



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Application to:
 Development Services Division
[Development Review Email](mailto:development@alachua.org)

Date: February 15, 2024

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Gainesville Climate Controlled Self-Storage

APPROXIMATE PROJECT ADDRESS: 606 and 604 NW 75th Street, Gainesville, FL 32607

TAX PARCEL NUMBER(S): 06656-002-013 & 06656-002-012 TOTAL ACREAGE: 2.02

EXISTING ZONING: BH Business, Highway

FUTURE LAND USE: Commercial

BRIEF DESCRIPTION OF PROPOSED PROJECT:

Construction of a new 3-story 106,572 square foot Climate Controlled
Self-Storage facility.

DEVELOPMENT DATA:

LEVEL OF REVIEW: Preliminary Plan

Check all that apply and fill out:

- | | | |
|---|----------------------------------|-----------------------|
| <input type="checkbox"/> TND/TOD | Number of Lots: _____ | Square Footage: _____ |
| <input type="checkbox"/> Single Family Residential | Number of Lots: _____ | |
| <input type="checkbox"/> Multi-Family Residential | Number of Lots: _____ | |
| <input checked="" type="checkbox"/> Non-Residential | Square Footage: <u>106,572.0</u> | |
| <input type="checkbox"/> Boat Dock | Square Footage: _____ | |
| <input type="checkbox"/> Other: _____ | | |

CONTACT INFORMATION:

AUTHORIZED AGENT:

Name: Michelle Bach

Mailing Address: 8777 N Gainey Center Dr #191, Scottsdale, AZ 85258

Email: mbach@1784holdings.com

Phone: (509) 669-7946

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
 Alachua County Growth Management Website

Submit Affidavit to:
 Development Services Division
 Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Gainesville Climate Controlled Self-Storage

OWNER: Healthy Cosmo Inc

(if additional owners provide a separate affidavit)

APPOINTED AGENT: Michelle Bach

PARCEL NUMBER(s): 06656-002-013 & 06656-002-012

APPROXIMATE PROJECT ADDRESS: 606 and 604 NW 75th Street, Gainesville, FL 32607

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or 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 development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Owner Signature Dae Jung Kim Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this

23 Day of February, 2024, by Dae Jung Kim who is

personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF Alachua



[Signature]

Signature of Notary Public

Printed Name of Notary Public

Commission Number

(Notarial Stamp above)

1784 Holdings, LLC
606 and 604 NW 75th Street, Gainesville, FL
“75th Street Climate Controlled Self-Storage”
Project Narrative
Resubmitted April 29, 2024



A. Property Location

The subject property (the "Property") is a 2.02 gross acre parcel located at 606 and 604 NW 75th Street, Gainesville, FL in unincorporated Alachua County. The Property is identified as APNs 06656-002-013 & 06656-002-012.

The Property is zoned Business Highway (BH) and is located within the Oaks Mall Activity Center, just south of West Newberry Road. The Property is located at the west end of the Tower Plaza commercial complex behind two other commercial parcels. It is set back approximately 320 feet from 75th Street with vehicular access through a private access easement. The adjacent parcels to the north, east and south are also zoned BH and developed as commercial, medical and office uses. There is a residential zoned parcel to the west with a single-family home approximately 175 feet from the western property line.

B. Purpose of Request

1784 Holdings LLC (the "Applicant") is seeking preliminary site plan approval for the proposed self-storage facility consistent with the Alachua County Land Development Code ("Code"). The Property has an existing underutilized restaurant building with associated parking lot, landscape areas and a small retention pond. The proposed development proposes an approximate 110,127 square foot self-storage facility on a currently underutilized parcel without street frontage.

C. Applicant Information

Established in 2013, 1784 Holdings LLC is committed to establishing the highest standards within the self-storage industry through state-of-the-art construction, compatible architectural design, professional management, and enhanced security. Based in Scottsdale, Arizona, the Applicant intends to fulfill the growing demand for quality storage in vibrant regions throughout the U.S.

The project team includes the following:

CIVIL ENGINEER

Pennoni Mills & Associates

Alejandro Santizo

813-666-6073

asantizo@Pennoni.com

DEVELOPER/APPLICANT

1784 Holdings, LLC

Michelle Bach

509-669-7946

mbach@1784holdings.com

D. Project Description:

The Applicant proposes to construct and manage an approximate 110,127 square foot climate controlled self-storage facility. The proposed 3-story building will replace the existing restaurant building on the Site. The building architecture will be designed to emulate a contemporary office building versus a traditional storage facility. The materials chosen for the project will provide a more contemporary design consistent and compatible with a more urban/office building aesthetic.

The site plan complies with the Code regulations, providing a 12-foot setback from north where 7.5 feet is required, and a 14-foot setback from the east property line where 5 feet is required, and a 80-foot setback from the South property line where 7.5 feet is required. The setback from the west property line is 41' 5", which exceeds the required 40-foot setback buffer from the abutting residential use. The proposed building height of 42' 8" is lower than the allowed 65 feet. All rooftop equipment will be screened from street view by a parapet wall as needed. Additional building setback from the west property line is provided to meet Code requirements for building height over 35 feet. The provided 40-foot buffer along the west property line will be landscaped per Code requirements.

Existing trees that are sixty inches in diameter are preserved, providing 20% tree canopy coverage in the 30% required total canopy coverage, providing shading to 50% of the paved surfaces. The existing retention basins will remain in place on the south portion of the site and will be maintained. Three trees have been identified by the Alachua County Forestry Division for salvage, and the proposed site plan has been designed to accommodate their preservation.

Site access is proposed through the existing shared driveway currently serving the Site coming from NW 75th street. Customer parking will be provided on the south sides of the building. Windows will be installed between the 900 square foot office and loading area to allow on-site staff to monitor customer loading activities. There is a secondary loading area for passenger vehicles. There are 5 parking spaces including 1 ADA space for customer and employee use on the south side of the building, which meets required parking for this use. Parking calculations are included in the site plan data table. There are four total loading spaces proposed for the facility. Two are interior loading spaces located on the south side of the building which allow customers to pull moving trucks and passenger vehicles inside the building outside of the elements. There are also two exterior loading spaces that can accommodate passenger vehicles also at the south side of the building, where customers can access the building through a climate-controlled lobby with sliding doors.

The trash enclosures are located along the northeast side of the building and will be screened by a masonry fence with metal doors. Only on-site management have access to the trash enclosure and customers are not permitted to use it. Exterior lighting on site will be wall mounted only at a height no greater than 10 feet, shielded and downward facing to eliminate impacts to surrounding properties. Photometric plans for the proposed development will be provided with the final site plan submittal and clearly demonstrate that lighting will not spill onto adjacent properties.

The proposed office hours are 8 am to 6 pm, seven days a week. Keypad entry will be available to customers to access the secured building from 5 am to 10 pm seven days a week. The facility will be managed by employees that are on site during office hours. The facility will be monitored 24/7 by a state-of-the-art video security system on the interior and exterior of the building.

The proposed use creates fewer vehicle trips per day when compared to other commercial uses, particularly the restaurant uses previously on the Property. This type of facility has low water and sewer use given the low number of customer trips per day to the facility and employees on Site and will have limited impacts to the County’s existing sewer infrastructure and water supply.

The following table further details the proposed development of the Property.

REGULATION	REQUIRED	PROPOSED
Height	Maximum 65 feet	42’ 8”
Front Yard (east)	5 feet	14’ 5”
Side Yard	7’ 6” feet	12’ 6” (north) 80’ 3” (south)
Rear Yard	40 feet adjacent to residential uses	41’ 5”
Parking Spaces	5 spaces - one space/employee (1 ADA)	5 spaces (1 ADA)

E. Comprehensive Plan Conformance:

The Property is designated on the Future Land Use Map as Commercial. The proposed development is consistent with the following strategies, policies, and standards of the Alachua County Comprehensive Plan: 2019-2040.

GENERAL STRATEGY 2

Promote land development that maximizes the use of public investments in facilities and services, ensures a proper level of public services for all new development, and preserves existing amenities. Land use decisions shall be made consistent with public facility improvements which shall be provided in accordance with the following priorities:

In urban areas that are lacking adequate public facilities to meet the needs of existing development and to encourage infill development, and mixed-use redevelopment.

Response: The proposed development will replace the existing underutilized and functionally obsolete commercial structure and parking lot. This project will provide the opportunity to replace the existing, dated structures with a viable commercial building, to serve residents and the growing number of multi-family residential and commercial uses in the immediate area. The redevelopment of the Property and investment in the neighborhood will add neighborhood stability and help improve the quality of life, public health, and safety for the area.

3.0 COMMERCIAL POLICIES

A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand. Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini warehouses).

(c) All regional level commercial shall locate within high activity centers, or within Transit Oriented Developments consistent with the standards of this Element.

Response: The proposed commercial use is located within the Oaks Mall Activity Center, which is considered a focal point for high-intensity commercial activity in the Comprehensive Plan. The self-storage facility will provide a key service to meet the market demand created by the growing number of residential developments in the area.

Policy 3.1.3 The size, location, and function of commercial uses shall be related and central to the population and market area they serve.

Response: With a growing population downsizing and moving toward a multi-family residential, turn-key lifestyle, the need for high-quality self-storage options close to home is a necessity. The proposed development will provide a much-needed service to the existing and growing number of multi-family residential uses. It is estimated that there are approximately 66 multi-family residential properties within a 3-mile radius of the proposed development, 5 of which are planned, adding 1,214 units and 2 are under construction, adding 479 units. The growing number of multi-family residential units in the immediate area increases the need for self-storage.

Policy 3.1.7 Commercial locations and proposed uses shall be consistent with the Conservation and Open Space Element Policies and Standards

Response: The proposed development has been designed to preserve larger growth trees and a minimum of 20% of the existing shade canopy on the Property, consistent with Alachua County Land Development Code §406.12(a)(2). Large landscape setbacks areas are proposed on the west and south sides of the site where trees will be preserved to provide sufficient natural shading and avoid contributing to urban heat island effect.

OBJECTIVE 3.2 - LOCATION AND COMPATIBILITY

Commercial development shall be located and designed to maintain compatibility with neighboring residential uses and support pedestrian activity, taking into account scale and intensity, through implementation of the following policies.

Policy 3.2.1 Commercial development shall be designed to eliminate or minimize the negative impacts on surrounding residential uses.

Response: The proposed development is a high-quality, climate-controlled, indoor self-storage facility that has been designed in a manner that is sensitive to the existing surrounding residential uses. To address an appropriate transition between commercial and residential uses adjacent to the proposed development, significant landscaping and setbacks are provided. This use generates very low vehicular traffic, which makes it a compatible development next to the existing adjacent uses, as it poses minimal impact on the surrounding area.

OBJECTIVE 3.4 - ROADWAY COMMERCIAL POLICIES AND STANDARDS

Roadway commercial areas are located where existing commercial developments are found, and provide for limited in-fill between such uses. Roadway commercial or "strip commercial" developments are generally undesirable because of increased traffic problems and decreased visual.

Policy 3.4.3 New roadway commercial areas shall be prohibited.

Response: The Property is part of an existing commercially developed center. The proposed development will not add any new roadway commercial/strip commercial, but instead will replace half of an existing one and improve the overall developed conditions on site.

F. Relationship to Surrounding Properties

The Property is in close proximity to the 1-75 highway, making the immediate surrounding area a prime area for commercial development. There are a variety of commercial and service uses in the vicinity of the Property, which is complementary to the proposed self-storage use. As compared to other commercial uses, the proposed type of use is one of the least intense commercial uses with low traffic, light, noise, and dust levels.

To the west of the Site is an existing single-family home that is setback approximately 175 feet from the shared property line with significant existing large growth trees, and that combined with the 41' 5" landscape setback on the Property a substantial transitional buffer will be provided between the residential home and the proposed development.

Direction	Zoning	Type of Development
North	BH	Single level veterinary hospital
East	BH	Single level standalone office and retail buildings

South	BH	1-2 story standalone retail building
West	AP	Single-Family residential homes

G. Circulation System (On and Off-Site)

Access to the Property is from an existing driveway cut on NW 75th Street and the Property is accessed through a private vehicular ingress and egress easement shared with the other Tower Plaza parcels. A 26' to 35' drive aisle is proposed around the south and east sides of the building. Given the nature of self-storage facilities, the project will have very minimal impact, if any, on the surrounding circulation system.

H. Development Schedule (Phasing)

The Applicant intends to construct the facility in a single phase but reserves the ability to develop in phase if needed. The Applicant will install the required retention, landscaping, and other site improvements upon construction of the Property.

I. Conclusion

This development will provide a needed service to area residents. More importantly, it preserves a high quality of life without the impacts that generally accompany commercial uses. The intended use of this Property supports the goals and objectives of the Alachua County Comprehensive Plan: 2019-2040. The proposed development is compatible and consistent with the surrounding area and the standards of the Alachua County Land Development Code.

75TH STREET CLIMATE CONTROLLED SELF-STORAGE
WORKSHOP SUMMARY 2.28.24
& OTHER NEIGHBOR COMMUNICATIONS

75th STREET SELF-STORAGE FACILITY NEIGHBORHOOD WORKSHOP MEETING SUMMARY & OTHER COMMUNITY MEMBER COMMUNICATIONS

Date: February 28, 2024

Location: Virtual Zoom Conference

Public Attendees –

Nance Lempinen

Development Team Attendees –

Michelle Bach (Site Planning, 1784 Holdings, LLC)

Jessi Ray (Project Manager, Nimble Consulting, LLC)

Alejandro Santizo (Civil Engineer, Pennoni Mills & Associates)

Alexandra Berk (Architect, EAPC Architects)

Greg Koestner (Real Estate, 1784 Holdings, LLC)

Tim MacVittie (Construction, 1784 Holdings, LLC)

Kirk Tuhowski (Construction, 1784 Holdings, LLC)

Jona Lim (Project Coordinator, Nimble Consulting, LLC)

The 1784 Holdings (the "Applicant") Development Team held a neighborhood workshop virtually via Zoom Conference on February 28th at 6pm (EST) to discuss the proposed self-storage development located at 604 and 606 NW 75th Street in Gainesville. As part of Alachua County regulations and requirements, workshop details were published in the Gainesville Sun and workshop materials, along with a notice letter for the workshop were mailed to the required mailing radius recipients that were provided by Alachua County staff. A copy of the postmarked envelope, mailing materials and workshop presentation are included with the application. There is no sign-in sheet as the meeting was virtual, but attached to this summary is a list of all individuals that attended the meeting or contact the Applicant separately, after the meeting.

The virtual workshop began promptly at 6:00 pm. Only one neighbor participated, Nance Lempinen. There were eight members of the Applicant team in attendance to answer the neighbor attendee's questions. Visual aids consisting of the Estimated Project Timeline, Project Data, Site Plan, Tree Canopy Plan, Circulation Plan, and Render Perspectives, along with a full description of the proposed self storage development were presented by the Applicant during the workshop and the attendee's questions were answered.

In addition to the one attendee of the virtual workshop, two other neighbors reached out via telephone to the Applicant after the meeting who had questions about the project. The workshop presentation materials were reviewed with each of the two individuals, Heman Patel and David Worthy, and questions they had were addressed on each call.

Neighbors' questions included the following topics:

1. Discussion about the existing building on site which will be demolished to allow new construction of the proposed self storage facility.
2. Proposed lighting for the project which is being designed to be mounted to the building at 10 feet in height, downward facing and shielded to avoid any impacts to neighboring properties.
3. Facility operating hours which are proposed for 5 am to 10 pm seven days a week, with secured keypad access only to customers, and 8 am to 6 pm seven days for leasing office hours. Confirmation that this will not be a facility that is open 24 hours a day.

4. Discussion about the types of customers and vehicles that will be using/visiting the facility which include customers storing personal items and passenger and moving truck vehicles.
5. Discussion about unique keypad entry to building that customers will use to access the two access points to the building including the sliding doors on the south end of the building and the interior loading area.
6. Discussion about other self-storage locations that the Applicant owns and operates throughout the U.S. The Applicant's website was provided for neighbor's to reference.
7. There was a discussion about the trees to be preserved on site and the existing 20% tree shade canopy to be retained. This included the location of trees, shade canopy and sizes of larger trees being preserved and those to be removed.
8. There was a discussion about the construction schedule, both start and finish dates. The site planning review and permitting process was discussed as well as the estimated construction timeline of 14 to 18 months, depending on when permits were approved and issued.

All neighbors seemed to have their questions answered and it was explained that notices for future meetings and hearings would be sent. The Applicant team will continue to communicate with neighbors about the project and each neighbor has Applicant contact information to reach out at any time. In all, the meeting and other neighbor discussions have been positive and an open dialogue with the community will continue.

LIST OF NEIGHBORHOOD WORKSHOP ATTENDEE & OTHER NEIGHBORS IN CONTACT WITH APPLICANT

CONTACT NAME	ADDRESS	PHONE	EMAIL	TYPE OF COMMUNICATION
Nance Lempinen-Leedy	421 NW 79TH DR, Gainesville (residential)	unknown	nleedy.sfcc@gmail.com	Meeting attendee
Heman Patel	700 NW 75th St, Gainesville (commercial)	352-284-3298	unknown	Call to applicant in response to mailing
David Worthy	5216 SW 91ST DR (residential)	352-373-9031	dave@npw-law.com	Call to applicant in response to mailing

WORKSHOP PRESENTATION

Gainesville Climate-Controlled Self-Storage

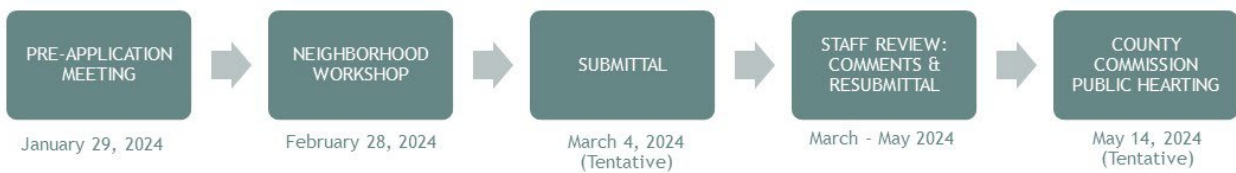
Neighborhood Workshop



1784 Holdings

EAPC
ARCHITECTS ENGINEERS

PRELIMINARY DEVELOPMENT PLAN ESTIMATED TIMELINE



PROJECT DATA

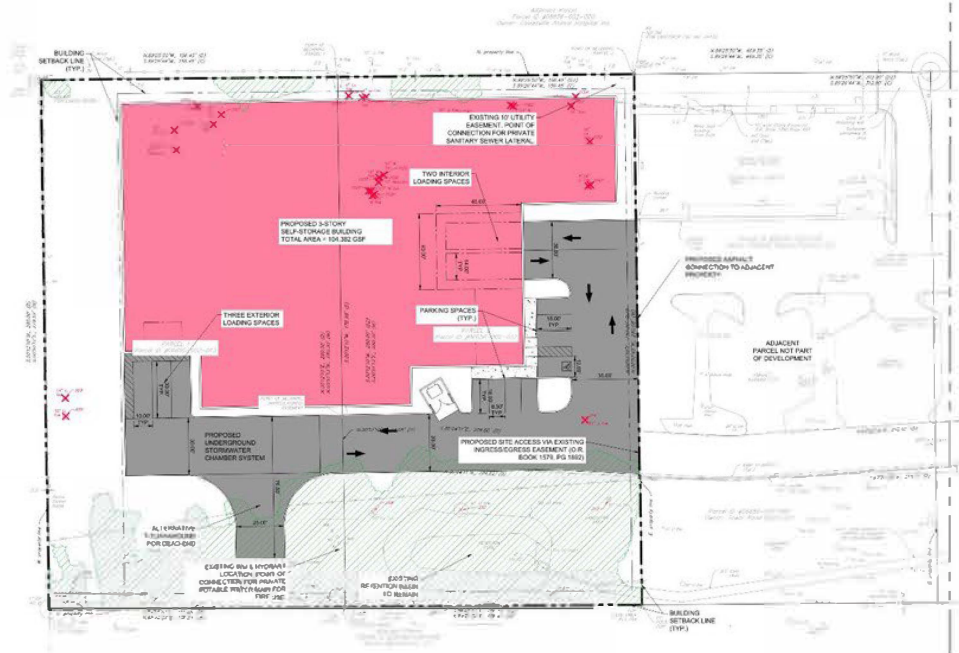
The request is for a Preliminary Development Plan Application and Final Development Plan Application for a proposed 3-story above grade climate-controlled self-storage facility on two parcels approximately 2.02-acre in size. This building will replace the existing structures on site.

Development will be in compliance with zoning and county ordinance, and tree preservation standards. Building design will be consistent and compatible with neighboring community.

Zoning	BH (Business, Highway)
Building Square Footage	104,382 gross (34,794 per floor)
Building Height	40 feet provided (65 feet maximum allowed)
Retained Landscaping	20,457 S.F. (73%) (20% required)
Rear Residential Setback (West)	41'-6" provided (40 feet required)
Front Setback (East)	9'-6" provided (5 feet required)
Interior Side Setback (North & South)	12'-0" provided (north) 71'-2" provided (south) (10 feet required)
Parking	8 spaces (1 space per employee required)

SITE PLAN

- HATCH LEGEND:**
- BUILDING AREA
 - PROPOSED ASPHALT
 - X TREE REMOVAL



TREE CANOPY PLAN




- CANOPY LEGEND:**
-  = EXISTING CANOPY
 -  = CANOPY TO BE RETAINED
 -  = TREE REMOVAL

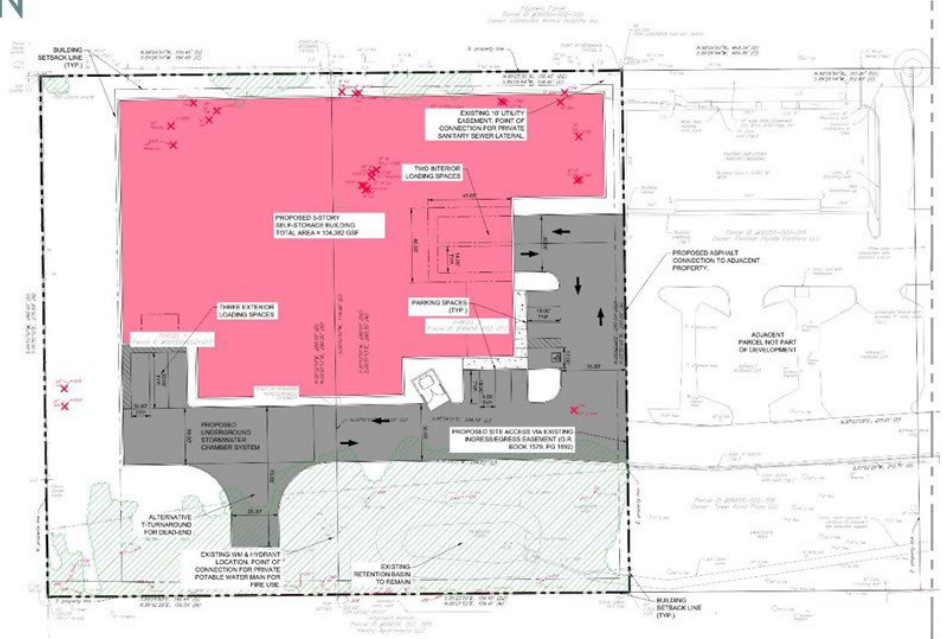
TREE CANOPY DATA

EXISTING CANOPY AREA: 1.02 AC (44,412 SF)
 MIN CANOPY AREA REQUIRED: 0.20 AC (8,882 SF)
 CANOPY AREA RETAINED: 0.47 AC (20,546 SF)
 PERCENTAGE RETAINED: 46.3%



CIRCULATION PLAN

- HATCH LEGEND:**
-  = BUILDING AREA
 -  = PROPOSED ASPHALT
 -  = TREE REMOVAL



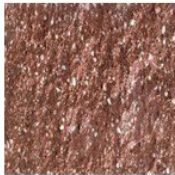
RENDER PERSPECTIVES



RENDER PERSPECTIVE - FROM SOUTHEAST



RENDER PERSPECTIVE - FROM SOUTHWEST



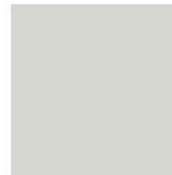
CMU SPLIT FACE BLOCK -
COLOR 'PORT'



CMU SPLIT FACE BLOCK -
COLOR 'ASH'



BRICK VENEER -
COLOR 'IRON MOUNTAIN'



MEDIUM FINISH STUCCO -
COLOR 'CLOUD'



STUCCO PAINTED & SCORED-
COLOR TO MATCH 'VINTAGE'

COMMUNICATION FROM WORKSHOP ATTENDEE

From: [Nance Lempinen-Leedy](#)
To: [Jessi Ray](#)
Subject: Thank you
Date: Wednesday, February 28, 2024 4:38:57 PM

Hi Jessi,
Thank you for the informative workshop tonight on the storage facility at 606 and 604 NW 75th Street in Gainesville. Just passing along my email address if there is any opportunity for mailing lists, etc.
Thank you,
Nance

--
Nance Lempinen-Leedy

MAILING LABELS

06332-000-000
C/O CORP REAL ESTATE
ASSESSMENTS, NC1-001-03-81
BANK OF AMERICA
101 N TRYON ST
CHARLOTTE, NC 28255

06331-043-001
STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION
1109 SOUTH MARION AVE
LAKE CITY, FL 32025-5874

06656-002-016
TOWER ROAD PLAZA LLC
13521 NE 204TH DR
WALDO, FL 32694

06656-002-001
S & V ENTERPRISES OF GAINESVI
1473 SW 87TH ST
GAINESVILLE, FL 32607

06654-003-000
THE EMORY GROUP
2145 SW 94TH TER
GAINESVILLE, FL 32607

06656-002-017
600 NW 75TH ST LLC
2315 NE 8TH RD
OCALA, FL 34470

06656-634-002
WILLIAMS & WILLIAMS & WILLIAMS
2563 SW 87TH DR #10
GAINESVILLE, FL 32608-9340

06656-570-010
EINSTEIN THERAPY CENTER INC
310 NW 76TH DR STE A
GAINESVILLE, FL 32607

06654-006-000
AGREE STORES LLC
32301 WOODWARD AVE
ROYAL OAK, MI 48073-0946

06656-002-008
KEVINA APARTMENTS LLC
3433 E GULF TO LAKE HWY
INVERNESS, FL 34453

06656-002-004
NEWBERRY RD LLC
1010 E ADAMS ST #201
JACKSONVILLE, FL 32202

06656-066-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

06656-002-013
HEALTHY COSMO INC
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

06336-001-002
GAIN CAPITAL LLC
18205 BISCAYNE BLVD STE 2202
AVENTURA, FL 33160

06655-013-003
STEPHEN U WINIG LLC
2165 NW 62ND DR
BOCA RATON, FL 33496

06656-635-003
EURO INVESTMENT GROUP LLC
250 174TH ST #816
SUNNY ISLES BEACH, FL 33160

06656-010-002
KATHERINE144 HOLDINGS LLC
2738 SW 119TH TER
GAINESVILLE, FL 32608

06656-003-002
PEP BOYS-MANNY MOE & JACK
311 WEST AUEGHENY AVE
PHILADELPHIA, PA 17132

06656-570-004
TDM OF GAINESVILLE LLC
340 NW 76TH DR
GAINESVILLE, FL 32607

06656-570-011
BEERS BETSY B & THOMAS R
350 NW 76TH DR STE A
GAINESVILLE, FL 32607

06656-002-014
C/O PROPERTY TAX DEPARTMENT
BELL SOUTH
TELECOMMUNICATIONS
1010 PINE ST ROOM 9E-L-01
SAINT LOUIS, MO 63101

06656-570-005
HOEHN JOHN T & AUDRIE H
12730 SW 31ST AVE
ARCHER, FL 32618

06656-002-007
POOL DOC LLC
1414 SW 115TH ST
GAINESVILLE, FL 32607-1147

06656-002-003
RALLY CAR WASH SYSTEMS INC
2121 NW 67TH PL
GAINESVILLE, FL 32653-1603

06656-002-010
ALL TYPE VACUUM CENTER INC
2225 NW 6TH ST
GAINESVILLE, FL 32609-3586

06656-570-013
310 AH LLC
25401 NW 101ST PL
HIGH SPRINGS, FL 32643

06656-020-001
AUBREY ROGERS LLC
2812 SW 170TH ST
NEWBERRY, FL 32669

06656-570-006
TAPLEY & PAPPAS REAL ESTATE
320 NW 76TH DR
GAINESVILLE, FL 32607

06656-003-000
INNOVATIVE SCHEDULING LLC
3401 OLYMPUS BLVD STE 500
DALLAS, TX 75019

06655-013-000
ONE ALLIANCE CENTER
PHVIF GAINESVILLE LLC
3500 LENOX RD STE 625
ATLANTA, GA 30326

06331-042-000
RYALS & RYALS LLC
3925 NW 25TH CIR
GAINESVILLE, FL 32606

06336-001-001
PROGRESSIVE RESTAURANTS INC
4011 NW 43RD ST STE A
GAINESVILLE, FL 32606-4609

06655-014-000
T & M UNITED CORP
402 HIGH POINT DR #A STE 101
COCOA, FL 32926

06656-635-002
LEEDY & LEMPINEN-LEEDY H/W LIFE
ESTATE
421 NW 79TH DR
GAINESVILLE, FL 32607

06656-635-001
ARNER JOSHUA & RACHEL
425 NW 79TH DR
GAINESVILLE, FL 32607

06331-041-000
C/O BRAD CHASTEEN
MSG NEWBERRY I-75 LAND LLC
450-106 ATATE RD 13 #213
ST JOHNS, FL 32259

06654-004-000
MERCHANT & SOUTHERN BANK
5010 NW 43RD ST
GAINESVILLE, FL 32606-4457

06656-057-016
% MANAGEMENT SPECIALISTS
TOWER HILL OFFICE ASSOCIATION
INC
5208 SW 91ST DR STE D
GAINESVILLE, FL 32608-9117

06656-637-003
WORTHY DAVID LEE & LISA MARIE
5216 SW 91ST DR
GAINESVILLE, FL 32608

06656-636-002
TAYLOR & TAYLOR TRUSTEES
525 NW 80TH BLVD
GAINESVILLE, FL 32607

06656-002-006
EAST COAST WAFFLES INC
5986 FINANCIAL DR
NORCROSS, GA 30071

06656-002-015
FLETCHER FLORIDA PARTNERS LLC
6031 NW 34TH TER
GAINESVILLE, FL 32653

06656-636-003
DOMPE PHYLLIS JOHNSON LIFE
ESTATE
611 NW 80TH BLVD
GAINESVILLE, FL 32607-1599

06656-633-001
MODISETTE TIMOTHY A
625 NW 80TH BLVD
GAINESVILLE, FL 32607

06331-000-000
C/O MARK RUSSO
INDUSTRIAL CONST &
MANAGEMENT
6355 SW 48TH ST
MIAMI, FL 33155

06656-633-003
FINCHER & FINCHER
721 NW 80TH BLVD
GAINESVILLE, FL 32607

06655-009-000
L T ENTERPRISES OF GAINESVILLE
7349 W NEWBERRY RD
GAINESVILLE, FL 32605

06654-008-000
ATLANTIC DUTCH INC
7404 NW 4TH BLVD
GAINESVILLE, FL 32607

06655-013-002
KUSH HOTELS II INC
7413 W NEWBERRY RD
GAINESVILLE, FL 32605-4322

06656-066-151
TOWER TECHNOLOGY PARK LLC
7525 NW 4TH BLVD
GAINESVILLE, FL 32607

06656-002-000
GAINESVILLE ANIMAL HOSPITAL
INC
7615 W NEWBERRY RD
GAINESVILLE, FL 32606

06656-010-003
MICHAEL CARROLL INSURANCE
AGENCY LLC
7733 W NEWBERRY RD UNIT B3
GAINESVILLE, FL 32606

06331-002-001
GATOR HOTEL VENTURES LLC
800 WEST CYPRESS CREEK RD STE
502
FT LAUDERDALE, FL 33309

06331-043-000
KPG INVESTMENTS INC
8280 PRINCETON SQ BLVD W STE 6
JACKSONVILLE, FL 32256-0362

06656-002-005
SCHACKOW FAMILY LLC
8716 NW 6TH PL
GAINESVILLE, FL 32607

06656-002-002
REALTY INCOME PROPERTIES INC
ATTN: DEPT# 1086M 11995 EL
CAMINO REAL
SAN DIEGO, CA 92130

06331-002-002
% WALGREEN CO
WANG GEORGE
PO BOX 1159 REAL ESTATE
PROPERTY TAX
DEERFIELD, IL 60015

06336-002-000
LEWCO INC
PO BOX 141286
GAINESVILLE, FL 32614

06656-010-001
NAUTI MERMAID INC
PO BOX 1836
OCALA, FL 34478

06331-040-000
C/O PROPERTY TAX DEPT
REGENCY CENTERS LP
PO BOX 2539
SAN ANTONIO, TX 78299

06656-002-009

% LAND RIGHTS COORDINATOR
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE, FL 32627

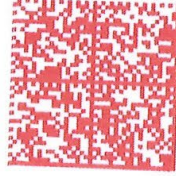
06656-010-000

Newberry Hill Condo

SCANNED MAILING ENVELOPE AND MAILING PACKAGE

1784 | CapitalHoldings LLC

PO Box 15715, Scottsdale, Arizona 85267, United States



FP **US POSTAGE**
\$000.64⁰

First-Class - IMI

ZIP 85258

02/12/2024

0368 0011814861

06336-001-002
GAIN CAPITAL LLC
18205 BISCAYNE BLVD STE 2202
AVENTURA, FL 33160

NEIGHBORHOOD WORKSHOP

TO: The Neighbors of 606 and 604 NW 75th Street, Gainesville, FL

FROM: 1784 Holdings, LLC, Applicant & Developer

DATE: February 12, 2024

SUBJECT: Neighborhood Workshop Public Notice

A Virtual Neighborhood Workshop will be held to discuss the Preliminary Development Plan application for a Self-Service Storage Facility proposed on a ± 2.02 acres comprising tax parcels 06656-002-013 & 06656-002-012 located at 606 and 604 NW 75th Street in unincorporated Alachua County. Existing Future Land Use is Commercial. Existing Zoning is Business Highway (BH).

VIRTUAL NEIGHBORHOOD WORKSHOP INFORMATION:

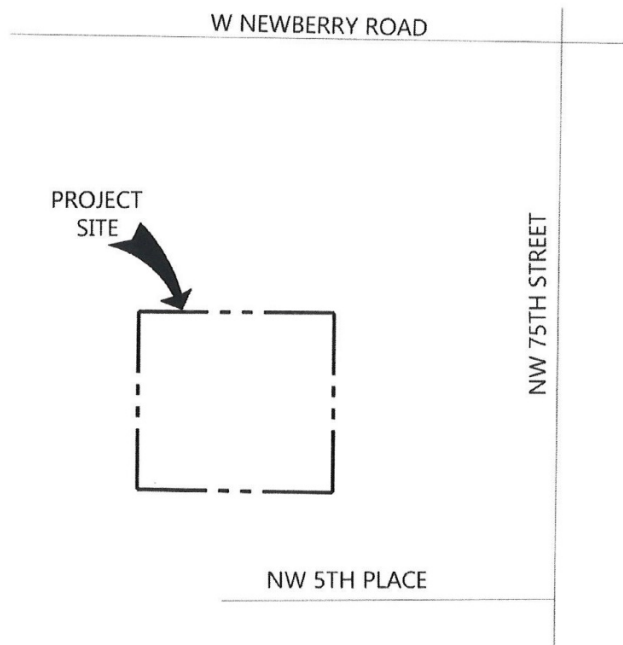
DATE: February 28, 2024 (Wednesday)
TIME: 6:00 PM (EST)
LOCATION: Virtual Zoom Meeting
LINK: <https://us02web.zoom.us/j/84470208859>
Meeting ID: 844 7020 8859

To join by phone: +1 689 278 1000 US
Meeting ID: 844 7020 8859

CONTACT: Jessi Ray, Nimble Consulting LLC
(602) 510-3654

This is not a public hearing. The purpose of this workshop is to inform and review the nature of the proposal and seek their comments. Once submitted, application materials may be requested from Alachua County Growth Management staff during normal business hours (10 SW 2nd Ave, Gainesville, FL; 352-374-5249).

Location Map:

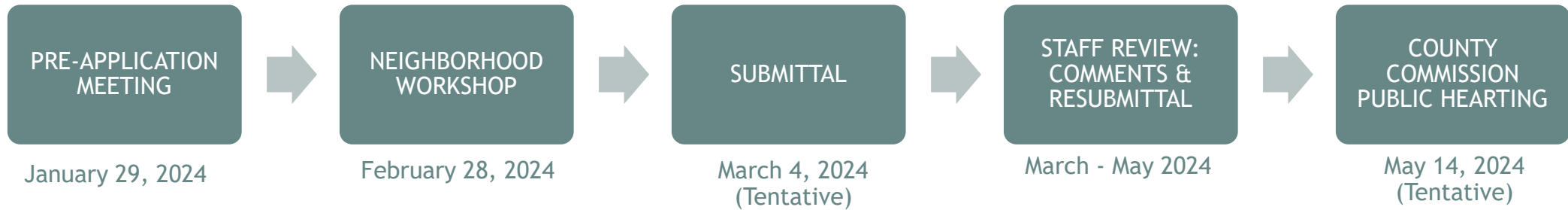


Gainesville Climate-Controlled Self-Storage

Neighborhood Workshop



PRELIMINARY DEVELOPMENT PLAN ESTIMATED TIMELINE



PROJECT DATA




The request is for a Preliminary Development Plan Application and Final Development Plan Application for a proposed 3-story above grade climate-controlled self-storage facility on two parcels approximately 2.02-acre in size. This building will replace the existing structures on site.

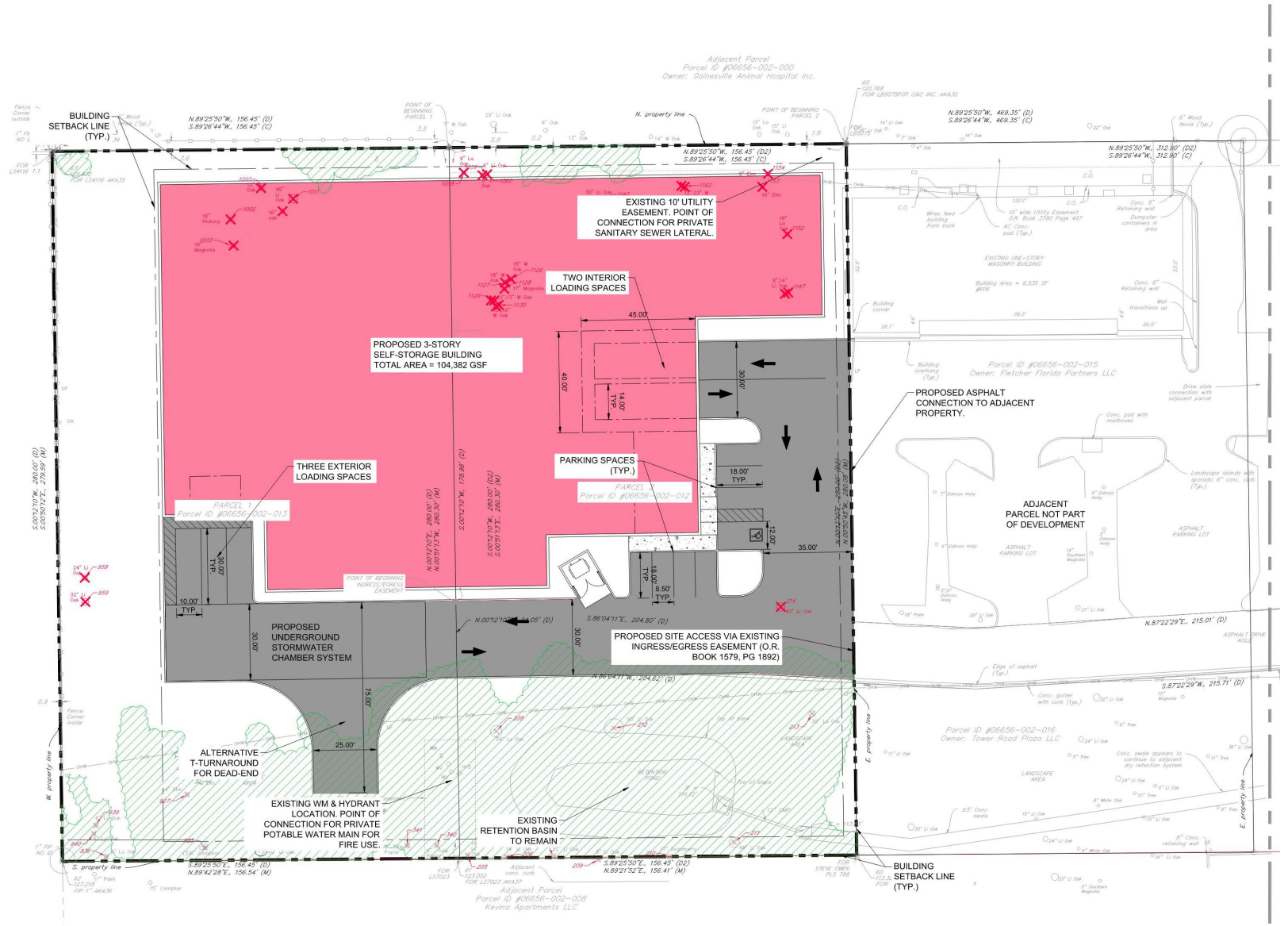
Development will be in compliance with zoning and county ordinance, and tree preservation standards. Building design will be consistent and compatible with neighboring community.

Zoning	BH (Business, Highway)
Building Square Footage	104,382 gross (34,794 per floor)
Building Height	40 feet provided (65 feet maximum allowed)
Retained Landscaping	20,457 S.F. (73%) (20% required)
Rear Residential Setback (West)	41'-6" provided (40 feet required)
Front Setback (East)	9'-6" provided (5 feet required)
Interior Side Setback (North & South)	12'-0" provided (north) 71'-2" provided (south) (10 feet required)
Parking	8 spaces (1 space per employee required)

SITE PLAN




HATCH LEGEND:

-  = BUILDING AREA
-  = PROPOSED ASPHALT
-  = TREE REMOVAL



TREE CANOPY PLAN

CANOPY LEGEND:

-  = EXISTING CANOPY
-  = CANOPY TO BE RETAINED
-  TREE REMOVAL

TREE CANOPY DATA

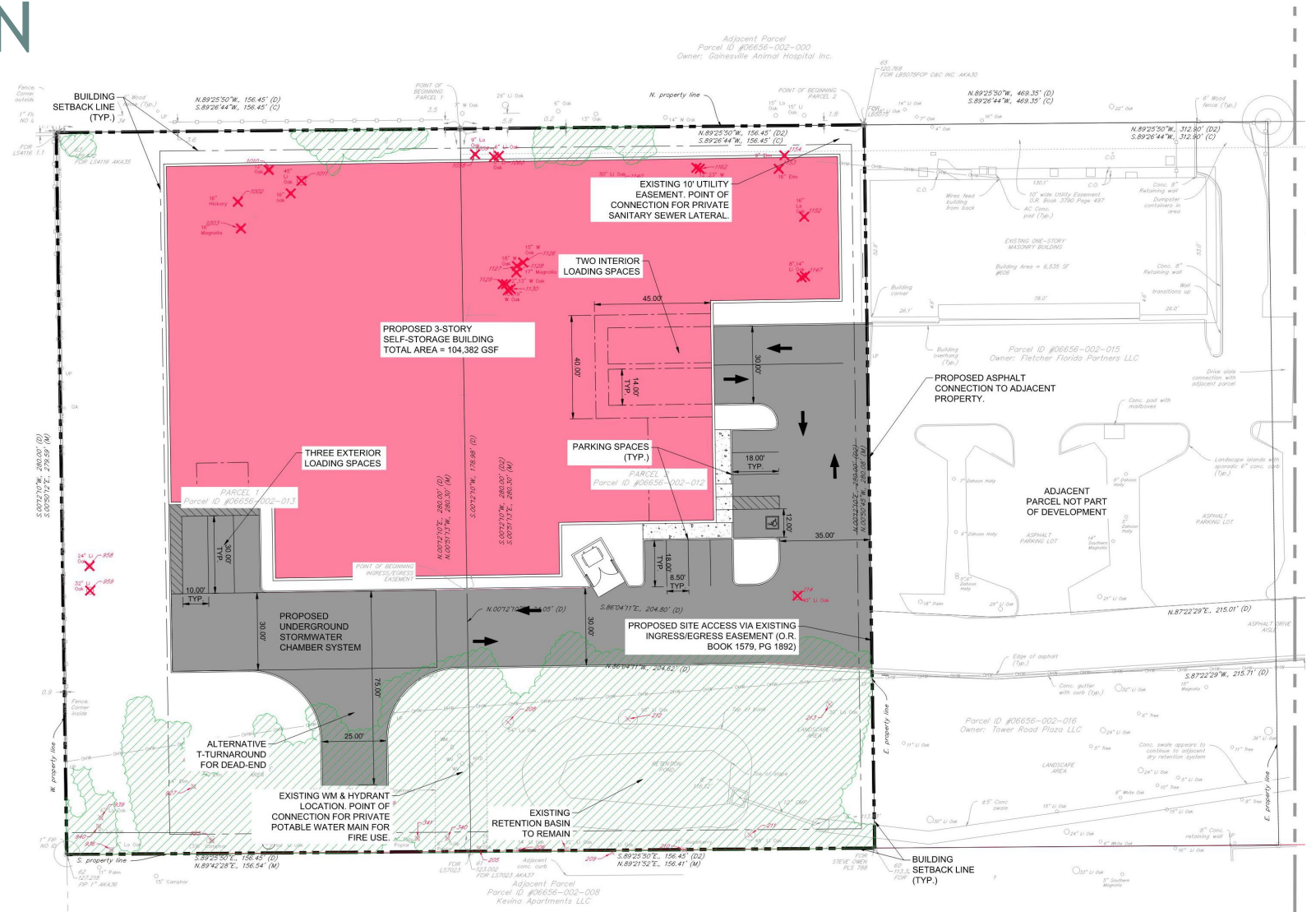
EXISTING CANOPY AREA: 1.02 AC (44,412 SF)
 MIN CANOPY AREA REQUIRED: 0.20 AC (8,882 SF)
 CANOPY AREA RETAINED: 0.47 AC. (20,546 SF)
 PERCENTAGE RETAINED: 46.3%



CIRCULATION PLAN

HATCH LEGEND:

- = BUILDING AREA
- = PROPOSED ASPHALT
- X = TREE REMOVAL

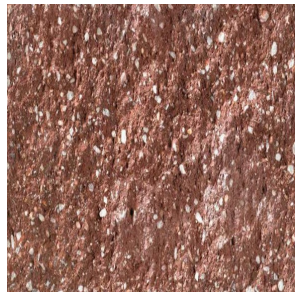


RENDER PERSPECTIVES



RENDER PERSPECTIVE - FROM SOUTHEAST

RENDER PERSPECTIVE - FROM SOUTHWEST



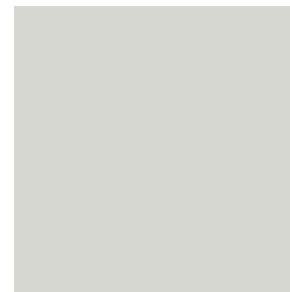
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COLOR 'PORT'



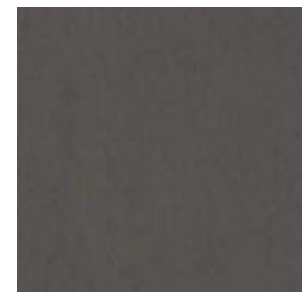
CMU SPLIT FACE BLOCK -
COLOR 'ASH'



BRICK VENEER -
COLOR 'IRON MOUNTAIN'



MEDIUM FINISH STUCCO -
COLOR 'CLOUD'



STUCCO PAINTED & SCORED -
COLOR TO MATCH 'VINTAGE'

NEWSPAPER ADVERTISEMENT

AFFIDAVIT OF MAILING AND NEWSPAPER ADVERTISEMENT



Alachua County, Board of County Commissioners
Department of Growth Management
 10 SW 2nd Ave., Gainesville, FL 32601
 Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

MAILED NOTICE AFFIDAVIT

Application No. _____

Mailing Date

2/12/2024

Mailed Notice for (check one):

- Neighborhood Workshop
- Public Meeting

BEFORE ME personally appeared Michelle Bach, who after being duly sworn, and upon personal knowledge, deposes and says:

Notice for the above application was deposited in the mail at least 15 days prior to the scheduled neighborhood workshop or public meeting, and complied with all applicable content and procedural requirements of §402.13 and §402.14 of the Alachua County Unified Land Development Code.

Michelle Bach
 Applicant (signature)

MICHELLE BACH
 Name of Applicant (printed)

STATE OF FLORIDA
 COUNTY OF ~~ALACHUA~~

Arizona
Maricopa



SWORN AND SUBSCRIBED BEFORE ME

THIS 28 DAY OF February, 2024
 BY Michelle Bach

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

Driver license
 (TYPE OF IDENTIFICATION)

(SEAL ABOVE)

Jerri Brenner
Jerri Brenner

Notary Public, Commission No. 660375
 (Name of Notary typed, printed, or stamped)

My Commission expires: 1/31/2028

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Jessi Ray
1784 Holdings Llc
8777 N Gainey Center DR # 191
Scottsdale AZ 85258-2106

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

02/16/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/16/2024

Keegan Haran

Legal Clerk

Min MA

Notary, State of WI, County of Brown

3/7/27

My commission expires

Publication Cost:	\$216.96	
Order No:	9846415	# of Copies:
Customer No:	1341892	1
PO #:	2.28.24 Virtual Neighborhood Workshop	

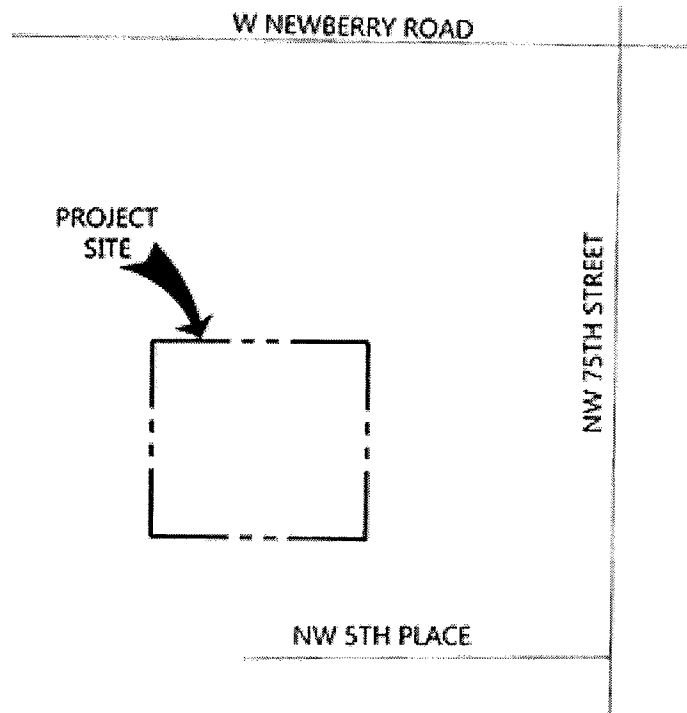
THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE

A Virtual Neighborhood Workshop will be held to discuss the Preliminary Development Plan application for a Self-Service Storage Facility proposed on a \pm 2.02 acres comprising tax parcels 06656-002-013 & 06656-002-012 located at 606 and 604 NW 75th Street in unincorporated Alachua County. Existing Future Land Use is Commercial. Existing Zoning is Business Highway (BH).



This is not a public hearing. The purpose of this workshop is to inform and review the nature of the proposal and seek their comments. Once submitted, application materials may be requested from Alachua County Growth Management staff during normal business hours (10 SW 2nd Ave, Gainesville, FL; 352-374-5249).

Time/Date: 6:00 PM (EST) on February 28, 2024 (Wednesday) via a Virtual Zoom Meeting at <https://us02web.zoom.us/j/84470208859> using Meeting ID: 844 7020 8859 or by calling in at +1 689 278 1000 using Meeting ID: 844 7020 8859

Contact: Jessi Ray, Nimble Consulting LLC
Phone number: (602) 510-3654



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | | | |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Floodplains (100-year) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | High Aquifer Recharge Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wellfield Protection Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wells |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resource Areas |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Topography/Steep Slopes SOME AREAS OF SITE OVER 5% |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

SIGNED: LAWRENCE E MILLS **PROJECT #** _____ **DATE:** 2/26/24

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)

Alejandro Santizo

From: Emily Rodriguez <erodriguez@alachuacounty.us>
Sent: Thursday, January 4, 2024 12:29 PM
To: Alejandro Santizo
Subject: RE: 706 NW 75th ST Gainesville FL

Mr. Santizo,

Thank you for reaching out. Based on a desktop review, and the notes from Jesh's site visit, there do not appear to be any conservation resources regulated by EPD. Therefore, a site visit by EPD staff is not required.

Sincerely,
Emily



Emily Rodriguez
Senior Planner
Environmental Protection Department
408 W. University Ave Suite 106 • Gainesville • FL • 32601
352-264-6836 (office) • 352-213-4983 (mobile)



PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Christina Altizer <caltizer@alachuacounty.us> **On Behalf Of** epd-reception
Sent: Wednesday, January 3, 2024 2:47 PM
To: Mark Brown <mbrown@alachuacounty.us>
Cc: EPD Natural Resources <naturalresources@alachuacounty.us>
Subject: FW: 706 NW 75th ST Gainesville FL



Christina Altizer
Sr. Staff Assistant
Environmental Protection Department
408 W. University Ave Suite 106 • Gainesville • FL • 32601
352-264-6860 (office)



PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Alejandro Santizo <asantizo@millsandassoc.com>
Sent: Wednesday, January 3, 2024 8:42 AM
To: epd-reception <EPD-Reception@alachuacounty.us>
Cc: Larry Mills <larry.m@millsandassoc.com>
Subject: 706 NW 75th ST Gainesville FL

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

I've reviewed the preliminary Site plan checklist and noticed I had to schedule a meeting with you.

Please let me know what day would work to set up the on-site meeting.

We have already coordinated with Jesh for the tree review and have completed that portion in December.

Let me know if you have any questions/comments.

Thank you very much.

Alejandro Santizo, P.E., S.I.T.

Mills and Associates, Inc.

3242 Henderson Blvd., Suite 300

Tampa, FL 33609

Telephone: 813-876-5869

E-mail: asantizo@millsandassoc.com

Alejandro Santizo

From: Jessica Hong <jhong@alachuacounty.us>
Sent: Thursday, December 21, 2023 4:00 PM
To: Alejandro Santizo
Cc: Larry Mills; Christine A. Berish; Ken McMurry
Subject: Tree Notes for 606 NW 75th St. -- Gainesville Climate Controlled Storage
Attachments: 606Tree_Survey_Forester_Eval.pdf

Hi Alejandro,

Attached are my tree notes from last week's site visit. There are three trees with numbers in parenthesis to be included for the minimum 20% canopy retention requirement (Section 406.12(a)(2)). Please let me know if there are any questions!

Happy holidays!

Jesh



Jessica Hong

Forester/Landscaping Inspector
Growth Management
10 SW 2nd Avenue • Gainesville • FL • 32601
352-338-7394 (office)



PLEASE NOTE: Florida has a very broad public records law (F.S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

March 04, 2024
Alachua County Department of Growth Management
10 SW 2nd Ave
Gainesville, FL 32601

Subject: Preliminary Development Plan Tree Report and Mitigation
75th Street Self Storage
606 NW 75th ST.
Gainesville, Florida 32607

To Whom It May Concern:

On behalf of the client, we have compiled a report on the evaluated trees and required mitigation for our parcel. Our parcel is located near Newberry Rd. and S. 75th St intersection. Parcel Id's are 06656-002-013 & 06656-002-012 per Alachua County Property Appraisers information. The existing site conditions are a 6,365 SF restaurant building with associated asphalt parking lot, small retention pond, and landscape. Please refer to Exhibit A for our Boundary, Topographic, and Tree Exhibit.

A field visit was conducted on December 12th, 2023 with the Jessica Hong, the County Forester/Landscaping Inspector, to identify and inspect the existing trees on-site. Of the trees inspected, three were required to be preserved for the canopy requirement. There are denoted as #208, a 54" Live Oak, #212 a 90" Live Oak, and #913, a 60" Live Oak. All of those trees are located south of the existing drive aisle access from 75th Street. Other trees marked greater than 20" were #211, a 48" Live Oak (not evaluated at the time but located well away from the site re-development), #214, a 40" Live Oak, #908, a 22" Water Oak, #213, a 30" Laurel Oak, #958, a 24" Live oak, #959, a 32" Live Oak, #1011, a 45" Live Oak, #1140, a 30" Live Oak, and #1139, a 20" Laurel Oak, #1162, a multi-trunk Water Oak. We have tabulated the data below for ease of review.

Existing Trees over 20" Table

Tree Tag #	Name	Size	Remarks
208	Live Oak	54	Req.
212	Live Oak	90	Req.
913	Live Oak	60	Req.
211	Live Oak	48	Not Eval.
214	Live Oak	40	
908	Water Oak	22	
213	Laurel Oak	30	
958	Live Oak	24	
959	Live Oak	32	
1011	Live Oak	45	
1140	Live Oak	30	
1139	Laurel Oak	20	
1162	Water Oak	12,23	

As a result of our proposed development, we are removing 27 trees as shown on our Preliminary Canopy Plan. The majority of them are under 20". The major exceptions are the #214, #958, #959, #1011, #1139, #1140, and #1162. Per the mitigation requirements of Sec. 406.13.(b), a total mitigation amount of 214 inches is required. Please see table

below for a breakdown of mitigation amounts. Per Sec. 406.13.(b).(4), Laurel oaks & water oaks under 30" are not required to be mitigated and loblolly pine, slash pine, & sweetgum under 20" are not required.

Tree Removal and Mitigation Table

Tree Tag #	Name	Size	Mitigation	Remarks
214	Live Oak	40	47"	29 + 1.5*10 + 3*1 Table 406.13.1
899	Elm	6	0"	Under req. Sec 406.13.(b).(2)
926	Elm	4	0"	Under req. Sec 406.13.(b).(2)
958	Live Oak	24	24"	24 Table 406.13.1
959	Live Oak	32	34"	29 + 1.5*3 Table 406.13.1
1002	Hickory	16	2"	Sec 406.13.(b).(2)
1003	Magnolia	16	2"	Sec 406.13.(b).(2)
1010	Laurel Oak	12	0"	Sec 406.13.(b).(4)
1462	Laurel Oak	16	0"	Sec 406.13.(b).(4)
1011	Live Oak	45	62"	29 + 1.5*10 + 3*6
1058	Laurel Oak	9	0	Sec 406.13.(b).(4)
1059	Live Oak	8	2"	Sec 406.13.(b).(2)
1060	Live Oak	6	0"	Under req. Sec 406.13.(b).(2)
1126	Water Oak	15	0"	Sec 406.13.(b).(4)
1127	Water Oak	18	0"	Sec 406.13.(b).(4)
1128	Magnolia	17	2"	Sec 406.13.(b).(2)
1129	Water Oak	12,13	0"	Sec 406.13.(b).(4)
1130	Water Oak	10,19	0"	Sec 406.13.(b).(4)
1139	Laurel Oak	20	0"	Sec 406.13.(b).(4)
1140	Live Oak	30	31"	29 + 1.5*1 Table 406.13.1
1162	Water Oak	12,23	0"	Sec 406.13.(b).(4)
1153	Elm	16	2"	Sec 406.13.(b).(2)
1154	Elm	9	2"	Sec 406.13.(b).(2)
1152	Laurel Oak	16	0"	Sec 406.13.(b).(4)
1147	Live Oak	8,14	4"	Sec 406.13.(b).(2)

Feel free to reach out to me for any further questions or comments.

Sincerely,

Lawrence E. Mills

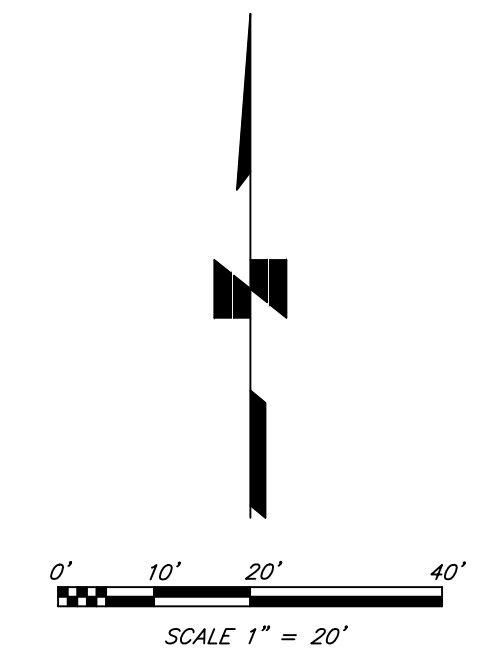
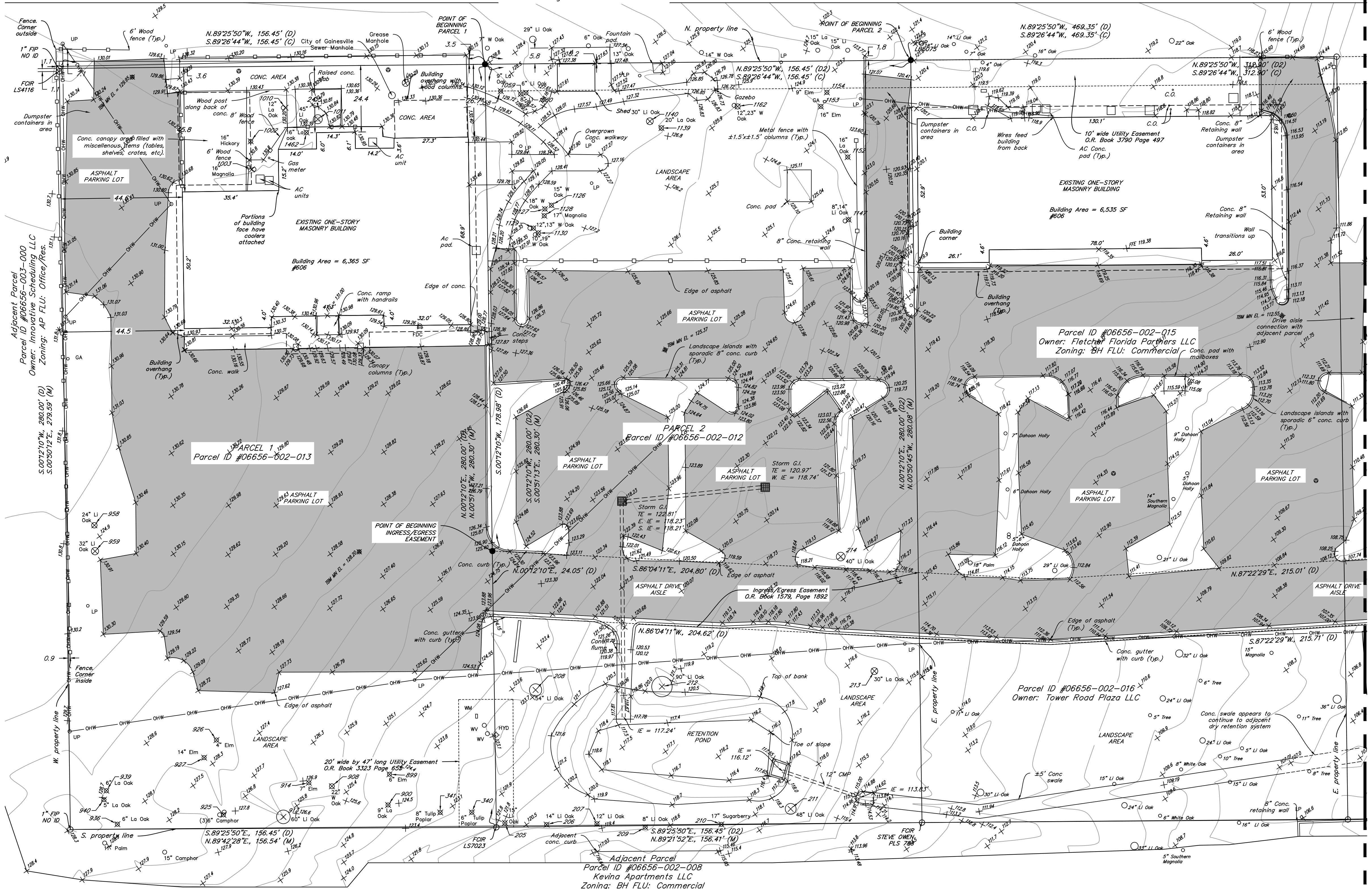
Lawrence E. Mills, P.E. #22324

Mills and Associates, A Division of Pennoni

EXHIBIT A

Boundary Topographic and Tree

Adjacent Parcel
Parcel ID #06656-002-000
Owner: Gainesville Animal Hospital Inc.
Zoning: BH FLU: Office



- LEGEND:**
- (D) = Description Data
 - (D2) = Description Data for Parcel 2
 - (M) = Measured Data
 - FIP = Found Iron Pipe
 - FOR = Capped Iron Rod
 - FIP = Found Iron Rod
 - FMN Disc = Found Mag Nail & Disk
 - FN&D = Found Nail & Disk
 - FND = Found
 - IR = Iron Rod
 - SIR = Set 1/2" Iron Rod & LB 3868 Cap
 - MN = Mag Nail
 - SN&D = Set Nail & Disk #3141
 - NO I.D. = No Identification
 - W.C. = Witness Corner
 - BFP = Backflow Preventer
 - Bldg. = Building
 - Boll. = Bollard
 - C.C. = Cleanout
 - Conc. = Concrete
 - Dia. = Diameter
 - E.B. = Electrical Box
 - Elev. = Elevation
 - Ele. = Electric
 - FFE = Finished Floor Elevation
 - GA = Guy Anchor
 - HC = Handicapped
 - HYD = Hydrant
 - IE = Invert Elevation
 - icv = Irrigation Control Valve
 - Inv. = Invert
 - Mas. = Masonry
 - MES = Mitered End Section
 - m.l.p. = Metal Light Pole
 - O/A = Overall
 - OHW = Overhead Utility Lines
 - Plas. = Plastic
 - PVC = Polyvinyl chloride Pipe
 - RCP = Reinforced Concrete Pipe
 - Ret. = Retaining
 - R/W = Right-of-Way
 - San. = Sanitary
 - TBM = Temporary Benchmark
 - TE = Top Elevation
 - T.o.b. = Top of Bank
 - Trans. = Transformer
 - (typ.) = Typical
 - UP = Utility Pole
 - UTI = Utility
 - WM = Water Meter
 - WV = Water Valve
 - La Oak = Laurel Oak
 - Li Oak = Live Oak
 - W Oak = Water Oak

- + 125.14 Elevation of top of curb/pavement/Wall
- + 125.07 Elevation of pavement/concrete
- + 124.87 Elevation of pavement/concrete

MATCHLINE - SEE SHEET 2 OF 2

- NOTES:**
- This survey was prepared with the benefit of Chicago Title Insurance Company, Commitment No. 11398075, Commitment Date of 09/27/2023. Legal description shown hereon provided in said title commitment.
 - Bearings shown hereon are based on the North Property Line of Parcel 1 & 2, said line bears S.89°26'44"W, per GRID NORTH.
 - Per the National Flood Insurance Rate Map, Alachua County, Florida Community Panel Number 120001 0291 E, map revised: September 24, 2021, this property is located in Flood Zone "X".
 - No underground foundations, such as footers, basements or other underground supporting features have been located. No underground utilities have been located.
 - Mills & Associates, Inc. makes no representations or guarantees pertaining to easements, rights of way, set back lines, reservations, agreements and other similar matters, except those referenced in the provided title commitment and are shown or stated hereon.
 - Not all improvements on adjacent parcels have been shown.

LEGAL DESCRIPTION:

Parcel 1:
A tract of land situated in the NE 1/4 of Section 5 - T10S - R19E, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the NE corner of the aforementioned Section 5, T10S, R19E for the Point of Reference and run N89°25'50"W along the centerline of State Road No. 26 a distance of 89.43'; thence run S0°34'10"W a distance of 50' to the Southerly R/W line of said State Road No. 26; thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 89°38'00", a radius of 40', an arc length of 62.58' and a chord bearing and distance of S44°36'50"E, 56.39' respectively, to the West R/W of County Road SW-29; thence run S02°12'10"W along the West R/W line of said County Road SW-29 a distance of 370.26'; thence run N89°25'50"W a distance of 469.35' to the True Point of Beginning; thence continue N89°25'50"W a distance of 156.45'; thence run S01°12'10"W a distance of 280.00'; thence run S89°25'50"E a distance of 156.45'; thence run

N01°12'10"E a distance of 280.00' to the True Point of Beginning, TOGETHER with a non-exclusive easement for ingress and egress in, under, and over the following described parcel of land, to-wit: From the NE corner of the Reference Parcel described below (P.O.B. No. 1) run S 01°12'10"W a distance of 178.98' to the P.O.B. (P.O.B. No. 2); thence run S 86° 04'11"E a distance of 204.8'; thence run N 87° 22'29"E a distance of 215.01'; thence run S 89° 25'50"E a distance of 52.24'; to the West R/W of County Road No. SW-29 (SW 75th Street); thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 89°38'00", a radius of 40.00 feet, an arc length of 62.58 feet, and a chord bearing and distance of South 44°36'50" East, 56.39 feet respectively, to the West right of way line of County Road SW-29; thence run South 02°12'10" West, along the West right of way line of said County Road SW-29, a distance of 370.26 feet; thence run North 89°25'50" West, a distance of 312.90 feet to the True Point of Beginning; thence continue North 89°25'50" West, a distance of 156.45 feet; thence run South 02°12'10" West, a distance of 280.00 feet; thence run South 89°25'50" East, a distance of 156.45 feet; thence run North 02°12'10" East, a distance of 280.00 feet to the True Point of Beginning.

Parcel 2:
A tract of land situated in the Northeast Quarter of Section 5, 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 aforementioned Section 5,

Township 10 South, Range 19 East, for the point of reference and run North 89°25'50" West along the centerline of State Road No. 26, a distance of 89.43 feet; thence run South 00°34'10" West, a distance of 50.00 feet to the Southerly right of way line of said State Road No. 26; thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 89°38'00", a radius of 40.00 feet, an arc length of 62.58 feet, and a chord bearing and distance of South 44°36'50" East, 56.39 feet respectively, to the West right of way line of County Road SW-29; thence run South 02°12'10" West, along the West right of way line of said County Road SW-29, a distance of 370.26 feet; thence run North 89°25'50" West, a distance of 312.90 feet to the True Point of Beginning; thence continue North 89°25'50" West, a distance of 156.45 feet; thence run South 02°12'10" West, a distance of 280.00 feet; thence run South 89°25'50" East, a distance of 156.45 feet; thence run North 02°12'10" East, a distance of 280.00 feet to the True Point of Beginning.

TOGETHER with a non-exclusive easement for ingress and egress in, under, and over the following described parcel of land, to-wit: From the NE corner of the Reference Parcel described below (P.O.B. No. 1)

run S 01°12'10"W a distance of 178.98' to the P.O.B. (P.O.B. No. 2); thence run S 86° 04'11"E a distance of 204.8'; thence run N 87° 22'29"E a distance of 215.01'; thence run S 89° 25'50"E a distance of 52.24'; to the West R/W of County Road No. SW-29 (SW 75th Street); thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 89°38'00", a radius of 40.00 feet, an arc length of 62.58 feet, and a chord bearing and distance of South 44°36'50" East, 56.39 feet respectively, to the West right of way line of County Road SW-29; thence run South 02°12'10" West, along the West right of way line of said County Road SW-29, a distance of 370.26 feet; thence run North 89°25'50" West, a distance of 312.90 feet to the True Point of Beginning; thence continue North 89°25'50" West, a distance of 156.45 feet; thence run South 02°12'10" West, a distance of 280.00 feet; thence run South 89°25'50" East, a distance of 156.45 feet; thence run North 02°12'10" East, a distance of 280.00 feet to the True Point of Beginning.

REFERENCE PARCEL FOR EASEMENT(S):
A tract of land situated in the NE 1/4 of Section 5 - T10S - R19E, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at the NE corner of the aforementioned Section 5, T10S, R19E for the Point of Reference and run N89°25'50"W along the centerline of State Road No. 26 a distance of 89.43'; thence run S0°34'10"W a distance of 50' to the Southerly R/W line of said State Road No. 26; thence run Southeasterly with a curve concave

Southwesterly, said curve having a central angle of 89°38'00", a radius of 40', an arc length of 62.58' and a chord bearing and distance of S44°36'50"E, 56.39' respectively, to the West R/W of County Road SW-29; thence run S02°12'10"W along the West R/W line of said County Road SW-29 a distance of 370.26'; thence run N89°25'50"W a distance of 469.35' to the True Point of Beginning; thence continue N89°25'50"W a distance of 156.45'; thence run S01°12'10"W a distance of 280.00'; thence run S89°25'50"E a distance of 156.45'; thence run N01°12'10"E a distance of 280.00' to the True Point of Beginning.

REVISIONS					
BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

MILLS and ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
3242 HENDERSON BOULEVARD * SUITE 300
TAMPA, FLORIDA 33609-3056
TELEPHONE: (813) 876-5869

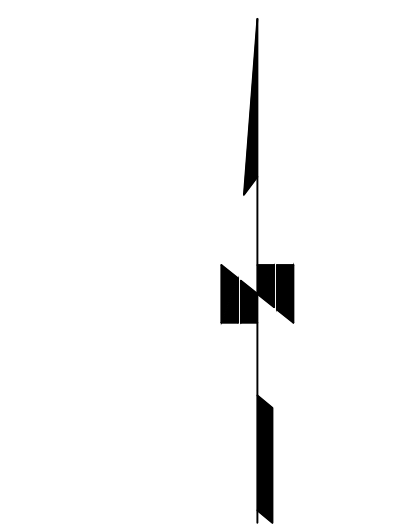
FOR
1784 HOLDINGS LLC

DRWN BY: AS DATE 1/31/24
DSGN BY: DATE
CHKD BY: LEM DATE 1/31/24
SCALE: 1" = 20'
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

LAWRENCE E. MILLS
P.E. NO. 22524 - E.B. NO. 3860
P.L.S. NO. 3141 - L.B. NO. 3868
STATE OF FLORIDA

PROJECT
BOUNDARY, TOPOGRAPHIC,
& TREE SURVEY
606 NW 75th ST.,
Gainesville, FL 32607
DATE OF FIELD SURVEY: 11-14-23

SHEET
1 of 2
JOB NO.
23-025.000

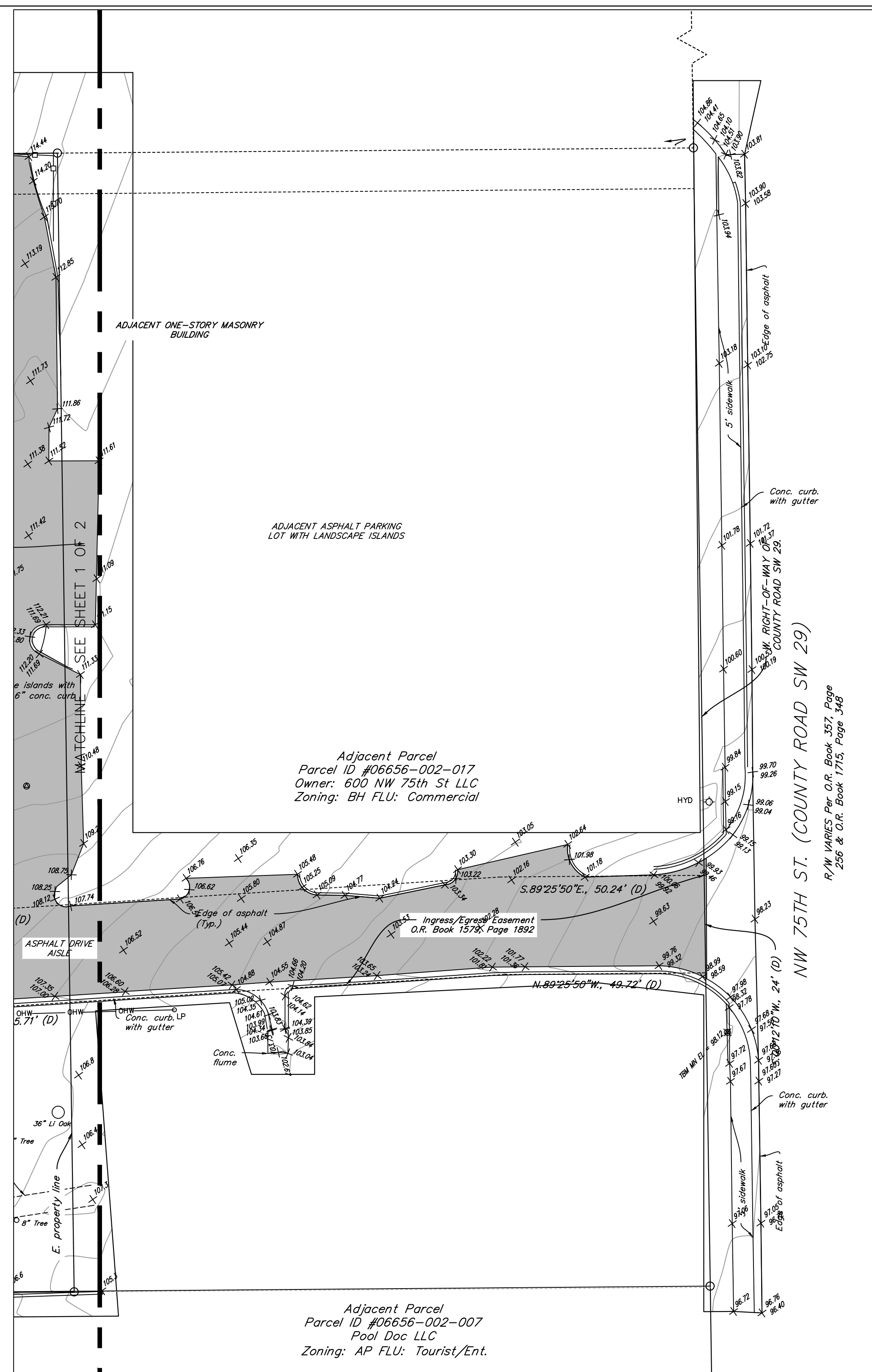


0' 10' 20' 40'
SCALE 1" = 20'

LEGEND:

- (D) = Description Data
- (D2) = Description Data for Parcel 2
- (M) = Measured Data
- FIP = Found Iron Pipe
- FOIR = Capped Iron Rod
- FIP = Found Iron Rod
- FMN Disc = Found Mag Nail & Disk
- FN&D = Found Nail & Disk
- FND = Found
- IR = Iron Rod
- SIR = Set 1/2" Iron Rod & LB 3868 Cap
- MN = Mag Nail
- SN&D = Set Nail & Disk #3141
- NO I.D. = No Identification
- W.C. = Witness Corner
- BFP = Backflow Preventer
- Bldg. = Building
- Boli. = Bollard
- C.O. = Cleanout
- Conc. = Concrete
- Di. = Diameter
- E.B. = Electrical Box
- El. = Elevation
- Elec. = Electric
- FFE = Finished Floor Elevation
- GA = Guy Anchor
- HC = Handicapped
- HYD = Hydrant
- IE = Invert Elevation
- icv = Irrigation Control Valve
- Inv. = Invert
- Mos. = Masonry
- MES = Mitered End Section
- m.l.p. = Metal Light Pole
- O/A = Overall
- OHW = Overhead Utility Lines
- Plas. = Plastic
- PVC = Polyvinyl chloride Pipe
- RCP = Reinforced Concrete Pipe
- Ret. = Retaining
- R/W = Right-of-Way
- San. = Sanitary
- TBM = Temporary Benchmark
- TE = Top Elevation
- T.o.b. = Top of Bank
- Trans. = Transformer
- (typ.) = Typical
- UP = Utility Pole
- Ut. = Utility
- WM = Water Meter
- WV = Water Valve

- + 125.14 Elevation of top of curb/pavement
- + 125.07 Elevation of pavement/concrete
- + 124.87 Elevation of pavement/concrete



REVISIONS

BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

MILLS and ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
3242 HENDERSON BOULEVARD * SUITE 300
TAMPA, FLORIDA 33609-3056
TELEPHONE: (813) 876-5869

FOR
1784 HOLDINGS LLC

DRWN BY: AS DATE 11/17/23
DSGN BY: _____ DATE _____
CHKD BY: LEM DATE 11/17/23

SCALE: 1" = 20'
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

LAWRENCE E. MILLS
P.E. NO. 22324 - E.B. NO. 3860
P.L.S. NO. 3141 - L.B. NO. 3868
STATE OF FLORIDA

PROJECT
**BOUNDARY, TOPOGRAPHIC,
& TREE SURVEY**
606 NW 75th ST.,
Gainesville, FL 32607
DATE OF FIELD SURVEY: 11-14-23

SHEET
2 of 2
JOB NO.
23-025.000



February 26, 2024
Alachua County Department of Growth Management
10 SW 2nd Ave
Gainesville, FL 32601

Subject: Trip End Generation Narrative
Proposed Self Storage & Covered RV Parking
606 NW 75th ST.
Gainesville, Florida 33545

To Whom It May Concern:

On behalf of the client, we have compiled a report on the Trip end generation of the site. Our parcel is located near Newberry Rd. and S. 75th St intersection. Parcel Id's are 06656-002-013 & 06656-002-012. The existing site conditions are a one story restaurant building with associated asphalt parking lot, small retention pond, and landscape. The parcels to the East include two existing plaza buildings with associated businesses. Access to the site is via a private access easement.

Construction of the proposed 104,382 SF mini-warehouse will include the removal of a 5,599 SF building with a property use code of Restaurant (02100). Trips for the proposed mini-warehouse would use the existing driveway accessing NW 75th St, which also currently provides access for a 6,500 SF building with a property use code of Sh Ctr Cmmity (01600), and a 6,630 SF building with a property use code of Sh Ctr Cmmity (01600). Half of the latter building is currently being used as retail and the other half as a restaurant. All existing building data is from the Alachua County Property Appraiser Website.

The ITE land use codes used to estimate the existing and proposed driveway volumes were as follows:

- 104,382 SF of "Proposed" Mini-Warehouse – ITE LUC 151, Mini-Warehouse
- 5,599 SF of "To Be Removed" Restaurant – ITE LUC 932, High-Turnover (Sit-Down) Restaurant
- 6,500 SF of "Exiting To Remain" Sh Ctr Cmmity, - ITE LUC 822, Strip Retail Plaza (<40k)
- 6,630 SF of "Exiting To Remain" Sh Ctr Cmmity, - Half as ITE LUC 822, Strip Retail Plaza (<40k), Half as ITE LUC 932, High-Turnover (Sit-Down) Restaurant

The trip generation analysis shows that after the completion of the proposed mini-warehouse, the driveway trips are expected to decrease for the daily, AM and PM peaks as compared to the existing scenario.

Trip Generation, Proposed Mini-Warehouse, Alachua County, FL

Land Use	ITE Land Use Code	Density	Variable (1)	Daily Weekday (Two-Way)	AM Peak Hour			PM Peak Hour						
					In		Total (2-Way)	In		Out		Total (2-Way)		
					%	Trips		%	Trips	%	Trips			
Estimated Existing Driveway Trips														
Strip Retail Plaza (<40k) ⁽²⁾	822	9.815	k _{sf} =fit crv/fit crv/fit crv	644	60%	17	40%	11	28	50%	38	50%	39	77
High-Turnover (Sit-Down) Restaurant ⁽³⁾	932	8.914	k _{sf} =avg/avg/avg	955	55%	47	45%	38	85	61%	49	39%	32	81
Total Estimated Existing Driveway Trips ⁽³⁾				1,599					113					158
Estimated Proposed Driveway Trips														
Strip Retail Plaza (<40k) ⁽²⁾	822	9.815	k _{sf} =fit crv/fit crv/fit crv	644	60%	17	40%	11	28	50%	38	50%	39	77
High-Turnover (Sit-Down) Restaurant ⁽³⁾	932	3.315	k _{sf} =avg/avg/avg	355	55%	17	45%	15	32	61%	18	39%	12	30
Mini-Warehouse (Proposed Development)	151	104.382	k _{sf} =avg/avg/avg	151	59%	6	41%	3	9	47%	7	53%	9	16
Total Estimated Proposed Driveway Trips				1,150					69					123

(1) Trip Generation Manual (11th Edition), Institute of Transportation Engineers (ITE); 2021.
 (2) No internal capture taken into account.
 (3) Existing land use and building size estimated from property appraiser website for Alachua county.
 (4) Proposed development includes the removal of 6,424 SF of High-Turnover (Sit-Down).

Sincerely,



Samuel Berkman, P.E. #95277
 Pennoni Associates, Inc.

CONSULTANTS

CLIENT

1784 Holdings

PROJECT DESCRIPTION
PROPOSED
SELF-STORAGE

CITY GAINESVILLE
STATE FLORIDA

ISSUE DATES

DD	PRELIMINARY SITE PLAN	04-11-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20236850
DRAWN BY: AB
CHECKED BY: MH


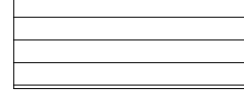
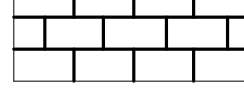
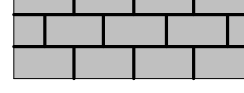
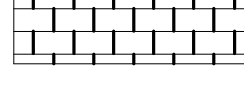
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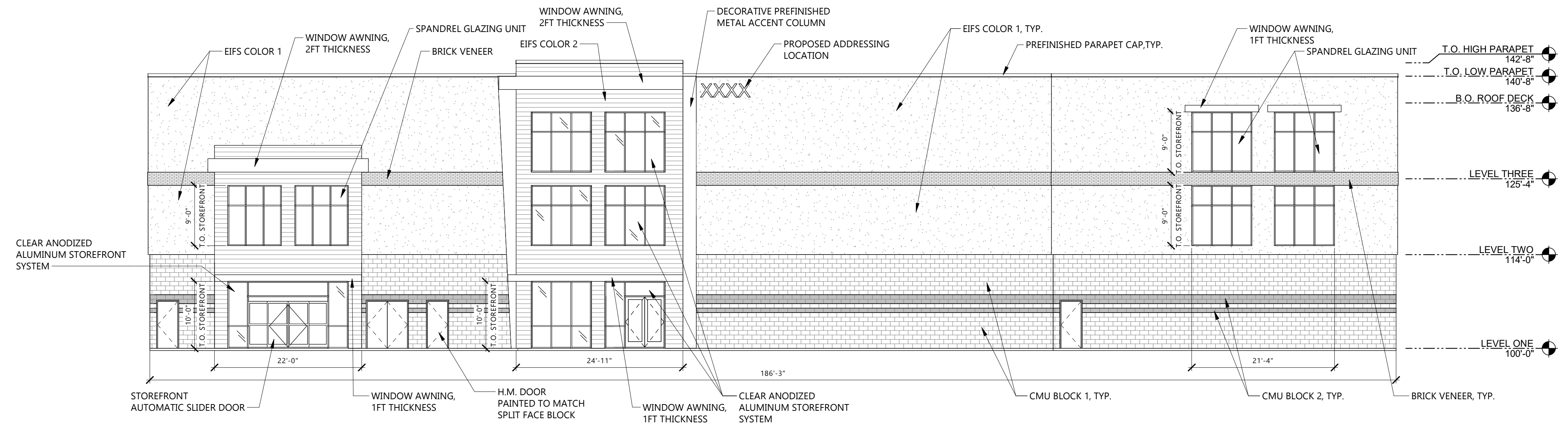
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BUILDING ELEVATIONS

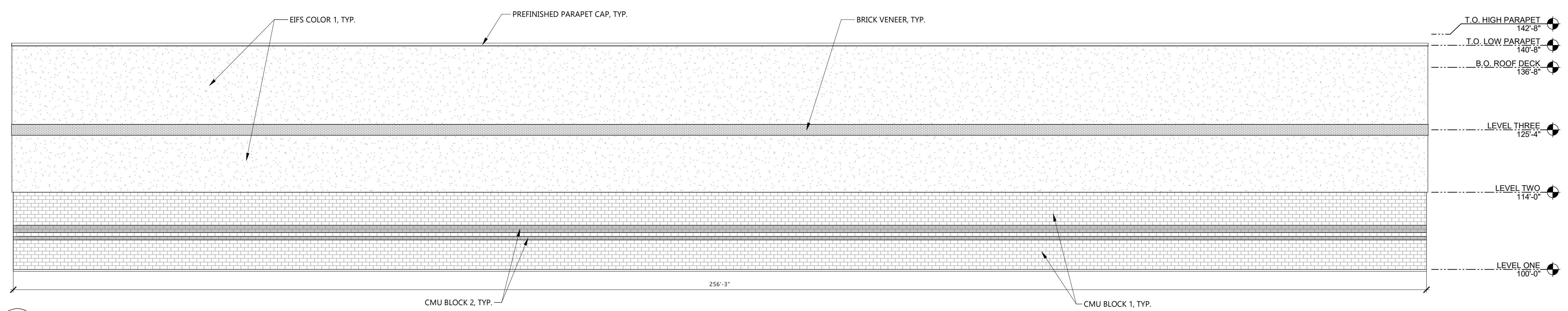
A.401

EXTERIOR FINISHES:

	EIFS COLOR 1 MEDIUM FINISH INTEGRAL COLOR TO MATCH DUNN EDWARDS COLOR DEC791 CLOUD
	EIFS COLOR 2 MEDIUM FINISH INTEGRAL COLOR, SCORED TO MATCH CUSTOM SHEWIN WILLIAMS COLOR AD CHRIS BRONZE
	CMU BLOCK 1 SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY COLOR RUST
	CMU BLOCK 2 SPLIT FACE BLOCK, 8X8X16, OLD CASTLY MASONRY COLOR CHARCOAL
	BRICK VENEER SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN



2 EAST ELEVATION
A.401 3/32" = 1'-0"



1 NORTH ELEVATION
A.401 3/32" = 1'-0"

CONSULTANTS

CLIENT

1784 Holdings

PROJECT DESCRIPTION
PROPOSED
SELF-STORAGE

CITY GAINESVILLE
STATE FLORIDA

ISSUE DATES

DD	PRELIMINARY SITE PLAN	04-11-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20236850
DRAWN BY: AB
CHECKED BY: MH


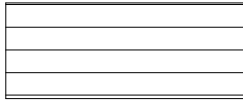
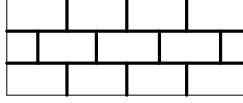
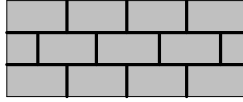
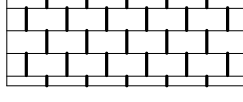
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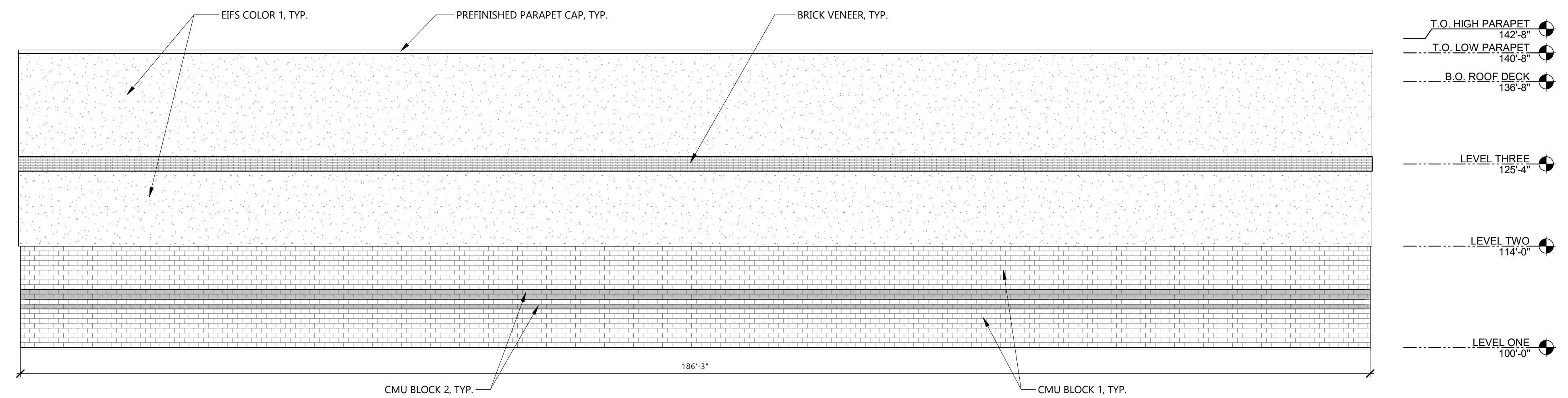
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DRAWING TITLE
BUILDING ELEVATIONS

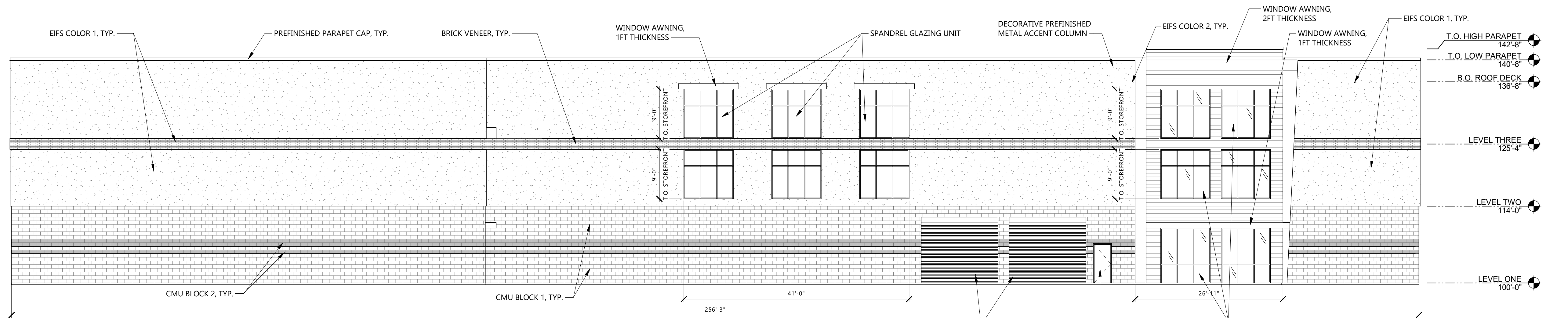
A.402

EXTERIOR FINISHES:

	EIFS COLOR 1 MEDIUM FINISH INTEGRAL COLOR TO MATCH DUNN EDWARDS COLOR DEC791 CLOUD
	EIFS COLOR 2 MEDIUM FINISH INTEGRAL COLOR, SCORED TO MATCH CUSTOM SHEWIN WILLIAMS COLOR AD CHRIS BRONZE
	CMU BLOCK 1 SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY COLOR RUST
	CMU BLOCK 2 SPLIT FACE BLOCK, 8X8X16, OLD CASTLY MASONRY COLOR CHARCOAL
	BRICK VENEER SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN



2 WEST ELEVATION
A.402 3/32" = 1'-0"



1 SOUTH ELEVATION
A.402 3/32" = 1'-0"

CONSULTANTS

CLIENT

1784 Holdings

PROJECT DESCRIPTION
PROPOSED
SELF-STORAGE

CITY GAINESVILLE
STATE FLORIDA

ISSUE DATES

DD	PRELIMINARY SITE PLAN	04-11-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20236850
DRAWN BY: AB
CHECKED BY: MH


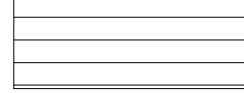
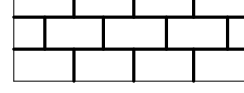
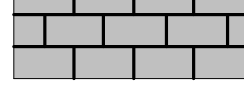
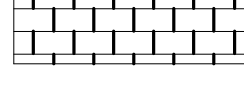
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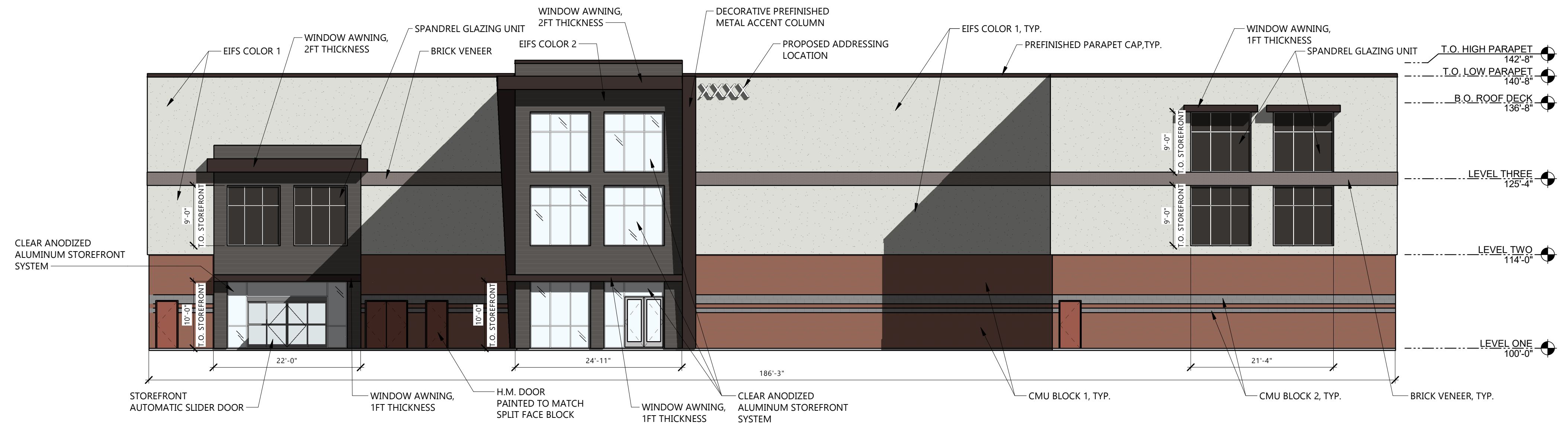
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DRAWING TITLE
COLOR BUILDING
ELEVATIONS

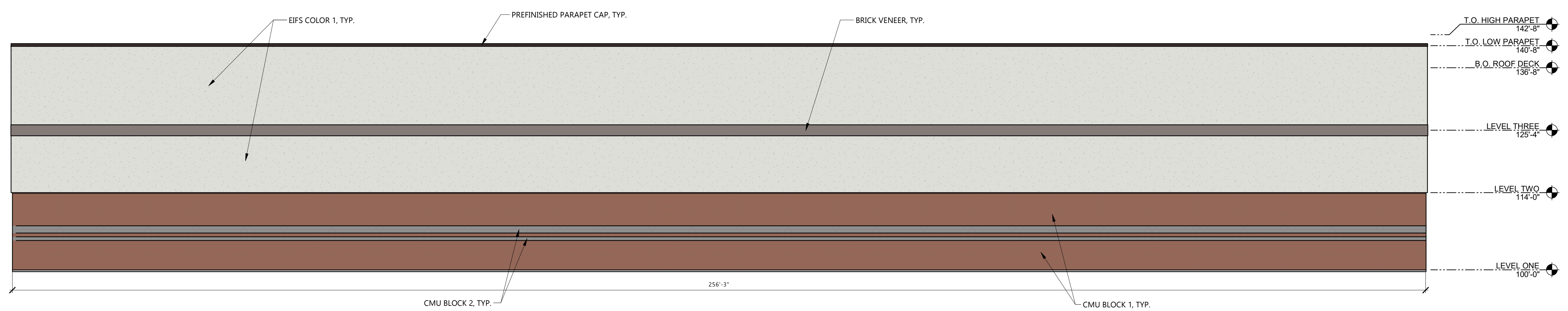
A.403

EXTERIOR FINISHES:

	EIFS COLOR 1 MEDIUM FINISH INTEGRAL COLOR TO MATCH DUNN EDWARDS COLOR DEC791 CLOUD
	EIFS COLOR 2 MEDIUM FINISH INTEGRAL COLOR, SCORED TO MATCH CUSTOM SHEWIN WILLIAMS COLOR AD CHRIS BRONZE
	CMU BLOCK 1 SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY COLOR RUST
	CMU BLOCK 2 SPLIT FACE BLOCK, 8X8X16, OLD CASTLY MASONRY COLOR CHARCOAL
	BRICK VENEER SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN



2 EAST ELEVATION
A-403 3/32" = 1'-0"



1 NORTH ELEVATION
A-403 3/32" = 1'-0"

CONSULTANTS

CLIENT

1784 Holdings

PROJECT DESCRIPTION
PROPOSED
SELF-STORAGE

CITY GAINESVILLE
STATE FLORIDA

ISSUE DATES

DD	PRELIMINARY SITE PLAN	04-11-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20236850
DRAWN BY: AB
CHECKED BY: MH


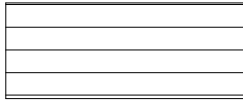
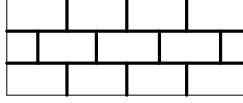
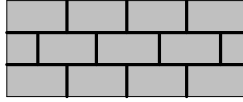
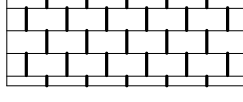
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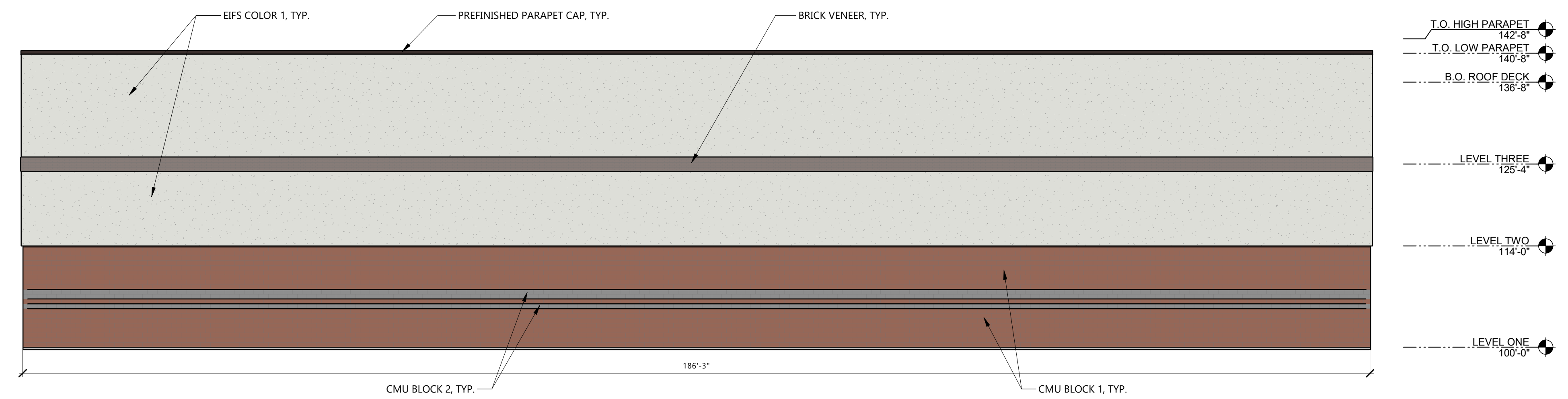
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COLOR BUILDING
ELEVATIONS

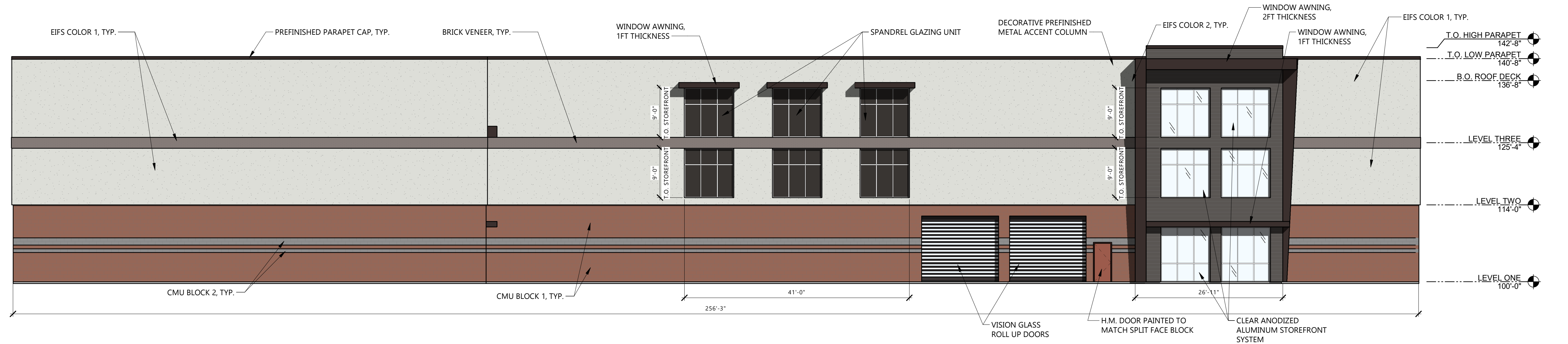
A.404

EXTERIOR FINISHES:

	EIFS COLOR 1 MEDIUM FINISH INTEGRAL COLOR TO MATCH DUNN EDWARDS COLOR DEC791 CLOUD
	EIFS COLOR 2 MEDIUM FINISH INTEGRAL COLOR, SCORED TO MATCH CUSTOM SHEWIN WILLIAMS COLOR AD CHRIS BRONZE
	CMU BLOCK 1 SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY COLOR RUST
	CMU BLOCK 2 SPLIT FACE BLOCK, 8X8X16, OLD CASTLY MASONRY COLOR CHARCOAL
	BRICK VENEER SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN



2 WEST ELEVATION
A.404 3/32" = 1'-0"



1 SOUTH ELEVATION
A.404 3/32" = 1'-0"



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
<https://growth-management.alachuacounty.us>

Submit Affidavit to: Development
 Services Division
developmentreview@alachuacounty.us

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Gainesville Climate Controlled Self-Storage

OWNER(s): Healthy Cosmo Inc

APPOINTED AGENT: Michelle Bach

PARCEL NUMBER(s): 06656-002-013 & 06656-002-012

APPROXIMATE PROJECT ADDRESS: 606 and 604 NW 75th Street, Gainesville, FL 32607

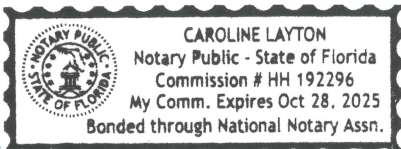
I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Agent or Owner Alejandro Santizo Agent or Owner
 Signature Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this
7th Day of March, 2024, by Alejandro Santizo who is
 personally known or has provided satisfactory identification _____.

STATE OF FLORIDA
 COUNTY OF Hillsborough



[Signature] Signature of Notary Public
Caroline Layton Printed Name of Notary Public
HH 192296 Notary Commission Number

(Notarial Stamp above)