



City of ALACHUA

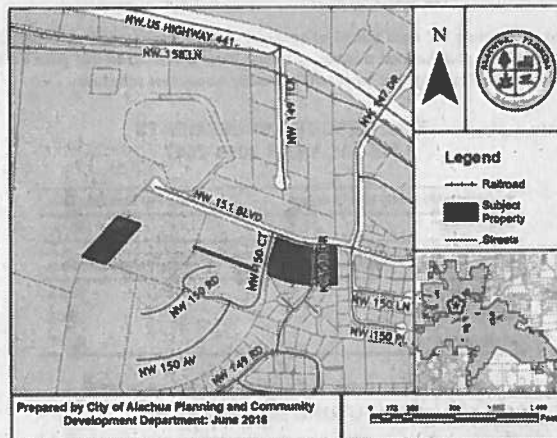
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2016 at 6:30 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 16-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM HIGH DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL TO COMMUNITY COMMERCIAL AND HIGH DENSITY RESIDENTIAL ON APPROXIMATELY 5.3 ACRES, LOCATED NORTH OF ONE 51 PLACE APARTMENTS AND WYNDSWEEP HILLS SUBDIVISION, SOUTH OF PARK VEGETARIANA, WEST OF THE ALACHUA PROFESSIONAL PLAZA, AND NEAR THE WESTERN TERMINUS OF NW 151 BOULEVARD; TAX PARCEL NUMBER 03869-006-000, AND PORTIONS OF 03869-007-000 AND 03869-009-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2016)

POLICE KILLING

Judge dismisses deputy's charge

By Curtis Anderson
The Associated Press

FORT LAUDERDALE — A judge on Wednesday dismissed a manslaughter charge against a Florida deputy who claimed self-defense in the 2013 fatal shooting of a 33-year-old black man carrying what turned out to be an air rifle.

Circuit Judge Michael Usan ruled in favor of suspended Deputy Peter Peraza of the Broward Sheriff's Office under Florida's "Stand Your Ground" self-defense law that eliminates a requirement to retreat — for civilians and law enforcement officers, the judge said — when facing a dire threat.

The now-dismissed manslaughter charge carries a potential 30-year prison sentence. Prosecutors immediately said the decision will be appealed.

The ruling was issued the same day all remaining charges were dropped against Baltimore police officers in the death of Freddie Gray, who was injured while being transported in a police van. And it comes in the midst of a tense national discussion of policing and race, including the fatal shootings of officers in Dallas and Baton Rouge, Louisiana, and recent police killings of black men in Baton Rouge and Minnesota.

Peraza, 37, who identifies himself as a white Hispanic, testified during a hearing that Jermaine McBean initially refused commands from him and other deputies to drop the authentic-looking weapon and then turned and pointed it toward the deputies in July 2013. Peraza fired three shots, killing him.

"I've never been so scared in my life," Peraza testified.

In his 36-page order, the judge called the shooting a "tragedy" and noted the ongoing national debate involving the shootings by police officers of black people and the hostility and threats sometimes directed at police.

But Usan said that debate has "no place in this courtroom concerning this case" and said Peraza's use of deadly force was justified under Florida law.

"This case involves the tragic death of one man and the liberty of another. To allow the conflicting agenda of supporters of



In this June 16 photo, Peter Peraza, a Broward County sheriff's deputy, testifies at his trial in Fort Lauderdale. RAFAEL OLMEDA/SOUTH FLORIDA SUN-SENTINEL VIA AP, FILE

either side to invade this legal process would be a far greater injustice," he said.

Peraza attorney Eric Schwartzreich praised the decision and said the deputy should never have been charged.

"All police officers should feel confident that, in this dangerous day and age, they can now protect and serve without fear of being indicted," said Schwartzreich, who represents Peraza along with attorney Anthony Bruno. "Regardless, this case is a tragedy all around. This case was never about race; it was about self-defense."

McBean family attorney David Schoen said he will continue to pursue a federal civil rights lawsuit against the sheriff's office over the shooting.

"It is (a) complete travesty and miscarriage of justice," Schoen said of the ruling. "It should have been impossible for any judge to take this case away from a jury."

A spokesman for State Attorney Michael Satz said in an email that the ruling will be appealed. Satz's office added in a statement that the "Stand Your Ground" defense should not apply in a law enforcement case.

"While there is conflicting evidence, we feel a jury should resolve those conflicts. We believe that the facts of the case do not support that this was a justifiable shooting," the statement said.

Amid national debate over police tactics involving minorities, Peraza was the first Florida law enforcement officer in three decades charged with a crime for an on-duty shooting.

On June 1, fired Palm Beach Gardens officer Nouman Raja was charged with manslaughter and attempted first-degree murder for killing stranded motorist and musician Corey Jones, who was black, while Jones waited for a tow truck. Raja, of South Asian descent, has pleaded not guilty.

White House — Florida, we've got our own cleanup to do, right at home," he said.

Levine ticked off some of his accomplishments in Miami Beach, from addressing global warning to working on setting up a trolley system to approving a "living wage," something expected to draw a lawsuit from the state. Those things "aren't just Miami Beach, but they're statewide issues," Levine pointedly said.

He also laid out an early frame for how he might look to distinguish himself in a statewide run.

"I think today, across the country, people are looking for leaders that have the background of actually getting things done," Levine said.

An address from perhaps the biggest name considering a run for statewide office will come Thursday, when delegates are set to hear from Democratic Congresswoman Gwen Graham. The daughter of former U.S. Sen. and Gov. Bob Graham is actively considering a bid for governor in 2018.

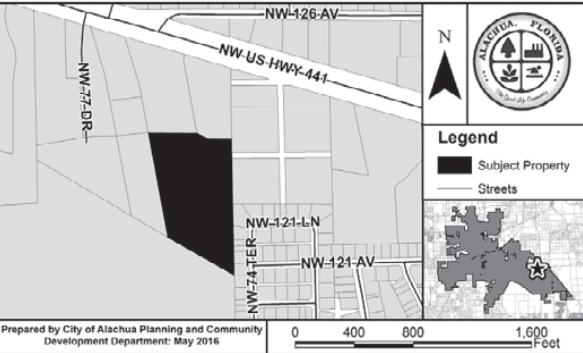
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ORDINANCE 16- 14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM LIGHT AND WAREHOUSE INDUSTRIAL (ILW) TO COMMERCIAL INTENSIVE (CI) ON APPROXIMATELY 9.32 ACRES; SOUTH OF NORTHWEST US HIGHWAY 441 AND POLARIS OF GAINESVILLE, AND WEST OF THE TURKEY CREEK SUBDIVISION; A PORTION OF TAX PARCEL NUMBER 05920-001-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

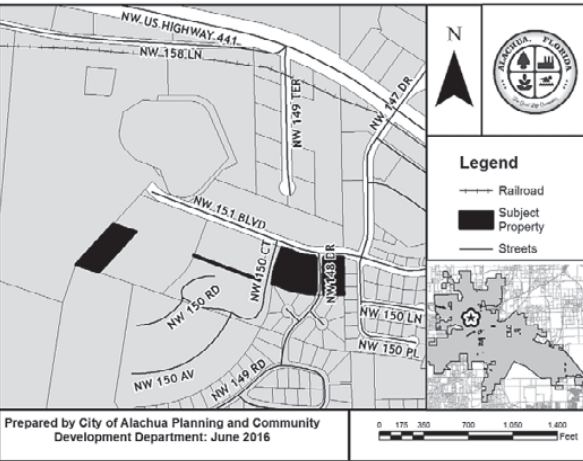
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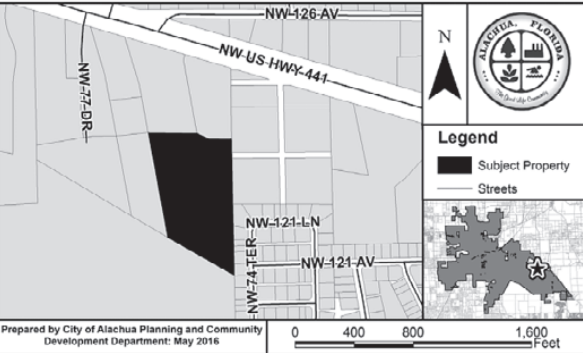
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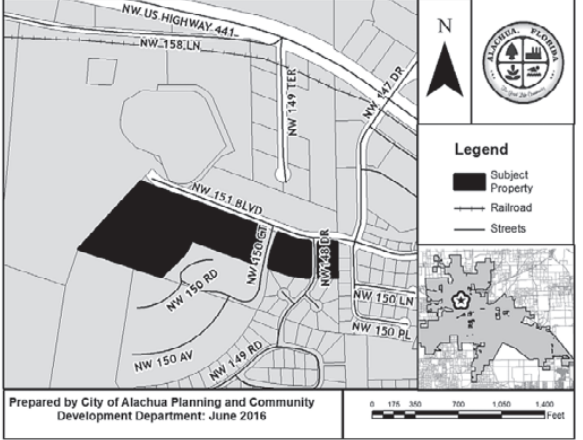
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ELECTIONS

Continued from B1

Referring to a lobbyist for gun-rights groups, Buckhorn added: "We know what it's like to have a government that pays more attention to Marion Hammer and less attention to Mother Teresa."

Gillum's speech hit Scott, Attorney General Pam Bondi and Agriculture Commissioner Adam Putnam. The Tallahassee mayor noted that Putnam, a likely candidate for governor in 2018, has said he will vote for Republican presidential candidate Donald Trump.

"I actually had a higher level of respect for him prior to that. Don't get me started on Pam Bondi, and, God, the governor is out to lunch," Gillum said.

Like the other mayors, Gillum expressed confidence that former Secretary of State Hillary Clinton, the Democratic presidential nominee, will win the White House in November with the help of Florida's 29 electoral votes. "When we put her in the



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THE GOOD LIFE COMMUNITY

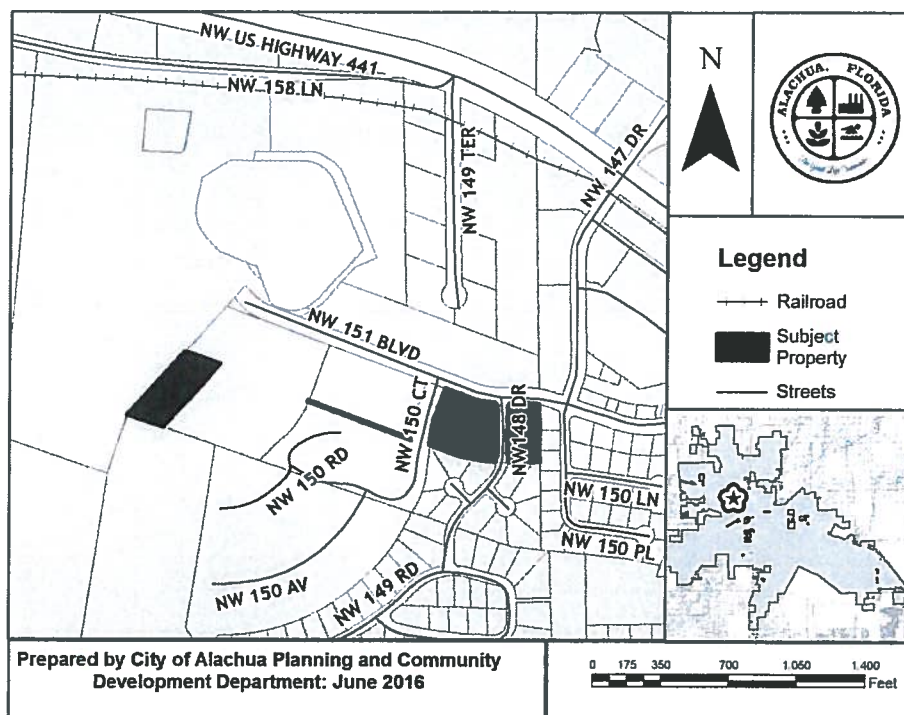
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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03605-010-001
AVONDA WILLIAM M
14741 NW 151ST BLVD
ALACHUA FL 32615

03605-010-002
SATTES FREDERICK H III
14703 NW 151ST BLVD
ALACHUA FL 32615

03605-010-003
FLEMING DOUGLAS R
14685 NW 151ST BLVD
ALACHUA FL 32615

03605-010-007
EDWARDS ERIN J
14742 NW 150TH LANE
ALACHUA FL 32615

03605-010-008
CARTELL JOHN C
14710 NW 150 LN
ALACHUA FL 32615

03605-010-009
CHESHIRE & LILKENDEY
14688 NW 150TH LN
ALACHUA FL 32615

03605-010-015
VICK PATSY G
14675 NW 150TH LN
ALACHUA FL 32615

03605-010-016
MCLAURIN PATRICIA LIFE ESTATE
14707 NW 150TH LN
ALACHUA FL 32615

03605-010-017
MAURICIO DORIS ANN LIFE ESTATE
14739 NW 150TH LANE
ALACHUA FL 32615

03605-010-019
HODGES & LUNDQUIST SR
15084 NW 147TH DR
ALACHUA FL 32615

03605-010-020
AARNOUDSE JACOBA T
15078 NW 147TH DR
ALACHUA FL 32615-5305

03605-010-021
SPURLIN HENRY J III
15066 NW 147TH DR
ALACHUA FL 32615

03605-020-022
HOWELL ROBERT CHAD
15054 NW 147TH DR
ALACHUA FL 32615

03605-020-023
BROCK MICHAEL J
15042 NW 147TH DR
ALACHUA FL 32615

03605-020-024
FITZGERALD KATHLEEN E
15030 NW 147TH DR
ALACHUA FL 32615-5305

03605-020-025
SMITH ODELL F SR
14755 NW 150TH PL
ALACHUA FL 32615

03605-020-033
HENCIN PATRICK A
14714 NW 150TH PL
ALACHUA FL 32615

03605-020-034
PAYNE JEREMY A
14746 NW 150TH PL
ALACHUA FL 32615-5306

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA FL 32615

03863-002-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA FL 33609

03863-020-001
CALIGIURI NICCOLO G
14880 NW 151ST LN
ALACHUA FL 32615

03863-020-002
VISION CONSTRUCTION INC
20222 NW 94TH AVE
Alachua FL 32615

03863-020-004
PASCALE MICHAEL
14825 NW 151ST LANE
Alachua FL 32615

03863-020-005
FORD & GOODE
14849 NW 151ST LN
ALACHUA FL 32615

03863-020-006
SHAH PARUL
PO BOX 818
ALACHUA ALACHUAFL 32616

03863-020-007
NEWMAN ERIC M
14878 NW 149TH RD
Alachua FL 32615-0246

03863-020-008
CROUCH JOHNNY D
4006 NW 60TH AVE
GAINESVILLE FL 32653

03863-020-045
MCCOLLUM TRUSTEE & MCCOLLUM
TRUSTEE
15028 NW 148TH DR
Alachua FL 32615

03863-020-046
BAKOS THOMAS
8403 SW 46TH RD
Gainesville FL 32608

03863-020-047
WETHERINGTON MARILYN E
3730 SE 14TH TER
GAINESVILLE FL 32641

03863-020-048
BEVILLE RYAN
22103 NW COUNTY RD 235A
ALACHUA FL 32615

03863-020-049
FLORIDA VICENTE C
14974 NW 150TH LN
Alachua FL 32669

03863-020-050
VISION CONSTRUCTION INC
3201 NW 202ND ST
Newberry FL 32669

03868-001-007
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA FL 32615

03869-003-000
HITCHCOCK & SONS INC
29220 NW 122ND ST
ALACHUA FL 32615

03869-012-000
ALACHUA PROFESSIONAL PLAZA LLC
15260 NW 147TH DR STE A
ALACHUA FL 32615

03869-017-000
TOMPKINS DARRYL J
PO BOX 519
ALACHUA FL 32616

03869-019-000
WIGGINS ETHEL J TRUSTEE
PO BOX 1857
Alachua FL 32616-1857

03869-020-000
TOMLINSON PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE FL 32609

03869-021-000
TOMLINSON PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE FL 32609

03605-010-018
CHACON MALIKA
13602 NW 146TH AVE
ALACHUA FL 32615-8574

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA FL 32616

03863-020-000
WYNDWEPT HILLS HOMEOWNERS
ASSOCIATION INC
PO BOX 310
Alachua FL 32616-0310

03863-020-003
VISION CONSTRUCTION INC
20222 NW 94TH AVE
Alachua FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA FL 32615

03868-001-008
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA FL 32615

03868-002-000
10.47 LLC
14110 NW 21ST LN
GAINESVILLE FL 32606

03868-002-001
CITY OF ALACHUA
P O BOX 9
ALACHUA FL 32616

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA FL 32616-1990

03869-006-000
WYNDWEPT HILLS LLC
PO BOX 474
STEINHATCHEE FL 32359

03869-007-000
10.47 LLC
15260 NW 147TH DR
ALACHUA FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA FL 33609

03869-008-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA FL 32615

03869-009-000
10.47 LLC
15260 NW 147TH DR
ALACHUA FL 32615

03869-010-000
10.47 LLC
15260 NW 147TH DR
ALACHUA ALACHUAFL 32615

03869-015-000
ALACHUA FAMILY DENTISTRY
14690 NW 151ST BLVD STE 20
ALACHUA FL 32615

03869-023-000
ALACHUA TOWNE CENTRE
ASSOCIATION INC
13505 NW 88TH PL
ALACHUA FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Tingue
333 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

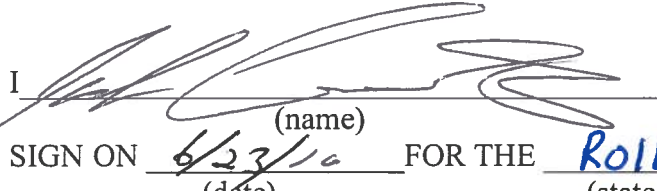
Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

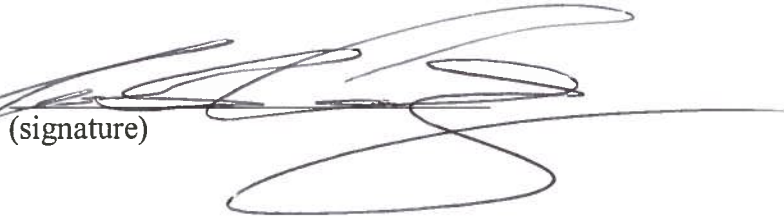
Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville, FL 32601

AFFIDAVIT FOR POSTED LAND USE SIGN

I , POSTED THE LAND USE
SIGN ON 6/23/10 FOR THE Rolling Oaks (SS&PA)
(name) (date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

4
(number of signs)



City of Alachua

MAYOR GIB COERPER

Vice-Mayor Robert Wilford

Commissioner Gary Hardacre

Commissioner Shirley Green Brown

Commissioner Ben Boukari, Jr.

CITY MANAGER - TRACI L. GRESHAM

July 25, 2016

RE: PROPOSED CITY OF ALACHUA COMPREHENSIVE PLAN AMENDMENT (SMALL SCALE)

To whom it may concern:

Please find attached to this letter a copy of a proposed amendment (Ordinance 16-10) to the City of Alachua Comprehensive Plan. The amendment is being submitted as required by Policy 1.2.a of the City of Alachua Comprehensive Plan Intergovernmental Coordination Element. Neither the expedited state review nor the state coordinated review is applicable to this small scale comprehensive plan amendment. The City of Alachua Planning and Zoning Board, serving as the City's Local Planning Agency (LPA), held a public hearing for the small scale comprehensive plan amendment on July 12, 2016 and recommended approval to the City Commission. The City of Alachua City Commission plans to consider the proposed amendment at a public hearing to be held on **August 8, 2016**. The proposed Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) would change the Future Land Use Map (FLUM) Designation from Community Commercial to High Density Residential (± 1.8 ac.), and from High Density Residential to Community Commercial (± 3.5 ac.) on an approximate ± 5.3 acre subject property. The subject property is comprised of tax parcels 03869-006-000, and portions of 03869-007-000 03869-009-000. The proposed amendment is not applicable to an area of critical state concern. The City of Alachua anticipates adopting the proposed amendment in August of 2016.

The proposed Comprehensive Plan amendment is:

1. **Ordinance 16-10:** A proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Ryan Thompson, AICP, of CHW, Inc., agent for 10.47, LLC and Wyndswept Hills, LLC, owners respectively, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) from Community Commercial and High Density Residential to High Density Residential and Community Commercial on an approximate 5.3 acre subject property. The subject property is comprised of three tax parcels (Numbers 03869-006-000, and portions of 03869-009-000 and 03869-007-000).

A copy of this letter and attached ordinance was transmitted simultaneously to the following entities: the North Central Florida Regional Planning Council, the Suwannee River Water Management District, the City of Gainesville, the City of High Springs, and Alachua County.

The name, title, address, e-mail, telephone number, and fax number of the local contact person is:

Adam Hall, AICP
Planner
City of Alachua
PO Box 9
Alachua, FL 32616
ahall@cityofalachua.com
office: (386) 418-6100 ext. 108
fax: (386) 418-6130

If you have any questions regarding this amendment, please call Adam Hall, AICP at the contact information above.

Respectfully,



Ms. Kathy Winburn, AICP,
Director of Planning and Community Development

ENCLOSURES

cc:

Scott Koons, AICP, Executive Director, North Central Florida Regional Planning Council
Steven Minnis, Director of Governmental Affairs, Suwannee River Water Management District
Dr. Lee Niblock, County Manager, Alachua County
Anthony Lyons, City Manager, City of Gainesville
Ed Booth, City Manager, City of High Springs

cc (letter only):

Traci Gresham, City Manager
Marian B. Rush, City Attorney
Adam Hall, AICP, Planner
Justin Tabor, AICP, Principal Planner

ORDINANCE 16- 10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM HIGH DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL TO COMMUNITY COMMERCIAL AND HIGH DENSITY RESIDENTIAL ON APPROXIMATELY 5.3 ACRES, LOCATED NORTH OF ONE 51 PLACE APARTMENTS AND WYDNSWEPT HILLS SUBDIVISION, SOUTH OF PARK VEGETARIANA, WEST OF THE ALACHUA PROFESSIONAL PLAZA, AND NEAR THE WESTERN TERMINUS OF NW 151 BOULEVARD; TAX PARCEL NUMBER 03869-006-000, AND PORTIONS OF 03869-007-000 03869-009-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a small scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 12, 2016 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearings on _____, 2016 and _____, 2016, provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and incorporated herein by reference.

The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.

The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from High Density Residential and Community Commercial to Community Commercial and High Density Residential for Tax Parcel Numbers 03869-006-000, and portions of 03869-007-000 03869-009-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect

the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the ____ day of _____ 2016.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2016.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

APPROVED AS TO FORM

Traci L. Gresham, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

PROPERTY: PARCEL 03869-006-000 FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401, SAID CORNER LYING ON THE SOUTH R/W LINE OF NW 151ST BLVD (80' WIDE RIGHT OF WAY), SAID CORNER LYING ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTH RIGHT OF WAY LINE; (1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 12 MINUTES 29 SECONDS, 76.61 FEET TO THE END OF SAID CURVE (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 23 MINUTES 07 SECONDS WEST, 76.51 FEET); (2) THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS WEST, 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 510.00 FEET; (3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 15 MINUTES 25 SECONDS, 180.31 FEET TO THE POINT OF TANGENCY (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 21 MINUTES 40 SECONDS WEST, 179.37 FEET); (4) THENCE NORTH 71 DEGREES 13 MINUTES 57 SECONDS WEST, 123.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY LINE OF SAID LANDS; (1) THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET); (3) THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 72.22 FEET TO THE BOUNDARY OF WYNDSWEEP HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG SAID BOUNDARY; (1) THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 95.83 FEET TO THE BEGINNING OF A CURVE CONCAVE

NORTHERLY, AND HAVING A RADIUS OF 810.00 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 15 MINUTES 25 SECONDS TO THE POINT OF TANGENCY (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 21 MINUTES 36 SECONDS EAST, 284.89 FEET); (3) THENCE NORTH 88 DEGREES 30'38" EAST, A DISTANCE OF 195.62 FEET TO THE EAST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401; THENCE NORTH 02 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 293.23 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.739 ACRES, MORE OR LESS

PROPERTY: PORTION OF PARCEL 03869-007-000 FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL

LEGAL DESCRIPTION:

THE SOUTHERLY 10 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT- OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID

NORTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY A LONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 123.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE CONTINUE NORTH 71°13'57" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18°46'03" WEST, A DISTANCE OF 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°07'28" WEST, 115.68 FEET; THENCE SOUTHWESTERLY A LONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°17'10", AN ARC DISTANCE OF 115.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°28'50" WEST, A DISTANCE OF 58.89 FEET; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 555.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°45'35" EAST, 17.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°59'04", AN ARC DISTANCE OF 17.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 18°46'03" EAST, A DISTANCE OF 292.67 FEET, THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 528.78 FEET TO THE POINT OF BEGINNING.

THE SOUTHERLY 10 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,547 SQUARE FEET, MORE OR LESS.

PROPERTY: PORTION OF PARCEL 03869-009-000 FROM COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL

LEGAL DESCRIPTION:

THE WESTERLY 190 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 676; THENCE NORTH 72 DEG.58'39" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 720.65 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 41 DEG.03'33" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 417.58 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 688.98 FEET TO THE EAST LINE OF SAID LANDS AND TO A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33 DEG.42'34" WEST, 224.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 25 DEG.54'54", AN ARC DISTANCE OF 226.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46 DEG.40'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 10 DEG.13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

THE WESTERLY 190 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.806 ACRES, MORE OR LESS.

EXHIBIT “B”

