

AMERICAN RESIDENTIAL COMMUNITIES
&
NEW SOUTH RESIDENTIAL



MADISON MOOR

APPLICANT

MADISON MOOR, LLC

558 West New England Avenue, Suite 230

Winter Park, FL 32789

DEVELOPER(S)



Both For-Profit Organizations and both located at:

558 West New England Avenue, Suite 230

Winter Park, FL 32789

Americanresidentialcommunities.net

DEVELOPMENT TEAM

Investor: Wells Fargo

General Contractor: Winter Park Construction

Construction Management: Paramount Community Development Corp.

Management Company: Leland Enterprises, Inc.

Architect: DM Architect, LLC

Engineer: EDA Engineers, Clay Sweger

Attorney: Zimmerman, Kiser & Sutcliffe, P.A. / Brian J. McDonough

EXPERIENCE

American Residential Communities (ARC) has been developing multifamily communities in Florida since 1986 and affordable housing communities since 2001.

Affordable Housing Experience Stats

- 17 Completed Developments
- 3 Currently Under Construction
- 1 Awaiting Construction

Total Collective Affordable Housing Units:

Elderly 1,697 Units

Family 982 Units

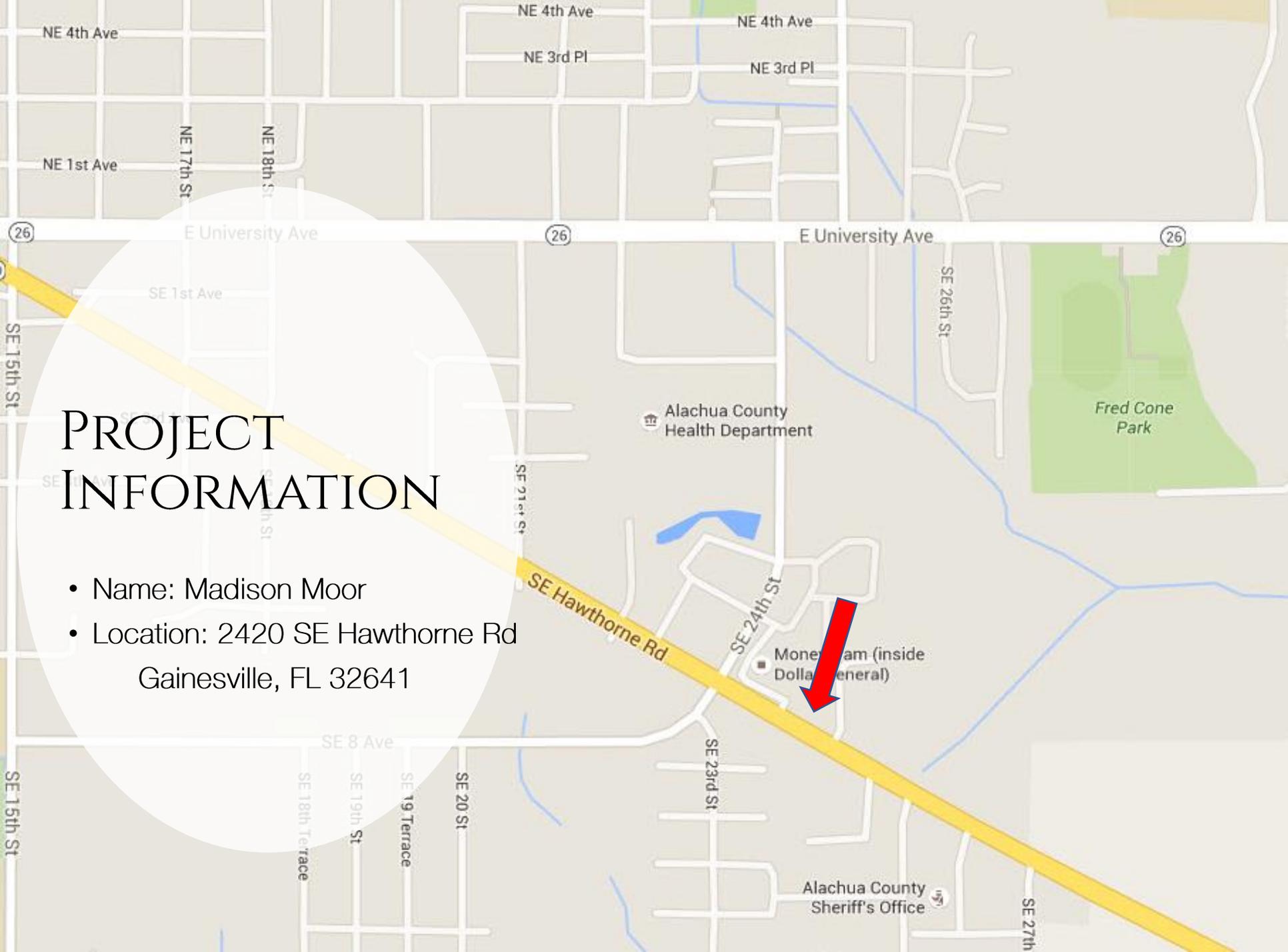
MISSION

To provide and maintain quality affordable housing communities that are sustainable for generations to come.



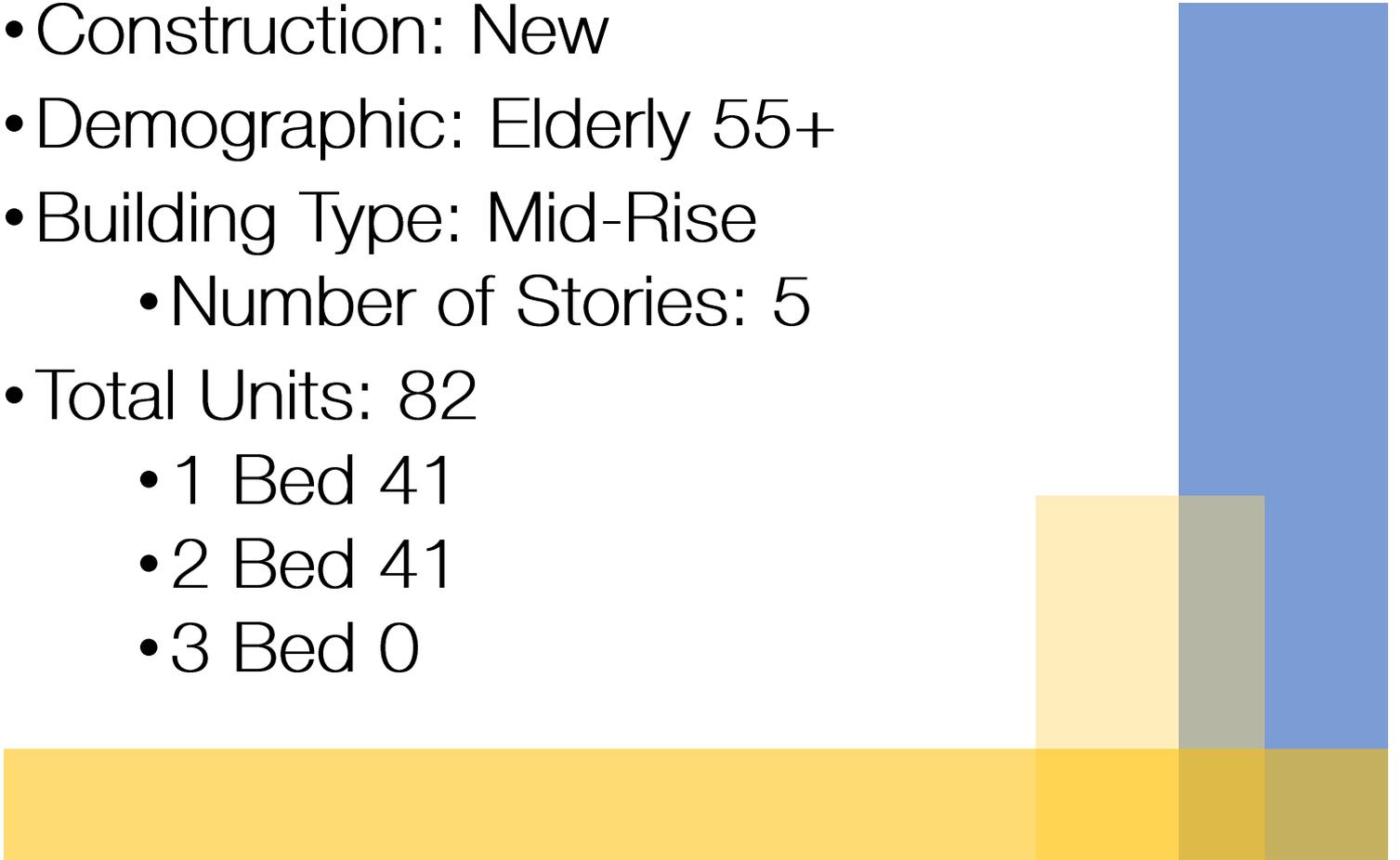
PROJECT INFORMATION

- Name: Madison Moor
- Location: 2420 SE Hawthorne Rd
Gainesville, FL 32641

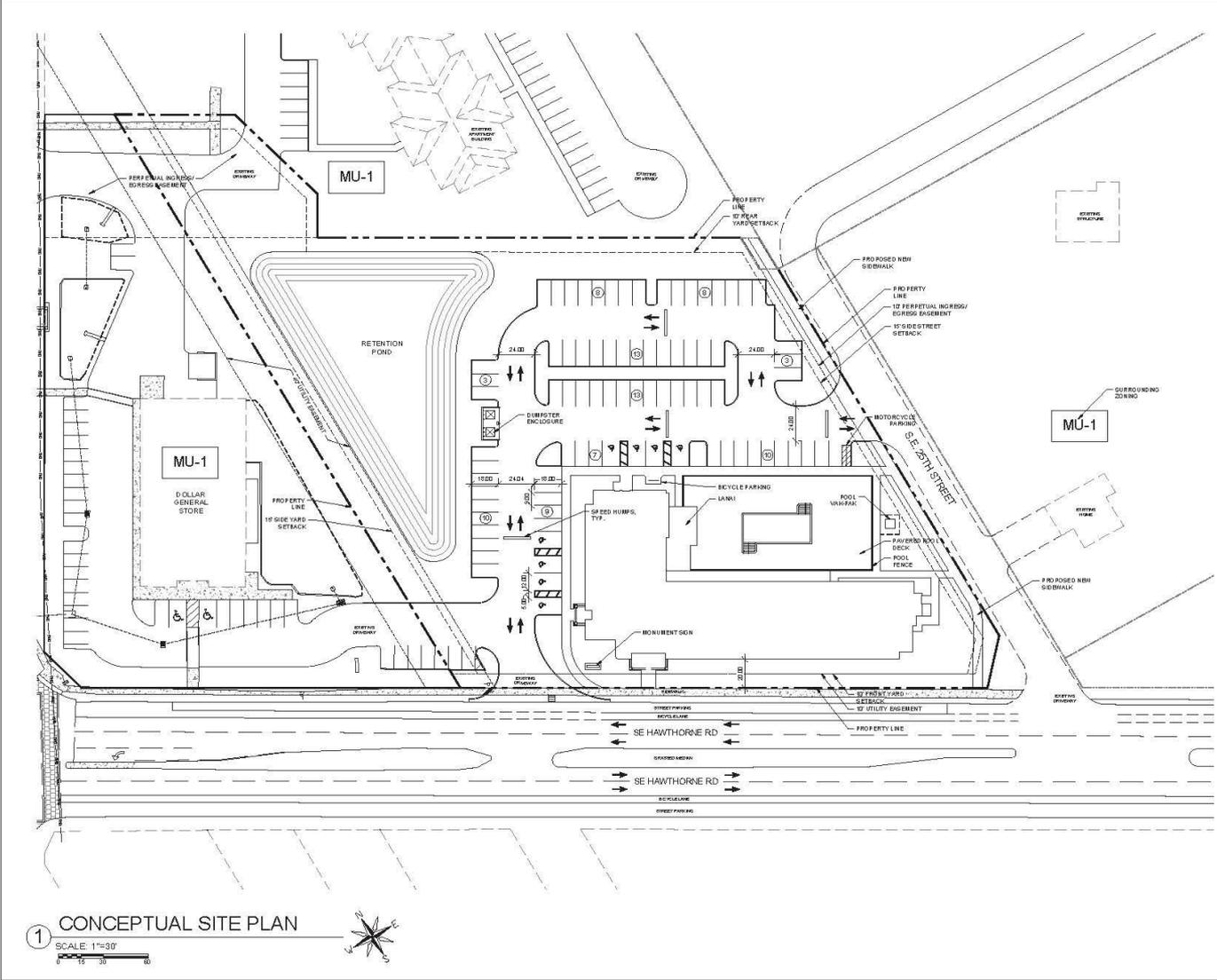


PROJECT SUMMARY

- Construction: New
- Demographic: Elderly 55+
- Building Type: Mid-Rise
 - Number of Stories: 5
- Total Units: 82
 - 1 Bed 41
 - 2 Bed 41
 - 3 Bed 0



CONCEPTUAL SITE PLAN



SITE DATA		
NOTES:		
ALLOWED	PROPOSED	
FUTURE LAND USE: MFL	MFL	
ZONING: MFL1	MFL1	
USES: MULTIFAMILY ELDERLY	MULTIFAMILY ELDERLY	
TOTAL ACREAGE: 2.00 AC	2.00 AC (85,354 SQ. FT.)	
DENSITY: 30 DU/AC	50.55 GROSS (85.61) DU/AC	
BUILDING LOT SF: -	15,800 SF	
PERMISSIBLE COVERAGE: -	50.51 SF (85.3)	
BUILDING LOT COVERAGE: 50% MAX	12.5%	
SETBACKS	ALLOWED	PROPOSED
FRONT:	10'	10'
REAR:	10'	10'
SIDES (INTERIOR):	15'	10'
SIDES (STREET):	10'	15'
ACCESSORY (REAR):	10'	10'
BUILD TO LINE: 20' 00"	20' FROM PROPERTY	
BUILDING HEIGHT: 5-STORIES	5-STORIES	
LANDSCAPE BUFFER:	SEE LANDSCAPING PLANS	
BUILDING DATA		
PROPOSED		
CONSTRUCTION TYPE:	1-B (ROOF IS CONCRETE W/TP)	
STORIES:	5 STORIES	
TOTAL BUILDING SF:	81,000 SF	
BUILDING HEIGHT:	62'	
TOTAL DWELLING UNITS:	88	
TOTAL BEDROOMS:	126	
OCCUPANCY TYPE:	R-2, A3, U	
FIRE SUPPRESSION:	13 SYSTEM, FULLY SPRINKLED	
APPLICANT STATEMENTS:		
<ol style="list-style-type: none"> THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA CODES AND ACCESSIBILITY STANDARDS. SHOW ACCESSIBLE ROUTES ON PLAN. THIS SITE IS OR IS NOT IN AN HISTORICAL PRESERVATION DISTRICT. SIDEWALKS SHALL MEET THE REQUIREMENTS OF SECTION 30-308. ALL UTILITY SERVICES SHALL BE INSTALLED BENEATH THE SURFACE OF THE GROUND IN ACCORDANCE WITH SECTION 30-340. ALL EXIT DOORWAYS SHALL OPEN ONTO A LANDINGS OF AT LEAST THE WIDTH OF THE DOOR AND SHALL BE THE SAME ELEVATION AS THE FINISHED FLOOR FROM WHICH IT IS EXITING. 		
PARKING		
ALLOWED	PROPOSED	
TOTAL PARKING:	1 SPACE/3 DU 3 DU/188 DU = 28.87	84 SPACES
HCP PARKING INCLUDED IN TOTAL:	4 HCP SPACES	8 HCP SPACES
MOTORCYCLE PARKING:	1 SPACE/40 DU 88 DU / 40 = 2.15	3 SPACES
BICYCLE PARKING:	84 PARKING SPACES X 10'S = 8.4	10 SPACES

OWNER: BEACH 200, LLC
5072 MEDORAS AVE.
ST. AUGUSTINE, FL 32080
CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
STACY BANACH

ADDRESS: 2420 SE HAWTHORNE RD
GAINESVILLE, FL 32641
CITY: GAINESVILLE
COUNTY: ALACHUA

SHEET TITLE: PRELIMINARY SITE PLAN
PROJECT: MADISON MOOR ELDERLY APARTMENTS

DATE: 09/04/20
REV. NO. DATE

SHEET: PS-1



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: BEACH 200, LLC
5072 MEDORAS AVE.
ST. AUGUSTINE, FL 32080
CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
STACY BANACH

ADDRESS: 2420 SE HAWTHORNE RD
GAINESVILLE, FL 32641
CITY: GAINESVILLE
COUNTY: ALACHUA

SHEET TITLE: **ELEVATIONS**
PROJECT: **MADISON MOOR
ELDERLY APARTMENTS**

DATE: 07/25/18
REV. NO. DATE

SHEET:
EL-1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: BEACH 200, LLC
5072 MEDORAS AVE.
ST. AUGUSTINE, FL 32080
CONTACT: PARAMETRIC DESIGN & DEVELOPMENT, LLC
STACY BANACH

ADDRESS: 7420 SE HAWTHORNE RD
GAINESVILLE, FL 32641
CITY: GAINESVILLE
COUNTY: ALACHUA

SHEET TITLE: ELEVATIONS
PROJECT: MADISON MOOR
ELDERLY APARTMENTS

DATE: 07/05/16
REV. NO. DATE

SHEET:
EL-2

PUBLIC ART



From Left to Right: Madison Heights, Tampa – Madison Point, Clearwater – Madison Landing, Orlando

RENDERING EXAMPLE – MADISON HIGHLANDS, TAMPA



BUS ROUTES

FOOD SERVICES

EMPLOYMENT/EDUCATION

PHARMACY/MEDICAL

PARKS

COMMUNITY CENTERS

RETAIL/SHOPPING

OTHER

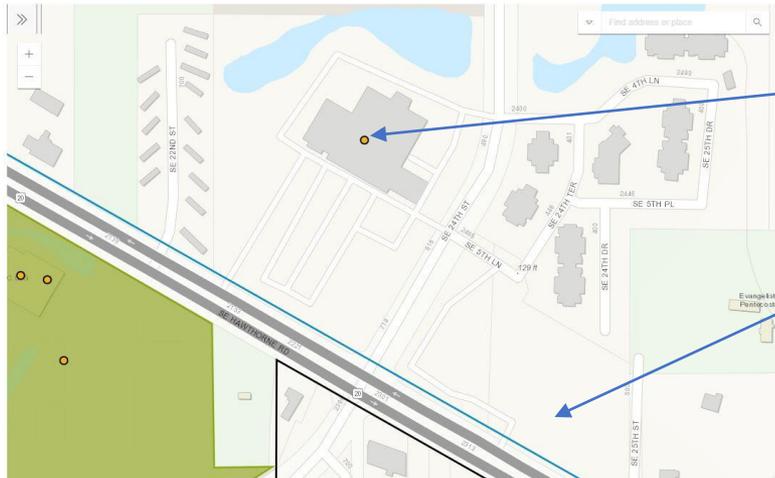
NEARBY
AMENITIES/SERVICES

BUS ROUTES

Route	Prox. To Project	Weekdays	Saturdays	Sundays
7	Approx. 300 Feet	Hourly 6am to 7pm	-	-
711	Approx. 350 Feet	Hourly 8pm to 10pm	Hourly 7am to 6:30pm	Hourly 10am to 5pm
3	Approx. 475 Feet	Hourly 9:30am to 4:30 pm	-	-

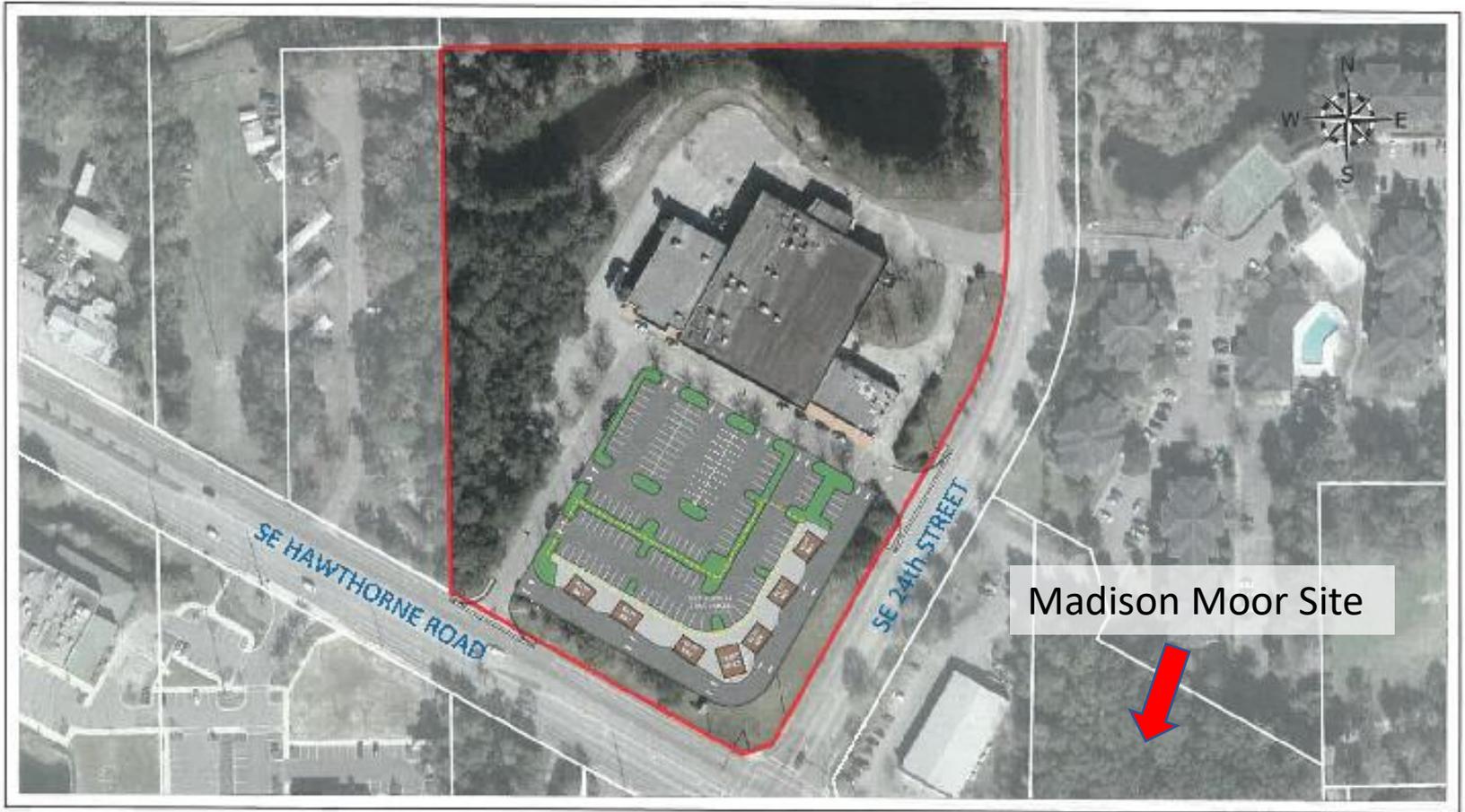
The Gainesville Community Reinvestment Area (GCRA) lists a project in the pipeline called “Eastside Food/Mobility Hub” that will provide for a new RTS mobility hub. An image of the conceptual plan, pulled from the City Commission meeting held on 6/17/21, is on the next slide.

GCRA Project Map



Project 19 Mobility Hub to be located at 2286 SE Hawthorne Rd

Madison Moor



RTS - EASTSIDE TRANSFER STATION - CONCEPTUAL SITE PLAN

PREPARED BY:  **JBrown Professional Group**
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2525 24th Street, Suite 200 • SEASIDE, CA 92081 • (619) 435-1999 • www.jbrown.com

IMAGE FROM CITY COMMISSION MEETING ON 6/17/21

FOOD SERVICES

Provider	Proximity to Project
Dollar General	Approx. 150 Feet
Family Dollar	Approx. 1,000 Feet
Walmart-Supercenter	Approx. 1.8 Miles
Grove Street Farmers Market	Approx. 2 Miles
Winn Dixie	Approx. 2.5 Miles

The City Commission meeting on 6/17/21 also provided a draft “Development Agreement for Incentives” to help solicit proposals for a supermarket in that same area.

EMPLOYMENT CENTERS

Provider	Proximity to Project
Career Source North Central Florida	Approx. 2.3 Miles
PeopleReady	Approx. 2 Miles
Good Will-Job Junction	Approx. 5 Miles

EDUCATION

Provider	Proximity to Project
GTEC*	Approx. 1,300 Feet
Santa Fe Community College	Approx. 2.4 Miles
University of Florida	Approx. 2.7 Miles

*Gainesville Technology Entrepreneur Center

MEDICAL

Provider	Proximity to Project
Alachua County Dept. of Health	Approx. 1,700 feet
UF Health Family Medicine Eastside	Approx. 1.25 Miles
SHANDS Hospital	Approx. 3 Miles

PHARMACY

Provider	Proximity to Project
Walgreens	Approx. 1.15 Miles
Wal-Mart	Approx. 1.35 Miles
CVS	Approx. 2.2 Miles

PARKS

Name	Proximity to Project
Fred Cone Park	Approx. 2,300 Feet
Duval Park	Approx. 4,400 Feet
Lincoln Park	Approx. 4,700 Feet
Reserve Park	Approx. 1.35 Miles
Citizens Field	Approx. 1.4 Miles

COMMUNITY CENTERS

Name	Proximity to Project
East Side Community Center	Approx. 2,800 Feet
Clarence R. Kelly Community Center*	Approx. 1.14
Bridge Community Center	Approx. 1.4 Miles
Thelma A Boltin Center	Approx. 1.75 Miles

* Clarence R. Kelly Community Center being renovated. Expected to be completed by Spring 2022

RETAIL/SHOPPING

Provider	Proximity to Project
Wal-Mart	Approx. 1.35 Miles
Gainesville Shopping Center	Approx. 2.3 Miles
Gainesville Plaza	Approx. 3.5 Miles

OTHER

Name	Proximity to Project
Lighthouse EPC Church	Approx. 500 Feet
Alachua County Sheriff Office	Approx. 1,200 Feet
Cone Park Branch Library	Approx. 2,500 Feet

ON-SITE AMENITIES

- Large activity room for group activities like bingo, birthday & holiday parties
- Pool with Screened Lanai
- Arts & Crafts Room
- Fitness Center
- Health Services Room
- Picnic Area with Grills
- Billiards Room
- Washer & Dryer in each unit
- Daily Activities – Board Games, Walks Outside, Movies
- Assistance with Light Housekeeping, Grocery Shopping and/or Laundry



RESIDENT SERVICES

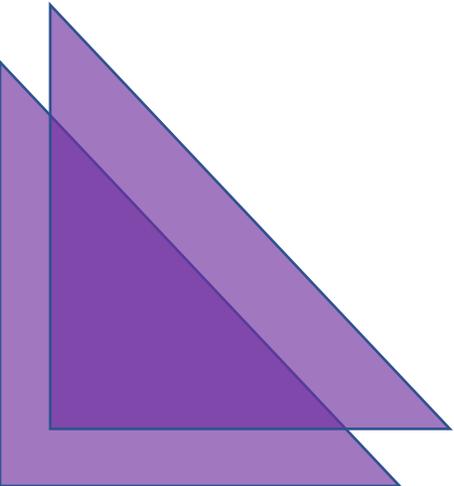
-  Daily Activities – Daily activities will be offered to the residents, such as morning coffee, arts & crafts, movies and board games.
-  Assistance with Light Housekeeping, Grocery Shopping and/or Laundry – Providers of this service are selected from a list provided by the Alachua County Council on Aging.
-  Resident Assurance Check-In Program - Residents can elect to be telephoned each day at a specified time by staff members.
-  24 Hour Support to Assist Residents in Handling Urgent Issues – Management will provide a pager number for the residents to contact the site manager 24 hours a day 7 days a week to address any urgent matter. A written notice containing the pager number and information on this service is provided to residents at move in.

RESIDENT INCOME MIX

- Income Mix:
 - 33% AMI Units 9
 - 60% AMI Units 73
 - Total Units 82

SPECIAL NEEDS UNIT SET-ASIDES

Elderly	77
Disabled (Not Elderly)	
Homeless	
Veterans	
Persons w/ HIV/AIDS	
Other: <u>Persons with a disabling condition</u>	<u>5</u>
Total Special Needs Units:	82



MONTHLY RENT LIMITS

Maximum HUD Rent Limit by Number of Bedrooms in Unit:

PERCENTAGE CATEGORY (AMI)	1 BEDROOM	2 BEDROOM	3 BEDROOM
33% ELI*	\$393	\$463	
50%			
60%	\$764	\$908	
80%			

Note: Rent limits include utility allowance deduction

*ELI – Extremely Low Income



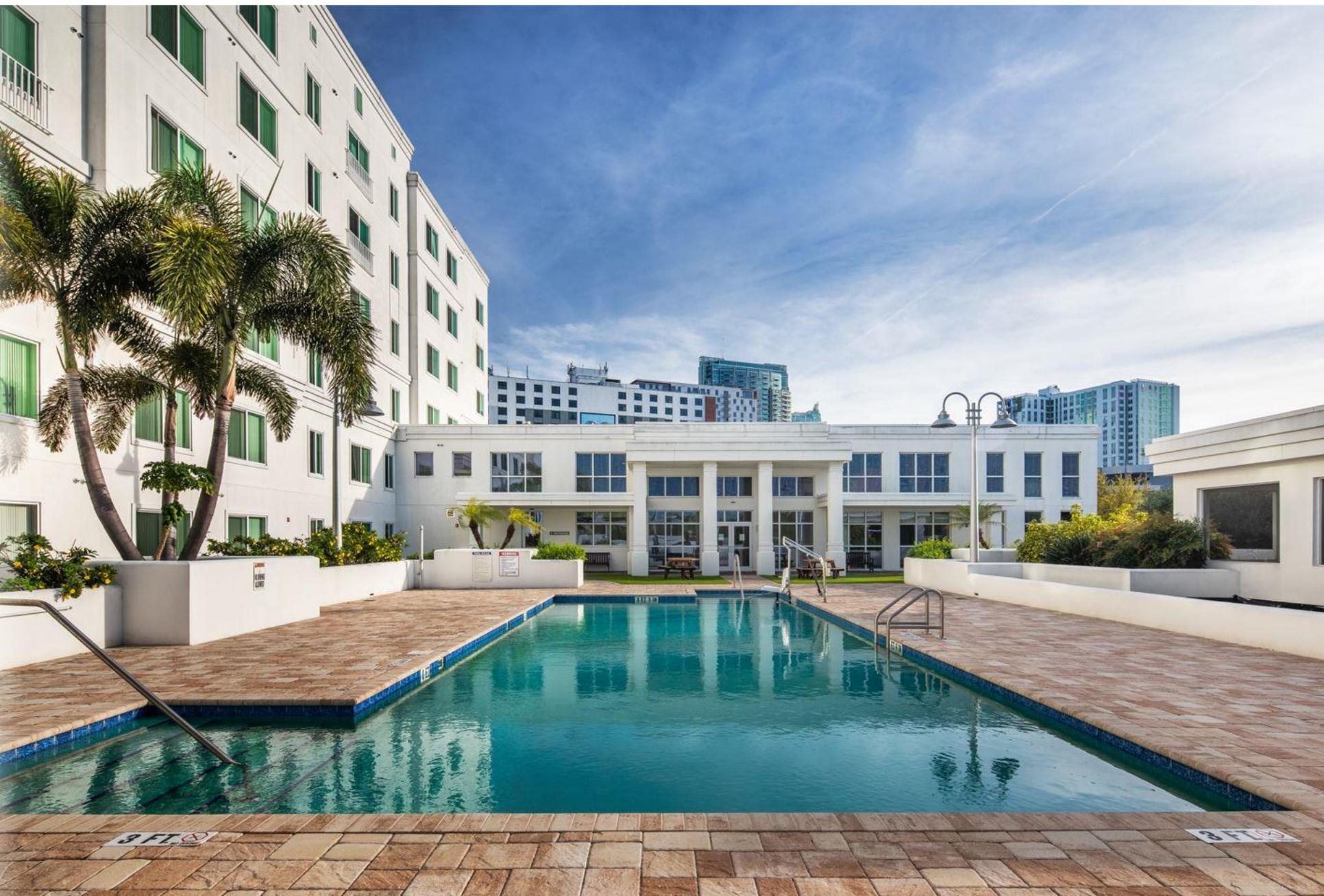
Madison Heights – Tampa, FL



Madison Point – Clearwater, FL



Towers at Madison Crossing – Osceola County, FL











CITY OF GAINESVILLE APPROVALS

City of Gainesville Approval Process

- First Step Meeting: Completed on 4/26/16
- Site Plan Approval (SUP): Completed on 9/28/16
- AHAC Review Committee on 7/11/16



Development Costs & Loan Details

Estimated Development Costs:

- Total Development Cost of \$18,565,737

Applicant's Request:

Per Florida Housing Finance Corporations requirement of the Local Government Area of Opportunity Contribution to be eligible for the preference in selection, we are requesting \$460,000. This amount represents the minimum amount of the local government's financial participation to qualify.

Funding Sources

- Housing Tax Credits \$15,128,487
- ConnectFree Loan \$460,000
- Mortgage \$2,300,000
- Deferred Developer Fee \$725,000

ConnectFree Loan Details

- Amount \$460,000
- Repayment over 22 year time frame
- Annual Interest Rate 4.75%

QUESTIONS?

