal description

COM NW COR SEC S 2695.6 FT TO N LINE OF GARY GRANT N 47 DEG E ALG N LINE OF GRT 798.60 FT POB N 48 DEG E 596.50 FT N 32 DEG W 840.50 FT TO S/LY R/W OF RD SW/LY ALONG R/W 597.3 FT S 30 DEG E 744.25 FT POB (LESS THAT PT OF THE FOLLOWING: COM NW COR

Location

Book, page, item: --
Geo number: 13-10-19-06781000000
Range: 19
Township: 10
Section: 13

Parcel: 06781-001-000

Search Date: 1/10/2014 at 5:09:20 PM - Data updated: 01/10/14

Taxpayer:	NATIONAL RETAIL PROPERTIES LP	**Legal:**	COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64FT NLY ALG CURVE 602.37 FT N 03 DEG 42 MIN 00 SEC W 42.45 FT POB N 18 DEG 44 MIN 42 SEC E 357.70 FT NELY ALG CURVE27.30 FT S 71 DEG 15 MIN 18 SEC E 133.15FT S 40 DEG 02 MIN 12 SEC E 40 FT S 00 DEG 32 MIN 42 SEC E 20 FT S 19 DEG 08MIN 00 SEC W 178 FT S 12 DEG 56 MIN 21 SEC W 91.95 FT S 86 DEG 54 MIN 42 SEC W 202.43 FT POB OR 4093/0210
Mailing:	% CARRABBA'S #6027 PROPERTY MANAGEMENT DEPT 2202 N WEST SHORE BLVD 5TH FL TAMPA, FL 33607		
Location:	3021 SW 34TH ST GAINESVILLE		
Sec-Twn-Rng:	13-10-19		
Use:	RESTAURANT		
Tax Jurisdiction:	Gainesville		
Area:	BUTLER PLAZA/ARCHER RD		
Subdivision:	PlaceHolder		

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	RESTAURANT	778600	778600	621700	36000	1436300	0	1436300	0	1436300	34539.73
2012	RESTAURANT	778600	778600	628500	36900	1444000	0	1444000	0	1444000	34466.05
2011	RESTAURANT	778600	778600	600500	39900	1419000	0	1419000	0	1419000	34420.32
2010	RESTAURANT	778600	778600	607000	42900	1428500	0	1428500	0	1428500	34108.44
2009	RESTAURANT	778600	778600	613500	46000	1438100	0	1438100	0	1438100	34365.86
2008	RESTAURANT	778600	778600	613500	48800	1440900	0	1440900	0	1440900	31974.45
2007	RESTAURANT	778600	778600	574100	51800	1404500	0	1404500	0	1404500	31345.63
2006	RESTAURANT	778600	778600	527400	54700	1360700	0	1360700	0	1360700	33451.57
2005	RESTAURANT	622900	622900	458500	57600	1139000	0	1139000	0	1139000	28773.65
2004	RESTAURANT	622900	622900	454000	47700	1124600	0	1124600	0	1124600	28703.06
2003	RESTAURANT	622900	622900	426200	49800	1098900	0	1098900	0	1098900	28722.93
2002	RESTAURANT	622900	622900	418300	49800	1091000	0	1091000	0	1091000	28934.96

Land

Use	Zoning	Acres
RESTAURANT	Planned Development	1.43
		2013 Certified Land Value: 778600

Building

Actual Year Built	2001	**Area Type**	**Square Footage**
Effective Year Built	2001	BASE AREA (BAS)	6844
Use:	RESTAURANT	CANOPY (CAN)	1500
Bedrooms:	0		**Heated Area: 6844 Total Area: 8344**
Baths:	37		
Stories:	1		
Exterior Wall:	TILE/WD STUCCO		
AC:	ROOF TOP AIR		
Heating:	FORCED AIR DUCT		
			2013 Certified Building Value: 621700

Miscellaneous

Description	Units
DRIVE/WALK	2388
PAVING 2	27524

130862D
Exhibit C-1

FIRE PRO/COMM-INTERIOR	6760
LIGHTS	6
SLAB	510
FENCE CB	376
FENCE WD	240
SPR SYSTEM	1
2013 Certified Miscellaneous Value: 36000	

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/14/2012	2852300	No	No	4093	0210	Special Warranty Deed
06/14/2007	100	No	No	3634	1457	Deed
08/15/2001	871900	Yes	Yes	2380	0359	Special Warranty Deed

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
13-02690-3	AWNING	08/19/2013	09/03/2013	12/25/2013	10 AWN &1 CAR SIDE AW
13-03544	SIGN PERMIT	07/02/2013	00/00/0000	12/25/2013	2 LI CH LET/1 CABINET

130862D
Exhibit C-1

Von Fraser Alachua County TAX COLLECTOR

Von Fraser
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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 3021 34TH ST SW, 32608

Real Estate Account #06781 001 000

Parcel details | Latest bill | Full bill history

2013	2012	2011	2010	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: NATIONAL RETAIL PROPERIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801
Situs: 3021 34TH ST SW
32608

Account number: **06781 001 000**
Alternate Key: 1055060
Millage code: 3600
Millage rate: 23.6973

Assessed value: 1,444,000
School assessed value: 1,444,000

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$34,218.90
Non-ad valorem:	$807.78
Total Discountable:	35026.68
No Discount NAVA:	0.00
Total tax:	

Paid 2012-12-12 $33,975.88
Receipt #12-0054894

Legal description

COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64 FT NLY ALG CURVE 602.37 FT N 03 DEG 42 MIN 00 SEC W 42.45 FT POB N 18 DEG 44 MIN 42 SEC E 357.70 FT NELY ALG CURVE 27.30

Location

Book, page, item: --
Geo number: 13-10-19-06781001000
Range: 19
Township: 10
Section: 13

130862D
Exhibit C-1

Parcel: 06781-002-000

Search Date: 1/10/2014 at 5:10:21 PM - Data updated: 01/10/14

Taxpayer:	HALLE PROPERTIES LLC	**Legal:**	COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E64 FT NLY ALG CURVE 602.37 FT N 03 DEG 42 MIN 00 SEC W 42.45 FT N 18 DEG 44 MIN42 SEC E 357.70 FT NELY ALG CURVE150.68 FT POB NELY ALG CURVE 215.64 FT N 45 DEG 03 MIN 44 SEC E 99.73 FT S 33 DEG 27 MIN 12 SEC E 222.59 FT S 56 DEG27 MIN 15 SEC W 207.36 FT S 83 DEG 38 MIN 50 SEC W 73.61 FT N 49 DEG 36 MIN 36 SEC W 116.87 POB OR 3041/0751
Mailing:	20225 NORTH SCOTTSDALE RD SCOTTSDALE, AZ 85255		
Location:	3003 SW 34TH ST GAINESVILLE		
Sec-Twn-Rng:	13-10-19		
Use:	AUTO SALES		
Tax Jurisdiction:	Gainesville		
Area:	BUTLER PLAZA/ARCHER RD		
Subdivision:	PlaceHolder		

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	AUTO SALES	669700	669700	279400	51500	1000600	0	1000600	0	1000600	23870.08
2012	AUTO SALES	669700	669700	279400	54700	1003800	0	1003800	0	1003800	23816.82
2011	AUTO SALES	669700	669700	282300	57800	1009800	0	1009800	0	1009800	24280.6
2010	AUTO SALES	669700	669700	285200	60700	1015600	0	1015600	0	1015600	24286.03
2009	AUTO SALES	669700	669700	288100	63800	1021600	0	1021600	0	1021600	24493.97
2008	AUTO SALES	669700	669700	288100	63800	1021600	0	1021600	0	1021600	22743.26
2007	VACANT COMM	669700	669700	0	0	669700	0	669700	0	669700	14946.37
2006	VACANT COMM	669700	669700	0	0	669700	0	669700	0	669700	16463.97
2005	VACANT COMM	535800	535800	0	0	535800	0	535800	0	535800	13535.49

Land

Use	Zoning	Acres
AUTO SALES	Planned Development	1.23
		2013 Certified Land Value: 669700

Building

		Area Type	Square Footage
Actual Year Built	2007	BASE AREA (BAS)	4797
Effective Year Built	2007	FINISHED STORAGE (FST)	592
Use:	SERVICE SHOP	1.5 WITH ATTIC (OHA)	1758
Bedrooms:	0		**Heated Area: 7434 Total Area: 7147**
Baths:	3		
Stories:	1		
Exterior Wall:	CB STUCCO		
AC:	NONE		
Heating:	NONE		
			2013 Certified Building Value: 279400

Miscellaneous

Description	Units
FENCE CB	702
PAVING 2	28852
LIGHTS	4
FIRE PRO/COMM-INTERIOR	6555
	2013 Certified Miscellaneous Value: 51500

130862D
Exhibit C-1

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
12/16/2004	800000	Yes	Yes	3041	0751	Warranty Deed

130862D
Exhibit C-1

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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 3003 34TH ST SW, GAINESVILLE

Real Estate Account #06781 002 000

Parcel details Latest bill Full bill history

2013	2012	2011	2010	...	2005
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: HALLE PROPERTIES LLC
20225 NORTH SCOTTSDALE RD
SCOTTSDALE, AZ 85255
Situs: 3003 34TH ST SW
GAINESVILLE

Account number: **06781 002 000**
Alternate Key: 1055061
Millage code: 3600
Millage rate: 23.6973

Assessed value: 1,003,800
School assessed value: 1,003,800

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$23,787.34
Non-ad valorem:	$368.94
Total Discountable:	24156.28
No Discount NAVA:	0.00
Total tax:	

Paid 2012-11-20 $23,190.03
Receipt #12-0029507

Legal description

COM NW COR FRAC SEC S 00 DEG 41 MIN 21 SEC E 2490.90 FT N 08 DEG 05 MIN 03 SEC E 70.34 FT S 81 DEG 54 MIN 57 SEC E 64 FT NLY ALG CURVE 602.37 FT N 03 DEG 42 MIN 00 SEC W 42.45 FT N 18 DEG 44 MIN 42 SEC E 357.70 FT NELY ALG CURVE 150.68 FT POB

Location

Book, page, item: --
Geo number: 13-10-19-06781002000
Range: 19
Township: 10
Section: 13

130862D
Exhibit C-1

Parcel: 07240-001-000

Search Date: 1/10/2014 at 5:09:58 PM - Data updated: 01/10/14

Taxpayer:	SHADY NOOK LIMITED
Mailing:	2040 NW 67TH PL GAINESVILLE, FL 32653-1608
Location:	
Sec-Twn-Rng:	0-10-19
Use:	VACANT COMM
Tax Jurisdiction:	Gainesville
Area:	GARY GRANT 00-10-19
Subdivision:	EDEN'S CROSSING

Legal: COM NE COR GARY GRT POB S 47 DEG W 750 FT S 30 DEG E 270.97 FT S 47 DEG W 226.58 FT S 60 DEG W 114.55 S 37 DEGE 66.82 FT S 70 DEG E 105.80 FT S 9 DEG W 8 FT S 80 DEG E 140 FT NELY 97.03 FT M/L NWLY 55.44 FT M/L NELY & NWLY ALGCURVE 162.36 FT N 5 DEG W 374.27 FT N 84 DEG E 295 FT N 5 DEG W 392.13 POB ALSO RET TO POB S 5 DEG E 935.13 FT POBS 84 DEG W 159.40 FT S 9 DEG W 377.82 FTN 84 DEG E 254.05 FT N 5 DEG W 365.76 FT POB (LESS COM NE COR GRT S 5 DEG E934.44 FT POB S 5 DEG E 365.75 FT S 84 DEG W 254.05 FT N 9 DEG E 377.82 FT N 84 DEG E 159.40 FT POB LESS PARCELSK/A "G" "H" "J" PER OR 2223/688) (LESS PARCEL TO DOT PER OR 2610/487) OR 2228/2338

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	VACANT COMM	219200	219200	0	0	219200	0	219200	0	219200	5220.48
2012	VACANT COMM	219200	219200	0	0	219200	0	219200	0	219200	5194.45
2011	VACANT COMM	219200	219200	0	0	219200	0	219200	0	219200	5261.3
2010	Vacant	219200	219200	0	0	219200	0	219200	0	219200	5233.84
2009	Vacant	219200	219200	0	0	219200	0	219200	0	219200	5238.16
2008	Vacant	219200	219200	0	0	219200	0	219200	0	219200	4864.17
2007	Vacant	219200	219200	0	0	219200	0	219200	0	219200	4892.11
2006	Vacant	219200	219200	0	0	219200	0	219200	0	219200	5388.83
2005	Vacant	219200	219200	0	0	219200	0	219200	0	219200	5537.47
2004	Vacant	219200	219200	0	0	219200	0	219200	0	219200	5594.61
2003	Vacant	219200	219200	0	0	219200	0	219200	0	219200	5729.42
2002	Vacant	256100	256100	0	0	256100	0	256100	0	256100	6792.17
2001	Vacant	199200	199200	0	0	199200	0	199200	0	199200	4991.85
2000	Vacant	199200	199200	0	0	199200	0	199200	0	199200	5066.64
1999	Vacant	190100	190100	0	0	190100	0	190100	0	190100	4867.12
1998	Vacant	117300	117300	0	0	117300	0	117300	0	117300	3094.57
1997	Vacant	117300	117300	0	0	117300	0	117300	0	117300	3166.36
1996	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2607.56
1995	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2607.55

Land

Use	Zoning	Acres
MFR>10 UNITS	RMF8	4.87
		2013 Certified Land Value: 219200

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
01/24/2005	100	Yes	No	3086	1071	Warranty Deed
04/27/1999	227500	Yes	Yes	2228	2338	Warranty Deed
03/18/1999	5900	Yes	No	2223	0701	Warranty Deed
03/18/1999	100	Yes	No	2224	0370	Warranty Deed
09/12/1997	855200	Yes	No	2134	2943	Mult Sale
11/15/1990	100	Yes	No	1792	2434	Fee Simple Deed
09/01/1987	100000	Yes	No	1675	0176	Certificate for Title

130862D
Exhibit C-1

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Tax Collector Home Search Reports Shopping Cart

2012 Roll Details — Real Estate Account At 0 34TH ST SW, 32608

Real Estate Account #07240 001 000

Parcel details Latest bill Full bill history

2013	2012	2011	2010	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: SHADY NOOK LIMITED
2040 NW 67TH PL
GAINESVILLE, FL 32653-1608
Situs: 0 34TH ST SW
32608

Account number: **07240 001 000**
Alternate Key: 1063678
Millage code: 3600
Millage rate: 23.6973

Assessed value: 219,200
School assessed value: 219,200

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

View

Ad valorem:	$5,194.45
Non-ad valorem:	$0.00
Total Discountable:	5194.45
No Discount NAVA:	0.00
Total tax:	

Paid 2013-02-27 $5,142.51
Receipt #12-0092918

Legal description

COM NE COR GARY GRT POB S 47 DEG W 750 FT S 30 DEG E 270.97 FT S 47 DEG W 226.58 FT S 60 DEG W 114.55 S 37 DEG E 66.82 FT S 70 DEG E 105.80 FT S 9 DEG W 8 FT S 80 DEG E 140 FT NELY 97.03 FT M/L NWLY 55.44 FT M/L NELY & NWLY ALG CURVE 162.36 FT

Location

Book, page, item: --
Geo number: 00-10-19-07240001000
Range: 19
Township: 10
Section: 00

APPLICATION PACKET
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1. Cover Letter
2. PD Rezoning Application
3. Authorization/Ownership Affidavits
4. Legal Description
5. Tax Record Cards
6. **Warrantee Deeds**
7. Justification Report
8. Revised PD Conditions
9. Revised PD Layout Map
10. Master Signage Plan
11. Neighborhood Workshop Materials
12. Map Set

130862D
Exhibit C-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1773972 3 PGS
2001 AUG 08 02:16 PM BK 2378 PG 998
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK2 Receipt#062217
Doc Stamp-Deed: 0.70
By: _____ D.C.

Date: November 2, 2000

Prepared under the supervision of:

_____, Attorney
Florida Department of Transportation
1901 South Marion Street
Post Office Box 1089
Lake City, Florida 32056-1089

COUNTY OF	: Alachua
SECTION	: 26250-2523
STATE ROAD	: 121
PARCEL NO.	: 135.1 (Part)

QUITCLAIM DEED

THIS INDENTURE, MADE THIS 6th day of August, 2001, by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street, Lake City, Florida 32056-1089, as the First Party, and ***VALLEY VIEW LIMITED, A FLORIDA LIMITED PARTNERSHIP***, as the Second Party.

W I T N E S S E T H

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required by such purposes, and the First Party, by action of the District Secretary, District Two, Department of Transportation on December 6, 2000 pursuant to the provisions of Section 337.25, Florida Statutes has agreed to quitclaim the land hereinafter described to the Second Party;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the First Party for and in consideration of the premises and the sum of One Dollar and other valuable considerations to it paid by the Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Second Party, and assigns, forever, all the right, title and interest of the State of Florida and/or the State of Florida Department of Transportation to the property described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Second Party.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, or encumbrances.

COUNTY OF	: Alachua
SECTION	: 26250-2523
STATE ROAD	: 121
PARCEL NO.	: 135.1 (Part)

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District Two, and its seal to be hereunto affixed, attested by its Executive Secretary, District Two, on the date first above written.

Signed, sealed and delivered
in our presence as witnesses:

Carol Reeves
Witness:
Print Name: Carol Reeves

Rhonda Harrington
Witness:
Print Name: Rhonda Harrington

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY: [signature]
Aage Schroder, III, P.E.
District Secretary
District Two

ATTEST: Lisa Lambert
Print Name: Lisa Lambert
Executive Secretary
District Two

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this 6th day of August, 2001, by AAGE SCHRODER, III, P.E., District Secretary, District Two, and Lisa Lambert Executive Secretary, District Two, for the State of Florida Department of Transportation.

Marcia K. Henderson
Print Name:
Notary Public
My Commission Expires:

Marcia K. Henderson
MY COMMISSION # CC669096 EXPIRES
November 19, 2001
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT "A"

"A parcel of land in Section 13, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Garey (Gary) Grant (formerly known as Geo. I. F. Clark Grant), Section 3, Township 10 South, Range 19 East; thence South 46°39'44" West along the North line of said Garey (Gary) Grant (South line of Section 13, Township 10 South, Range 19 East), a distance of 1,529.88 feet; thence North 08°02'52" East, a distance of 371.33 feet to the beginning of a curve concave Westerly having a radius of 2,849.80 feet; thence Northeasterly, North, and Northwesterly along the arc of said curve through an angle of 10°43'24", a distance of 533.36 feet; thence South 54°22'26" East, a distance of 68.73 feet to the Point of Beginning, said point being on a curve concave Westerly having a radius of 2,928.79 feet; thence Northwesterly along the arc of said curve through an angle of 00°53'01", a distance of 45.17 feet, (said arc being subtended by a chord which bears North 03°17'40" West, a distance of 45.17 feet) to the end of said curve; thence North 03°44'11" West, a distance of 42.59 feet; thence North 18°42'30" East, a distance of 180.37 feet; thence South 31°15'39" East, a distance of 304.00 feet; thence South 62°34'52" West, a distance of 136.08 feet; thence North 54°22'26" West, a distance of 110.04 feet to the Point of Beginning.

Containing 0.846 Acre, more or less."

130862D
Exhibit C-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2561298 3 PGS
Mar 10, 2010 11:07 AM
BOOK 3941 PAGE 1638
J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 436605

Doc Stamp-Deed: $8,575.00

2561298 3 PGS

Prepared by and Return to:
T. Bentley, an employee of
Bankers Title of the Nature Coast, Inc.
P. O. Box 1260
Old Town, FL 32680

File No. 5218

Corporate Warranty Deed

This Indenture, made this 8th day of March , 2010 A.D.
Between TALAL PROPERTIES LIMITED, a Florida limited partnership and SCOTT P. MARSHALL whose mailing address is 1326 E. Lumsden Road, Brandon, FL 33511, Grantor(s) and

TIKI TERIYAKI REAL ESTATE, INC., a Florida Corporation whose mailing address is 600 NW 75th Street, Suite E, Gainesville, FL 32607, Grantee(s),

Witnesseth, that the said Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: **13-10-19-06780-001-000**

Subject to taxes accruing subsequent to December 31, 2009, and except, covenants, restrictions and easements of record, if any.
And the said Grantor(s)s do/does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
In Witness Whereof, the said Grantor(s) has/have caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Witness as to Talal
JOE I MORENO
(witness printed name)

Witness as to Talal
TAMERA S. BENTLEY
(witness printed name)

Witness as to Marshall
JOE I MORENO
(witness printed name)

Witness as to Marshall
TAMERA S BENTLEY
(witness printed name)

TALAL PROPERTIES LIMITED, a Florida limited partnership

By: TALAL MANAGEMENT, INC., a Florida Corporation as sole general partner

By: Talal Kazbour, its President

Scott P Marshall
SCOTT P. MARSHALL

Prepared by and Return to:
Tammy Bentley, an employee of
Bankers Title of the Nature Coast, Inc.,
Post Office Box 1260
Old Town, Florida 32680

File Number: 5678

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8th day of March, 2010, by **TALAL KAZBOUR**, as President of Talal Management, Inc., a Florida Corporation, as sole general partner of Talal Properties Limited, a Florida limited partnership, which he is personally known to me or has produced fl drivers license as identification.

NOTARY PUBLIC

My Commission Expires:
(Notarial Seal)

Notary Public State of Florida
Tamera S Bentley
My Commission DD679655
Expires 08/28/2011

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8th day of March, 2010, by **SCOTT P. MARSHALL** who is personally known to me or has produced fl drivers license as identification.

NOTARY PUBLIC

My Commission Expires:
(Notarial Seal)

Notary Public State of Florida
Tamera S Bentley
My Commission DD679655
Expires 08/28/2011

INSTRUMENT # 2561298 3 PGS

Prepared by and Return to:
Tammy Bentley, an employee of
Bankers Title of the Nature Coast, Inc.,
Post Office Box 1260
Old Town, Florida 32680

File Number: 5678

EXHIBIT "A"

Parcel B, University Towne Center

A portion of fractional Section 13, Township 10 South, Range 19 East, lying Northerly of the Gary Grant, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of fractional Section 13, Township 10 South, Range 19 East, lying Northerly of the Gary Grant, Alachua County, Florida, and run thence South 00 deg. 41 min. 21 sec. East, along the West boundary of said Section 13, a distance of 2490.90 feet to a point on the survey centerline of State Road No. 121, as per Florida Department of Transportation right-of-way map Section 26250-2523; thence North 08 deg. 05 min. 03 sec. East, along said survey centerline, 70.34 feet; thence South 81 deg. 54 min. 57 sec. East, 64.00 feet to a point on the Easterly right-of-way line of said State Road No. 121, said point lying on the arc of a curve, concave Westerly, having a radius of 2928.79 feet; thence Northerly along said Easterly right-of-way line, and along the arc of said curve, through a central angle of 08 deg. 13 min. 32 sec., an arc distance of 420.47 feet to the POINT OF BEGINNING, said arc being subtended by a chord having a bearing and distance of North 03 deg. 58 min. 17 sec. East, 420.11 feet; thence continue Northerly along the arc of said curve and along said easterly right-of-way line, through a central angle of 03 deg. 33 min. 31 sec., an arc distance of 181.90 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 01 deg. 55 min. 15 sec. West, 181.87 feet; thence North 03 deg. 42 min. 00 sec. West, along said Easterly right-of-way line, 42.45 feet; thence North 86 deg. 54 min. 42 sec. East, 202.43 feet; thence South 14 deg. 18 min. 26 sec. East, 7.90 feet; thence South 11 deg. 12 min. 42 sec. West, 186.42 feet to the beginning of a curve concave Northwesterly, having a radius of 36.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 59 deg. 04 min. 45 sec., an arc distance of 37.12 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 40 deg. 45 min. 05 sec. West, 35.50 feet; thence South 70 deg. 17 min. 27 sec. West, 47.60 feet to the beginning of a curve, concave Northerly, having a radius of 38.00 feet; thence Westerly along the arc of said curve, through a central angle of 20 deg. 11 min. 02 sec., an arc distance of 13.39 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 80 deg. 22 min. 58 sec. West, 13.32 feet; thence North 89 deg. 31 min. 31 sec. West, 77.90 feet to the Point of Beginning.

AB

Recording	$ 27.00
Doc Stamps	$ 14,455.00
Intangible Tax	$ —
Total	$ 14,482.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2428980 3 PGS
2008 MAY 20 04:42 PM BK 3788 PG 581
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#372533
Doc Stamp-Deed: 14,455.00

130862D
Exhibit C-1

RETURN TO: SFMH&M

Prepared by and return to:
Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605
352-376-8201
File Number: **08-0357.4**

[Space Above This Line For Recording Data]

2428980

Warranty Deed

This Warranty Deed made on **May 20, 2008** between **Shady Nook Limited, a Florida limited partnership** whose post office address is **P O Box 5278, Gainesville, FL 32627-5278**, grantor, and **UTC Partners, LLC, a Florida limited liability company** whose post office address is **12921 SW 1st Road, 107 - 108, Newberry, FL 32669**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 06780-000-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

INSTRUMENT # 2428980
3 PGS

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

Signed, sealed and delivered in our presence:

Shady Nook Limited, a Florida limited partnership

By: Gainesville Real Estate Management, Inc., a Florida Corporation

By: _____
Keith A. Crutcher, President

Witness Name: James R. Stewart

Witness Name: MELISSA JAY MURPHY

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 20th day of May, 2008 by Keith A. Crutcher, President of Gainesville Real Estate Management, Inc., a Florida Corporation, of Shady Nook Limited, a Florida limited partnership on behalf of the corporation and the partnership. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

MELISSA JAY MURPHY
Commission DD 703569
Expires November 20, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name: _____

My Commission Expires: _____

INSTRUMENT # 2428980
3 PGS

Exhibit A

A portion of the Gary Grant and a portion of Fractional Section 13, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Fractional Section 13, Township 10 South, Range 19 East lying North of the Gary Grant, Alachua County, Florida, and run thence South 00°41'21" East along the West boundary of said Fractional Section 13, a distance of 2490.90 feet to a point on the survey centerline of State Road No. 121, as per Florida Department of Transportation right-of-way map Section 26250-2523; thence North 06°05'03" East, along said survey centerline, 70.34 feet; thence South 81°54'57" East 54.00 feet to a point on the Easterly right of way line of said State Road No. 121, said point lying on the arc of a curve, concave Westerly, having a radius of 2928.79 feet; thence Northerly along said Easterly right-of-way line, and along the arc of said curve through a central angle of 00°21'14", an arc distance of 18.09 feet, said arc being subtended by a chord having a bearing and distance of North 07°54'26 East, 18.09 feet; thence North 85°00'00" East 325.25 feet to the Point of Beginning; thence North 05°00'00" West 148.51 feet to a corner of "Parcel 1" as described in Official Records Book 3086, Page 1076 of the Public Records of Alachua County, Florida; thence run along the Southeasterly boundary lines of said "Parcel 1" for the next nine courses: North 85°00'00" East, 42.38 feet to the beginning of a curve concave Northwesterly and having a radius of 234.99 feet; thence Northeasterly along the arc of said curve through a central angle of 28°14'44" an arc distance of 115.85 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 70°52'38" East, 114.68 feet; thence North 56°45'16" East, 28.93 feet; thence North 33°14'44" West, 65.55 feet; thence North 56°38'02" East, 117.78 feet; thence North 33°21'58" West 30.50; thence North 56?38'02" East 120.00 feet; the North 15°20'11" East 17.97 feet; thence North 33°21'58 West 32.20 feet to the Northeast corner of said "Parcel 1" as described in Official Records Book 3086, Page 1076; thence North 56°45'16" East, 26.50 feet; thence South 33°14'44" East, 150.00 feet; thence South 56°45'16" West, 296.56 feet; thence South 33°32'45" East, 143.42 feet to a point on the arc of a curve concave Northwesterly and having a radius of 520.00 feet; thence Southwesterly, along the arc of said curve through a central angle of 27°06'20" an arc distance of 246.00 feet said arc being subtended by a chord having a bearing and distance of South 69°57'43" West, 243.72 feet; thence North 05°00'00" West, 16.25 feet to the Point of Beginning.

Parcel Identification Number: 06780-000-000

Return to:

NASON, YEAGER, GERSON
WHITE & LIOCE, P.A.
Attorneys at Law
1645 Palm Beach Lakes Blvd.
Suite 1200
West Palm Beach, FL 33401

130862D
Exhibit C

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2116236 4 PGS
2005 MAR 15 11:39 AM BK 3086 PG 1076
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#227485
Doc Stamp-Deed: 34,790.70

Prepared by [redacted]
Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
Post Office Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: **04-2052.4**
Will Call No.:

2116236

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **10th** day of **March, 2005** between **Shady Nook Limited, a Florida Limited Partnership** whose post office address is **P O Box 5278, Gainesville, FL 32627-5278**, grantor, and **Brand Properties, LLC, a Florida Limited Liability Company** whose post office address is **2401 PGA Boulevard, Suite 150, Palm Beach Gardens, FL 33410**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

See Exhibit "A" attached hereto.

Parcel Identification Number: Portions of 06781-000-000 and 06780-000-000 and 07240-001-000.

Subject to Developer's Agreement recorded in Official Records Book 2361, page 2164, Public Records of Alachua County, Florida.

Subject to Declaration recorded in Official Records Book 2380, page 363 and Amendment recorded in Official Records Book 3041, page 737, both of the Public Records of Alachua County, Florida.

Subject to easement granted to Southern Bell Telephone and Telegraph Company, recorded in Deed Book 289, page 457, Public Records of Alachua County, Florida.

Subject to easement granted to City of Gainesville, recorded in Official Records Book 2378, page 1001 and re-recorded in Official Records Book 2378, page 2427, Public Records of Alachua County, Florida.

Subject to easement granted to State of Florida Department of Transportion, recorded in Official Records Book 2610, page 490, Public Records of Alachua County, Florida.

Subject to taxes accruing subsequent to December 31, 2004.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Shady Nook Limited, a Florida Limited Partnership
By: Gainesville Real Estate Management, Inc., a Florida Corporation

By: _____
Keith Crutcher, President

Witness Name: Melissa Jay Murphy

Witness Name: M. Susan Fulford

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 10th day of March, 2005 by Keith Crutcher, President of Gainesville Real Estate Management, Inc., a Florida Corporation, of Shady Nook Limited, a Florida Limited Partnership on behalf of the corporation and the partnership. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Melissa Jay Murphy
MY COMMISSION # DD243813 EXPIRES
November 20, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTRUMENT # 2116236
4 PGS

Exhibit A

Parcel 1:

A PORTION OF THE GARY GRANT AND A PORTION OF FRACTIONAL SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, LYING NORTH OF THE GARY GRANT, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 00°41'21" EAST, ALONG THE WEST BOUNDARY OF SAID FRACTIONAL SECTION 13, A DISTANCE OF 2490.90 FEET TO A POINT ON THE SURVEY CENTERLINE OF STATE ROAD NO. 121, AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 26250-2523; THENCE NORTH 08°05'03" EAST, ALONG SAID SURVEY CENTERLINE, 70.34 FEET; THENCE SOUTH 81°54'57" EAST, 64.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 121, SAID POINT LYING ON THE ARC OF A CURVE , CONCAVE WESTERLY , HAVING A RADIUS OF 2928.79 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°21'14", AN ARC DISTANCE OF 18.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°54'26" EAST, 18.09 FEET; THENCE NORTH 85°00'00" EAST, 325.25 FEET; THENCE NORTH 05°00'00" WEST, 148.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 05°00'00" WEST, 84.61 FEET; THENCE NORTH 20°35'10" WEST, 85.78 FEET; THENCE NORTH 82°01'18" EAST, 109.27 FEET; THENCE SOUTH 33°32'45" EAST, 18.99 FEET; THENCE NORTH 56°45'16" EAST, 270.84 FEET; THENCE SOUTH 33°21'58" EAST, 32.20 FEET; THENCE SOUTH 15°20'11" WEST, 17.97 FEET; THENCE SOUTH 56°38'02" WEST, 120.00 FEET; THENCE SOUTH 33°21'58" EAST, 30.50 FEET; THENCE SOUTH 56°38'02" WEST, 117.78 FEET; THENCE SOUTH 33°14'44" EAST, 65.55 FEET; THENCE SOUTH 56°45'16" WEST, 28.93 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 234.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°14'44", AN ARC DISTANCE OF 115.85 FEET TO THE END OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 70°52'38" WEST, 114.68 FEET; THENCE SOUTH 85°00'00" WEST, 42.38 FEET TO THE POINT OF BEGINNING.

AND

Parcel 2:

A PORTION OF THE GARY GRANT AND A PORTION OF FRACTIONAL SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, LYING NORTH OF THE GARY GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST, LYING NORTH OF THE GARY GRANT, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 00°41'21" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 13, A DISTANCE OF 2490.90 FEET TO A POINT ON THE SURVEY CENTERLINE OF STATE ROAD NO. 121, AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 26250-2523; THENCE NORTH 08°05'03" EAST, ALONG SAID SURVEY CENTERLINE, 70.34 FEET; THENCE SOUTH 81°54'57" EAST, 64.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 121, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2928.79 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°21'14", AN ARC DISTANCE OF 18.09 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°54'26" EAST, 18.09 FEET; THENCE CONTINUE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°22'22", AN ARC DISTANCE OF 325.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 04°32'38" EAST, 325.59 FEET; THENCE NORTH 85°00'00" EAST, 163.59 FEET; THENCE SOUTH 43°15'46" EAST, 65.05 FEET; THENCE SOUTH 20°35'10" EAST, 46.10 FEET; THENCE

INSTRUMENT # 2116236
4 PGS

Exhibit A
(Continued)

SOUTH 05°00'00" EAST, 225.59 FEET; THENCE SOUTH 85°00'00" WEST, 270.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS, PARKING AND UTILITIES/DRAINAGE, CREATED IN THE DECLARATION RECORDED IN O.R. BOOK 2380, PAGE 363, AS AMENDED IN OFFICIAL RECORDS BOOK 3041, PAGE 737 BOTH OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

130862D
Exhibit C-1
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2181776 2 PGS
2005 OCT 17 09:15 AM BK 3239 PG 1322
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#257045
Doc Stamp-Deed: 8,873.90

Prepared by and return to:
Alan I. Armour II
Attorney at Law
Nason Yeager Gerson White & Lioce, PA
1645 Palm Beach Lakes Blvd. Suite 1200
West Palm Beach, FL 33401
561-686-3307

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10 day of **October, 2005** between **Shady Nook Limited, a Florida limited partnership** whose post office address is **2040 NW 67th Place, Gainesville, FL 32653**, grantor, and **Brand Properties II LLC, a Florida limited liability company** whose post office address is **2401 PGA Boulevard, Suite 150, Palm Beach Gardens, FL 33410**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

A portion of Fractional Section 13, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Fractional Section 13, Township 10 South, Range 19 East, lying north of the Gary Grant, Alachua County, Florida, and run thence South 00°41'21" East, along the West boundary of said Fractional Section 13, a distance of 2490.90 feet to a point on the survey centerline of State Road No. 121, as per Florida Department of Transportation right-of-way map Section 26250-2523; thence North 08°05'03" East, along said survey centerline, 70.34 feet; thence South 81°54'57" East, 64.00 feet to a point on the easterly right-of-way line of said State Road No. 121, said point lying on the arc of a curve, concave westerly, having a radius of 2928.79 feet; thence northerly, along said easterly right-of-way line, and along the arc of said curve, through a central angle of 00°21'14", an arc distance of 18.09 feet, said arc being subtended by a chord having a bearing and distance of North 07°54'26" East, 18.09 feet; thence North 85°00'00" East, 325.25 feet; thence North 05°00'00" West, 233.12 feet; thence North 20 °35'10" West, 85.78 feet to the Point of Beginning; thence continue North 20³ 35'10" West, 5.67 feet, to a point lying on the arc of a curve, concave westerly, having a radius of 55.00 feet; thence northerly, along the arc of said curve, through a central angle of 145°55'50", an arc distance of 140.08 feet, said arc being subtended by a chord having a bearing and distance of North 18°45'09" West, 105.17 feet; thence North 11°15'41" East, 178.10 feet; thence South 78°32'15" East, 38.74 feet; thence South 33°14'44" East, 44.25 feet; thence North 56°45'16" East, 87.82 feet; thence South 33°14'44" East, 71.00 feet; thence South 56°45'16" West, 120.38 feet; thence South 20°57'04" East, 56.37 feet; thence South 33°32'45" East, 102.42 feet; thence South 56°45'16" West, 37.00 feet; thence North 33°32'45" West, 18.99 feet; thence South 82°01'18" West, 109.27 feet to the Point of Beginning.

Parcel Identification Number: 06781-000-000

Subject to Developer's Agreement recorded in Official Records Book 2361, Page 2164, of the Public Records of Alachua County, Florida.

Subject to Declaration recorded in Official Records Book 2380, Page 363, and Amendment recorded in Official Records Book 3041, Page 737, both of the Public Records of Alachua County, Florida

Subject to easement granted to Southern Bell Telephone and Telegraph Company, recorded in Deed Book 289, Page 457, of the Public Records of Alachua County, Florida.

Subject to easement granted to City of Gainesville, recorded in Official Records Book 2378, Page 1001, and re-recorded in Official Records Book 2378, Page 2427, both of the Public Records of Alachua County, Florida.

Subject to easement granted to State of Florida Department of Transportation, recorded in Official Records Book 2610, Page 490, of the Public Records of Alachua County, Florida.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Shady Nook Limited, a Florida limited partnership

By: Gainesville Real Estate Management Co., Inc., a Florida corporation, its General Partner

By: _____
Keith A. Crutcher, President

Witness Name: Melissa Jay Murphy

Witness Name: JAMES D. SALTER

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 10 day of October, 2005 by Keith A. Crutcher, President of Gainesville Real Estate Management Co., Inc., a Florida corporation, as General Partner, of Shady Nook Limited, a Florida limited partnership on behalf of the corporation and the partnership. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

H:\7711\17240\DSWarrantyDeedFBscw

NOTARY PUBLIC STATE OF FLORIDA
Melissa Jay Murphy
Commission # DD243813
Expires November 20, 2007
Bonded Troy Fain - Insurance Inc 800-385-7019

INSTRUMENT # 2181776
2 PGS

130862D
Exhibit C-1

P.S.D 3769.50

RECORDED
OFFICIAL RECORDS
95 NOV -2 PM 2:26
CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

QUITCLAIM DEED

THIS INDENTURE, made this 31st day of December, 1993, by DENNIS R. O'NEIL, a single man, whose address is 2401 Del Lago Drive, Fort Lauderdale, Florida 33316, hereinafter referred to as "Grantor," and VALLEY VIEW LIMITED, a Florida limited partnership, whose address is 2040 NW 67th Place, Gainesville, Florida 32606, hereinafter referred to as "Grantee."

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to Grantee, its successors and assigns forever, all the right, title, interest and claim of Grantor in and to the real property lying and being in Alachua County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in any wise appertaining.

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

IN WITNESS WHEREOF, Grantor has executed this deed and affixed his seal on the day, month and year first stated above.

Signed, sealed and delivered
in the presence of:

Sarita Taylor (sign name)
Sarita Taylor (print name)

DENNIS R. O'NEIL (SEAL)

Roger L. Snare (sign name)
Roger L. Snare (print name)

Doc. St. Amt. $ 3769.50
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 31st day of December, 1993, by DENNIS R. O'NEIL [who is personally known to me] or [~~who has produced~~ _____ ~~as identification~~] [strike one].

Linda O. Gouger
Notary Public, State of Florida
Commission No. CC 346942
My Commission Expires: 12/07/98
1-800-3-NOTARY - Fla Notary Service & Bonding Co.
(NOTARY SEAL)

Name: Linda O. Gouger
Notary Public, State of
Florida at Large

My commission number is: CC 346942
My commission expires: 2-7-98

RETURN TO

This instrument was prepared
without the benefit of title work
by and return to:

Valerie Stoker Litschgi, Esq.
Barnett, Bolt, Kirkwood & Long
601 Bayshore Boulevard, Suite 700
Tampa, Florida 33606

1363421

36/2VSL/07834.M01

OR BK 2036 PG 1352

EXHIBIT "A"

That fractional part of Section 13, Township 10 South, Range 19 East, lying North of Gary Grant in Alachua County, Florida, more particularly described as follows:

Commence at the NW corner of Sec. 13, T 10 S, R 19 E, for a point of reference; thence run South along the W. line of said Sec. 13, 2695.6 feet to an intersection with the N. line of Gary Grant; thence run N. 47°44'17" East along the said N. line of Gary Grant, 798.60 feet to the P.O.B.; from said Point of Beginning, thence continue along the said North line of Gary Grant N. 48°15'17" E. 596.50 feet; thence run N. 32°20'43" W. 840.50 feet, to the Southerly right-of-way line of the Rocky Point Road; thence run Southwesterly along the said Southerly right-of-way line of the Rocky Point Road 597.3 feet; thence run S. 30°08'43" E., 744.25 feet to an intersection with the said North line of Gary Grant and the P.O.B.

Tax Parcel Identification Number: 06781-000-000.

130862D
Exhibit C-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2702278 10 PG(S)
3/19/2012 1:57 PM
BOOK 4093 PAGE 210
J. K. IRBY
Clerk of the Court
Alachua County, Florida
ERECORDED Receipt # 511150
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $19,966.10
Intang. Tax: $0.00

3660270a

This instrument prepared by (or under the supervision of):

Name: Jennifer Huang
Address: Ropes & Gray LLP
Prudential Tower
800 Boylston Street
Boston, MA 02199-3600

10000 86.50

Dfs $ 19,966.10

After recording return to

National Retail Properties, LP
450 S. Orange Avenue
Suite 900
Orlando, FL 32801
Attn: Christopher Tessitore, Esq.

Property Appraiser's Parcel ID Number:

06781-001-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 14th day of March, 2012, by PRIVATE RESTAURANT PROPERTIES, LLC, a Delaware limited liability company, as successor by merger to CIG REAL ESTATE, LLC, a Delaware limited liability company, Grantor, whose mailing address is 2202 North Westshore Boulevard, Suite 470A, Tampa, Florida 33607 to NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership, Grantee, whose mailing address is 450 S. Orange Avenue, Suite 900, Orlando, FL 32801. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Alachua County, Florida (the "Land"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Land (the Land, together with the foregoing, is referred to in this deed as the "Property").

THIS CONVEYANCE is subject to (i) taxes and assessments not yet due and payable for the current calendar year and all subsequent years; (ii) laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (iii) easements, conditions, restrictions, matters, limitations and reservations of

record, if any, but this reference shall not operate to reimpose same; and (iv) any matters which would be disclosed by an accurate survey of the Property.

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[SIGNATURE PAGE TO FOLLOW]

COPY

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

Signed, sealed and delivered in the presence of:

PRIVATE RESTAURANT PROPERTIES, LLC,
a Delaware limited liability company

Name: Joseph Kaggo

By: _____
Name: Karen Bremer
Title: Vice President of Real Estate

Name: Teresa Schaaf

[CORPORATE SEAL]

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 9th day of March, 2012 by Karen Bremer as Vice President of Real Estate of PRIVATE RESTAURANT PROPERTIES, LLC, a Delaware limited liability company, on behalf of the company. Such individual is personally known to me or produced _____ as identification.

Name: Kathryn A. Davis
Notary Public, State of Florida
Commission No. EE 164991

My commission expires: 10/5/14

KATHRYN A. DAVIS
MY COMMISSION # EE 016491
EXPIRES: October 5, 2014
Bonded Thru Notary Public Underwriters

Exhibit "A"

(Legal Description)

COPY

Store #6027, 3021 Southwest 34th Street
Gainesville, Alachua County, FL

Legal Description

Store # 6027

Address
3021 SW 34th Street

City/Town
Gainesville

County
Alachua

State
FL

A portion of Fractional Section 13, Township 10 South, Range 19 East, lying North of the Gary Grant, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest Corner of Fractional Section 13, Township 10 South, Range 19 East, lying North of the Gary Grant, Alachua County, Florida, and run thence South 00°41'21" East, along the West boundary of said Section 13, a distance of 2490.90 feet to a point on the survey centerline of State Road No. 121, as per Florida Department of Transportation right-of-way map Section 26250-2523; thence North 08°05'03" East, along said survey centerline, 70.34 feet; thence South 81°54'57" East, 64.00 feet to a point on the Easterly right-of-way line of said State Road No. 121, said point lying on the arc of a curve, concave Westerly, having a radius of 2928.79 feet; thence Northerly, along said Easterly right-of-way line, and along the arc of said curve, through a central angle of 11°47'03", an arc distance of 602.37 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 02°11'31" East, 601.31 feet; thence North 03°42'00" West, along said Easterly right-of-way, 42.45 feet to a point on the Southeasterly right-of-way line of Old Archer Road and the POINT OF BEGINNING; thence North 18°44'42" East, along said Southeasterly right-of-way line, 357.70 feet to the beginning of a curve concave Southeasterly, having a radius of 1402.40 feet; thence Northeasterly, along said Southeasterly right-of-way line, and along the arc of said curve, through a central angle of 01°06'56", an arc distance of 27.30 feet, said arc being subtended by a chord having a bearing and distance of North 21°07'21" East, 27.30 feet; thence South 71°15'18" East, 133.15 feet; thence South 40°02'12" East, 40.00 feet; thence South 00°32'42" East, 20.00 feet; thence South 19°08'00" West, 178.00 feet; thence South 12°56'21" West, 91.95 feet; thence South 86°54'42" West, 202.43 feet to the POINT OF BEGINNING.

TOGETHER WITH an exclusive easement for the benefit of the aforementioned parcel as created by the Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 2380, Page 363, as subsequently Amended in Official Records Book 3041, Page 737, for the purposed described therein over, under and across the lands described therein.

SECRETARY'S CERTIFICATE

OF

PRIVATE RESTAURANT PROPERTIES, LLC

I, Joseph J. Kadow, the undersigned, do hereby certify that I am the Secretary of Private Restaurant Properties, LLC, a Delaware limited liability company (the "Company"), and in such capacity I do hereby certify that:

1. Karen Bromer is a duly elected, qualified and acting authorized officer of the Company, and her title is "Vice President of Real Estate."

2. Attached hereto as Exhibit A is a true, complete and correct copy of certain resolutions adopted by the sole equity member of the Company (the "Member") on or about the date hereof. Such resolutions have not been in any way amended, modified, revoked or rescinded since their adoption and remain in full force and effect as of the date hereof. All documents referred to in such resolutions are in substantially the form approved by the Member.

[*Remainder of page left blank intentionally*]

COPY

WITNESS my hand this 14th day of March, 2012.

By: Joseph J. Kadow
Title: Secretary

COPY

[Signature Page to PRP's Secretary's Certificate]

Exhibit A – Resolutions

COPY

PRIVATE RESTAURANT PROPERTIES, LLC

ACTION TAKEN BY WRITTEN CONSENT OF THE SOLE MEMBER

WHEREAS, Private Restaurant Properties, LLC, a Delaware limited liability company (the "Company") is the fee owner of certain properties specified on Exhibit A attached hereto (the "Sale Leaseback Properties); and

WHEREAS, the Company has entered into (i) that certain Purchase and Sale Agreement, dated as of February 3, 2012, by and between the Company and Cole CCPT III Acquisitions, LLC (the "Cole PSA") and (ii) that certain Purchase and Sale Agreement, dated as of February 3, 2012, by and between the Company and National Retail Properties, LP (the "NNN PSA", collectively with the Cole PSA, the "PSAs") pursuant to which the Company will sell its interest in, inter alia, each of the Sale Leaseback Properties and otherwise in accordance with the terms contained therein (the "Third Party Sale");

NOW THEREFORE, BE IT RESOLVED, the Third Party Sale is hereby authorized and approved and that the Company, and each officer thereof, is authorized to execute and deliver the Deeds (as defined in each of the PSAs) together with all other documentation specified in the PSAs and otherwise reasonably required in connection with the Third Party Sale with such changes thereto as such officer deems necessary or advisable; and

RESOLVED FURTHER, that, in addition to the specific authorizations set forth in the foregoing resolutions, each of the officers of the Company be, and each of them individually is, authorized and directed to do or cause to be done any and all such other acts and things, and to prepare, execute and deliver or cause to be prepared, executed and delivered any and all such agreements, documents, papers and instruments, and to incur all such fees and expenses, as in his or her judgment may be necessary, appropriate or advisable in order to carry into effect the purpose and intention of any and all of the foregoing resolutions, and any and all actions heretofore taken by any officer, representative or agent of the Company, on behalf of the Company, for such purpose or otherwise in connection with the matters contemplated by the foregoing resolutions be, and each of the same hereby is, adopted, ratified, confirmed and approved in all respects as the act and deed of the Company.

EXHIBIT A

Sale Leaseback Properties

Store Number	Property Address	City	State
1004	700 North Dale Mabry Highway	Tampa	Florida
1039	8145 Point Meadows Way	Jacksonville	Florida
2010	4220 South Tamiami Trail	Venice	Florida
2011	921 North U.S. Highway 27	Sebring	Florida
6026	8137 Point Meadows Way	Jacksonville	Florida
6027	3021 Southwest 34th Street	Gainesville	Florida
6034	311 North 9th Avenue	Pensacola	Florida
6038	762 Southwest Pine Island Road	Cape Coral	Florida
7011	225 West Pipkin Road	Lakeland	Florida
7090	5025 North 12th Avenue	Pensacola	Florida
1170	200 North Park Court	Stockbridge	Georgia
6112	2030 Sugarloaf Circle	Duluth	Georgia
1525	5455 Coventry Lane	Fort Wayne	Indiana
1902	5280 Jones Creek Road	Baton Rouge	Louisiana
1913	1601 Barataria Boulevard	Marrero	Louisiana
1931	8825 Line Avenue	Shreveport	Louisiana

130862D
Exhibit C

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2094867 3 PGS
2004 DEC 16 04:33 PM BK 3041 PG 751
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK5 Receipt#216858

Doc Stamp-Deed: 5,600.00

2094867

Prepared by and return to:
Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Yenser, Murphy, & Hutson, P.A.
3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605

File Number: **04-801.4**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **December, 2004** between **Shady Nook Limited, a Florida Limited Partnership** whose post office address is **P O Box 5278, Gainesville, FL 32627-5278**, grantor, and **Halle Properties, L.L.C., an Arizona limited liability company** whose post office address is **20225 North Scottsdale Road, Scottsdale, AZ 85255**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See attached Exhibit "A" attached hereto.

Parcel Identification Number: Portion of 06781-000-000

Subject to any and all easements and restrictions of record.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**.

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

INSTRUMENT # 2094867
3 PGS

Signed, sealed and delivered in our presence:

Shady Nook Limited, a Florida Limited Partnership

By: Gainesville Real Estate Management, Inc., a Florida Corporation

By: _____
Keith Crutcher, President

Witness Name: MELISSA JAY MURPHY

Witness Name: M. SUSAN FULFORD

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 16th day of December, 2004 by Keith Crutcher, President of Gainesville Real Estate Management, Inc., a Florida Corporation, of Shady Nook Limited, a Florida Limited Partnership on behalf of the corporation and the partnership. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
Melissa Jay Murphy
Commission # DD243813
Expires November 20, 2007
Bonded Troy Fain - Insurance, Inc. 800-385-7019

INSTRUMENT # 2094867
3 PGS

EXHIBIT "A"

February 6, 2002

Legal Description
For: University Towne Center
Parcel D (Revised)

A portion of Fractional Section 13, Township 10 South, Range 19 East, lying north of the Gary Grant, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Fractional Section 13, Township 10 South, Range 19 East, lying north of the Gary Grant, Alachua County, Florida, and run thence South 00°41'21" East, along the west boundary of said Section 13, a distance of 2490.90 feet to a point on the survey centerline of State Road No. 121, as per Florida Department of Transportation right-of-way map Section 26250-2523; thence North 08°05'03" East, along said survey centerline, 70.34 feet; thence South 81°54'57" East, 64.00 feet to a point on the easterly right-of-way line of said State Road No. 121, said point lying on the arc of a curve, concave westerly, having a radius of 2928.79 feet; thence northerly, along said easterly right-of-way line, and along the arc of said curve, through a central angle of 11°47'03", an arc distance of 602.37 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 02°11'31" East, 601.31 feet; thence North 03°42'00" West, along said easterly right-of-way line, 42.45 feet to a point on the southeasterly right-of-way line of Old Archer Road; thence North 18°44'42" East, along said southeasterly right-of-way line, 357.70 feet to the beginning of a curve concave southeasterly, having a radius of 1402.40 feet; thence northeasterly, along said southeasterly right-of-way line, and along the arc of said curve, through a central angle of 06°09'23", an arc distance of 150.68 feet to the POINT OF BEGINNING, said arc being subtended by a chord having a bearing and distance of North 33°38'35" East, 150.61 feet; thence continue northeasterly, along said southeasterly right-of-way line, and along the arc of said curve, through a central angle of 08°48'36", an arc distance of 215.64 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 41°07'34" East, 215.43 feet; thence North 45°03'44" East, along said southeasterly right-of-way line , 99.73 feet to a point on the northeasterly boundary of Parcel #3 as per Official Records Book 1687, page 325 et seq. of the Public Records of Alachua County, Florida; thence South 33°27'12" East, along said northeasterly boundary, 222.59 feet; thence South 56°27'15" West, 207.36 feet; thence South 83°38'50" West, 73.61 feet; thence North 49°36'36" West, 116.87 feet to the POINT OF BEGINNING.

Containing 1.230 acres (53,586 square feet), more or less.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2116234 4 PGS
2005 MAR 15 11:39 AM BK 3086 PG 1071
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#227485
Doc Stamp-Deed: 0.70

130862D
Exhibit C

2116234

DO NOT WRITE ABOVE THIS LINE RESERVED FOR RECORDING USE ONLY

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made the 24th day of January, 2005, by **SAUL SILBER and O. G. FEASTER, JR., as Trustees for First United Corporation, a dissolved Florida corporation**, whose postoffice address is c/o Carl L. Johnson, 4421 NW 39th Avenue, Bldg. 1, Suite 2, Gainesville, FL 32606, hereinafter called the Grantor,

to

VALLEY VIEW LIMITED, a Florida Limited Partnership, whose postoffice address is P. O. Box 5278, Gainesville, FL 32627, hereinafter called the Grantee. (Grantee Tax ID:_____)

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, viz:

Description: (by surveyor) - Parcel "D", Rocky Point

A parcel of land lying in the Gary Grant, Township 10 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the said Gary Grant and run South 47 degrees 45'33" West, along the North line of the said Gary Grant, 749.62 to a concrete monument; thence South 30 degrees 08'21" East 270.89 feet to an iron pipe; thence South 47 degrees 46'49" West 97.86 feet to an iron rod and the Point-of- Beginning; thence continue South 47 degrees 46'49" West 128.72 feet to the North line of Lot 9, Rocky

INSTRUMENT # 2116234
4 PGS

Point Landing Unit No. I, as recorded in plat book "L", page 57, of the public records of Alachua County, Florida; thence South 60 degrees 28'42" East, along said North line, 114.55 feet to an iron rod on the Westerly right-of-way line of S. W. 32nd Terrace; thence South 37 degrees 53'05" East, along the North line of said Rocky Point Landing Unit No. I, a distance of 14.48 feet to an iron rod; thence North 04 degrees 54'18" West 154.94 feet to the Point-of-Beginning.

Containing 0.17 Acres more or less.

PORTION OF TAX PARCEL NO. 07240-001-000

This is a corrective warranty deed to correct the legal descriptions in that certain Warranty Deed recorded in Official Records Book 2223, page 701 and that certain Warranty Deed recorded in Official Records Book 2224, page 370 of the Public Records of Alachua County, Florida.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December, 1998.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Printed Name: CARL L JOHNSON

Printed Name: Sharon M. Grey

SAUL SILBER, as Trustee of First United Corporation, a dissolved Florida corporation

F:\MJM\Clients\Crutcher Oneill\Brand Properties\corrective deed.wpd

INSTRUMENT # 2116234
4 PGS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 24th day of January, 2005, by SAUL SILBER [____] who has produced a driver's license issued within 5 years from date as identification; OR [✓] who is personally known to me; OR [____] who produced Other: _____, as identification.

Notary Public
Printed Name: _____
Commission No.: _____

My Commission Expires:

(Affix Notary Seal)

CARL L. JOHNSON
MY COMMISSION # DD 068340
EXPIRES: November 13, 2005
Bonded Thru Notary Public Underwriters

Signed, sealed and delivered
in our presence:

Printed Name: Michael Cougill

Printed Name: DUSTIN MAGAMOLL

O. G. FEASTER, JR. as Trustee of First United Corporation, a dissolved Florida corporation

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 24 day of January, 2005, by O. G. FEASTER, JR. [____] who has produced a driver's license issued within 5 years from date as identification; OR [✓] who is personally known to me; OR [____] who produced Other: _____, as identification.

Notary Public
Printed Name: _____
Commission No.: _____

Terry M. Huggins
MY COMMISSION EXPIRES
July 13, 2006
#DD109493
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

(Affix Notary Seal)

F:\MJM\Clients\Crutcher Oneill\Brand Properties\corrective deed.wpd

130862D
Exhibit C-1

INSTRUMENT # 2116234
4 PGS

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, personally appeared SAUL SILBER, hereinafter referred to as "Affiant", who being by me first duly sworn, on oath, says:

1. He is personally familiar with FIRST UNITED CORPORATION, a Florida corporation, which was involuntarily dissolved by the Secretary of State on November 16, 1987.

2. SAUL SILBER and O. G. FEASTER, JR. were the only directors of said FIRST UNITED CORPORATION and they continue to be the only surviving directors.

SAUL SILBER

Sworn to and subscribed before me this 24 day of January, 2005.

Notary Public
My commission expires:

Personally known ✓ or Produced identification _____

Type of identification produced _____

CARL L. JOHNSON
MY COMMISSION # DD 068340
EXPIRES: November 13, 2005
Bonded Thru Notary Public Underwriters

F:\MJM\Clients\Crutcher Oneill\Brand Properties\corrective deed.wpd

APPLICATION PACKET
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2. PD Rezoning Application
3. Authorization/Ownership Affidavits
4. Legal Description
5. Tax Record Cards
6. Warrantee Deeds
7. **Justification Report**
8. Revised PD Conditions
9. Revised PD Layout Map
10. Master Signage Plan
11. Neighborhood Workshop Materials
12. Map Set

130862D
Exhibit C-1

University Towne Center
Planned Development (PD)

Rezoning
Justification Report

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Argate Properties, Inc.

Prepared by:

Revised
March 6, 2014

PN 11-0268.02

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EXECUTIVE SUMMARY

Causseaux, **H**ewett, & **W**alpole, Inc.
Engineering • Surveying • Planning • CEI

To: Mr. Steven Dush, AICP, Planning and Development Services Director
From: Craig Brashier, AICP, Planning Project Manager
Date: February 4, 2014
Re: University Towne Center Planned Development (PD) Rezoning PN 11-0268.02

Jurisdiction: City of Gainesville	**Intent of Development:** Nonresidential Planned Development (PD) Amendment
Description of Location: 3100 block of SW 34th Street (Southeast quadrant of the SW 34th Street and SW Archer Road intersection)	
Parcel Numbers: 06780-000-000, 06780-001-000, 06780-002-000, 06780-003-000, 06780-004-000, 06780-005-000, 06781-000-000, 06781-001-000, 06781-002-000, & 07240-001-000.	**Acres:** ± 18.5 acres *Source: Approved University Towne Center Master Zoning Plan*
Current Zoning Category: *Planned Development* Resolution Z-99-48, *University Towne Center Planned Development* shopping center.	
Proposed Zoning Category: *Planned Development* *University Towne Center Planned Development* shopping center.	
Existing Maximum Density / Intensity 155,000 square feet or 0.20 FAR. As currently approved by Resolution Z-99-48.	
Proposed Density/Intensity 155,000 square feet or 0.20 FAR. As currently approved by Resolution Z-99-48.	
Net Change None.	

I. Purpose and Intent

The University Towne Center Planned Development (PD) is an 18.5-acre site, located at the southeast quadrant of the SW 13th Street and SW Archer Road intersection. The PD was adopted in 1999 when the subject property was located within the unincorporated area of Alachua County. Sometime thereafter, the City of Gainesville annexed the site, and subsequently assigned commercial Future Land Use and Planned Development zoning district designations. The site is currently regulated by Alachua County Resolution Z-99-48 that assigns specific conditions to site design and development standards.

This application requests to rezone the University Towne Center nonresidential development from Planned Development (PD) to PD. Specifically, this application requests a minor modification to PD Condition #12 within Alachua County Resolution Z-99-48, which regulates signage within the University Towne Center PD. All references to the original Alachua County zoning district designation, Planned Unit Development (PUD), will also be changed within the existing PD conditions, at the City's request, to reflect the current City of Gainesville zoning designation. All other PD conditions will remain unchanged unless otherwise revised by City staff or the City Attorney Office (CAO) during the ordinance preparation.

This request will allow both existing and future tenants to display signage more consistent with the City of Gainesville's signage regulations in place at the time a development plan is submitted for review. Also, a PD Signage Plan Map is submitted as part of this PD rezoning application to clearly identify areas that are and are not currently regulated by the City of Gainesville Land Development Code (LDC). There are no land development entitlements being sought in addition to what has already been approved.

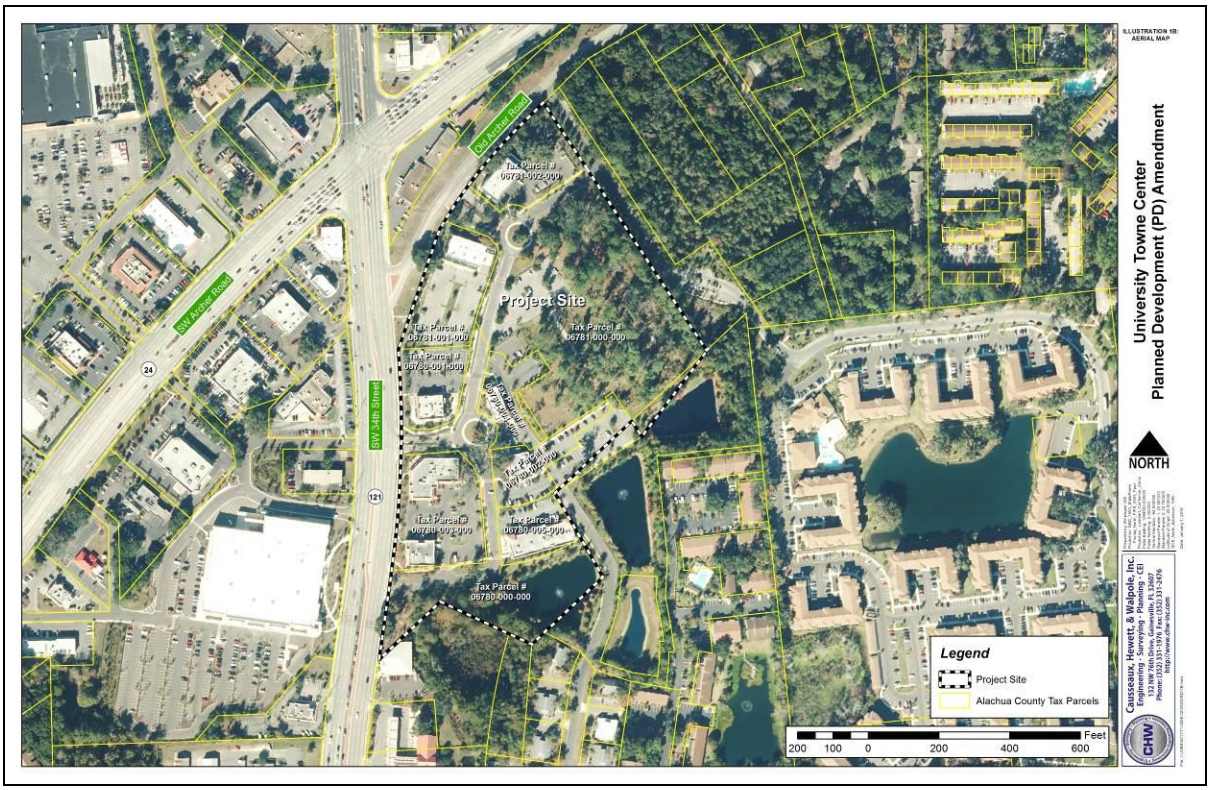

Figure 1: Aerial Map

II. Statistical Information

Table 1: Statistical Information

Description	PD Total Area
Total Site Acreage	± 18.5 acres
Maximum Floor Area Ratio	0.20
Maximum Impervious Ground Coverage	N/A
Minimum/Maximum Density	N/A
Maximum Intensity	155,000 square feet (Commercial)
Maximum Acreage of Each Use Area	N/A
Area Devoted to Public or Common Spaces	N/A

III. Stormwater Management Concept Plan

Stormwater management facilities are permitted and constructed. No modification to the existing stormwater management facilities, as approved, designed, and constructed, are proposed. Stormwater management facilities standards included as part of Resolution Z-99-48, Condition #6, will remain as part of the proposed PD rezoning.

IV. Statement of Design Standards

There are no proposed changes to the PD's design standards, other than signage. Design standards for landscaping, buffer requirements, architectural design, internal traffic circulation, pedestrian access, mass transit facilities, parking areas, and stormwater management facilities will remain consistent with Resolution Z-99-48.

V. Development Schedule

The majority of the University Towne Center PD's infrastructure, including sidewalks, streets, etc., has been constructed per Resolution Z-99-48 conditions. The proposed PD rezoning does not increase entitlements (i.e. intensity, density) beyond those currently approved. The remaining permitted intensity shall be developed consistent with Resolution Z-99-48, as amended by this PD rezoning application.

VI. Unified Signage Plan

Signage that is visible from a public right-of-way will be regulated by the City's Land Development Code. Internal signage not visible from the public right-of-way shall be consistent with the majority of the City of Gainesville Land Development Code. Specific regulations are provided in the new Condition #10 that apply to Temporary Signs, Building-mounted Signs, and Directional Signs. A PD Sign Plan Map is also included as part of this application to clearly define the PD areas where the specific regulations apply.

VII. Enumeration of Differences

This application merely requests a minor modification to Alachua County Resolution Z-99-48 Condition #12, which specifically regulates signage within the University Towne Center PD. The intent of this application is to permit onsite signage that is more consistent with the City of Gainesville's signage regulations. No land development entitlements are being requested in addition to the entitlements approved within Resolution Z-99-48. The following is an underline / ~~strikethrough~~ version of the Condition #12 revisions:

12. Signage for the ~~PUD~~ PD shall consist of the following:

~~a. Monument-type signs at the two main PUD PD entrances on Old Archer Road and SW 34th Street, limited to 6 feet in height and 10 feet in width, including coordinated signage for the outparcels. No pole-mounted signs shall be permitted. No movable readerboard-type signs shall be permitted. No internally lit signs shall be permitted.~~

~~b. Total building signage for each commercial building shall not exceed 1 square foot per lineal foot of the longest side of the building, with no individual sign to exceed 90 square feet. Building signs may be oriented to each street or vehicular use frontage of each building.~~

~~c. A 30 square feet monument-type sign for the PUD PD may be provided at the 2 secondary PUD PD entrances along Old Archer Road and SW 34th Street.~~

a. Legally permitted signs in place at the time this Ordinance is adopted shall be exempt from this condition and permitted to continue in their current form.
b. Signage in areas visible from the public right-of-way, as shown on the PD Signage Plan Map adopted as Attachment to the PD Ordinance, shall be regulated by the City of Gainesville Land Development Code.
c. Amendment to the PD Signage Plan Map shall be approved administratively by the City Manager, or designee, without requiring an amendment to the University Towne Center PD Ordiannce.
d. Internal signage not visible from the public right-of-way shall be consistent with the City of Gainesville Land Development Code, except as described in Condition 10.e., f., and g.
e. Temporary Signs: A new business or business in a new location that has not yet installed a permanent sign, or a business which has its permanent signs destroyed may obtain a permit for a temporary sign of up to 300 square feet in sign area for a period of not more than 90 days, or until installation of permanent signs, whichever occurs first. The sign may have a border up to six inches in width, and shall not exceed twelve (12) feet in height if freestanding. The sign may be attached to the building at a height not to exceed the roofline and/or parapet.
f. Building-mounted signs: Single- or Multiple-Occupancy Buildings and Developments – 2 Stories or Less.
    I. Primary Signs:
        i. Each occupant shall be allowed one (1) primary sign.
        ii. The sign shall be installed on the primary entrance side of the building, within the limits of the occupant's leased space.
        iii. The sign shall be no greater than 300 square feet in size.
        iv. The sign must comply with all applicable building and electrical codes.
    II. Secondary Signs:
        i. Each occupant shall be allowed one (1) secondary sign.
        ii. No secondary sign shall be allowed to be located on any face of a building or any roof which would be directly opposing any property having a single-family land use designation or zoned for single-family use.
        iii. The secondary sign shall be no greater than 200 square feet in size.
        iv. The sign must comply with all applicable building and electrical codes.
    III. Accessory Signs:
        i. Each occupant shall be allowed up to four (4) accessory signs.

ii. The signs shall be allowed within the area leased or owned by the occupant and on a building side which is the primary entrance / exit to the occupancy.
iii. The total accessory sign area shall be no greater than 100 square feet.
iv. The sign must comply with all applicable building and electrical codes.

g. Directional Signs: These signs shall be limited to the name of the development and/or the names of the occupants of the development, and shall comply with the following conditions:
   i. The signs shall not be located within 100 feet of any public right-of-way line.
   ii. A single business or activity shall be limited to two (2) square feet per individual sign face.
   iii. The directional sign shall not exceed a total area of 50 square feet.
   iv. The maximum height of a directional sign shall not exceed six (6) feet.

VIII. Consistency with the City's Comprehensive Plan

Objective 1.3 Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.

Response: The University Towne Center is a walkable shopping center with a mixture of nonresidential uses. The property's design incorporates walkable streets, parking to the side or rear of buildings, and ample landscaping that enhance the pedestrian experience, in contrast to traditional shopping center configurations.

Objective 1.5 Discourage sprawling, low-density dispersal of the urban population.

Response: The University Towne Center discourages sprawl because it is located on the corner of a major thoroughfare, SW 34th Street and SW Archer Road. Also, the center is proximate to residential single-family and multi-family developments that are frequent patrons of the center's businesses and restaurants.

Policy 2.6.4.2.d The southeast corner of SW 34 Street and Old Archer Road (parcels #6780 and #6781) shall be designed in a manner that meets all conditions contained in FLUE policies 2.1.6 - 1.1.13. Additionally, the following design criteria shall apply:

1. A maximum of 155,000 square feet of commercial buildings (or a floor area ratio of .20) may be constructed.
2. Use permitted for the property shall be commercial, office, or a mix of those uses at the scale of a community shopping center as defined in FLUE policy 3.6., and shall include such uses as retail sales, professional services, business services, and personal services.

Response: The University Towne Center development will be consistent with the 155,000 square feet limitation at build-out, and permitted uses per Resolution Z-99-48, which include commercial, retail, and office.

Goal 3: ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES AND URBAN INFRASTRUCTURE.

Response: The University Towne Center minimizes detrimental impacts to natural resources because it is located in an urban environment that is suitable for commercial development. Locating nonresidential uses proximate to residential development and existing public infrastructure is consistent with sound social, economic, and environmental development principles.

Goal 4: THE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE AND PRESERVES THE TREE CANOPY OF THE CITY. THE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Response: The University Towne Center is a compact shopping center with well-defined boundaries that buffer adjacent neighborhoods while remaining proximate and convenient to adjacent neighborhoods. The site's proximity to urban infrastructure supports an efficient use of infrastructure, as all utilities were already within close proximity to the site prior to development.

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

Commercial

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Response: The University Towne Center is consistent with the underlying Commercial Future Land Use classification because it is located adjacent to SW 34th Street and SW Archer Road, major arterial roadways. Existing (and planned) development are consistent with the five story height limitation and buildings face public rights of way and/or interior streets.

Objective 4.5 The City's land development regulations shall continue to provide standards and guidelines that will regulate signage, subdivision of land, vehicle parking, designation of open spaces, drainage and stormwater management, and on-site traffic flow.

Response: The University Towne Center PD has specific conditions that regulate signage, parking, open space, and stormwater management. An amendment to the PD condition defining signage regulations is proposed as part of this application. The

proposed amendment will require that signage be more consistent with the City's adopted Land Development Code.

Objective 4.8 A Special Area is established for the Idylwild/Serenola area which shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the city.

Response: The University Towne Center is *not* located within an area considered to be significant uplands, nor are there endangered or threatened species or archeologically significant areas onsite. Tree preservation is specifically regulated within Resolution Z-99-48, Conditions #4 and #5. The center's design enhances compatibility with adjacent residential and nonresidential uses through a well-defined boundary with landscaped buffers and pedestrian/vehicular access in appropriate locations. Lastly, the site is equipped with adequate infrastructure and public utilities to support both existing and planned development.

IX. Consistency with the Future Land Use Map

The following is a list of surrounding Future Land Use and Zoning designations. Figures 2 and 3 depict the existing FLU Map (FLUM) and Official Zoning Atlas, respectively.

Table 2: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Right-of-Way (R/W) / C / RM	BUS / RMF-8 / PD
East	RM	RMF-8 / PD
South	C / RM	BUS / RMF-8
West	R/W / C	BUS / PD

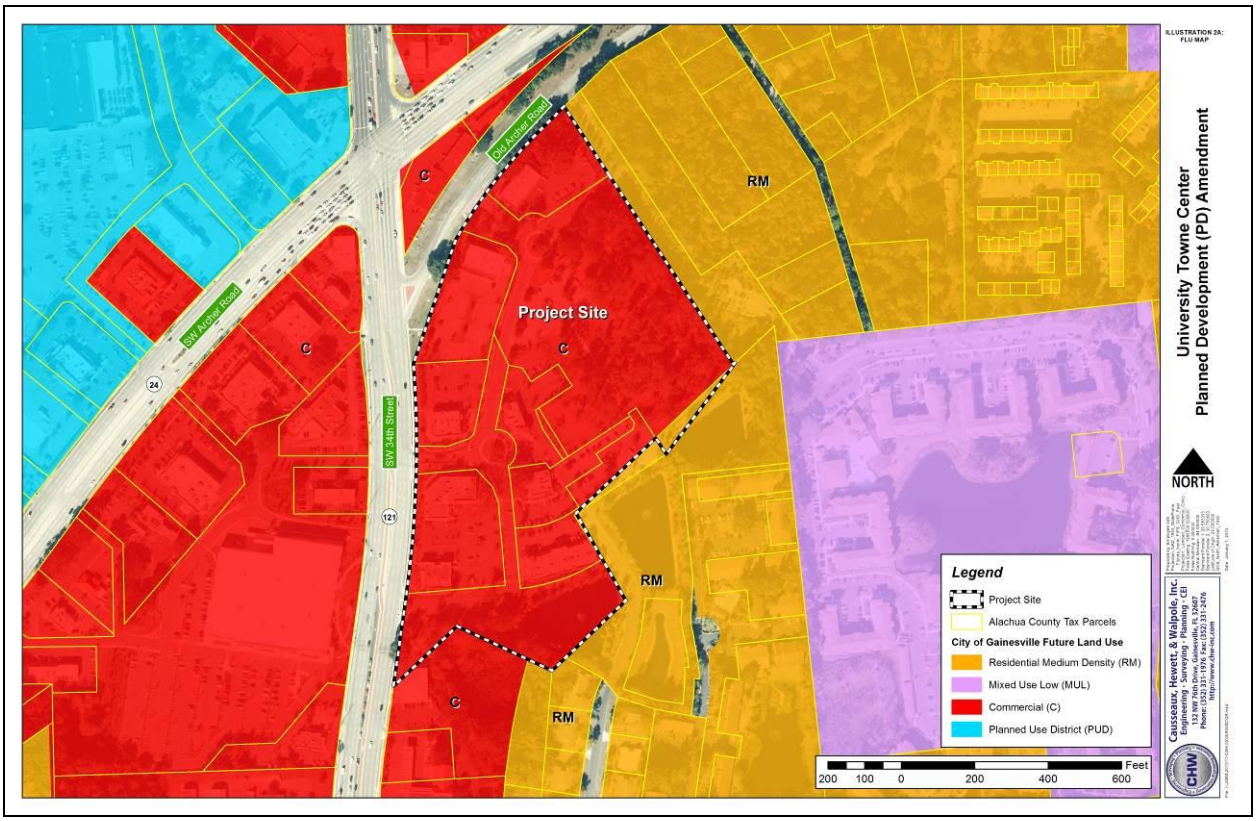

Figure 2: Existing Future Land Use Map

X. Consistency with the Concurrency Management System

Table 3: Net Development Intensity / Density Comparison

Category		Acres	Intensity	Dwelling Units
Existing	Nonresidential	±18.5	±155,000 ft^2	-
Proposed	Nonresidential	±18.5	±155,000 ft^2	-
Net Change		***0***	***0***	***0***

Tables 4 – 8 demonstrate the absence of additional impacts to the County's public facilities due to the fact that no new entitlements will result from the proposed PD amendment.

Table 4: Trip Generation Impact

ITE Land Use [1]	Units[2]	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Shopping Center (ITE 820)	0	42.70	0	0.96	0	3.71	0
Net Change	***0***	***-***	***0***	***-***	***0***	***-***	***0***

1. Source: ITE Trip Generation Manual, 9th Edition.
2. Unit = 1,000 square feet Gross Floor Area

Table 5: Projected Potable Water Impact

Calculations	Gallons Per Day
Projected Potable Water Demand from PD Amendment [1] 0 ft^2 x 15 gallons / 100 ft^2 = 0	0
Net Increase in Demand	0

1. Ch. 64E – 6, Florida Administrative Code (FAC)

Table 6: Projected Sanitary Sewer Impact

Calculations	Gallons Per Day
Projected Sanitary sewer Demand from Rezoning [1] 0 ft^2 x 15 gallons / 100 ft^2 = 0	0
Net Increase in Demand	0

1. Ch. 64E – 6, Florida Administrative Code (FAC)

Table 7: Projected Solid Waste Impact

Calculations	Tons per year
((5.5 lbs./1,000 sq. ft./day x 0 ft^2) x 365) / 2000 [1]	0
Net Increase in Demand	0

1. Sincero and Sincero; Environmental Engineering: A Design Approach, Prentice Hall, New Jersey, 1996.

Table 8: Projected Recreation Impact

System Category	Required Acres
Improved Activity-based Recreation sites 0.5 acres per 1000 persons x 2.21 persons per du x 0 du	0 Acres
Improved Resource-based Recreation sites 5.0 acres per 1000 person x 2.21 persons per du x 0 du	0 Acres

XI. Consistency with the Land Development Code

The University Towne Center PD is specifically regulated by Alachua County Resolution Z-99-48. Although the center's infrastructure is primarily constructed, both existing and future planned development will be constructed consistent with development standards and design requirements outlined within the Resolution Z-99-48, as amended by this PD rezoning application.

Per LDC Section 30-224, amendments to an approved PD must be accomplished only by a rezoning petition and ordinance accompanied by a new proposed PD. This application requests a rezoning from PD to PD with a specific intent to modify signage requirements outlined in Condition #12. Therefore, the following are responses to the City's required LDC sections that pertain to rezoning to a PD, which include LDC Sections 211, 213, and 216.

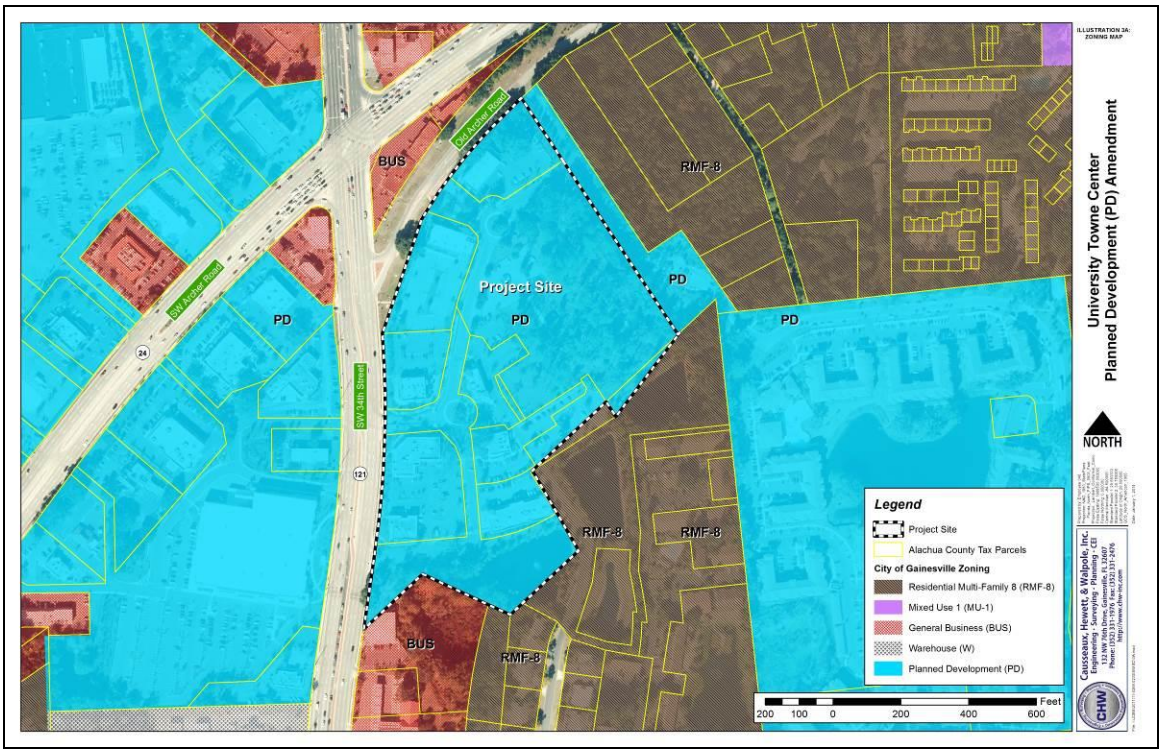

Figure 3: Existing/Proposed Zoning Map

Sec. 30-211. Purpose and intent.

(a) *Purpose.* It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.

Response: The University Towne Center PD was adopted in 1999 by the Alachua County Board of County Commissioners. The PD provides a cohesive and logical development plan that incorporates a mix of nonresidential uses. This document outlines how the PD is consistent with specific goals, objectives, and policies within the Comprehensive Plan.

(b) *Objectives.* The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:

(1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest

setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

Response: PD design standards are listed as conditions within Resolution Z-99-48, with the exception of Condition #12, which has been revised as a request of this PD rezoning application. University Towne Center has been developed with a system of internal roadways, cross access points, and buildings brought close to NW 34th Street and Old Archer Road for those parcels along the PD's eastern and northern boundaries, respectively.

(2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

Response: The mix of uses and entitlements as well as the development standards, with the exception of signage, are being maintained. Therefore, University Towne Center may continue to build remaining parcels in a fashion similar to existing development within the PD. The proposed amendment to the signage condition (existing Condition #12) will provide much needed flexibility to both attract and sustain future development currently permitted within the PD.

(3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.

Response: The previously approved landscaping and open space requirements, as per Resolution Z-99-48 Condition #'s 4, 5, 8, 10, and 11, are being maintained. Therefore, there are assurances that future development will not detract from the cohesiveness of landscaping and open space.

(4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

Response: Existing development is currently served by Gainesville Regional Utilities *GRU) infrastructure. Future development will continue to utilize existing infrastructure, thereby increasing the efficient use of public utility infrastructure.

(5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

Response: The proposed PD rezoning maintains the existing entitlements, mix of uses, and development standards, with the exception of allowing the onsite signage to be more consistent with the City's signage plan in place at the time of this application. The development of remaining parcels will be consistent with existing development. The University Towne Center is a planned development that consists of common buffers, open space, infrastructure, etc. that support a cohesive nonresidential mixed-use development.

(6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

Response: The proposed PD rezoning does not affect the architectural continuity of the development.

(7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.

Response: Internal pedestrian, non-motorized, and motorized transportation network is constructed and will remain unaltered as a result of this application. There are no changes to the PD's design standards other than signage, which will be more closely conform to the City's adopted signage regulations in place at the time a development plan is submitted.

Sec. 30-213. Minimum requirements for rezoning to planned development.

An applicant for a PD rezoning must present evidence that justifies the rezoning. Justification must include one or more of the following:

(1) Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning district(s) in the city land development code would not allow the use and associated design elements of the proposed project.

Response: The proposed rezoning does not alter, amend, subtract from, or increase the nonresidential entitlements previously approved for the site by Resolution Z-99-48. The PD utilizes a combination of development standards and conditions not otherwise applied throughout the City at large to create a mixed-use development.

(2) Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.

Response: Outside of the PD process it would not be possible to create a unified development plan for the mix of uses that comprise the University Towne Center PD. The unified development plan enabled through the PD process allows for a common street and block development pattern that would not be as cohesive through autonomous parcel-by-parcel development. The proposed rezoning maintains the PD's unified development plan.

(3) Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.

Response: The University Towne Center PD's compatibility and design characteristics were established as part of the rezoning adoption processes and public hearings in 1999. Environmental concerns and wetland mitigation were addressed as part of original PD rezoning.

Sec. 30-216. Requirements and evaluation of PD.

The PD report shall address each item in the subsections below. In considering a proposed PD for approval, the city plan board and the city commission shall evaluate the proposal in consideration of these criteria:

(1) Conformance with the PD objectives and the comprehensive plan. No development plan may be approved unless it is consistent with the objectives set forth in section 30-211(b), and the city's comprehensive plan, future land use map and concurrency management system.

Response: The PD rezoning does not increase entitlements currently afforded by the existing University Towne Center PD. Consistency with the City's Comprehensive Plan, Future Land Use Map, PD objectives within Section 30-211(b), and the concurrency management system have been addressed throughout this document.

(2) Concurrency. The proposed PD must meet the level of service standards adopted in the comprehensive plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary or final concurrency (as applicable at the particular review stage), or certificate of conditional concurrency reservation.

Response: This PD rezoning does not request additional entitlements. Further, the PD is substantially developed, and the proposed rezoning is the result of a specific condition to signage that was implemented in 1999 when the property was located in the unincorporated area of Alachua County. Concurrency, including transportation impacts resulting in individual parcel development, redevelopment, or change-of-use shall be analyzed at time of development plan approval.

(3) Internal compatibility. All land uses proposed within a PD must 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: University Towne Center's infrastructure, including sidewalks and streets, is primarily constructed. Existing uses were developed consistent with the approved conditions that regulate uses, building design, landscaping, circulation, etc. Additional development will maintain compatibility, as it will adhere to the conditions prescribed within the adopted University Towne Center PD. This PD rezoning will not impact wetlands, open space, stormwater management, etc.

(4) External compatibility. All land uses proposed within a PD must 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 existing PD was approved, in part, by a finding that it is compatible with adjoining and surrounding development. Additional development will maintain compatibility, as it will adhere to the conditions prescribed within the adopted University Towne Center PD.

(5) Intensity of development. The residential density and intensity of use of a PD shall be compatible with (that is, shall have no undue adverse impact upon) the physical and environmental characteristics of the site and surrounding lands, and they 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: Environmental and wetland mitigation were addressed when the University Towne Center PD was adopted. There are no changes being proposed that would affect protected open space, wetlands, stormwater management, etc. The density and intensity parameters set forth in the existing PD will be maintained.

(6) 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: This PD rezoning does not propose changes to open spaces, plazas, or recreational areas. Nor does this PD rezoning increase demand for recreational facilities. Shared and joint access throughout the PD will be maintained.

(7) Environmental constraints. The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or off the site 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 article VIII, environmental management, including surface water, gateway, nature park, greenway, uplands, and wellfield overlay districts, must be met.

Response: The existing stormwater management facilities within the University Towne Center PD were designed and constructed to accommodate the total approved entitlements.

(8) 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 article IX, additional development standards, and chapter 23, streets, sidewalks, and other public places. 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: Onsite infrastructure including roadways and sidewalks are currently constructed within the University Towne Center PD. All existing access points to public streets and internal right-of-ways will be maintained.

(9) Internal transportation access. Every dwelling unit or other use permitted in a PD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area which 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: The PD was developed with an internal roadway network and cross-access between parcels so as to guarantee access to the public street network. This transportation network will be maintained and unaffected by the proposed PD rezoning.

(10) 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. The requirements of article IX, division 2, shall be used as a guide only. 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: Both non-motorized and motorized circulation will remain unaffected by the PD rezoning.

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Resolution Z-99-48, University Towne Center PD Conditions:

~~1. This non-residential PUD shall comply with Future Land Use Element policy Section 2.6.4., Activity Center Plan/Special Area Study – Retail – Archer Road/34th Street.~~

1. The development shall be limited to a maximum of 155,000 square feet of commercial uses or a Floor Area Ratio of 0.20, whichever is less.

2. A minimum 25-foot high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the ~~Development~~ Technical Review Committee) shall be maintained along the east property line.

3. The developer shall maintain and integrate the existing tree canopy into the overall design of the ~~PUD~~ PD as much as possible, as agreed upon with the Office of Planning and Development. This includes the preservation of live oaks and cedars, identified during a site inspection with Planning and Environmental Protection staff. These trees are to be preserved, through orientation and design of buildings, roundabouts, street frontage setbacks and landscaped areas, unless the ~~Development~~ Technical Review Committee determines that the final development plan provides a layout that better implements the design criteria, set forth in these conditions, which requires removal of any of these trees. The applicant shall demonstrate how this development will meet these requirements during the development review process.

4. Tree plantings and islands shall be provided at a minimum of an average of every 7 parking spaces. Up to an average of 10 unseparated spaces may be allowed where a landscaped, treed linear island is provided between head-to-head parking rows. However, the overall intent to provide islands an average of every 7 spaces in order to break up large areas of parking shall be maintained (islands an average of every 10 spaces with the use of a landscaped, treed linear island). The ~~Development~~ Technical Review Committee, at time of final site plan approval, may reduce the frequency or number of planter islands, and may eliminate the requirement for a treed, linear island between head-to-head parking rows, for the purpose of preservation of existing tree canopy and tree clusters, while maintaining 50% tree canopy coverage of the parking area within 20 years of development. Parking lots shall be landscaped with xeric, non-invasive species canopy trees and shrubs, a majority of which are native species. Tree canopy coverage of 50% of the parking area shall be required within 20 years of development.

5. Parking for the easternmost and largest commercial/retail/office building, shown on the ~~Zoning Master Plan~~ PD Layout Map as an approximately 72,800 square feet building, and excluding outparcels, shall not exceed 5 spaces/1,000 gross square feet of retail sales or actual retail use~~, per Section 393.26(1)d. of the Alachua County Unified Land Development Code~~. Parking in excess of 5 spaces/1,000 gross square feet of retail sales or actual retail use, as shown on the ~~Zoning Master Plan~~ PD Layout Map, shall be removed from the ~~PUD~~ PD. Parking for outparcels shall also be limited to 5 spaces/1,000 gross square feet of retail sales or actual retail use. Up to 10% of the parking requirements may be substituted with permeable or grassed parking. Stormwater requirements shall be reduced accordingly. Any permeable or grassed parking may be paved at such time as it is shown to create a maintenance problem as a result of normal use

and site conditions. ~~The Department of Public Works~~ City of Gainesville staff may determine that stormwater provisions need to be reevaluated at this time.

6. ~~Parking lot lighting shall consist of lighting not to exceed a specified number of foot-candles to be determined by the Development Review Committee prior to final site plan approval, and shall be designed and installed so as to reflect the light away from any contiguous residentially zoned property.~~Parking lot lighting in place at the time this ordinance is approved shall be allowed to remain in its current form. New parking lot lighting shall be consistent with the City of Gainesville Lighting Ordinance in effect at the time when a development plan is submitted for review.

~~7. An Architectural and Landscape Design Review committee consisting of the Director of Growth Management, a Planning and Development representative, a Landscape Architect/Architect appointed by the Director of Growth Management, the developer, and the developer's architect or appointee shall review, evaluate, and approve by majority the final architectural renderings and landscape design for the project prior to final site plan approval. Deeds and covenants reflecting these requirements shall be recorded and enforced by the developer.~~

7. The layout and construction of the shopping center shall be designed and oriented such that walking and biking trips are encouraged, and convenient pedestrian and bicycle access from surrounding properties to the east and south is ensured. This shall include, but shall not be limited to, the following strategies:

    a. Locating parking facilities behind the buildings. Where off-street parking areas are not screened by buildings, the parking areas shall be screened from adjacent streets by a combination of trees, understory vegetation, and earth berms.
    b. Linking buildings to the adjacent roadways with sidewalks/bicycle facilities designed to maximize pedestrian comfort, security, and convenience.
    c. Providing ample bicycle-parking facilities in accordance with Section 393.25(5) Bicycle Parking standards of the ~~Alachua County Unified~~ City of Gainesville Land Development Code.

8. The design of outparcels shall create a pedestrian-friendly scaled streetscape along SW 34th Street, Old Archer Road, and all entrances to the ~~PUD~~ PD. These design features shall include, but are not limited to signage, lighting, provision for screening of adjacent land areas such as loading and service areas, clearly defined entrances, and the use of walls, arches, columns and change of pavement type to signify a change in use, function, or ownership. The applicant shall demonstrate how this development will meet these requirements during the development review process. This shall include, but shall not be limited to, the following strategies:

    a. All buildings in outparcels along SW 34th Street or Old Archer Road shall be oriented toward the street and utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, organization, uniform style, and pedestrian scale and level of detail.
    b. A 25' landscaped setback shall be provided between outparcel buildings and SW 34th Street and Old Archer Road.

c. There shall be no parking areas between outparcel buildings and SW 34th Street, Old Archer Road, and entrances to the ~~PUD~~ PD.
d. Sidewalks shall be provided along SW 34th Street, Old Archer Road, and all entrances to the ~~PUD~~ PD. Canopy street trees located a maximum of 40 feet apart shall be provided adjacent to the sidewalks along SW 34th Street, Old Archer Road, and entrances to the ~~PUD~~ PD. The internal sidewalk system serving the east side of the outparcels, shown on the ~~Zoning Master Plan~~ PD Layout Map, shall be within a minimum 15 feet wide landscaped area to provide separation from vehicle use areas, including canopy street trees located a maximum of 40 feet apart. This sidewalk system shall connect the outparcels to the RTS bus pull-off area and shelter and park-and-ride facilities, and be integrated into the main entrances to the ~~PUD~~ PD, in a manner consistent with the ~~Zoning Master Plan~~ PD Layout Map. The ~~Development~~ Technical Review Committee, prior to final site plan approval, may modify sidewalk and landscape requirements in order to preserve existing tree canopy.

9. The main entryway from SW 34th Street shall be designed to provide a pedestrian-friendly entry clearly oriented to the main entrance of structures within the development. This shall include, but shall not be limited to, the following strategies:

a. A landscaped area including canopy street trees located a maximum of 40 feet apart shall be provided along both sides of the entryway as it passes through the parking area. A sidewalk shall be provided through one side of the landscape entryway, separated from the vehicle entry area by landscaped area. This side of the landscaped entryway shall be a minimum of 20 feet wide and an average of 30 feet wide. The ~~Development~~ Technical Review Committee may reduce these minimum widths based on overall pedestrian design. This sidewalk shall connect to the SW 34th Street entrance to the ~~PUD~~ PD by means of a landscaped roundabout system, and to structures within the development by means of a change in pavement texture and color.
b. The architecture of the commercial/retail/office building shall utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, pedestrian scale, and level of detail. This shall include use of a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings. A pedestrian area shall be provided along the front of the building separated from the vehicular use area (including head-in parking, if any) by landscaped planters or islands. In addition, the building shall be designed to provide a façade feature oriented towards the Old Archer Road entrance to the ~~PUD~~ PD.

10. Signage for the ~~PUD~~ PD shall consist of the following:

~~a. Monument-type signs at the two main PUD PD entrances on Old Archer Road and SW 34th Street, limited to 6 feet in height and 10 feet in width, including coordinated signage for the outparcels. No pole-mounted signs shall be permitted. No movable readerboard-type signs shall be permitted. No internally lit signs shall be permitted.~~
~~b. Total building signage for each commercial building shall not exceed 1 square foot per lineal foot of the longest side of the building, with no individual sign to exceed 90 square feet. Building signs may be oriented to each street or vehicular use frontage of each building.~~

~~c. A 30 square feet monument-type sign for the PUD PD may be provided at the 2 secondary PUD PD entrances along Old Archer Road and SW 34th Street.~~

a. Legally permitted signs in place at the time this Ordinance is adopted shall be exempt from this condition and permitted to continue in their current form.
b. Signage in areas visible from the public right-of-way, as shown on the PD Signage Plan Map adopted as Attachment ____ to the PD Ordinance, shall be regulated by the City of Gainesville Land Development Code.
c. Amendment to the PD Signage Plan Map shall be approved administratively by the City Manager, or designee, without requiring an amendment to the University Towne Center PD Ordinance.
d. Internal signage not visible from the public right-of-way shall be consistent with the City of Gainesville Land Development Code, except as described in Condition 10.e., f., and g.
e. Temporary Signs: A new business or business in a new location that has not yet installed a permanent sign, or a business which has its permanent signs destroyed may obtain a permit for a temporary sign of up to 300 square feet in sign area for a period of not more than 90 days, or until installation of permanent signs, whichever occurs first. The sign may have a border up to six inches in width, and shall not exceed twelve (12) feet in height if freestanding. The sign may be attached to the building at a height not to exceed the roofline and/or parapet.
f. Building-mounted signs: Single- or Multiple-Occupancy Buildings and Developments – 2 Stories or Less.
    I. Primary Signs:
        i. Each occupant shall be allowed one (1) primary sign.
        ii. The sign shall be installed on the primary entrance side of the building, within the limits of the occupant's leased space.
        iii. The sign shall be no greater than 300 square feet in size.
        iv. The sign must comply with all applicable building and electrical codes.
    II. Secondary Signs:
        i. Each occupant shall be allowed one (1) secondary sign.
        ii. No secondary sign shall be allowed to be located on any face of a building or any roof which would be directly opposing any property having a single-family land use designation or zoned for single-family use.
        iii. The secondary sign shall be no greater than 200 square feet in size.
        iv. The sign must comply with all applicable building and electrical codes.
    III. Accessory Signs:
        i. Each occupant shall be allowed up to four (4) accessory signs.
        ii. The signs shall be allowed within the area leased or owned by the occupant and on a building side which is the primary entrance / exit to the occupancy.
        iii. The total accessory sign area shall be no greater than 100 square feet.
        iv. The sign must comply with all applicable building and electrical codes.
g. Directional Signs: These signs shall be limited to the name of the development and/or the names of the occupants of the development, and shall comply with the following conditions:
        i. The signs shall not be located within 100 feet of any public right-of-way line.
        ii. A single business or activity shall be limited to two (2) square feet per individual sign face.
        iii. The directional sign shall not exceed a total area of 50 square feet.
        iv. The maximum height of a directional sign shall not exceed six (6) feet.

11. Specific buffers and setbacks shall be in place prior to issuance of a certificate of occupancy. The following buffers shall be required:

a. Frontage of Old Archer Road and SW 34th Street shall provide and maintain a 25 feet wide landscaped or existing vegetative setback (excluding access points) consisting of a variety of trees and understory vegetation.
b. Along the eastern boundary of the site, where adjacent to existing or planned residential use: a minimum 25-foor high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the ~~Development~~ Technical Review Committee).

12. The developer shall mitigate new motorized vehicle trips to Old Archer Road by providing:
    a. An eight-foot wide paved bicycle/pedestrian trail between Archer Road/Old Archer Road from SW 34th Street to SW 16th Avenue or SW 23rd Terrace.
    b. Park-n-ride facilities for both transit linkages, as well as bicycle/pedestrian trips, using the rail linkage to campus. These facilities shall be integrated and designed as an enhancement to the overall development. Adequate pedestrian-friendly linkages from the transit facilities to the buildings shall also be provided.

    These improvements may be used as mitigation credit for the traffic mitigation required as part of this development.

13. The north access onto SW 34th Street shall be designed such that a signal will not be required. If the Florida Department of Transportation determines that a traffic signal is permissible at this location, the developer shall be responsible for all costs associated with the traffic signal installation. Modifications to the existing median opening shall be coordinated with the Florida Department of Transportation. The south access to SW 34th Street shall be restricted to a right-in/right-out connection only.

14. Access improvements to SW 34th Street, including right turn accommodations, shall be in accordance with the permit requirements of the Florida Department of Transportation.

15. Bicycle/pedestrian linkages, where possible, shall be provided to adjacent properties.

16. No out-parcel shall have direct access to SW 34th Street or Old Archer Road.

17. Left-turn storage lanes on Old Archer Road for eastbound to southbound movement into the site are required and shall be constructed at either the proposed primary driveway or the proposed shared driveway connections to Old Archer Road. Acceleration and deceleration tapers shall also be constructed.

18. If the development is directly connected to SW 32nd Terrace, the developer shall be responsible for the construction of eastbound and westbound tapers at the intersection of SW 35th Place and SW 32nd Terrace.

19. This non-residential ~~PUD~~ PD shall comply with all applicable federal, state, and local rules, regulations, and ordinances, now and hereafter in effect, that may be applicable to the site. Any violation of the terms or conditions of this non-residential ~~PUD~~ PD shall be grounds for suspension of revocation by the ~~Board of County~~ City Commissioner~~s~~. ~~All concurrency requirements shall be addressed as part of the preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7~~. All applicable

concurrency requirements and applicable TMPA Zone A requirements shall be addressed as part of the ~~preliminary and final~~ development plan review process.

20. The ~~PUD~~ PD may be developed in phases consisting of the individual out parcels and large commercial building.

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3. Authorization/Ownership Affidavits
4. Legal Description
5. Tax Record Cards
6. Warrantee Deeds
7. Justification Report
8. Revised PD Conditions
9. **Revised PD Layout Map**
10. Master Signage Plan
11. Neighborhood Workshop Materials
12. Map Set

UNIVERSITY TOWNE CENTER PLANNED DEVELOPMENT (PD)

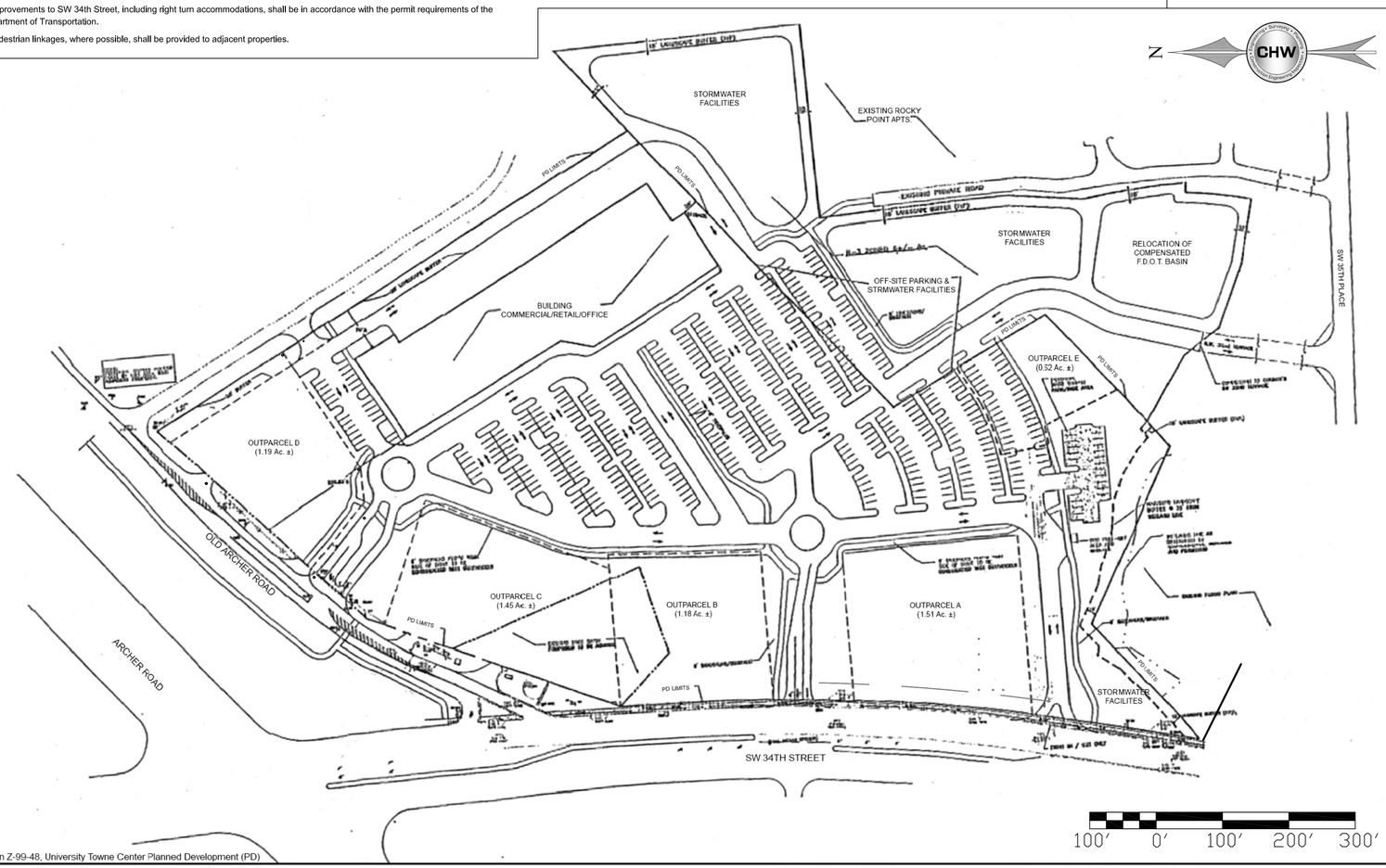
CONDITIONS:

1. The development shall be limited to a maximum of 155,000 square feet of commercial uses or a Floor Area Ratio of 0.20, whichever is less.
2. A minimum 25-foot high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the Technical Review Committee) shall be maintained along the east property line.
3. The developer shall maintain and integrate the existing tree canopy into the overall design of the PD as much as possible, as agreed upon with the Office of Planning and Development. This includes the preservation of live oaks and cedars, identified during a site inspection with Planning and Environmental Protection staff. These trees are to be preserved, through orientation and design of buildings, roundabouts, street frontage setbacks and landscaped areas, unless the Technical Review Committee determines that the final development plan provides a layout that better implements the design criteria, set forth in these conditions, which requires removal of any of these trees. The applicant shall demonstrate how this development will meet these requirements during the development review process.
4. Tree plantings and islands shall be provided at a minimum of an average of every 7 parking spaces. Up to an average of 10 unseparated spaces may be allowed where a landscaped, treed linear island is provided between head-to-head parking rows. However, the overall intent to provide islands an average of every 7 spaces in order to break up large areas of parking shall be maintained (islands an average of every 10 spaces with the use of a landscaped, treed linear island). The Technical Review Committee, at time of final site plan approval, may reduce the frequency or number of planter islands, and may eliminate the requirement for a treed, linear island between head-to-head parking rows, for the purpose of preservation of existing tree canopy and tree clusters, while maintaining 50% tree canopy coverage of the parking area within 20 years of development. Parking lots shall be landscaped with xeric, non-invasive species canopy trees and shrubs, a majority of which are native species. Tree canopy coverage of 50% of the parking area shall be required within 20 years of development.
5. Parking for the easternmost and largest commercial/retail/office building, shown on the PD Layout Map as an approximately 72,800 square feet building, and excluding outparcels, shall not exceed 5 spaces/1,000 gross square feet of retail sales or actual retail use. Parking in excess of 5 spaces/1,000 gross square feet of retail sales or actual retail use, as shown on the PD Layout Map, shall be removed from the PD. Parking for outparcels shall also be limited to 5 spaces/1,000 gross square feet of retail sales or actual retail use. Up to 10% of the parking requirements may be substituted with permeable or grassed parking. Stormwater requirements shall be reduced accordingly. Any permeable or grassed parking may be paved at such time as it is shown to create a maintenance problem as a result of normal use and site conditions. City of Gainesville staff may determine that stormwater provisions need to be reevaluated at this time.
6. Parking lot lighting in place at the time this ordinance is approved shall be allowed to remain in its current form. New parking lot lighting shall be consistent with the City of Gainesville Lighting Ordinance in effect at the time when a development plan is submitted for review.
7. The layout and construction of the shopping center shall be designed and oriented such that walking and biking trips are encouraged, and convenient pedestrian and bicycle access from surrounding properties to the east and south is ensured. This shall include, but shall not be limited to, the following strategies:
   a. Locating parking facilities behind the buildings. Where off-street parking areas are not screened by buildings, the parking areas shall be screened from adjacent streets by a combination of trees, understory vegetation, and earth berms.
   b. Linking buildings to the adjacent roadways with sidewalks/bicycle facilities designed to maximize pedestrian comfort, security, and convenience.
   c. Providing ample bicycle-parking facilities in accordance with Section 393.25(5) Bicycle Parking standards of the City of Gainesville Land Development Code.
8. The design of outparcels shall create a pedestrian-friendly scaled streetscape along SW 34th Street, Old Archer Road, and all entrances to the PD. These design features shall include, but are not limited to signage, lighting, provision for screening of adjacent land areas such as loading and service areas, clearly defined entrances, and the use of walls, arches, columns and change of pavement type to signify a change in use, function, or ownership. The applicant shall demonstrate how this development will meet these requirements during the development review process. This shall include, but shall not be limited to, the following strategies:
   a. All buildings in outparcels along SW 34th Street or Old Archer Road shall be oriented toward the street and utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, organization, uniform style, and pedestrian scale and level of detail.
   b. A 25' landscaped setback shall be provided between outparcel buildings and SW 34th Street and Old Archer Road.
   c. There shall be no parking areas between outparcel buildings and SW 34th Street, Old Archer Road, and entrances to the PD.
   d. Sidewalks shall be provided along SW 34th Street, Old Archer Road, and all entrances to the PD. Canopy street trees located a maximum of 40 feet apart shall be provided adjacent to the sidewalks along SW 34th Street, Old Archer Road, and entrances to the PD. The internal sidewalk system serving the east side of the outparcels, shown on the PD Layout Map, shall be within a minimum 15 feet wide landscaped area to provide separation from vehicle use areas, including canopy street trees located a maximum of 40 feet apart. This sidewalk system shall connect the outparcels to the RTS bus pull-off area and shelter and park-and-ride facilities, and be integrated into the main entrances to the PD, in a manner consistent with the PD Layout Map. The Technical Review Committee, prior to final site plan approval, may modify sidewalk and landscape requirements in order to preserve existing tree canopy.
9. The main entryway from SW 34th Street shall be designed to provide a pedestrian-friendly entry clearly oriented to the main entrance of structures within the development. This shall include, but shall not be limited to, the following strategies:
   a. A landscaped area including canopy street trees located a maximum of 40 feet apart shall be provided along both sides of the entryway as it passes through the parking area. A sidewalk shall be provided through one side of the landscape entryway, separated from the vehicle entry area by landscaped area. This side of the landscaped entryway shall be a minimum of 20 feet wide and an average of 30 feet wide. The Technical Review Committee may reduce these minimum widths based on overall pedestrian design. This sidewalk shall connect to the SW 34th Street entrance to the PD by means of a landscaped roundabout system, and to structures within the development by means of a change in pavement texture and color.
   b. The architecture of the commercial/retail/office building shall utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, pedestrian scale, and level of detail. This shall include use of a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings. A pedestrian area shall be provided along the front of the building separated from the vehicular use area (including head-in parking, if any) by landscaped planters or islands. In addition, the building shall be designed to provide a façade feature oriented towards the Old Archer Road entrance to the PD.
10. Signage for the PD shall consist of the following:
   a. Legally permitted signs in place at the time this Ordinance is adopted shall be exempt from this condition and permitted to continue in their current form.
   b. Signage in areas visible from the public right-of-way, as shown on the PD Signage Plan Map adopted as Attachment ___ to the PD Ordinance, shall be regulated by the City of Gainesville Land Development Code.
   c. Amendment to the PD Signage Plan Map shall be approved administratively by the City Manager, or designee, without requiring an amendment to the University Towne Center PD Ordinance.
   d. Internal signage not visible from the public right-of-way shall be consistent with the City of Gainesville Land Development Code, except as described in Condition 10.e., f., and g.
   e. Temporary Signs: A new business or business in a new location that has not yet installed a permanent sign, or a business which has its permanent signs destroyed may obtain a permit for a temporary sign of up to 300 square feet in sign area for a period of not more than 90 days, or until installation of permanent signs, whichever occurs first. The sign may have a border up to six inches in width, and shall not exceed twelve (12) feet in height if freestanding. The sign may be attached to the building at a height not to exceed the roofline and/or parapet.
   f. Building-mounted signs: Single- or Multiple-Occupancy Buildings and Developments - 2 Stories or Less.
      I. Primary Signs:
         i. Each occupant shall be allowed one (1) primary sign.
         ii. The sign shall be installed on the primary entrance side of the building, within the limits of the occupant's leased space.
         iii. The sign shall be no greater than 300 square feet in size.
         iv. The sign must comply with all applicable building and electrical codes.
      II. Secondary Signs:
         i. Each occupant shall be allowed one (1) secondary sign.
         ii. No secondary sign shall be allowed to be located on any face of a building or any roof which would be directly opposing any property having a single-family land use designation or zoned for single-family use.
         iii. The secondary sign shall be no greater than 200 square feet in size.
         iv. The sign must comply with all applicable building and electrical codes.
      III. Accessory Signs:
         i. Each occupant shall be allowed up to four (4) accessory signs.
         ii. The signs shall be allowed within the area leased or owned by the occupant and on a building side which is the primary entrance / exit to the occupancy.
         iii. The total accessory sign area shall be no greater than 100 square feet.
         iv. The sign must comply with all applicable building and electrical codes.
   g. Directional Signs: These signs shall be limited to the name of the development and/or the names of the occupants of the development, and shall comply with the following conditions:
      i. The signs shall not be located within 100 feet of any public right-of-way line.
      ii. A single business or activity shall be limited to two (2) square feet per individual sign face.
      iii. The directional sign shall not exceed a total area of 50 square feet.
      iv. The maximum height of a directional sign shall not exceed six (6) feet.
11. Specific buffers and setbacks shall be in place prior to issuance of a certificate of occupancy. The following buffers shall be required:
   a. Frontage of Old Archer Road and SW 34th Street shall provide and maintain a 25 feet wide landscaped or existing vegetative setback (excluding access points) consisting of a variety of trees and understory vegetation.
   b. Along the eastern boundary of the site, where adjacent to existing or planned residential use: a minimum 25-foot high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the Technical Review Committee).
12. The developer shall mitigate new motorized vehicle trips to Old Archer Road by providing:
   a. An eight-foot wide paved bicycle/pedestrian trail between Archer Road/Old Archer Road from SW 34th Street to SW 16th Avenue or SW 23rd Terrace.
   b. Park-n-ride facilities for both transit linkages, as well as bicycle/pedestrian trips, using the rail linkage to campus. These facilities shall be integrated and designed as an enhancement to the overall development. Adequate pedestrian-friendly linkages from the transit facilities to the buildings shall also be provided.

   These improvements may be used as mitigation credit for the traffic mitigation required as part of this development.
13. The north access onto SW 34th Street shall be designed such that a signal will not be required. If the Florida Department of Transportation determines that a traffic signal is permissible at this location, the developer shall be responsible for all costs associated with the traffic signal installation. Modifications to the existing median opening shall be coordinated with the Florida Department of Transportation. The south access to SW 34th Street shall be restricted to a right-in/right-out connection only.
14. Access improvements to SW 34th Street, including right turn accommodations, shall be in accordance with the permit requirements of the Florida Department of Transportation.
15. Bicycle/pedestrian linkages, where possible, shall be provided to adjacent properties.
16. No out-parcel shall have direct access to SW 34th Street or Old Archer Road.
17. Left-turn storage lanes on Old Archer Road for eastbound to southbound movement into the site are required and shall be constructed at either the proposed primary driveway or the proposed shared driveway connections to Old Archer Road. Acceleration and deceleration tapers shall also be constructed.
18. If the development is directly connected to SW 32nd Terrace, the developer shall be responsible for the construction of eastbound and westbound tapers at the intersection of SW 35th Place and SW 32nd Terrace.
19. This non-residential PD shall comply with all applicable federal, state, and local rules, regulations, and ordinances, now and hereafter in effect, that may be applicable to the site. Any violation of the terms or conditions of this non-residential PD shall be grounds for suspension of revocation by the City Commission. All applicable concurrency requirements and applicable TMPA Zone A requirements shall be addressed as part of the development plan review process.
20. The PD may be developed in phases consisting of the individual out parcels and large commercial building.

GENERAL NOTES:

1. LAND USES: COMMERCIAL PER GAINESVILLE COMPREHENSIVE PLAN MAXIMUM, 155,000 SF OR FAR 0.20 (PARCEL SIZE 17.4 +/- Ac.)
2. LOT SIZES: PER GENERAL BUSINESS DISTRICT (BUS) ZONING
3. BUILDING SETBACKS PER GENERAL BUSINESS DISTRICT (BUS) ZONING AND PD DOCUMENTS
4. MAXIMUM HEIGHT OF BUILDING: UNLIMITED
5. OPEN SPACE AREAS: N/A
6. GENERALIZED LOCATION OF STREET: N/A
7. METHOD OF SCREENING AND BUFFERING AREAS: IN ACCORDANCE WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE
8. LOCATION AND CONFIGURATION OF BUILDINGS, INTERNAL PARKING CONFIGURATION AND OTHER INTERNAL SITE DESIGN FEATURES MAY BE CHANGED FOR FINAL DEVELOPMENT PLAN.
9. COORDINATION WILL BE MADE WITH FDOT FOR MODIFICATION OF FDOT'S STORMWATER BASIN FOR FINAL DEVELOPMENT PLAN.
10. INGRESS/EGRESS CONNECTIONS TO OUTPARCELS TO BE APPROVED BY TECHNICAL REVIEW COMMITTEE.
11. EXISTING WATER WELL WILL BE USED FOR IRRIGATION OR ABANDONED.
12. BUFFER MAY BE ENHANCED WITH LANDSCAPE PLANTING
13. SIDEWALK LOCATION TO BE DETERMINED AT SITE PLAN APPROVAL



*Map from Resolution Z-99-48, University Towne Center Planned Development (PD)

CAUSSEAUX, HEWETT, & WALPOLE, INC. - QUALITY ASSURANCE (QA) / QUALITY CONTROL (QC) REVIEW							
REVIEW TYPE:	INITIALS	DATE:	DESIRED COMPLETION DATE:	INITIALS	DATE:	INITIALS	DATE:
ENGINEER OF RECORD (EOR) OR P.E. DESIGNED: BLACK (READY FOR QA/QC REVIEW)			EOR OR P.E. DESIGNED, CONCURRENCE: BLACK (AGREE), BLUE (RESPONSES PROVIDED)			QA/QC REVIEWED, VERIFIED (BACK CHECKED): BLACK (COMMENTS SUBMITTED GREEN)	
ENGINEER OF RECORD (EOR) OR P.E. REVISED: BLACK (ACCEPTED), RED (COMMENTS PROVIDED)			ENGINEER OF RECORD (EOR) OR P.E. FINAL: BLACK (COMMENTS RESOLVED YELLOW)			EOR, VERIFIED (PLANS BACK CHECKED)	

Tech: RyanT Plot Date: Mar 13,2014 9:56am Filename: I:\JOBS\2011\11-0268.02\DWG\Base Files\PD Layout Map.dwg

Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
Construction Engineering Inspection
132 NW 76th Drive, Gainesville, Florida 32607
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com
CA-5075

SCALE: 1" = 100'
VERIFY SCALE BAR IS VALID ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

REVISIONS:

SUBMITTED:
3-4-2014 – PD REZONING
3-6-2014 – REVISED PD REZONING

CLIENT: ARGATE PROPERTIES
PROJECT: UNIVERSITY TOWNE CENTER PLANNED DEVELOPMENT (PD)
SHEET TITLE: PD LAYOUT MAP

TECHNICIAN: CRT
DESIGNER: DCB
QUALITY CONTROL: DCB
PROJECT NUMBER: 11-0268.02

SHEET NO.: 1

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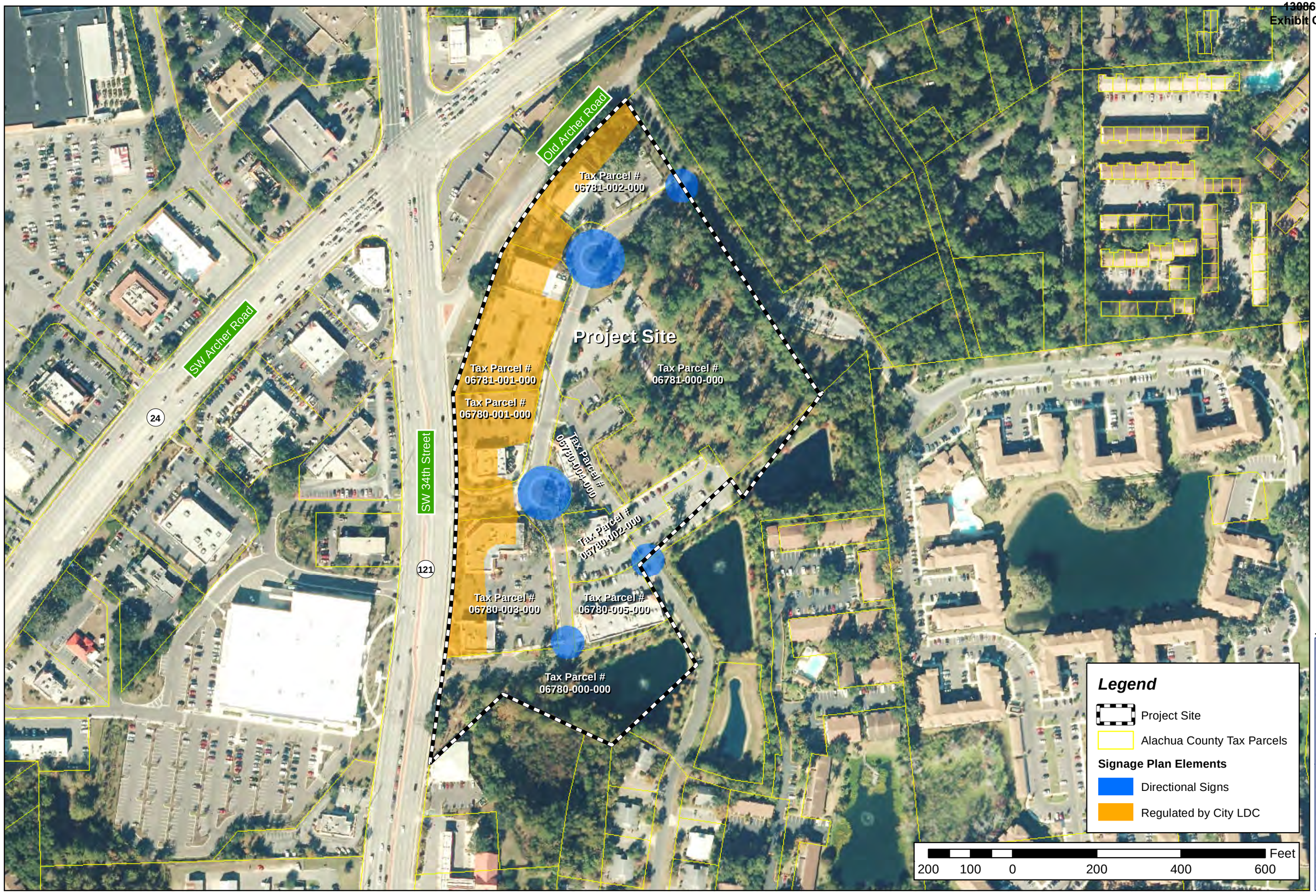
130862D
Exhibit C-1

ILLUSTRATION 1C:
SIGNAGE PLAN

University Towne Center PD
Signage Plan



NORTH

Prepared by: Employee 348
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection Type: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983
Date: January 1, 2014

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

File: I:\026\S2011\11-0268.02\GIS\MXD\LC.mxd

APPLICATION PACKET
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2. PD Rezoning Application
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4. Legal Description
5. Tax Record Cards
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8. Revised PD Conditions
9. Revised PD Layout Map
10. Master Signage Plan
11. **Neighborhood Workshop Materials**
12. Map Set

CITY OF GAINESVILLE
every path starts with passion
FLORIDA

MAILING LABEL APPLICATION
For Neighborhood Workshop

Mailing Address: **City of Gainesville, Station 12**
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259

Physical Address: **306 NE 6th Avenue**
Thomas Center Building B, Room 158

Today's Date: 1-6-2014 Location Map Provided [X]

Tax Parcel Number: 07240-001-000, 07240-001-023, 06780-000-000, 06780-001-000, 06780-002-000, 06780-003-000, 06780-004-000, 06780-005-000, 06781-000-000, 06781-001-000, & 06781-002-000

Property Address: SE quad of SW 34th Street and SW Archer Road

Project Name: University Towne Center PD Amendment

Project Description: Planned Development (PD) Amendment

First Step Meeting Date TBD / ____ / ____ Planner: TBD

Circle One: Owner Agent

Applicant: CHW, Inc. Signature: [signature]

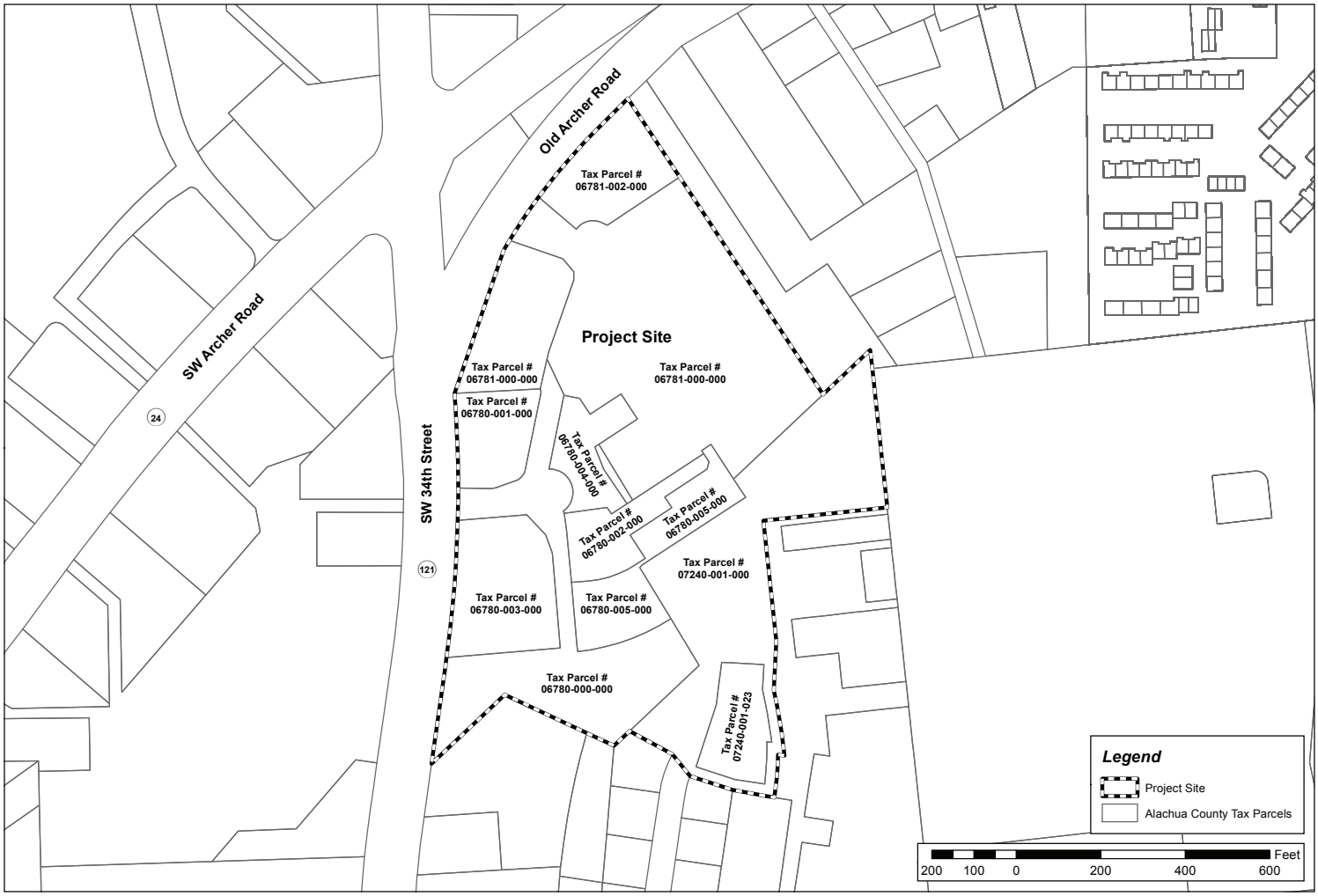
Daytime Phone No.: 352-331-1976 Fax No.: 352-331-2476

An incomplete application will not be processed and will be returned to you.
Applications may take up to five business days to be processed.

Office Use Only

Due Date: ____ / ____ / ____

130862D
Exhibit C-1



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

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

Neighborhood Workshop Notice
Ashton
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
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

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

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

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

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

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

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

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

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

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

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

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

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

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

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

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

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

Neighborhood Workshop Notice
Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice
Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

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

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

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

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

Neighborhood Workshop Notice
Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

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

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

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

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

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

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

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

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

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

Neighborhood Workshop Notice
Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

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

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

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

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

Neighborhood Workshop Notice
Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice
BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

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

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

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

Neighborhood Workshop Notice
Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

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

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

Neighborhood Workshop Notice
Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

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

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

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

Neighborhood Workshop Notice
Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

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

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

Neighborhood Workshop Notice
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
06812-005-000 Univ Towne Center PD
ABC PROPERTIES LTD
PO BOX 593688
ORLANDO, FL 32859

Neighborhood Workshop Notice
06789-000-000 Univ Towne Center PD
SOLOMON K ABRAHAM
4011 NW 23RD DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06789-001-000 Univ Towne Center PD
ABRAHAM & ABRAHAM
4011 NW 23RD DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
07239-100-001 Univ Towne Center PD
ALACHUA CO HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
07240-001-005 Univ Towne Center PD
ANDREWS ENTERPRISES INC
1741 CLATTER BRIDGE RD
OCALA, FL 34471

Neighborhood Workshop Notice
06780-004-000 *** Univ Towne Center PD
BRAND PROPERTIES II LLC
2401 PGA BLVD STE 150
PALM BEACH GARDENS, FL 33410

Neighborhood Workshop Notice
06809-005-000 Univ Towne Center PD
BYB FLORIDA REAL ESTATE LLC
10524 MOSS PARK RD STE 204-304
ORLANDO, FL 32832

Neighborhood Workshop Notice
06784-002-000 Univ Towne Center PD
DAAN LLC
% MORGAN TIRE & AUTO
535 MARRIOTT DR TAX DEPT #9 FL
NASHVILLE, TN 37214

Neighborhood Workshop Notice
06779-002-000 Univ Towne Center PD
GREGORY B DESOWITZ
PO BOX 142474
GAINESVILLE, FL 32614

Neighborhood Workshop Notice
06809-001-000 Univ Towne Center PD
ELIOT PROPERTIES
% KOHLS PROPERTY TAX DEPT
PO BOX 2148
MILWAUKEE, WI 53201

Neighborhood Workshop Notice
06809-002-000 Univ Towne Center PD
EQUILEASE AT ARCHER INC
3501 SW 2ND AVE STE 2300
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06784-003-000 Univ Towne Center PD
FIRST COAST ENERGY LLP
7014 A C SKINNER PKWY STE 290
JACKSONVILLE, FL 32256

Neighborhood Workshop Notice
06790-000-000 Univ Towne Center PD
GAINESVILLE PLACE PH II LLC
2800 SW 35TH PL STE 50
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06809-004-000 Univ Towne Center PD
GOODWILL INDUSTRIES OF NORTH FLA
4527 LENOX AVE
JACKSONVILLE, FL 32205

Neighborhood Workshop Notice
06788-000-000 Univ Towne Center PD
H I RESORTS INC
111 W FORTUNE ST
TAMPA, FL 33602

Neighborhood Workshop Notice
06781-002-000 *** Univ Towne Center PD
HALLE PROPERTIES LLC
20225 NORTH SCOTTSDALE RD
SCOTTSDALE, AZ 85255

Neighborhood Workshop Notice
06783-001-000 Univ Towne Center PD
HANSELMAN & KUNDRAT JR ET AL
PO BOX 988
LAKELAND, FL 33802

Neighborhood Workshop Notice
06787-001-000 Univ Towne Center PD
HARRIS & MOSLEY
3204 COUNTY CLUB DR
VALDOSTA, GA 31605

Neighborhood Workshop Notice
06809-001-001 Univ Towne Center PD
JAXVILLE PROPERTIES LLC
PO BOX 51089
JACKSONVILLE BEACH, FL 32240

Neighborhood Workshop Notice
06812-010-000 Univ Towne Center PD
DONALD WESLEY MCBRIDE TRUSTEE
327 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice
06786-000-000 Univ Towne Center PD
MEGAHEE ENTERPRISE LTD.,LLLP
2632 NW 43RD ST #2138
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06781-001-000 *** Univ Towne Center PD
NATIONAL RETAIL PROPS LP
% CARRABBA'S #6027
2202 N WEST SHORE BLVD 5TH FLOOR
TAMPA, FL 33607

Neighborhood Workshop Notice
06782-000-000 Univ Towne Center PD
PAYAM INC
8990 NW 49TH PL
CORAL SPRINGS, FL 33067

Neighborhood Workshop Notice
06812-002-000 Univ Towne Center PD
PDA DEVELOPMENT INC
3600 NW 43RD ST STE E2
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
07240-001-011 Univ Towne Center PD
ROCKY POINT APARTMENTS INC
% SAUL SILBER PROPERTIES
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
07239-100-010 Univ Towne Center PD
ROCKY PT HOMEOWNERS ASSOC INC
% SAUL SILBER PROPERTIES
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06779-001-000 Univ Towne Center PD
JASON SCHURGER
PO BOX 142763
GAINESVILLE, FL 32614

Neighborhood Workshop Notice
06781-000-000 *** Univ Towne Center PD
SHADY NOOK LIMITED
2040 NW 67TH PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
06783-001-001 Univ Towne Center PD
SILBER REGENCY OAKS INC
% SAUL SILBER PROPERTIES LLC
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06778-000-000 Univ Towne Center PD
SILVER CREEK APTS LLC
585 BOYLSTON ST
BOSTON, MA 02116

Neighborhood Workshop Notice
07240-001-023 Univ Towne Center PD
STATE OF FLORIDA DEPT OF
TRANSPORTATION
PO BOX 1089
1901 S MARION ST
LAKE CITY, FL 32056

Neighborhood Workshop Notice
06780-001-000 *** Univ Towne Center PD
TIKI TERIYAKI REAL ESTATE INC
% REMEDIOS PATALINGHUG
3105 SW 34TH ST UNIT B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06780-005-000 *** Univ Towne Center PD
UTC PARTNERS LLC
2216 NW 40TH TER UNIT A
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06810-001-014 Univ Towne Center PD
ZENYATTA LLC
% CVS #3255-01/STORE ACCOUNT
1 CVS DRIVE
WOONSOCKET, RI 02895

130862D
Exhibit C-1

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed amendment to the currently approved University Towne Center Planned Development (PD) located on approximately 25 acres in the southeast quadrant of the SW 34th Street / SW Archer Road intersection.

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

The workshop is Wednesday, January 22nd, 2014 at 6:00 p.m. at the Hilton Garden Inn, 4075 SW 33rd Place, Gainesville, Florida, 32608.

Contact:
Craig Brashier, AICP

Phone Number:
(352) 331-1976

Engineering • Surveying • Planning • Construction Engineering Inspection
CHW

130862D
Exhibit C-1

SILVER SPRINGS: Research painting a more complete picture

Continued from 1B

ground-disturbing activities like development," Mitchell said.

"This does not affect the buildings at Silver Springs, because they are considered historic since they are built prior to 1955," he added.

Mitchell said the site designation shouldn't affect the park's ecotourism draw. The designation merely provides an extra layer of protection against development.

For example: Years from now, if the park leased large sections of land to a timber company, this designation would force that company to go through a strict permitting process.

■■■

The types of sites within the Silver Springs Head Springs Site Complex vary. There are prehistoric mounds, some of which could be burial mounds, and prehistoric shell midden (refuse piles), which could contain tools, bones or even burial grounds.

Many artifacts have been found inside the cave opening at Silver Springs, as well. The Silver River Mammoth kill site is one of the only kill sites documented east of the Mississippi.

It was a juvenile mammoth, which went extinct 12,000 years ago. Both stone and bone artifacts were found at the site, which tells archaeologists that the mammoth had been killed and butchered there.

Prehistoric camp sites, building remains from Paradise Park or from the old state park, and a prehistoric dugout canoe in the river are also among the artifacts that SEARCH found.

■■■

On a recent day Mary Williams, a longtime resident of Marion County who visited Paradise Park with her family when she was a child, visited the Paradise Park site with Mitchell and Lamont "Monty" Pharmer, a former employee of Ross Allen, a rattlesnake wrangler who had a show at Silver Springs.

"I must have been about 4 years old. My dad would bring my brothers and me. That was a big deal," Williams recalled.

"We would see the signs. We were on our best behavior. A lot of times we would already have our swimsuits on, because when we got there, we'd jump out of the car and run down that incline and jump right into that water," she said.

"I started hunting artifacts in 1948, and my brother-in-law, Wilfred T. Neill — he was a herpetologist and archaeologist came on board (as Ross Allen's employee) in '49," Pharmer said. "He was kind of my mentor in archaeology. One of our main sites was along the Paradise Park road. They had dug a 12-foot-deep garbage pit along the south side of the road and ran several hundred yards. Before they started using it for garbage, Neill and I would get down in it and found any number of artifacts. A lot of arrow heads, tools, stone and pottery artifacts dated back to early Archaic."

River diving became popular when surplus dive tanks and regulators came on the market after World War II. It was legal then. Alvin Hendrix of McIntosh found more than 18,000 artifacts in and around the Silver River, and he mapped everything where he found it. The Silver River Museum has the mass of his collection, 90 percent of which was found in the river. Today, students and professors use the collection for research purposes.

The research in and around Silver River is painting a more complete picture of Florida.

"Putting history in perspective and finding out what happen during those 15,000 years, it's like piecing together a puzzle. It's awesome to hold an artifact that someone 13,000 years ago made," Pharmer said.

Obituary Information

All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information:
337-0304 or 374-5017
obits@gvillesun.com
fax: (352) 338-3131

PUBLIC NOTICE

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Contact:
Craig Brashier, AICP

Phone Number:
(352) 331-1976

The Community Calendar of Events is sponsored by:

UFHealth
UNIVERSITY OF FLORIDA HEALTH

Camellia Show 5
Alachua Botanical Gardens
Gainesville, 9:00am
This two day event features prize-winning camellias of all sizes, shapes, and colors. There will be judged exhibits of japonicas, reticulatas, hybrids, and species. In addition to their outstanding winter beauty, some of the varieties are fragrant.

Welcoming
Rev. Stan McMeisse
Unity of Gainesville 11am
Join us welcoming Rev. Stan McMeisse as our new UU fellow minister. A native of Miami, he served as an Administrator for many years with Unity by the Bay and has worked with several other Unity churches in Florida and Missouri. He was ordained by Unity Worldwide Ministries in June, 2013.

Jack Williams Live in Concert
Unity of Gainesville 7pm
Tickets at the door only, $15-20.
www.jackwilliamsmusic.com

A Swallow-tailed Kite's 10,000 Mile Journey: A black and white odyssey
Florida Museum of Natural History
Gainesville, 10:00a
Art joins science to reveal the wonders and perils of the Swallow-tailed Kite's migration in an installation at the Florida Museum of Natural History. This exhibit of bold colors, striking photos, and poignant words conveys the strength and fragility of a bird that will spend days on the wing to out-wit storms, yet can only watch from above as humans destroy the diverse landscapes they have inhabited for centuries of changing seasons.

Debtors Anonymous (DA)
Gangshen Center
Gainesville, 5:00p-6:30p
Debtors Anonymous (DA) is a 12-step fellowship for debtors trying to recover from money problems and compulsive debt. Entrance to meeting is through back door.

Art in the Sanctuary - Crystal Originals
Unity of Gainesville
Gainesville, 10:00a to 2:00p
Jean Crystal became a professional artist at age 17, working in oils, acrylics, watercolor, stained glass, murals, fabric painting, dress design, posters, signs, logos, and illustrations. She understudied with European artist, H.J. Hermann. Paintings on display are favorites, as well as the "cutest mascots, Albert and Alberta" of the Florida Gators, who inspired her watercolors. She has 64 UF-approved watercolors depicting the adventures of these mascots enjoying a multitude of activities.

Garden of the Heart's Desire Exhibition
University Gallery Gainesville, 10:00a
Come check out this exhibition highlighting Persian textiles.

COMMUNITY HU CHANTS
Santa Fe College, Blount Center Downtown Board Room,
401 NW 6th Street 6:30pm
Singing or chanting HU can: Expand your awareness, Help you experience divine love, Heal a broken heart, Release your inner tensions, Bring peace and calm. Stop in to release your inner tensions, gain insight, peace, and comfort. (352-378-3504) Visit: (www.miracleinyourlife.org) (www.facebook.com/SpiritualonSalsw/hu)

Beginner Swing Dancing Classes
The Movement
Gainesville 7:00 to 7:45p
Join us for Beginner West Coast Swing classes and join our active community of friendly dancers! What is West Coast Swing? This ain't your grandparents Swing dance: you don't throw the follower in the air, and you aren't dancing at 2000 beats per minute!

Surfing Florida: A photographic history and Surf Science: Waves and Wildlife
Florida Museum of Natural History
Gainesville, 10:00a to 5:00p
Surf's up! The Florida Museum celebrates the state's famous coastal waters with the exhibit Surfing Florida. Developed by Florida Atlantic University, the exhibit features photographs and interpretive graphics on the state's surfing history. There's much more to surfing than surfers! Explore the science of waves and animals of the surf and beach. Surf Science mixes Florida Museum and UF research with experiments and interactive experiences.

Gainesville Harmony Show Chorus
Covenant Church Gainesville, 7-9:30p
Interested in learning and singing Women's A Cappella barbershop Harmony Music? Gainesville Harmony Show Chorus, of Sweet Adelines International, meets Wednesdays from 7:00-9:30 p.m. at Covenant Church, 5115 NW 16th Blvd. For more information, call 352-316-1281.

Gallery Talk: Private Dramas, Public Dreams - The Street Photographs of Helen Levitt & Friends
Harn Museum of Art Gainesville, 3pm
Curator of Photography Carol McCusker will discuss the work and film on view in the photography exhibition.

Fireside Folk Show
Civic Media Center
Gainesville, 8:00p to 11:00p
Barefoot Movement is a four-piece string band from Jonesborough, Tennessee featuring upright bass, fiddle, guitar, and mandolin. www.barefoot-movement.com
Miss Wings is a female-fronted foursome featuring banjo, cello, upright bass, trumpet & drums. Nellie St. Cray is a local singer/songwriter and fiddle player, often heard leading contradances and teaching fiddle. www.nellietstcray.com

Healthcare Marketplace Navigator
Alachua Branch Library 4 to 7pm
Need help understanding how to sign up for health insurance? A certified Navigator will be present at the Alachua Branch Library, from 4 - 7 PM on the second and fourth Monday of the month, exception holidays.

Auditions for Noises Off
Mun Kids Theatre
Gainesville 7:00p
Open Auditions for Noises Off, which has been called one of the funniest farces ever written. Noises Off presents a manic menagerie cast of actors rehearsing a flop called Nothing's On. Doors slamming, backstage drama, and mistaken plates of sardines all figure in the plot of this hilarious and obsessively comic play. No preparation required.

Folo Frenzy
Hedge X Foundation
Gainesville, 2:30p to 5:00p
This annual picture scavenger hunt pits teams of up to five students in a race against the clock to scavenge the UF campus taking pictures of well known and not so well known UF landmarks. The goal is to upload the most pictures with in the two hour time limit.

Ms Lassie presents "Trouble the Water"
Pugh Hall Gainesville, 6:00p
The Samuel Proctor Oral History Program will welcome Academy Award-nominated documentary filmmaker Tia Lessin, the director and producer along with Carl Deal of Citizen Koch and Trouble the Water. Lessin also co-produced several of Michael Moore's films, including Capitalism: A Love Story, Fahrenheit 9/11, and Bowling for Columbine. At 2:30 p.m., Lessin will participate in a public panel in Weller Hall, and at 6 p.m.

Yoga for Beginners
Archer Branch Library 11:00a to 12:00p
Easy and relaxing stretches for flexibility and strength, and all ages welcome. The classes will be taught by Leija Wren, L.M.T. and Lambert Wren, yoga teacher. For more information contact the library at 813-972-9254.

Veteran Benefits Help
Hawthorne Branch Library 3:00p to 5:00p
If you are in need of help or advice on any benefits you deserve because of your military service, a Veterans Service Officer from the American Legion Post #230 in Hawthorne will be available at the Hawthorne Library on the first and third Wednesdays of every month.

Rum Centered Guitar Lecture: Pablo Helguera, MoMA
Harn Museum of Art Gainesville, 6:00pm
"The Knowledge Argument: Learning from Socially Engaged Art." Pablo Helguera, Director of Adult and Academic Programs, MoMA.

7th Annual Jersey Canvas
Indoor Track and Field Meet
University of Florida Stephen C. O'Connell Center Gainesville, FL 8:30a to 12:00p
The 7th Annual Jersey Canvas Indoor Track and Field Meet is on January 17-18 at the Stephen C. O'Connell Center. The collegiate/open competition will take place on Friday, January 17 at 6:00 AM and the youth competition will take place on Saturday, January 18 at 8:30 AM. Enjoy one of the most unique track events in the nation as participants of all ages will be competing in this great event honoring the late Jerry Carnes.

Alachua County 4-H Fundraising Luncheon
Hampton Botanical Gardens
Gainesville 11:00a
Join us for the Alachua County 4-H Fundraising Luncheon. Alachua County 4-H supports youth in STEM, citizenship, and healthy living programs. Funds raised will support curriculum, scholarships, and program support.

Alachua County Farmers' Market
Alachua County Farmer's Market Center Gainesville, FL 8:30a to 12:00p
Fresh, Local Fruits & Vegetables. Best Prices on Organic Produce, Local Raw Honey, Plants for your Garden, Mushrooms, Eggs, Cheese, Free-Range Eggs, Native Butterfly Plants, Farm-Raised Beef and Milk, Locally-made Cheeses and Preserves. Live Music. Visit us every Saturday!

Saturday Ranger Walk
Devil's Millhopper Geological State Park
Alachua, FL 10:00a
Guided walks with a Park Ranger. Special guided walks for groups are available by reservation.

Showcasing Student Art - AGFS K-12 Levels (Mezzanine Gallery)
The Thomas Center Thomas Center Mezzanine Gallery Gainesville; 1-4pm
Experienced art lies ahead. Have never seen it before? The best student artwork from the Alachua County Public Schools Visual Arts.

COMMUNITY HU CHANTS
Courtyard Marriott,
3700 SW 42 Street, 2:30pm
The beauty and wonder of chanting HU is that it touches you in the way that it just right for you. Stop in to release your inner tensions and gain peace and calm.
(352-378-3504)
Visit (www.miracleinyourlife.org) (www.facebook.com/SpiritualonSalsw/hu)

Three-Organ SPECTACULAR!
Holy Trinity Episcopal Church
Gainesville, 3:00p
Formerly the Two-Organ SPECTACULAR, this year a third organ is added to the event, played by organists John T. Jones, Jr., John Bradford Reid, Timothy Dunlap, and Peter Kinzie. The concerts features Louis Vierne's Mass for Two Organs and Choir, performed by the Holy Trinity Choir. Wine and hors d'oeuvres follows.

Basic Computing for Seniors
Hawthorne Branch Library 11:00a-1:45p
Co-sponsored by the Life Enrichment Center and the City of Hawthorne, these seminars will make you comfortable using a computer before you know it. Please call 481-1928 for sign up. Must be registered to attend.

Opening of the new Jurdasics Suite designed by Kenneth Treister in Smathers Library
Smathers Library East Univ of Florida
Gainesville, 1:00p to 4:00p
An open house to celebrate this unique reading room for rare and valuable materials from the Price Library of Judaica. Designer Kenneth Treister and curator Rebecca Jefferson will talk about the rooms and other guided tours. There will also be a chance to see the Haggadah Exhibition. RSVP to Gail Burton 352-273-2509 by January 10, 2014.

All-Star Jam for Kids Kicking Cancer
Cypatty Central Gainesville, 12:00p
The All-Star Jam for Kids Kicking Cancer is a benefit concert, supporting Kids Kicking Cancer Gainesville, a program that teaches youth who battle cancer and diseases like cancer and sickle cell anemia how to lower their pain levels using the secrets of the martial arts. The All-Star Jam for Kids Kicking Cancer features 5 great bands, great food, and lots of fun!

29 Years Off the Grid: Towards Energy Independence
Alachua County Headquarters Library-Downtown Gainesville, 2-4pm
Presenter Pat Griggs discusses the realities, difficulties and rewards of living off the electrical grid for more than two decades. Dwelling design, solar strategies, water strategies, heating, natural ventilation and more will be discussed.

World Gourmet Society Festival
Hilton Bridgehead Grill Gainesville, 11am
Global gourmet food festival including Gainesville's new Hilton Bridgehead Grill, is offering the opportunity to enjoy or "Discover New Culinary Landscapes" in numerous countries around the globe. World Gourmet Society members receive a 10% discount and featured menu. See the website below. The global event includes Michelin-starred Chefs and upscale regional or haute cuisine in over 15 countries. The U.S. will only have a maximum of 3 restaurants.

CRC's Career Showcase Non-Technical Day
University of Florida Stephen C. O'Connell Center Gainesville, 9:00a to 3:00p
Career Showcase is a two-day fair hosted each fall and spring. Representatives from technical and non-technical industries seek talented candidates of all majors and classifications for internships, cooperative education or full-time positions. Showcase is a great way to highlight your organization's opportunities. Thousands of candidates regularly attend Career Showcase. Don't miss this great opportunity to tap into our talented candidate pool.

Reading Just for Youth!
Library Partnership Branch - Alachua County Gainesville, 3:30p to 5:00p
If you have been curious about making jewelry then come checkout the Bead Jewelry Reading Club and learn how to make cool jewelry.

Releasing Clutter
Tower Road Branch,
Alachua County Library Gainesville, 2:00p to 3:00p
We will take a look at why we hold onto things that are no longer useful. Learn how to create a plan and begin creating a clutter free space. The goal is to feel refreshed and less bogged down! Celebrate National Get Organized Month!

Clever Crafts-Up-cycling
Alachua County Headquarters Library- Downtown Gainesville, 4-5p
Join us for a creative and clever craft program for teens. Each month we create something new out of something old.

Baby Time
Tower Road Branch, Alachua County Library
Gainesville, 10:30a to 10:50a
Join us for a fun, interactive Baby Time featuring signs, songs and lots of bonding! Skills are not a prerequisite for baby playtime and socializing. Planned for ages 1 to 36 months.

Sweets & Treats
Library Partnership Branch
Alachua County Gainesville, 11:00a-3:00p
Free bread and sweets giveaway to the community while supplies last. Stop by the lobby area to sign up.

Pulitzer Prize Winning Author David Garrow
Pugh Hall Ocala Gainesville, 6:00p
David J. Garrow is Research Professor of History and Law at the University of Pittsburgh School of Law, and has written extensively on civil rights and women's reproductive rights. His 1987 book winning the Gross Martin Luther King Jr., and the Southern Christian Leadership Conference won the Pulitzer Prize in biography.

World Gourmet Society Festival
Hilton Bridgehead Grill
Gainesville, 11am
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Gymnastics
University Of Florida Vs. Georgia
University of Florida Stephen C. O'Connell Center Gainesville, 7:00p to 9:00p
Come out and enjoy the first home gymnastics meet of the season as your Florida Gators host Georgia in the O'Connell Center! Let's Go Gators!

The Spotlight Kids present "Out the Shamrock" A Fundraiser for the American Heart Association
Oak High School Auditorium
Gainesville, 4:00p to 5:30p
Join the Spotlight Kids Performing Arts for an evening of awarding, winning scenes, a unique retelling of Little Red Riding Hood and a "Never End Dig" event for the American Heart Association. Donations will be accepted at the door for the American Heart Association. You can also go directly to our page and make a donation. Remember to bring your shamrock!

2014 Museum's Lake-Side Run
Newport Lake Jones Lake, 1pm
The Museum's Lake 1.5k begins and ends at Bud P. Powers Park. Start and finish at Museum's Lake of Hawthorne Road. The course follows flat, fast roads along picturesque Newnans Lake. The Museum's Lake 15k is one of the prettiest 15k races in the state, with nearly perfect cooling weather every year. Expect some great times and there will be three water stops along the way with some ice cold Fleet. Will be plenty of post race refreshments.

Guided Walk
Kanapaha Botanical Gardens
Gainesville, 10am
Kanapaha offers a guided tours the first Saturday of every month, starting at 10:00am. The docent is Master Gardener, Alice Nelson. Regular admission price for non-members and members are admitted free of charge.

Surviving the fall of the Roman Empire: Economy, Energy, and Environment
Alachua County Headquarters Library-Downtown Gainesville, 2:00p to 4:30p
Lorna Sherman, local attorney, former organic farmer and Transition Network member, is offering a presentation of Chris Martenson's "The Crash Course." The Crash Course is a post graduate study of the "Ones EVI": economy, energy, and environment. Learn how these very powerful forces will change our way of life - and it's not all bad.

Hoggetowne Medieval Faire - Opening Day
Alachua County Fair
Gainesville, 9:00a to 5:00p
Step back in time as the Middle Ages come to life. The Hoggetowne Medieval Faire will be held at the Alachua County Fairgrounds on January 25-26 and January 31-February 2. Featuring 160 artisans, 8 stages of performances, jousting on horseback, human chess games, lords of the manor, a children's village, craft and food games, and food fit for a king. 65,000 attendees expected. 10:00am - 6:00pm on Saturdays and Sundays, 9:30am-9:00pm on Friday January 31.

Open Clothing Closet
Library Partnership Branch - Alachua County Gainesville, 11:00a to 1:00p
We are offering a chance to shop for "free" and gently worn clothing. In need of emergency clothing, stop by and check out our closet.

Alachua County Fair Opening Day
Alachua County Fair
Gainesville, 9:00a to 10:00p
Step back in time as the Middle Ages come to life. The Hoggetowne Medieval Faire will be held at the Alachua County Fairgrounds on January 25-26 and January 31-February 2. Featuring 160 artisans, 8 stages of performances, jousting on horseback, human chess games, lords of the manor, a children's village, craft and food games, and food fit for a king. 65,000 attendees expected. 10:00am - 6:00pm on Saturdays and Sundays, 9:30am-9:00pm on Friday January 31.

Art Gallery by Amy Vigilante
Mizlo Gallery of the Thomas Center
Gainesville, 10am-5pm
Experience art like you have never done it before! The elements of painting... color, pattern, shape and line... characterize these striking textile works. Since opening in 1978, we have endeavored to offer exhibitions of the highest quality for our exquisite, intimate space... and this year is no exception! Each piece pairs with a free public reception.

Medicine Cabinet Makeover
Johnston Chiropractic Health Center
Gainesville, 1pm
What do green smoothies and your medicine cabinet have in common? Now that you have neutralized your diet and "made over" your pantry by stocking it with plant-based, whole foods, we want to teach you how to "make-over" your medicine cabinet by replacing the over-the-counter medicines and other drugs in your home with pure, plant-based medicine also known as essential oils.

Senate & Texts
Library Partnership Branch
Alachua County Gainesville, 11:00a-2:00p
Free bread and sweets giveaway to the community while supplies last. Stop by the lobby area to sign up.

Living with Hearing Loss
Senior Recreation Center
Gainesville, 2:30p to 3:30p
The UF Health Speech and Hearing Center, the UF department of speech, language and hearing sciences, and the Gainesville chapter of the Hearing Loss Association of Florida will offer a series of free classes for people with hearing impairment. Session 1 dates are Jan. 16, Jan. 23, Jan. 30 and Feb. 6; Session 2 dates are Mar. 13, Mar. 20, April 3 and April 10. Call 352-294-5310 or email ramcaughey@ufl.edu to register for the Session 1 dates or Session 2 dates.

DIY for Teens
Tower Road Branch, Alachua County Library
Gainesville, 6:30p to 7:30p
Join us at the Tower Road Library to create your own amazing DIY projects.

Gunsmoke Movie Marathon
Alachua County Library Gainesville, 9:30a to 10:30a
Experience Zumba with certified instructor Ulla Orlikat from Pick Out, Get fit and have fun!

Zumba
Alachua County Library
Gainesville, 9:30a to 10:30a
Experience Zumba with certified instructor Ulla Orlikat from Pick Out, Get fit and have fun!

Midweek Movie Madness
Alachua County Library 3:00p to 5:30p
Relax and join us on Wednesday afternoons for a midweek movie on the big screen. Watch some of the latest movies and the best of some of the older ones.

COMMUNITY HU CHANTS
Mythopoet Library
2145 NW 43rd Street, 6:00pm
With Love Little Weed How Can Change your Life. Stop in to release your inner tensions, gain insight, peace, and comfort. (352-378-3504) Visit (www.miracleinyourlife.org) (www.facebook.com/SpiritualonSalsw/hu)

Focused on Excellence
Delivered with Integrity

MEMORANDUM

TO: Neighbors of University Towne Center PN 11-0268.02

FROM: Craig Brashier, AICP, Planning Project Manager

DATE: January 7, 2014

RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will hold a Neighborhood Workshop to discuss a proposed amendment to the currently approved University Towne Center Planned Development (PD) located on approximately 25 acres in the southeast quadrant of the SW 34th Street / SW Archer Road intersection.

Date: Wednesday, January 22nd, 2014

Time: 6:00 p.m.

Place: Hilton Garden Inn,
4075 SW 33rd Place,
Gainesville, Florida, 32608

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

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

I:\JOBS\2011\11-0268.02\NHWS\Mailout_Univ Town Center_140106.docx

University Towne Center

Planned Development (PD) Amendment

Neighborhood Workshop
January 22, 2014

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

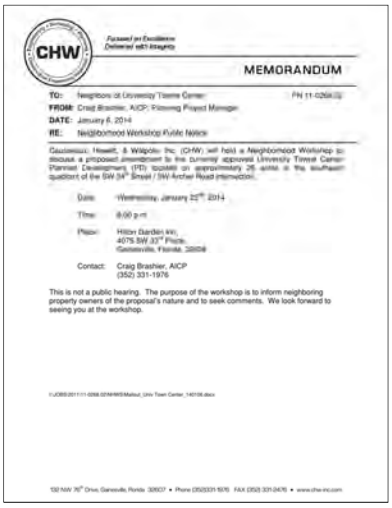
Meeting Overview

The purpose of the neighborhood workshop:

- The City of Gainesville requires Planned Development (PD) Amendments applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This workshop provides the applicant with an opportunity to mitigate concerns prior to the application's submission

civil engineering land surveying land planning construction engineering inspection

Public Notification


MEMORANDUM

TO: Neighbors of University Towne Center
FROM: Craig Brashier, AICP, Planning Project Manager
DATE: January 6, 2014
RE: Neighborhood Workshop Public Notice

Date: Wednesday, January 22nd, 2014
Time: 6:00 p.m.
Place: Hilton Garden Inn, 4075 SW 33rd Place, Gainesville, Florida, 32608
Contact: Craig Brashier, AICP (352) 331-1976

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

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed amendment to the currently approved University Towne Center Planned Development (PD) located on approximately 25 acres in the southeast quadrant of the SW 34th Street / SW Archer Road intersection.

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

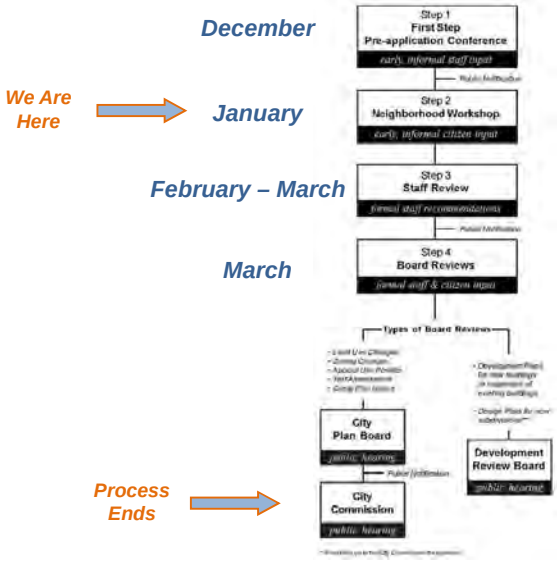
The workshop is Wednesday, January 22nd, 2014 at 6:00 p.m. at the Hilton Garden Inn, 4075 SW 33rd Place, Gainesville, Florida, 32608.

Contact:
Craig Brashier, AICP

Phone Number:
(352) 331-1976

civil **engineering** land **surveying** land **planning** construction engineering **inspection**

Review Process



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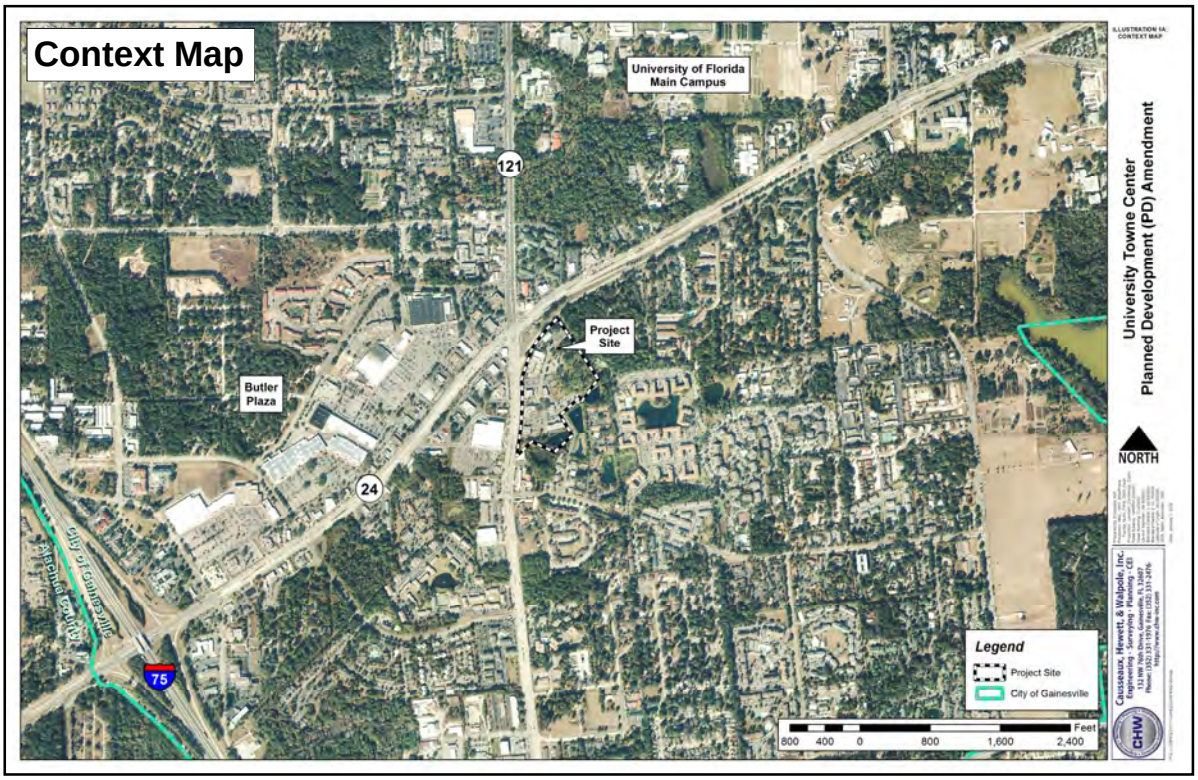
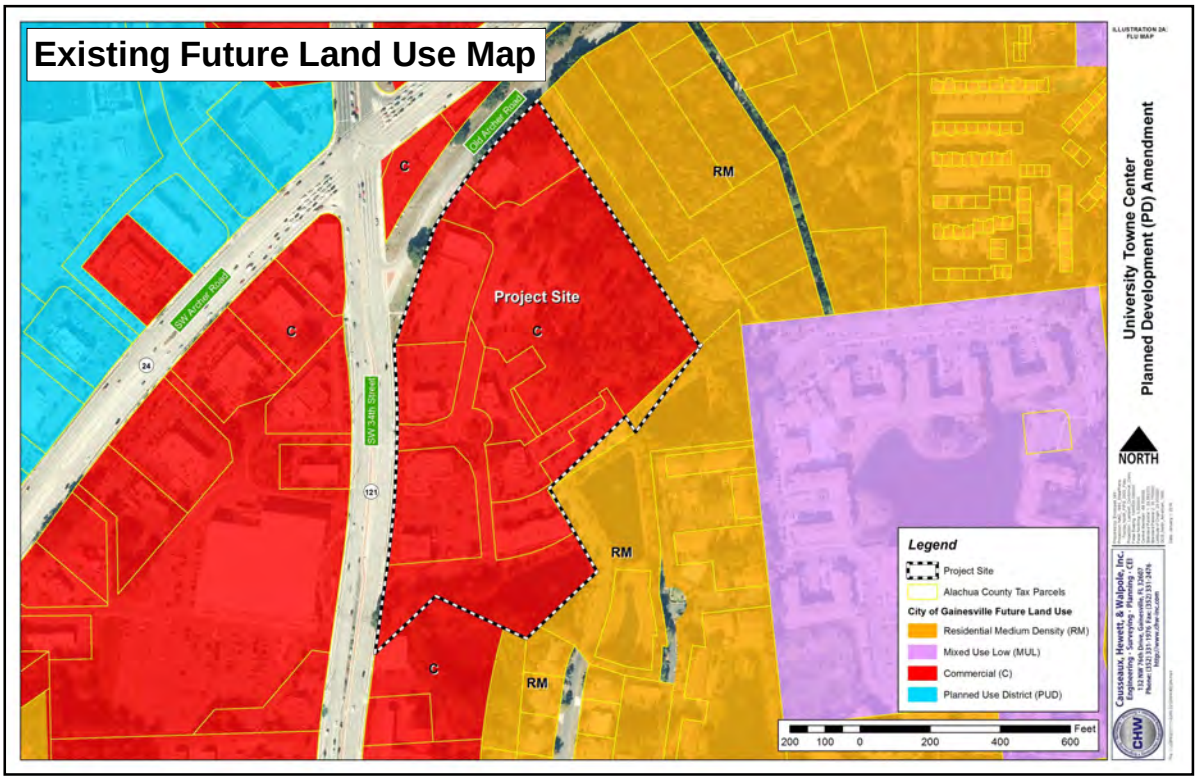

Context Map
University of Florida Main Campus
121
Project Site
Butler Plaza
24
City of Gainesville
Alachua County
75
Legend
Project Site
City of Gainesville
Feet
800 400 0 800 1,600 2,400
ILLUSTRATION 1A: CONTEXT MAP
University Towne Center
Planned Development (PD) Amendment
NORTH
Causseaux, Hewett, & Walpole, Inc.
Engineering · Surveying · Planning · CEI
CHW

Aerial Map
Old Archer Road
SW Archer Road
SW 34th Street
24
121
Project Site
Tax Parcel # 06781-000-000
Legend
Project Site
Alachua County Tax Parcels
Feet
200 100 0 200 400 600
ILLUSTRATION 1B: AERIAL MAP
University Towne Center
Planned Development (PD) Amendment
NORTH
Causseaux, Hewett, & Walpole, Inc.
Engineering · Surveying · Planning · CEI
CHW


Existing Future Land Use Map
ILLUSTRATION 3A: FLU MAP
University Towne Center
Planned Development (PD) Amendment
NORTH
Project Site
C
RM
SW Archer Road
SW 34th Street
Old Archer Road
24
121
Legend
Project Site
Alachua County Tax Parcels
City of Gainesville Future Land Use
Residential Medium Density (RM)
Mixed Use Low (MUL)
Commercial (C)
Planned Use District (PUD)
200 100 0 200 400 600 Feet
Causseaux, Hewett, & Walpole, Inc.
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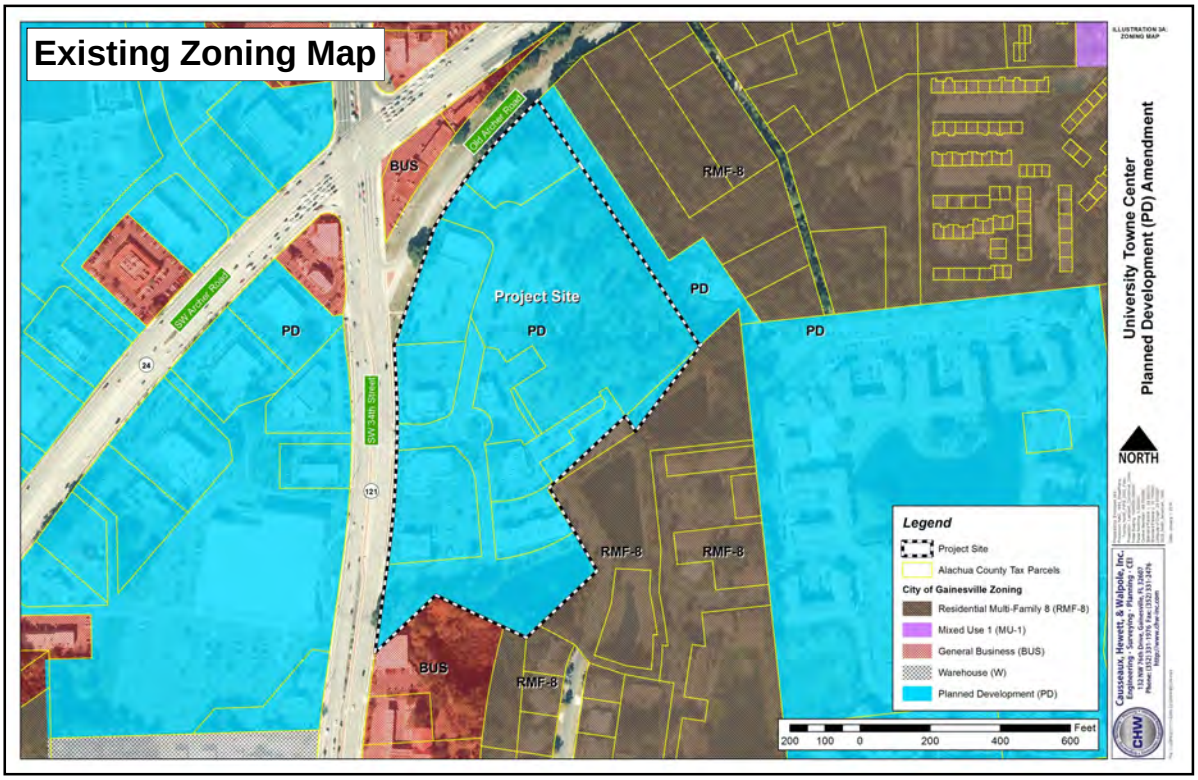
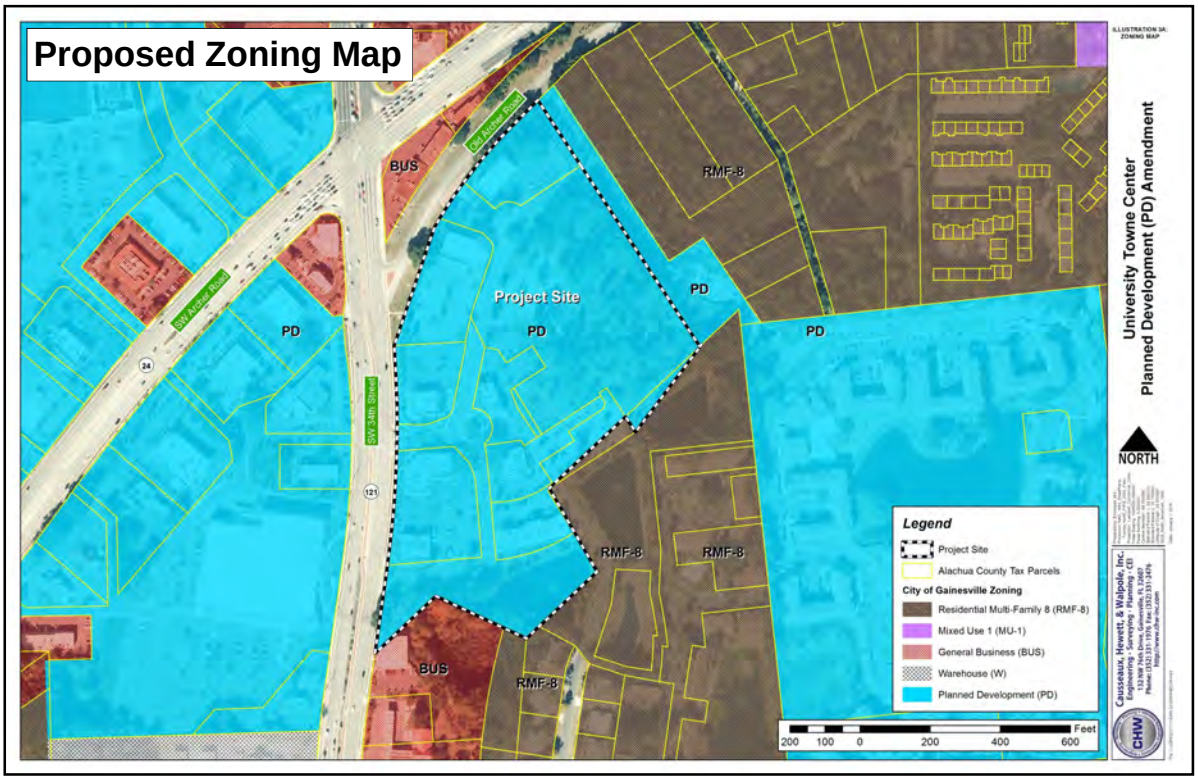
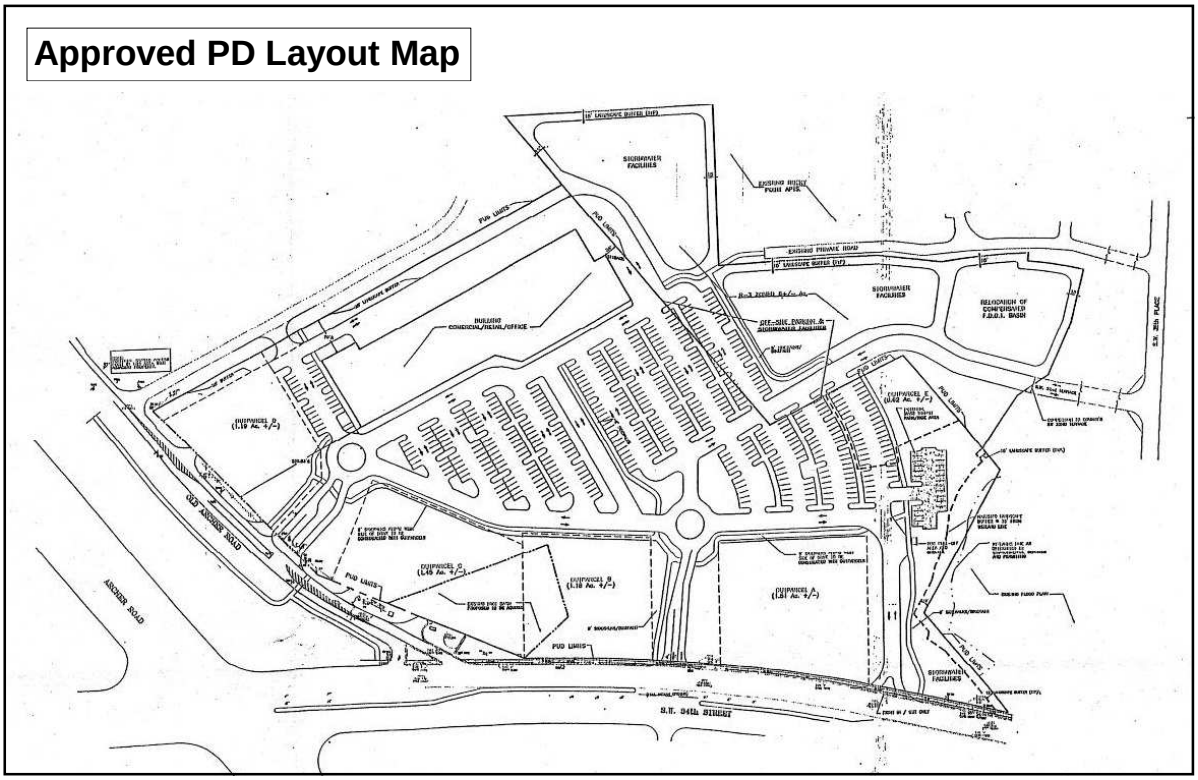

Existing Zoning Map
ILLUSTRATION 3A: ZONING MAP
University Towne Center
Planned Development (PD) Amendment
NORTH
Project Site
BUS
PD
RMF-8
SW Archer Road
SW 34th Street
Old Archer Road
24
121
Legend
Project Site
Alachua County Tax Parcels
City of Gainesville Zoning
Residential Multi-Family 8 (RMF-8)
Mixed Use 1 (MU-1)
General Business (BUS)
Warehouse (W)
Planned Development (PD)
200 100 0 200 400 600 Feet
Causseaux, Hewett, & Walpole, Inc.
Engineering · Surveying · Planning · CEI
CHW


Proposed Zoning Map
ILLUSTRATION 3A: ZONING MAP
University Towne Center
Planned Development (PD) Amendment
NORTH
Project Site
PD
BUS
RMF-8
SW Archer Road
SW 34th Street
Legend
Project Site
Alachua County Tax Parcels
City of Gainesville Zoning
Residential Multi-Family 8 (RMF-8)
Mixed Use 1 (MU-1)
General Business (BUS)
Warehouse (W)
Planned Development (PD)
Feet
200 100 0 200 400 600
Causseaux, Hewett, & Walpole, Inc.
Engineering · Surveying · Planning · GIS
Gainesville, Florida 32607


Approved PD Layout Map
SIGNAGE FACILITIES
EXISTING PRIVATE ROAD
BUILDING CONVENIENCE/RETAIL/OFFICE
RELOCATION OF CONTAINER F.D.O.T. BASIN
PUD LIMITS
OLD ARCHER ROAD
ARCHER ROAD
S.W. 34th STREET
S.W. 20th PLACE

Amendment Explanation

- PD amendment is for modifications to Condition #12, which regulates onsite signage.
- Alachua County BoCC originally adopted the PD.
- PD was annexed into the City of Gainesville.
- Regulations are not consistent with the City of Gainesville's Signage Code.
- Amendments will include a Signage Plan that will be approved by the City of Gainesville.

Proposed Amendments

Existing PD Language:

12. Signage for the PUD shall consist of the following:

a. Monument-type signs at the two main PUD entrances on Old Archer Road and SW 34 Street, limited to 6 feet in height and 10 feet in width, including coordinated signage for the outparcels. No pole-mounted signs shall be permitted. No movable readerboard-type signs shall be permitted. No internally lit signs shall be permitted.

b. Total building signage for each commercial building shall not exceed 1 square foot per lineal foot of the longest side of the building, with no individual sign to exceed 90 square feet. Building signs may be oriented to each street or vehicular use frontage of each building.

c. A 30 square feet monument-type sign for the PUD may be provided at the 2 secondary PUD entrances along Old Archer Road and SW 34th Street.

Proposed Amendments

Proposed PD Language:

12. Signage for the PD shall be consistent with the following:

    Signage visible from the public right-of-way shall be regulated by the City of Gainesville Land Development Regulations. Legally permitted signs in place at the time this Ordinance is adopted shall be exempt from this requirement and permitted to continue in their current form.

    Internal ground mounted signs and directional signs not visible from the public right-of-way shall be permitted in accordance with the adopted Signage Master Plan. Placement shall not obscure traffic circulation and/or visibility.

    Wall mounted signs not visible from the public right-of-way shall be allowed on both single- and multi-tenant buildings in accordance with the adopted Signage Master Plan.

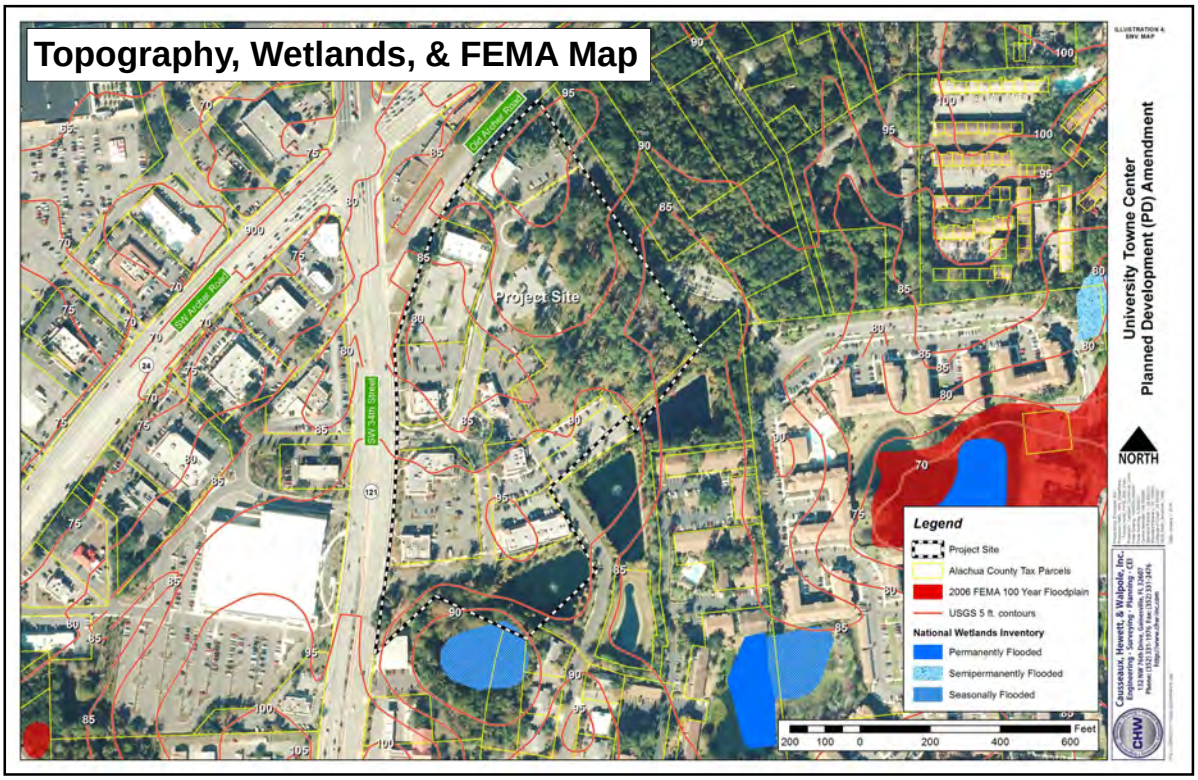
civil **engineering** land **surveying** land **planning** construction engineering **inspection**

University Towne Center

Planned Development (PD) Amendment

Neighborhood Workshop
January 22, 2014

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


Topography, Wetlands, & FEMA Map
Project Site
SW Archer Road
SW 34th Street
Old Archer Road
Legend
Project Site
Alachua County Tax Parcels
2006 FEMA 100 Year Floodplain
USGS 5 ft. contours
National Wetlands Inventory
Permanently Flooded
Semipermanently Flooded
Seasonally Flooded
Feet
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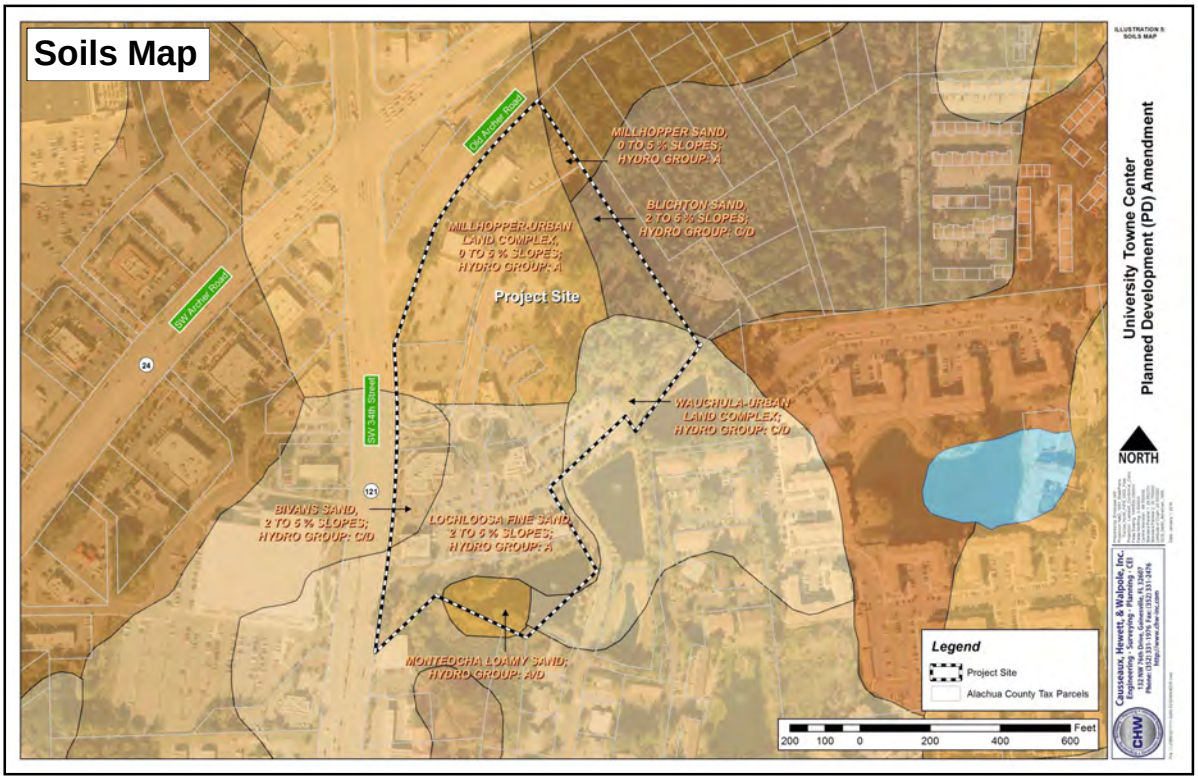
NORTH
University Towne Center
Planned Development (PD) Amendment
Causseaux, Hewett, & Walpole, Inc.


Soils Map
MILLHOPPER SAND, 0 TO 5 % SLOPES; HYDRO GROUP: A
BLICHTON SAND, 2 TO 5 % SLOPES; HYDRO GROUP: C/D
MILLHOPPER-URBAN LAND COMPLEX, 0 TO 5 % SLOPES; HYDRO GROUP: A
Project Site
WAUCHULA-URBAN LAND COMPLEX; HYDRO GROUP: C/D
BIVANS SAND, 2 TO 5 % SLOPES; HYDRO GROUP: C/D
LOCHLOOSA FINE SAND, 2 TO 5 % SLOPES; HYDRO GROUP: A
MONTEOCHA LOAMY SAND; HYDRO GROUP: A/D
SW Archer Road
SW 34th Street
Old Archer Road
Legend
Project Site
Alachua County Tax Parcels
Feet
200 100 0 200 400 600
NORTH
University Towne Center
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SIGN-IN SHEET

Event: Neighborhood Workshop

Date: Wednesday, January 22, 2014

Time: 6:00 pm

Place: Hilton Garden Inn –
4075 SW 33rd Place, Gainesville, FL 32608

RE: University Town Center Planned Development (PD)

No.	Print Name	Street Address	Signature
1	BOB SCHECTER	TAMARAC FL	
2	Stern Siegel	Miami Beach, FL	
3	Jeannette M Hinsdale	16401 NW 57th St.	
4			
5			
6			
7			
8			
9			
10			

UNIVERSITY TOWNE CENTER PLANNED DEVELOPMENT AMENDMENT NEIGHBORHOOD WORKSHOP MINUTES JANUARY 22, 2014 at 6:00 P.M. HILTON GARDEN CENTER

Recorded and transcribed by Causseaux, Hewett, & Walpole, Inc. staff.

Causseaux, Hewett, & Walpole, Inc. – Ryan Thompson, AICP (RT)
Craig Brashier, AICP (CB)

Ryan Thompson delivered an informational PowerPoint presentation, which contained the required neighborhood workshop elements, to an attendee regarding the Rezoning. Only one person attended. CHW informed the attendee that the rezoning for a modification to the existing University Towne Center Planned Development regarding signage.

The attendee was there because she thought the workshop was for another project proximate to the University Towne Center. Once she was informed of the correct project location, she was no longer interested.

The meeting concluded at 6:20 p.m.

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APPLICATION PACKET
TABLE OF CONTENTS

1. Cover Letter
2. PD Rezoning Application
3. Authorization/Ownership Affidavits
4. Legal Description
5. Tax Record Cards
6. Warrantee Deeds
7. Justification Report
8. Revised PD Conditions
9. Revised PD Layout Map
10. Master Signage Plan
11. Neighborhood Workshop Materials
12. Map Set

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ILLUSTRATION 1A:
CONTEXT MAP

University Towne Center
Planned Development (PD) Amendment

NORTH

Prepared by: Employee 348
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983
Date: January 1, 2014

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

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ILLUSTRATION 1B:
AERIAL MAP

University Towne Center
Planned Development (PD) Amendment

NORTH

Prepared by: Employee 348
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983
Date: January 1, 2014

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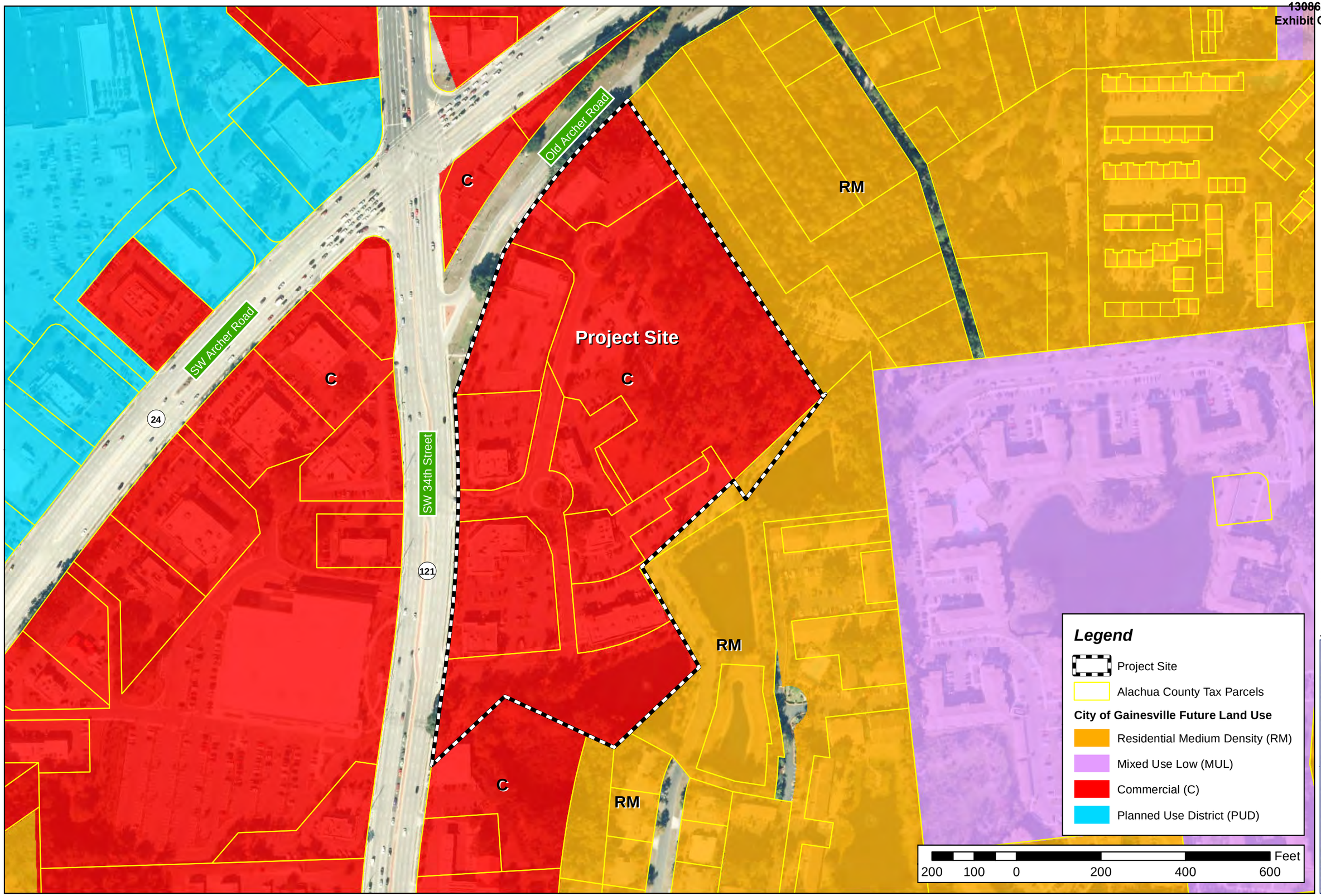
ILLUSTRATION 2A:
FLU MAP

University Towne Center
Planned Development (PD) Amendment



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Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983
Date: January 1, 2014

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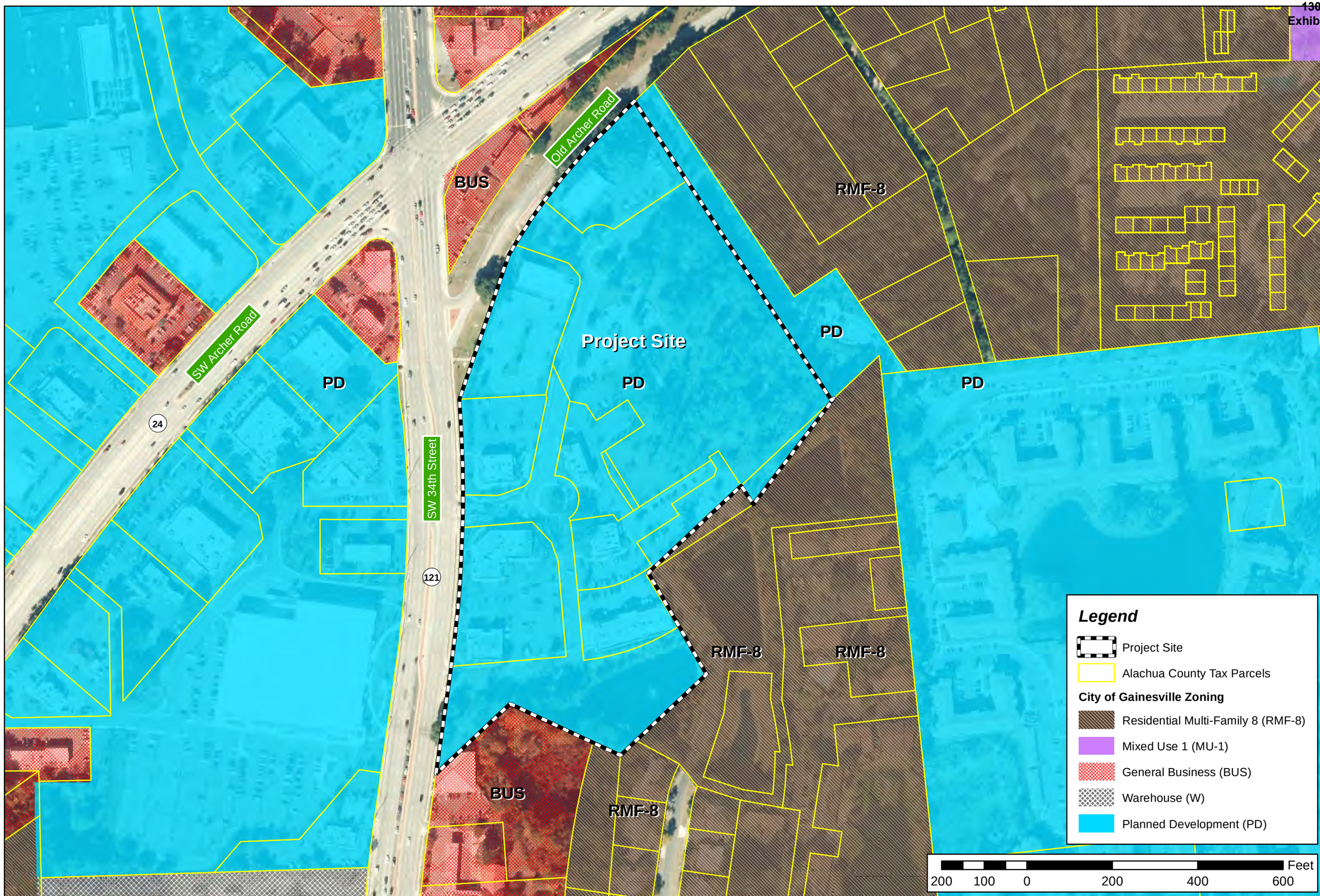
ILLUSTRATION 3A:
ZONING MAP

University Towne Center
Planned Development (PD) Amendment



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GCS_North_American_1983
Date: January 1, 2014

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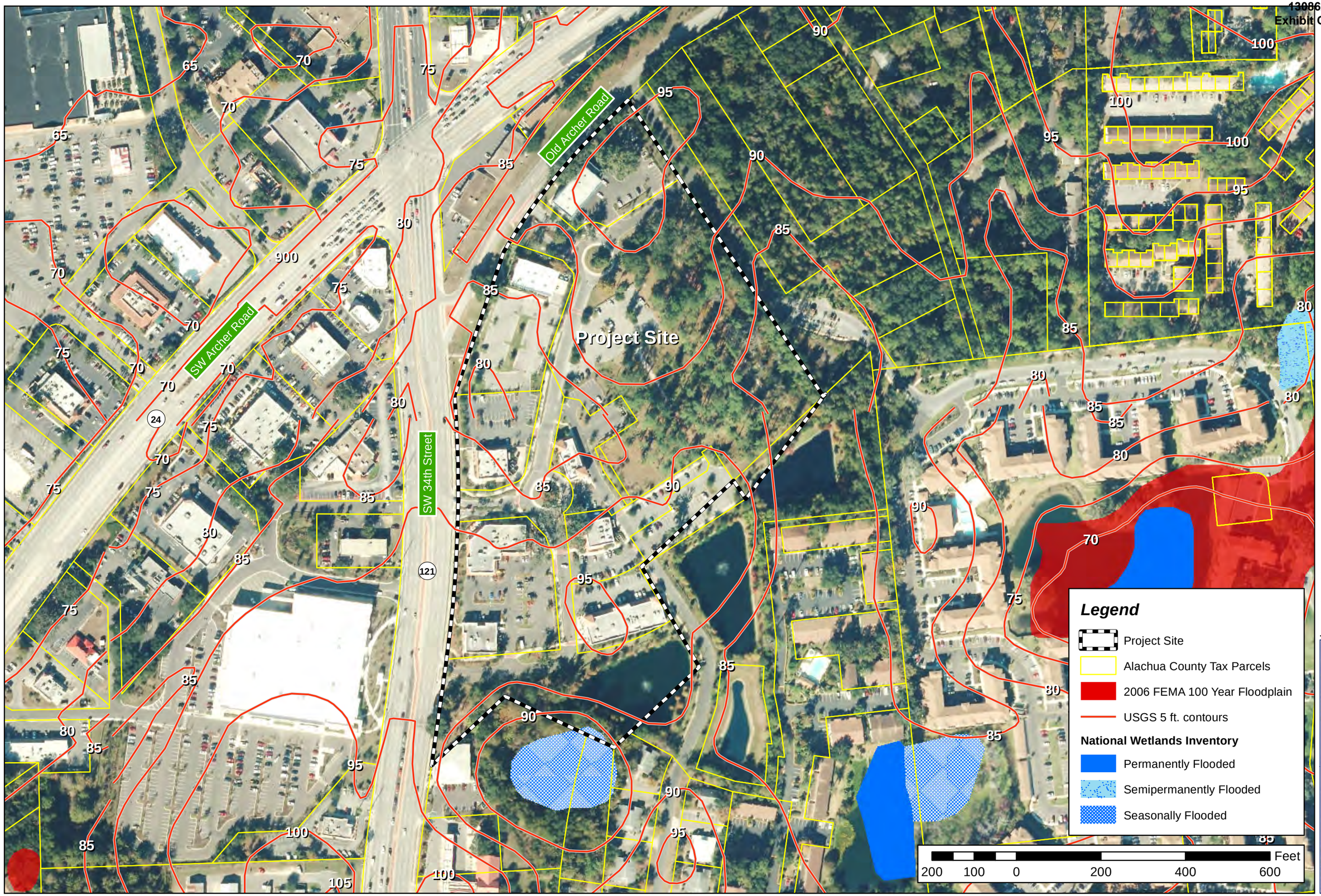
ILLUSTRATION 4:
ENV. MAP

University Towne Center
Planned Development (PD) Amendment



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GCS_North_American_1983

Date: January 1, 2014

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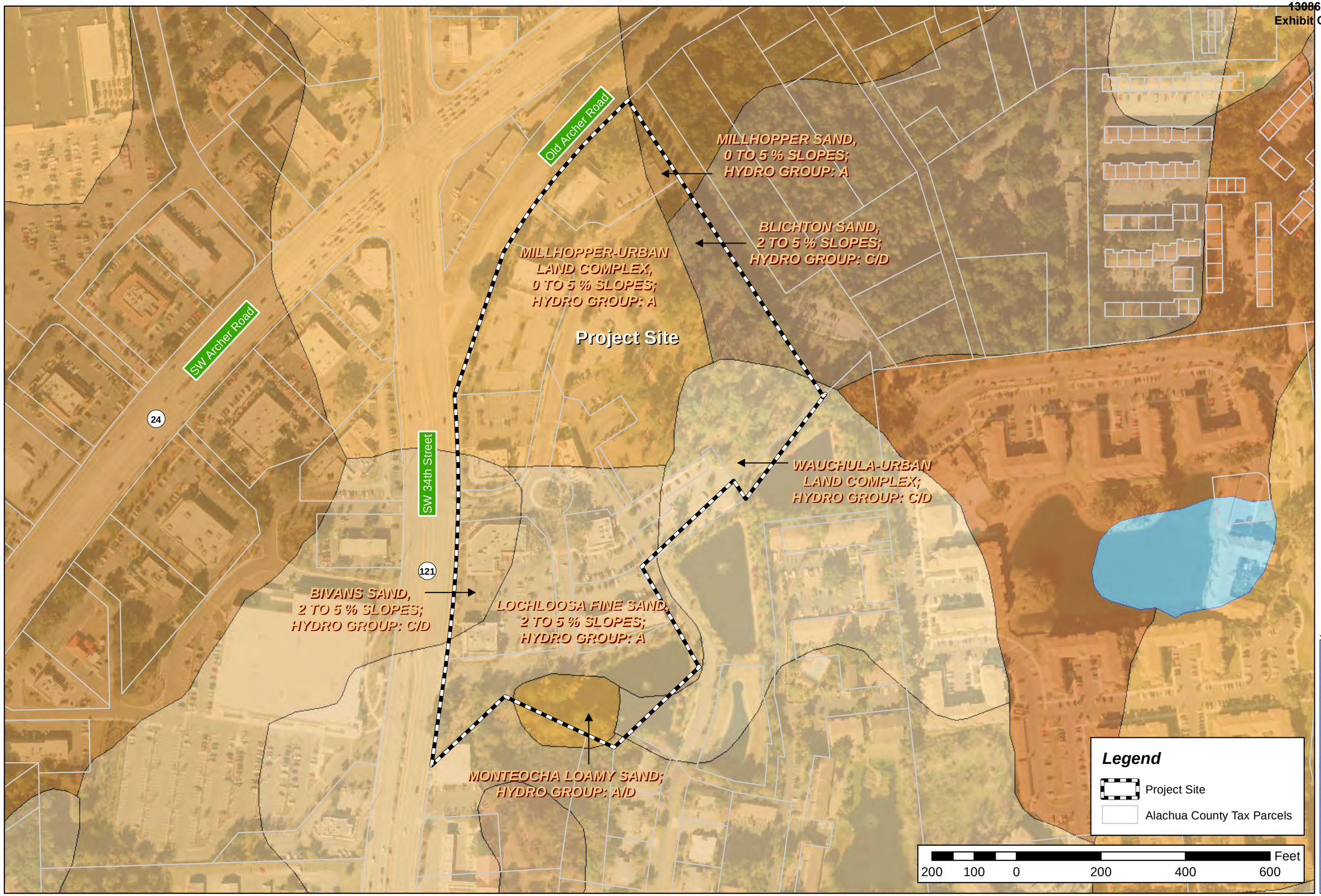
ILLUSTRATION 5:
SOILS MAP

University Towne Center
Planned Development (PD) Amendment



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Date: January 1, 2014

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