

## **Attachment “B”**

### **Application and Neighborhood Workshop**

**DEVELOPMENT PLAN REVIEW APPLICATION  
PLANNING & DEVELOPMENT SERVICES**

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ \_\_\_\_\_

Account No. 001-660-6680-3401 [ ]  
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]  
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ ]

**LEVEL OF REVIEW (check one)**

MINOR	INTERMEDIATE	MAJOR	CONCEPT	MASTER
		X		

Project Name: Aloft Hotel  
Property Address: Hull Road between SW 37th Street and SW 38th Terrace  
Tax Parcel #(s): 06706-001-002 and 06706-001-003  
Site Area (acres): ±3.94

**CHECK ALL PROPOSED USES**

<input type="checkbox"/> Residential	Density	<input checked="" type="checkbox"/> Non-residential
Multi-family	Units/acre:	<input checked="" type="checkbox"/> Commercial [ ] Office
Total units:	Total bedrooms:	[ ] Industrial [ ] Other
		Gross floor area: 76,453 sf

Owner(s) of Record (please print)	
Name:	Garrison SW 17th Avenue, LLC
Address:	1290 Avenue of the Americas, Suite 914 New York, NY 10104
Phone:	Contact Agent Fax:
(If additional owners, attach information)	

Applicant(s)/Agent(s), if different	
Name:	CHW
Address:	132 NW 76th Drive Gainesville, FL 32607
Phone:	(352) 331-1976 Fax: (352) 331-2476
(If additional agents, attach information)	

I certify that I am the owner of the property and authorize the agent listed above to initiate this development plan.

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

I certify that all of the information contained in this application form is accurate and up-to-date.

Signature of Applicant: [Signature] Date: 7/5/16

STATE OF FLORIDA, COUNTY OF Alachua  
Sworn to and subscribed before me this 2<sup>nd</sup> day of July 20 16  
Signature – Notary Public: Kelly Jones Bishop  
Personally Known X OR Produced Identification \_\_\_\_\_



**Certified Cashier's Receipt:**

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_

Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

**Account No. 001-660-6680-4063**

**CHECK ONE:**

☒ **Basic**      ☐ **Level 1**      ☐ **Level 2**      Submittal: ☒ **1st**   ☐ **2nd**   ☐ **3rd**

**Basic Environmental Review** – Submit general environmental assessment with application.


**Level 1 Environmental Review** – Submit environmental studies with application.

**Level 2 Environmental Review** – Submit mitigation and/or management plan.

(Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)		Applicant(s)/Agent(s) (please print)	
Name: Garrison SW 17th Avenue, LLC		Name: CHW	
Address: 1290 Avenue of the Americas, Suite 914		Address: 132 NW 76th Drive	
New York, NY 10104		Gainesville, FL 32607	
E-mail: Contact Agent		E-mail: walterj@chw-inc.com	
Phone: Contact Agent Fax:		Phone: (352) 331-1976 Fax: (352) 331-2476	
(If additional owners, please include on back)			
PROJECT INFORMATION			
Project Name	Aloft Hotel		
Check all regulated resources that apply to this development application:			
Regulated Surface Waters & Wetlands (LDC 30-300)	<input type="checkbox"/> Surface Waters and/or Wetlands		
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District		
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area		
	<input type="checkbox"/> Significant Natural Communities		
	<input type="checkbox"/> Listed Species		
	<input type="checkbox"/> Strategic Ecosystems		
	<input type="checkbox"/> Significant Archaeological Resources		
	<input type="checkbox"/> Significant Geological Resource Features		

I certify that the above statements are correct and true to the best of my knowledge.

  
Applicant's signature

7/5/16  
Date

**Certified Cashier's Receipt:**

Current Planning  
Planning Counter—158

Phone: 352-334-5023

Thomas Center B  
306 NE 6<sup>th</sup> Avenue

**STAFF USE ONLY**

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed \_\_\_\_\_

Date \_\_\_\_\_

Concurrency long form--nf  
Revised: 10/24/13

**STAFF USE ONLY**

Estimated demand:

Potable water ( \_\_\_\_\_ units x 2.25) x 200 = \_\_\_\_\_ peak gallons per day (resid. only)

Water Supply \_\_\_\_\_ (see GRU)

Wastewater ( \_\_\_\_\_ units x 2.25) x 113 = \_\_\_\_\_ average gallons per day (resid. only)

Solid Waste ( \_\_\_\_\_ units x 2.25) x 3.6 = \_\_\_\_\_ pounds per day (resid. only)

Trip Generation \_\_\_\_\_ ADT; \_\_\_\_\_ added p.m. peak hour, peak direction trips

Stormwater	(See the Public Works Comment Sheet.)	Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?
------------	--	---

Recreation	_____	Does the project degrade the City's adopted LOS Standards for recreation?
------------	-------	--

Mass Transit	_____	Does the project impact any of the City's adopted LOS Standards for mass transit?
--------------	-------	--

Estimated credits for demolition/redevelopment/re-use:

Potable water ( \_\_\_\_\_ units x 2.25) x 200 = \_\_\_\_\_ peak gallons per day (resid. only)

Water Supply \_\_\_\_\_ (see GRU)

Wastewater ( \_\_\_\_\_ units x 2.25) x 113 = \_\_\_\_\_ average gallons per day (resid. only)

Solid Waste ( \_\_\_\_\_ units x 2.25) x 3.6 = \_\_\_\_\_ pounds per day (resid. only)

Trip Generation \_\_\_\_\_ ADT; \_\_\_\_\_ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL



**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW  
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM  
(352) 334-5022**

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ TMPA Zone [ ] A [ ] B [ ] C [ ] D [ ] E [ ] M

**TYPE OF CERTIFICATION REQUESTED:**

[ ] Concurrency Determination (non-binding)

[ ] Certificate of Preliminary Concurrency

☒ Certificate of Final Concurrency

[ ] Certificate of Conditional Concurrency Reservation

<b>Owner Name(s) (please print)</b>
Name(s): Garrison SW 17th Avenue, LLC
1290 Avenue of the Americas, Suite 914
New York, NY 10104
E-Mail Address: Contact Agent
Phone: Contact Agent Fax:
(If additional owners, please include on separate sheet)

<b>Agent(s) Name (please print)</b>
Name: CHW
Mailing Address: 132 NW 76th Drive
Gainesville, FL 32607
E-Mail Address: walterj@chw-inc.com
Phone: (352) 331-1976 Fax: (352) 331-2476
(Attach notarized authorization for agent to act on owner's behalf.)

**PROJECT INFORMATION**

Project Name: Aloft Hotel	Phase: I - Total
Location of Project (attach an 8 1/2" x 11" map showing location)	
1. Street address: Hull Road between SW 37th Street and SW 38th Terrace	
2. Legal description (may be attached): See attached	
3. Tax parcel number(s): 06706-001-002 and 06706-001-003      4. Map number(s):	
Existing Land Use Category: UMU-2	Existing Zoning: UMU-2

Is there a proposal to change the zoning and/or land use associated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, indicate petition number(s) associated with change:

PHASING			
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.			
Total Project:	Residential units	SF	SFA MF
	Non-residential (square footage) 76,453		
	Mixed-use (describe mix)		
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date
Hotel	I - Total	76,453	±3.94	Dec. 2016	Oct. 2017

**STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION**

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (**NOTE: The trip generation information MUST be attached to this application and shown on the development plan.**) In cases where the City and the applicant show differences in projected trips, the applicant's calculations must be signed and sealed by the professional engineer registered in the State of Florida.



Application for Concurrency Certification & TMPA Review

2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. ☐ Yes ☐ No  
Zone A ☐ Zone B ☐ Zone C ☐ Zone D ☐ Zone E ☐ Zone M ☒
3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. ☐ Yes ☒ No
4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.)
5. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☒ No

If yes, what is the size of the structure(s) to be demolished or re-used? N/A (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?  
\_\_\_\_\_

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?

☒ Yes ☐ No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)



Certification

The undersigned has read the above application and is familiar with the information submitted herewith. 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 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.

Hal S.  
Owner/Agent Signature

7/5/16  
Date

STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 5<sup>th</sup> day of July, 2016.





Kelly Jones Bishop  
Signature Notary Public


Personally Known X OR Produced Identification \_\_\_\_\_



## PROPERTY OWNER AFFIDAVIT

Owner Name: Garrison SW 17 <sup>th</sup> Avenue, LLC			
Address: 1290 Avenue of the Americas Suite 914 New York, NY 10104		Phone:	
Agent Name: CHW			
Address: 132 NW 76 <sup>th</sup> Drive Gainesville, FL 32607		Phone: (352) 331-1976	
Parcel Nos.: 06706-001-002 and a portion of 06706-001-003			
Acreage: ±2.466	S: 11	T: 10	R: 19
Requested Action:			
Authorization to apply for and obtain permits for the Aloft Hotel project from the City of Gainesville, Gainesville Regional Utilities, St. Johns River Water Management District, and the Florida Department of Environmental Protection.			
<b>I hereby certify that:</b> I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: Garrison SW 17 <sup>th</sup> Avenue LLC, a Delaware limited liability company			
By: 			
Name: <u>Sujit Sahadevan</u>			
Title: <u>Authorized Signatory</u>			
Date: <u>June 28, 2016</u>			
The foregoing affidavit is acknowledged before me this <u>30</u> day of <u>June</u> , 2016, by _____, as _____, of Garrison SW 17th Avenue LLC, a Delaware limited liability company, on behalf of the company, who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL			
BRADLEY STUART HARRIS NOTARY PUBLIC-STATE OF NEW YORK No. 02HA6219185 Qualified in Kings County My Commission Expires March 22, 2018		Signature of Notary Public, State of _____	

## PROPERTY OWNER AFFIDAVIT

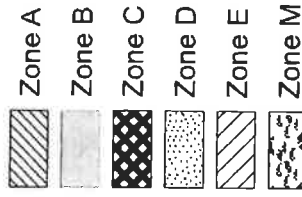
Owner Name: Garrison SW 17 <sup>th</sup> Avenue, LLC			
Address: 1290 Avenue of the Americas Suite 914 New York, NY 10104		Phone:	
Agent Name: CHW			
Address: 132 NW 76 <sup>th</sup> Drive Gainesville, FL 32607		Phone: (352) 331-1976	
Parcel Nos.: 06706-001-002 and a portion of 06706-001-003			
Acreage: ±2.466	S: 11	T: 10	R: 19
Requested Action:			
<p>Authorization to apply for and obtain permits for the Aloft Hotel project from the City of Gainesville, Gainesville Regional Utilities, St. Johns River Water Management District, and the Florida Department of Environmental Protection.</p>			
<p><b>I hereby certify that:</b>          I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
<p>Property owner signature:          Garrison SW 17th Avenue LLC,          a Delaware limited liability company</p>			
<p>By: _____          Name: <u>Sujit Sahadevan</u>          Title: <u>Authorized Signatory</u>          Date: <u>June 28, 2016</u></p>			
<p>The foregoing affidavit is acknowledged before me this <u>30</u> day of <u>June</u>, 2016, by _____, as _____, of Garrison SW 17th Avenue LLC, a Delaware limited liability company, on behalf of the company, who is/are <u>personally known to me</u>, or who has/have produced _____ as identification.</p>			
<p><b>NOTARY SEAL</b>  <b>BRADLEY STUART HARRIS</b>  <b>NOTARY PUBLIC-STATE OF NEW YORK</b>          No. 02HA6219185          Qualified in Kings County          My Commission Expires March 22, 2018</p>		<p style="text-align: center;">           Signature of Notary Public, State of _____       </p>	

# TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility  
Program Area

## Legend

Transportation Mobility  
Program Area Sub-Zones



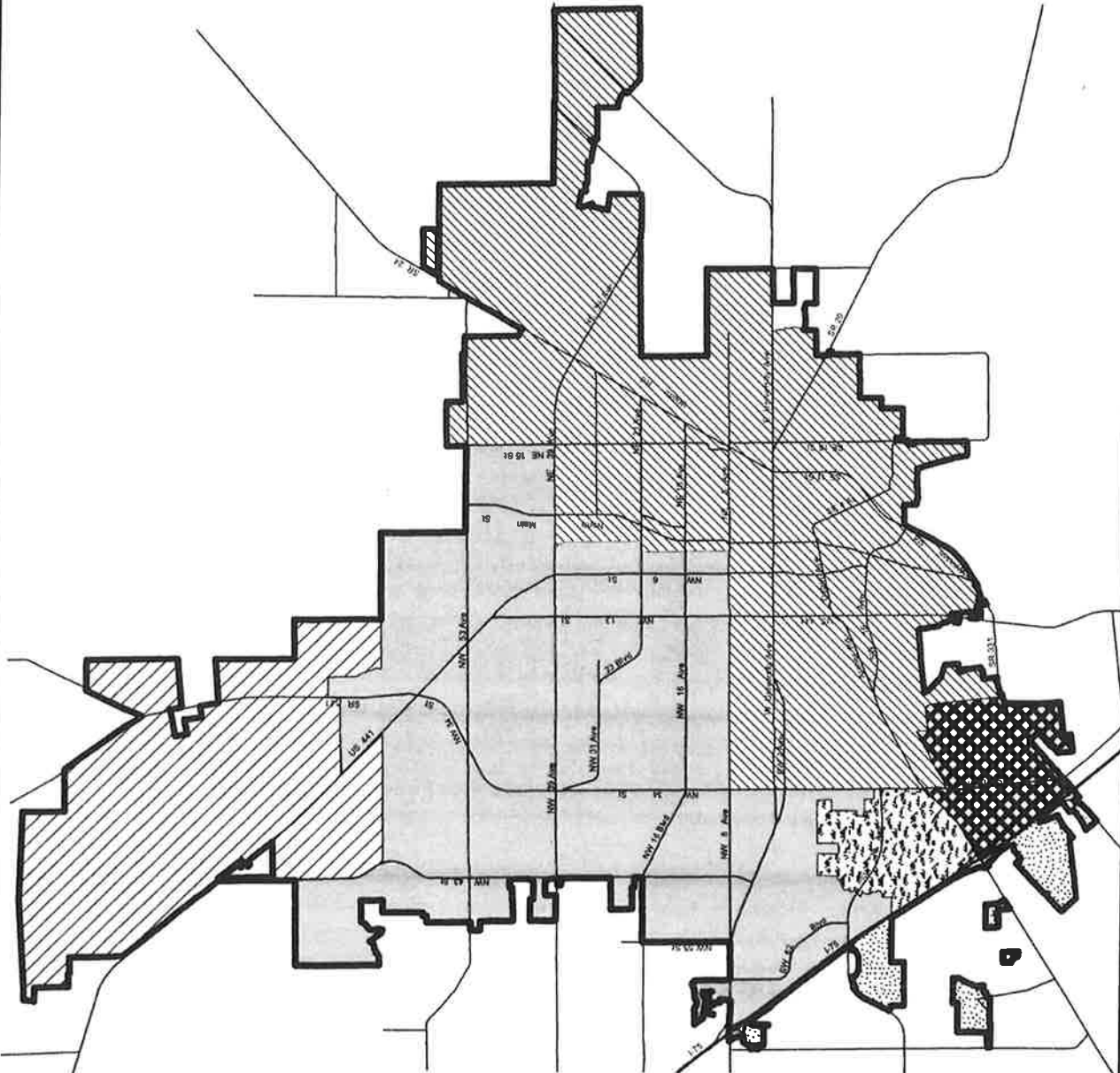
Gainesville City Limits



**City of Gainesville**  
**Gainesville, Florida**

Prepared by Planning and  
Development Services  
November 2012

0 1 2 Miles



## **PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a proposed development plan for an approximately 147 room hotel located on Alachua County Tax Parcels 06706-001-002 and 06706-001-003, located between SW 37<sup>th</sup> Street and SW 38<sup>th</sup> Terrace on Hull Road. The proposed development plan seeks approval of a new hotel with the associated infrastructure.

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 Tuesday, May 24, 2016 at 6:45 p.m. at the CHW office, located at 132 NW 76<sup>th</sup> Drive, Gainesville, FL 32607.

**Contact:**

Holly Simon, EI

**Phone Number:**

(352) 331-1976





JACKSONVILLE | GAINESVILLE | OCALA  
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244  
132 NW 76th Drive, Gainesville, Florida 32607  
101 NE 1st Avenue, Ocala, Florida 34470  
WWW.CHW-INC.COM

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## MEMORANDUM

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**TO:** Neighbors of SW 37<sup>th</sup> Street / Hull Road Area  
**FROM:** Holly Simon, EI  
**DATE:** Tuesday, May 10, 2016  
**RE:** Neighborhood Workshop Notice

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A Neighborhood Workshop will be held to discuss a proposed development plan for an approximately 147 room hotel located on Alachua County Tax Parcels 06706-001-002 and 06706-001-003, located between SW 37<sup>th</sup> Street and SW 38<sup>th</sup> Terrace on Hull Road. The proposed development plan seeks approval of a new hotel with the associated infrastructure.

**Date:** Tuesday, May 24, 2016  
**Time:** 6:45 p.m.  
**Place:** CHW  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607  
**Contact:** Holly Simon, EI  
(352) 331-1976

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

ELECTION VS. APPOINTMENT

# Judicial appointments draw another legal challenge

By Ann Saunders  
The News Service of Florida

TALLAHASSEE — In the third case of its kind filed this week in the Florida Supreme Court, a Lakeland attorney is challenging whether Gov. Rick Scott should be able to appoint a replacement for a circuit judge who plans to retire in December.

A petition filed Thursday on behalf of attorney Steve Pinckel contends that the seat held by Judge Olin Shinkholer of the 10th Judicial Circuit should be filled through an election this fall, instead of by gubernatorial appointment.

Shinkholer, who heads cases in Highlands County, gave notice in an April 1

letter to Scott that he plans to leave the bench effective Dec. 26. That is a week before Shinkholer's term ordinarily would expire.

Qualifying for judicial elections was this week, and the Supreme Court petition said Pinckel filed papers Wednesday to try to qualify to run for Shinkholer's seat. The Florida Department of State rejected Pinckel's attempt to qualify and indicated the seat will be filled by appointment.

The department has said in such cases that the governor's acceptance of a judge's resignation, before qualifying creates a vacancy in office that, under the state Constitution, is filled through appointment rather than

**"Whether the appointment process is superior to the elective process, as Judge Shinkholer believes, is simply not a matter for the departing judge to decide. There is a general election this year and there are qualified candidates who wish to run for each one of these seats."**

— Pinckel petition

election.

Pinckel's petition came after similar challenges were filed this week stemming from the resignations of Judge Scott Brownell in the 12th Circuit and Judge Joseph Will in the 7th Circuit. Brownell and Will submitted letters of resignation last month and made them effective Dec. 26, triggering the Department of State to say the

seats will be filled by appointment.

The Supreme Court has requested that the Department of State file responses in each of the cases. Lawyer Philip Padovano, a former judge on the 1st District Court of Appeal, represents Pinckel and the plaintiffs in the two other challenges.

The Pinckel petition quotes Shinkholer's April 1

letter to Scott, with Shinkholer writing that it "is my desire and request that my successor be appointed by you."

Pinckel is asking the Supreme Court to direct the Department of State to accept his qualifying papers and to hold an election for Shinkholer's seat. The 10th Circuit includes Highlands, Polk and Hardee counties.

"Whether the appointment process is superior to the elective process, as Judge Shinkholer believes, is simply not a matter for the departing judge to decide," the petition said.

"There is a general election this year and there are qualified candidates who wish to run for each one of these seats. Our

(Florida) Constitution provides that circuit judges shall be elected by a vote of the electors. It is not for the departing judge to circumvent the elective process by resigning with an effective date a few days before the end of the term, simply because that judge holds a personal view that the appointment process might yield a better result."

In a similar case in 2014, however, the 1st District Court of Appeal upheld the authority of Scott to appoint a replacement for retiring Judge Donald Moran in the 1st District, Florida's 4th Judicial Circuit. The Supreme Court declined to take up that challenge, filed by attorney David Trotter.

## OSCEOLA COUNTY

### Man kills brother in fight over cheeseburger

By Terrance Harris  
The Associated Press

ST. CLOUD — Authorities say a 25-year-old St. Cloud man faces murder charges, accused of shooting and killing his older brother over a cheeseburger.

According to the Orlando Sentinel, authorities say Benjamin Midden-dorf called 911 and told the police he shot his brother, Nicholas,

on Thursday night at their home. Nicholas Midden-dorf was declared dead at the scene from a single gunshot wound to the chest. He was 28.

The paper reported Benjamin Midden-dorf told the 911 dispatcher he and his brother had a fight before he grabbed a gun and shot him. Benjamin Midden-dorf told police Nicholas began bullying him about a cheeseburger. The police report didn't give further details.

New Benjamin Midden-dorf faces first-degree murder charges. He is being held Osceola County Jail.

## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed development plan for a 120 bed skilled nursing facility located on Alachua County Tax Parcel 06680-001-000, located at the 4300 block of SW 20<sup>th</sup> Avenue. The proposed development plan seeks approval of a new approximately 96,000 sq building.

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

The workshop is Tuesday, May 24, 2016 at 6:00 p.m. at the CHW office, located at 132 NW 76<sup>th</sup> Drive, Gainesville, FL 32607.

Contact:  
Holly Simon, EI  
Phone Number:  
(352) 331-1976

**CHW**  
FLORIDA COMMUNITY HOSPICE

## PUBLIC NOTICE

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Contact:  
Holly Simon, EI  
Phone Number:  
(352) 331-1976

**CHW**  
FLORIDA COMMUNITY HOSPICE

## NATIONAL NURSES WEEK IS MAY 6-12, 2016



It's an honor to celebrate the nurses of Haven Hospice who provide comfort, care and compassion to the patients and families we serve each and every day.

At Haven Hospice, we believe our staff and volunteers are the difference.

Be the difference. Join our team: [www.havenhospice.org/careers](http://www.havenhospice.org/careers).  
800. HOSPICE (467.7423) | [HAVENHOSPICE.ORG](http://HAVENHOSPICE.ORG)  
Serving North Florida since 1979. Licensed as a not-for-profit hospice since 1980.

Local Vistage Florida Member Company  
recognized as one of the

**"Top 25 Best Small Companies  
in America - 2016"**

As reported by Forbes Magazine

## Gainesville Health & Fitness

Joe Cirulli - Founder & CEO



Congratulations to Joe and his GHFC team  
and to all those that were recognized!

**VISTAGE**  
FLORIDA

better leaders • decisions • results

To learn more visit [vistageflorida.com](http://vistageflorida.com) or contact Kelly Scott at (904) 636-0770  
[kscott@vistageflorida.com](mailto:kscott@vistageflorida.com)

The World's Leading Chief Executive Organization

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Dr. Tiffany Monahan & Dr. Charlene Falser  
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[eyegloss-express.net](http://eyegloss-express.net)

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**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/Black Pines  
JIM CONNOR  
400 NW 32 ST  
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**

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

**Neighborhood Workshop Notice**

Duval  
GILBERT S MEANS, SR  
2153 SE HAWTHORNE RD, #111  
PO BOX 7  
GAINESVILLE, FL 32641

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

Elizabeth PL/Northwest 23rd ST  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**

Forest Ridge/Henderson Heights  
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  
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  
Woodland Terrace  
PETER PRUGH  
207 NW 35 ST  
GAINESVILLE, FL 32605

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

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

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

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

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

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

Neighborhood Workshop Notice  
Pleasant Street  
DOTTY FAIBISY  
505 NW 3 ST  
GAINESVILLE, FL 32601

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653

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**Neighborhood Workshon Notice**

Phoenix Subdivision

APRIL JONES

3214 SW 26 TERR, Unit B

GAINESVILLE, FL 32608

**Neighborhood Workshop Notice**

LEE NELSON

DIRECTOR OF REAL ESTATE - UF

204 TIGERT HALL

PO BOX 113100

GAINESVILLE, FL 32611-3100

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**Neighborhood Workshop Notice**  
06706-045-000 Aloft Hotel  
ANTONIO PETER ARMSTRONG  
3731 SW 17TH PL  
GAINESVILLE, FL 32607

**Neighborhood Workshop Notice**  
06724-000-000 Aloft Hotel  
ERNEST W BURCH JR  
2222 W UNIVERSITY AVE  
GAINESVILLE, FL 32603

**Neighborhood Workshop Notice**  
06711-000-000 Aloft Hotel  
CAMPUS CREST AT GAINESVILLE LLC  
2100 REXFORD RD STE 414  
CHARLOTTE, NC 28211

**Neighborhood Workshop Notice**  
06706-001-001 Aloft Hotel  
CITY OF GAINESVILLE  
% GRU  
PO BOX 147117 STA A-130  
GAINESVILLE, FL 32614-7117

**Neighborhood Workshop Notice**  
06706-001-002 \*\*\* Aloft Hotel  
GARRISON SW 17TH AVENUE LLC  
1290 AVENUE OF THE AMERICAS  
STE 914  
NEW YORK, NY 10104

**Neighborhood Workshop Notice**  
06706-043-000 Aloft Hotel  
LITTRUP & WADE-LITTRUP H/W  
1503 NW 12TH RD  
GAINESVILLE, FL 32605

**Neighborhood Workshop Notice**  
06712-001-000 Aloft Hotel  
MARTINE LOWE  
3631 SW 17TH PL  
GAINESVILLE, FL 32607

**Neighborhood Workshop Notice**  
06706-044-000 Aloft Hotel  
NAGLES & RODRIGUEZ-CHAR H/W  
3741 SW 17TH PL  
GAINESVILLE, FL 32607

**Neighborhood Workshop Notice**  
06706-042-000 Aloft Hotel  
LINDA F RAYMER  
736 NE 38TH ST  
OAKLAND PARK, FL 33334






**Neighborhood Workshop Notice**  
06706-041-000 Aloft Hotel  
TILGHMAN-ZELNAR FAMILY TRUST  
4018 SW 20TH ST  
GAINESVILLE, FL 32608

**Neighborhood Workshop Notice**  
06711-001-000 Aloft Hotel  
UF PLANNING, DESIGN & CONSTRUCTION  
ATTN: LINDA DIXON  
PO BOX 115050  
GAINESVILLE, FL 32611-5050

**Neighborhood Workshop Notice**  
06706-046-000 Aloft Hotel  
ROYCE RANDALL WATERS JR  
3721 SW 17TH PL # A  
GAINESVILLE, FL 32607-4117

## SIGN-IN SHEET

**Event:** Neighborhood Workshop  
**Date/Time:** May 24, 2016 @ 6:45 pm  
**Place:** CHW  
**Re:** Aloft Hotel

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Lisa Fiorentino	720 SW 2nd Ave #108 Gainesville FL 32608	
2	PETER TURNER	NPI	
3	Jerad Graham	2903 Salzedo St - NPI Coral Gables, FL 33134	
4	PAUL SAVAGE	100 Armenia Ave, Ste 220 Coral Gables FL 33134 (NPI)	
5	Brent Reynolds	2903 Salzedo St - NPI Coral Gables FL 33134	
6			
7			
8			
9			
10			
11			
12			

## NEIGHBORHOOD WORKSHOP

**Date:** May 24, 2016

**Time:** 6:45pm

**Place:** CHW Office

**RE:** Aloft Hotel

1.) Workshop Presentation Summary:

- Explanation of proposed development: The proposed development plan seeks approval for an approximately 147 room hotel located on Alachua County Tax Parcels 06706-001-002 and 06706-001-003, located between SW 37<sup>th</sup> Street and SW 38<sup>th</sup> Terrace on Hull Road.
- Explanation of review process: Preliminary meetings held with City and GRU. Neighborhood workshop required for developments over a certain size. Plan to submit development plans to the City on July 5, and will likely proceed to the DRB in September.

2.) The following summarizes the issues raised by the citizens present. Comments are not intended to be verbatim and may not be totally inclusive.

- Only one attendee outside of CHW staff and the development team was present. This attendee was present for informational purposes only. Questions were asked regarding the nature of the proposed development as well as future plans. No issues were raised.



136 Room Boutique Hotel

**NEIGHBORHOOD WORKSHOP**  
May 24, 2016



## WORKSHOP PURPOSE



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

# PUBLIC NOTIFICATION



CHW  
132 NW 76th Drive, Gainesville, FL 32607  
(352) 331-1976  
www.chw.com

## MEMORANDUM

**TO:** Neighbors of SW 37<sup>th</sup> Street / Hull Road Area  
**FROM:** Holly Simon, EI  
**DATE:** Tuesday, May 10, 2016  
**RE:** Neighborhood Workshop Notice

A Neighborhood Workshop will be held to discuss a proposed development plan for an approximately 147 room hotel located on Alachua County Tax Parcels 06706-001-002 and 06706-001-003, located between SW 37<sup>th</sup> Street and SW 38<sup>th</sup> Terrace on Hull Road. The proposed development plan seeks approval of a new hotel with the associated infrastructure.

**Date:** Tuesday, May 24, 2016  
**Time:** 6:45 p.m.  
**Place:** CHW  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607  
**Contact:** Holly Simon, EI  
(352) 331-1976

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

### Judicial appointments draw another legal challenge

By David J. ...  
The judicial appointments process is under fire again. A newly filed lawsuit challenges the process, claiming it is unconstitutional and violates the state constitution. The lawsuit was filed in the 11th Judicial Circuit in Miami-Dade County. It alleges that the process for appointing judges to the state judiciary is unconstitutional and violates the state constitution. The lawsuit was filed by a group of individuals who claim to be affected by the process. They argue that the process is unfair and does not provide for the best interests of the state. The lawsuit seeks to have the process declared unconstitutional and to have the appointments voided. The case is expected to be heard by the state supreme court.

### PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed development plan for an approximately 147 room hotel located on Alachua County Tax Parcels 06706-001-002 and 06706-001-003, located between SW 37<sup>th</sup> Street and SW 38<sup>th</sup> Terrace on Hull Road. The proposed development plan seeks approval of a new hotel with the associated infrastructure.

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 Tuesday, May 24, 2016 at 6:45 p.m. at the CHW office, located at 132 NW 76<sup>th</sup> Drive, Gainesville, FL 32607.

**Contact:**  
Holly Simon, EI  
**Phone Number:**  
(352) 331-1976



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# REVIEW PROCESS



<b>City First Step Meeting</b>	<b>April 5, 2016</b>
 <b>Neighborhood Workshop</b>	<b>May 24, 2016</b>
<b>Development Plan Submittal</b>	<b>July 5, 2016</b>
<b>City Development Review Board Hearing</b>	<b>September 27, 2016</b>

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# Aerial Map



Project Site  
±2.46 Acres

SW 16th Avenue

East Road

Tax Parcel #

06706-001-002

Tax Parcel #

06706-001-003

SW 17th Avenue

SW 20th Avenue

## Legend

Project Site

Alachua County Tax Parcels

200 100 0 200 400 600 Feet

NORTH

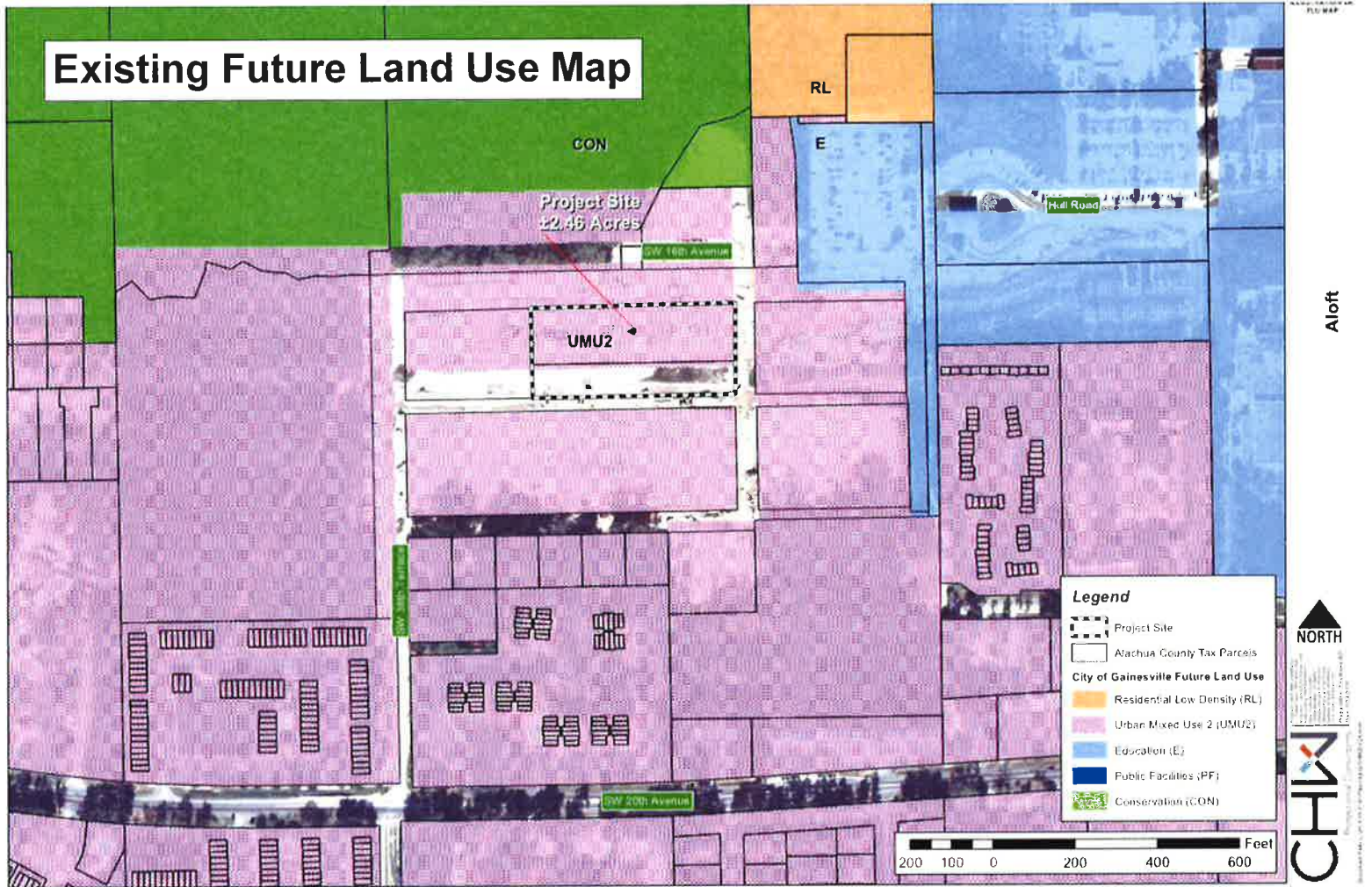
CHN

SAUCEMOUTH 10  
AERIAL MAP

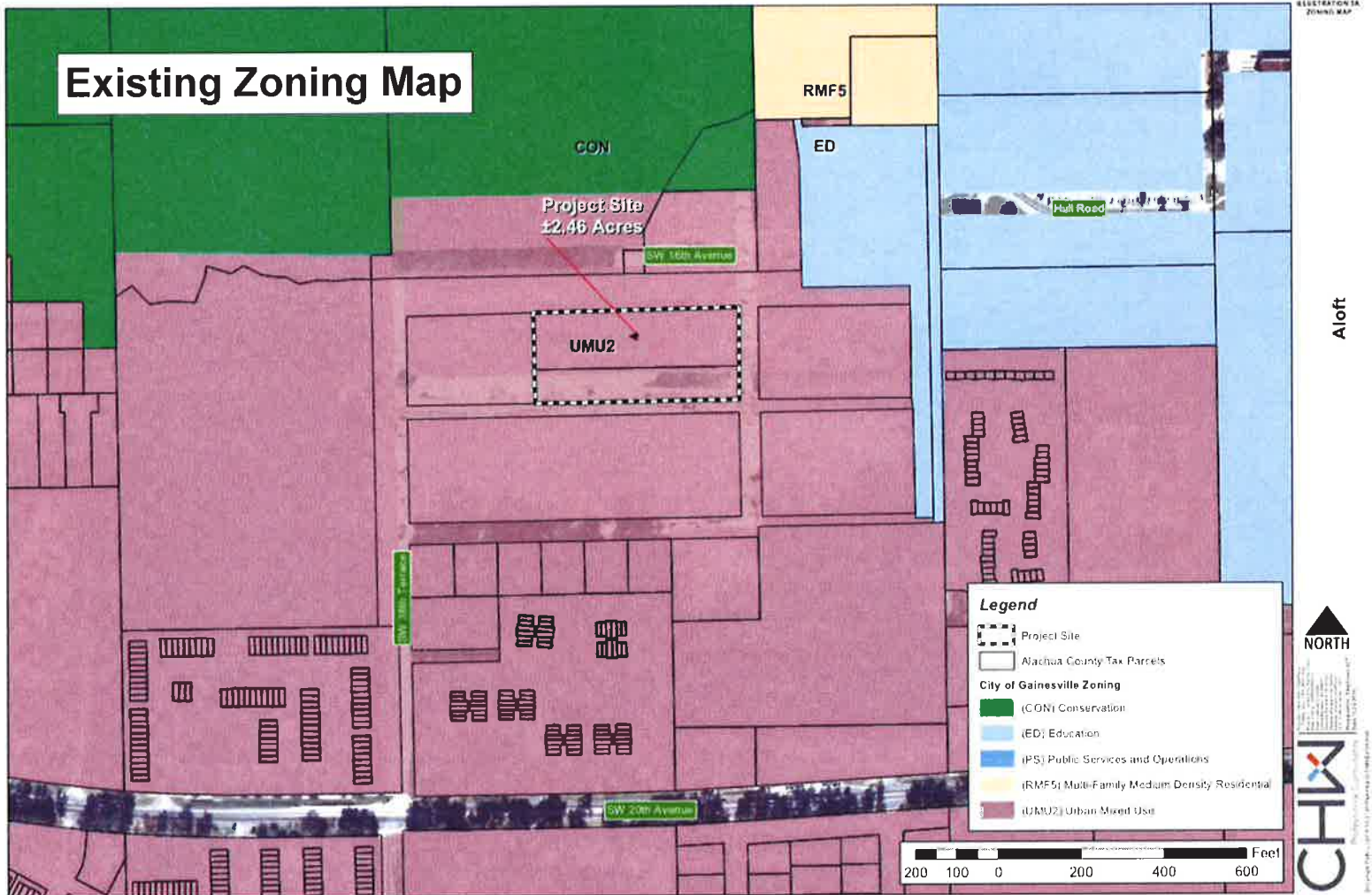
Aloft



# Existing Future Land Use Map



# Existing Zoning Map





## Existing Conditions – Aerial Photo



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# Aloft Boutique Hotel



- Limited Food Services & Bar
- Spa
- Fitness Center
- Swimming Pool

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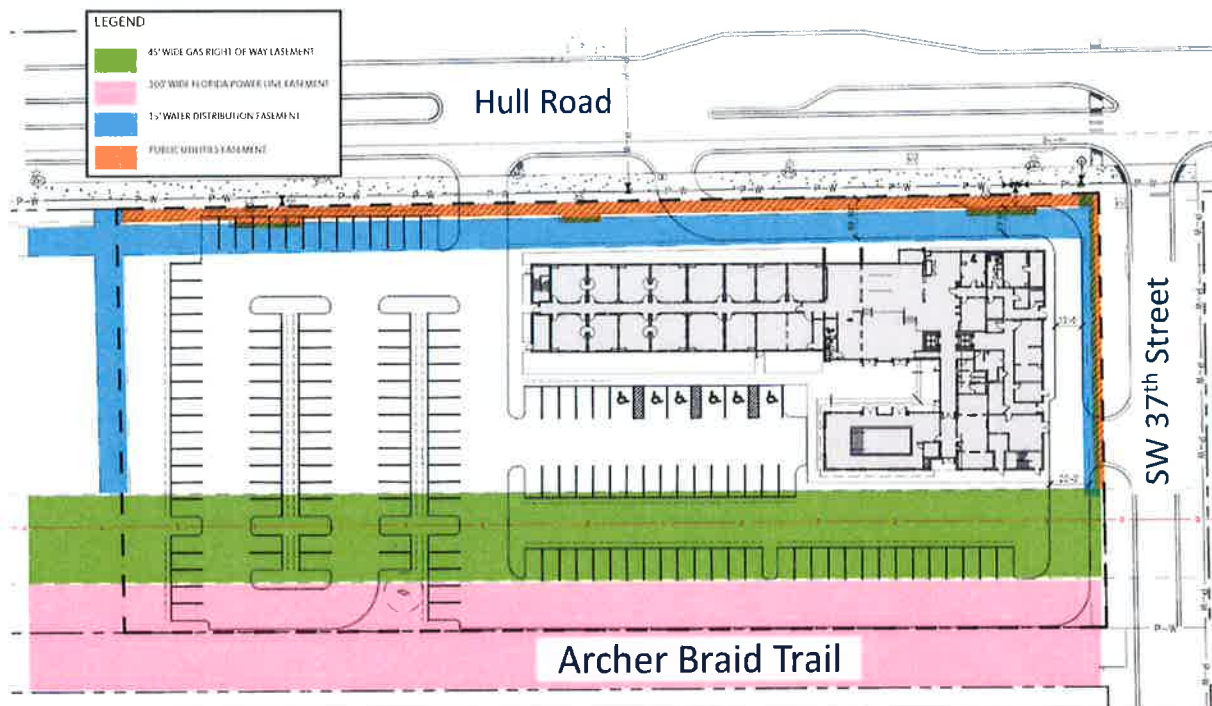
## Existing Conditions – Street View



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# Aloft Hotel DEVELOPMENT PLAN



- 136 Room Hotel
- Full access entry from Hull Road and SW 37<sup>th</sup> Street

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