



Department of Housing & Community Development
Post Office Box 490—Station 22
Gainesville, FL 32627-0490
Ph. (352) 393-8565
wachteljs@gainesvillefl.gov

Request for 2025 Affordable Housing Development Grant

APPLICATION

Instructions

1. If you have any questions, contact Neighborhood Planning Coordinator John Wachtel, at (352) 393-8565, or by email at wachteljs@gainesvillefl.gov.
2. Applications must be submitted and received by 9:00 a.m. (local time), Monday, February 10, 2025. Late applications will not be accepted.
3. Applications will be accepted only by email in the form of full color PDFs to wachteljs@gainesvillefl.gov. The City WILL NOT accept applications submitted late, by mail, or by FAX.
4. All signatures within an application packet must be in blue ink; and all attachments must be titled and labeled.
5. Applications must include a PowerPoint Presentation, using the template provided on the City's Housing and Community Development Website.
6. Applicants for this grant must complete and submit the Project Summary JotForm which can be accessed by clicking on the following link: <https://form.jotform.com/243655068016154>
7. Applicants for this grant may be required to present the project, either virtually or in-person.
8. Applicants are advised to review the Gainesville SHIP Local Housing Assistance Plan (LHAP) <https://www.gainesvillefl.gov/files/assets/public/v/1/housing-amp-community-development/documents/city-of-gainesville-2023-2026-lhap-final.pdf> before completing the application process. Strategies C and F of Section II are particularly applicable.
9. Funding awards may be subject to approval by the City Commission and are based on funding availability.
10. The City reserves the right to reject any and all applications.

Organization/Business Information

- 1) **Organization/Business Name:** Robert A. Mitchell
- 2) **Organization/Business Address (City, State, Zip):** 1462 NW 170th St,
- 3) **Type of Organization/Business:** For Profit Non-Profit Gov. Agency
- 4) **Incorporation Date (Month and Year):** April 2020
- 5) **Estimated Budget for Current Fiscal Year:** \$225,000
- 6) **Number of Staff Employed (full time equivalents):** 0
- 7) **Years of Affordable Housing Development Experience:** 35+
- 8) **Organization/Business Contact Person and Title:** Robert A. Mitchell,
- 9) **Telephone:** (352) 538-9951 **Email Address:** ramitchell32@yahoo.com

Development Project Information

1. **Project Name:** East University Ave Cottage
2. **Project Location/Address:** 118 NE 20TH DR
3. **Project size in acres:** 2.65
4. **Total number of units:** 18
5. **Describe the project in detail (use number of units, not percentages). Attach additional sheets if necessary. What is the mix of affordable and market rate units? What is the mix of single-family and multiple-family units? What is the mix of rental and for-sale units? What are the building heights, in stories?** Individual Cottages
6. **How long is the Affordability Period and how will it be enforced? (NOTE: must be at least 10 years for ownership units, and at least 15 years for rental units)** 15
7. **Have you completed a First Step Meeting with the City's Department of Sustainable Development?** Yes, comments attached Scheduled for _____
(First Step Meeting must be completed before final approval of grant request)

Project Funding Information

Important Notes:

- City funding for this grant is provided only as reimbursement.
- SHIP funding for this grant must be expended by certain dates. See Exhibit B of the City's LHAP.
- Maximum funding is \$25,000 per affordable rental unit.
- Maximum funding is \$50,000 per affordable single-family unit for first-time homebuyers.

1) Total Project Costs: \$2,800,000 +

2) Total City Funding Requested: \$450,000
 How much, on a per unit basis, for rental units? \$25,000
 How much, on a per unit basis, for single-family first-time homebuyer units?

3) Total Project Funding Sources:

Funding Source	Amount
City funds for Affordable Rental Housing	\$450,000
City funds for Affordable SF 1 st Time Homebuyer Housing	
Robert A. Mitchell	\$2,350,000
TOTAL	\$2,800,000

(Please list all funding sources--must equal total project costs listed #1 above)

4) What happens to this project if the City does not fund it, or funds it at a level lower than requested? Can't offer affordable +

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Are there any officers or employees of the organization or members of their immediate families, or their business or partnership associates, who will be involved with conducting this project and are:

- a) Employees of, or related to employees of, the City of Gainesville? Yes No
- b) Members of, or related to Members of the Gainesville City Commission? Yes No
- c) Beneficiaries of the program for which funds are requested, either as clients or as paid providers of goods or services? Yes No

If you have answered YES to any question, please attach a full explanation to the Application. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an undisclosed conflict may result in the termination of any funding awarded. The disclosure statement must be signed and dated by an authorized organization representative.

I certify to the best of my knowledge and belief that the above information is true and correct. I authorize City of Gainesville to undertake the necessary actions to verify the information supplied. Further, I give permission for City of Gainesville to contact and receive information from my agents, financial institutions or other organizations.

Robert A. Mitchell

Signature of Applicant

Robert A. Mitchell, Developer

Print Name of Applicant and Title

2/1/2025

Date

2/1/2025

Date

U.S.C. TITLE 18 SEC. 1001 PROVIDES THAT: Whoever in any manner within the jurisdiction of any agency of the United States knowingly and willingly falsifies...or makes false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry shall be fined not more than \$10,000 or imprisoned not more than five (5) years.

ATTACHMENTS

Mandatory Items for Application Review

	Item	Included in Application
A.	Detailed narrative of proposed project.	<input checked="" type="checkbox"/>
B.	Documentation to support property ownership or site control (i.e. Warranty Deed, Trust Deed or Letter of Intent to Acquire Property).	<input checked="" type="checkbox"/>
C.	Alachua County Tax Collector's receipt for most recent taxes paid on proposed projects.	<input checked="" type="checkbox"/>
D.	Map of the proposed development area.	<input checked="" type="checkbox"/>
E.	Development costs plan.	<input checked="" type="checkbox"/>
F.	Site Plan.	<input checked="" type="checkbox"/>
G.	Preliminary drawings of elevations and floorplans.	<input checked="" type="checkbox"/>
H.	Development timeline for the project.	<input checked="" type="checkbox"/>
I.	Project rent limits and/or sale prices.	<input checked="" type="checkbox"/>
J.	A copy of the Applicant's most recent audit and/or certified financial statement.	<input checked="" type="checkbox"/>
K.	Copies of commitment and support letters from financial institutions and partnering organizations.	<input checked="" type="checkbox"/>
L.	Summary of how the project will be marketed, how the project will find tenants/homebuyers, and how the project will reach out to the local community.	<input checked="" type="checkbox"/>
M.	A list of paid staff (full and/or part time) that will have responsibility for the proposed project including job titles, summary of housing development experience, and summary of project duties.	<input checked="" type="checkbox"/>
N.	A list of all housing developments completed since 2014.	<input type="checkbox"/>
O.	If applicable, up to 5 references from Local Governments that provided the Applicant with funding for housing developments that have been completed.	<input type="checkbox"/>



2833 NW 41st St, Ste. 130 • Gainesville, FL 32606
Office: (352) 374-8579 • Fax: (352) 379-5965
www.mitchellrealtygainesville.com

Date: February 1, 2025

To whom it may concern:

My name is Robert Mitchell and I am the owner of a parcel of land that I intend to build 18, 800 square foot, one bedroom and one bathroom single family homes in East Gainesville, with the intention of renting them long term to low income persons. The property is zoned for 31 multi-family apartment units, but I think there is a stronger need of homes for low income and retired seniors. I have been a real estate Broker in Gainesville for 35 years (Mitchell Realty Services) and have worked with tenants through GHA and ACHA all along. My company manages approximately 275 units, of which typically 35-45 % receive some sort of assistance through various organizations. I am a graduate of UF with a major in Business and real estate and finance (1989).

I began the process three years ago and was forced to delay because of Covid, prices of products and goods, and the inability to hire a company to complete the underground utility portion of the job. Because the material was already purchased and laying on the ground at the site, there was a sense of urgency to get it in the ground. And after many delays, permits were issued, and the work began. My understanding and hope is that the underground portion will be completed by the end of April of this year. The 600 ft long road can then go in from East University Avenue extending to NE 3rd Avenue, and the project will be secure and ready to begin construction of the homes.

Because of the multiple changes in our economy, it is now probably not financially feasible to complete the construction of the homes. My hope and desire is that your help, via this grant, will allow me to complete the project and provide 18 homes in East Gainesville for long term rentals.

I recently built this exact home on my property in Newberry for use by my in-laws and other guests, and I provided photos attached here-in. Everyone that visits this home states that there is a strong need of this product in East Gainesville and that is the reason for the project. The homes are to be built according to Energy Star guidelines. I intend to build this exact home in this project.

- Metal roofs
- Vaulted ceilings
- Foam insulation
- Insulated windows
- Energy Star appliances
- Hardi exterior siding
- Luxury vinyl plank floors throughout
- Laundry hookups. Will attempt to provide depending on end budget

In closing, let me say that I would really like to complete this project, but the costs have made it almost impossible to complete in order to rent according to low-income guidelines. I have owned many properties that have been subsidized and have seen the struggles these tenants experience in their lives on a daily basis. My goal is to build something in this "opportunity Zone" and to provide a rental that the tenant can be proud of. This has always been my intention and I would like to complete it. Knowing that the rent for these people is limited, fair market rent for this type of rental greatly exceeds the rent allowances according to this grant. An award of monies in this grant will allow me to proceed and provide a very nice home for the people.

Respectfully submitted,

A handwritten signature in black ink that reads "Robert A. Mitchell". The signature is written in a cursive style with a horizontal line underneath the name.

Robert A. Mitchell

Prepared By and Return To: Kimberly G. Bosshardt, Esq.
 Bosshardt Title Insurance Agency, LLC
 5532 NW 43rd Street
 Gainesville, FL 32653

3/3/2020 8:26 AM
 BOOK 4758 PAGE 769
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 938976
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$455.00
 Intang. Tax: \$0.00

For the issuance of title insurance, file #: 19-386

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made **February 28, 2020** between **Willard Cato, an un-remarried widower**, whose address is 4701 Northwest 104th Lane, Gainesville, FL 32653, hereinafter called the grantor, to **Robert Mitchell and Wendy Reed-Mitchell, husband and wife**, whose post office address is: 726 Northwest 8th Avenue, Gainesville, FL 32601, hereinafter called the grantee:

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

A parcel of land located in Lot 48 of NEW GAINESVILLE, as per plat thereof, recorded in Plat Book "A", page 66 of the Public Records of Alachua County, Florida, Section 3, Township 10 South, Range 20 East, being more particularly described as follows:

Commence at a 4" x 4" concrete monument (no identification) marking the Southwest corner of EAST SIDE OAKS, as per plat thereof, recorded in Plat Book 23, page 17 of the Public Records of Alachua County, Florida, for the POINT OF BEGINNING; thence South 89 deg. 10 min. 17 sec. West, along the North right of way line of East University Avenue (State Road No. 26), a distance of 205.86 feet to a set 1/2" iron rod and cap (GFY LB021); thence North 00 deg. 49 min. 24 sec. West, parallel with the West line of the aforementioned Lot 48 of NEW GAINESVILLE, a distance of 216.24 feet to a set 1/2" iron rod and cap (GFY LB021) marking the intersection with the South line of that parcel of land as described in Official Records Book 2262, page 2740 of the aforementioned Public Records; thence North 88 deg. 55 min. 21 sec. East, along said South line, a distance of 31.45 feet to a 5/8" iron rod and cap (ACLS) marking the Southeast corner of the aforementioned parcel as described in Official Records Book 2262, page 2740; thence North 00 deg. 53 min. 24 sec. West, along the East line of said parcel and along the East line of that parcel of land as described in Official Records Book 2410, page 2929, a distance of 263.08 feet to a 5/8" iron rod (no identification) marking the Northeast corner of said parcel as described in Official Records Book 2410, page 2929; thence South 87 deg. 56 min. 07 sec. West, along the North line of said parcel, a distance of 19.98 feet to a 3/4" iron pipe (no identification) marking the Southeast corner of that parcel of land as described in Official Records Book 2449, page 1465; thence North 00 deg. 27 min. 24 sec. West, along the East line of said parcel, a distance of 130.34 feet to a set 1/2" iron rod and cap (GFY LB021) marking the intersection with the South right of way line of NE 3rd Avenue and being also the Northeast corner of the aforementioned parcel as described in Official Records Book 2449, page 1465; thence North 89 deg. 01 min. 54 sec. East, along the said South right of way line, a distance of 193.15 feet to a 4" x 4" concrete monument (LB3759) marking the Northwest corner of the aforementioned EAST SIDE OAKS; thence South 00 deg. 53 min. 26 sec. East, along the West line of EAST SIDE OAKS, a distance of 609.84 feet to the POINT OF BEGINNING.

Tax Parcel ID# 11233-001-000

Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in our presence:

Davonda E.D. Brown
1st Witness Signature

Willard Cato
Willard Cato

Davonda E.D. Brown
1st Witness Printed Name

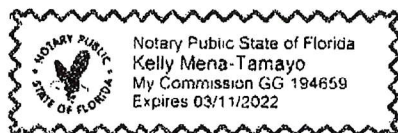
K M - J
2nd Witness Signature

Kelly Mena-Tamayo
2nd Witness Printed Name

State of Florida
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence or () online notarization, on this 27 day of February, 2020 by **Willard Cato**, () who is personally known to me or who produced a driver's license as identification.

(Notary Stamp)



K M - J
Signature of Notary



[Search](#) > Account Summary

Real Estate Account #11233 001 000

Owner:
MITCHELL & REED-MITCHELL H/W

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/21/2024** for **\$1,129.71**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$1,129.71 11/21/2024 Receipt #24-0031672	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$1,002.26 11/22/2023 Receipt #23-0032651	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$1,011.16 03/02/2023 Receipt #22-0116539	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$994.87 11/30/2021 Receipt #21-0055503	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$769.09 11/30/2020 Receipt #20-0052187	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$817.49 02/28/2020 Receipt #19-0118515	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,185.97 02/26/2019 Receipt #18-0113755	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$1,218.32 02/27/2018 Receipt #17-0116261	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,256.36 02/09/2017 Receipt #16-0099274	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,295.83 03/28/2016 Receipt #15-0123008	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,305.82 03/18/2015 Receipt #14-0112591	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,309.90 03/25/2014 Receipt #13-0116764	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$1,303.36 03/20/2013 Receipt #12-0106564	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$1,320.13 03/29/2012 Receipt #2011-3031926	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,313.25 03/31/2011 Receipt #2010-1062714	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$1,316.73 03/31/2010 Receipt #2009-1030807	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$1,222.72 03/31/2009 Receipt #2008-8067581	Print (PDF)
Total Amount Due	\$0.00		

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
11233 001 000	UNASSIGNED LOCATION RE	3600

MITCHELL & REED-MITCHELL H/W
 2833 NW 41ST ST STE 130
 GAINESVILLE, FL 32606

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	51,784	0	51,784	394.49
LIBRARY GENERAL	1.0000	51,784	0	51,784	51.78
SCHOOL CAP PROJECT	1.5000	58,293	0	58,293	87.44
SCHOOL DISCRNRY & CN	0.7480	58,293	0	58,293	43.60
SCHOOL GENERAL	3.0130	58,293	0	58,293	175.64
SCHOOL VOTED	1.0000	58,293	0	58,293	58.29
CHILDREN'S TRUST	0.4500	51,784	0	51,784	23.30
ST JOHNS RIVER WATER MGT DISTR	0.1793	51,784	0	51,784	9.28
CITY OF GAINESVILLE	6.4297	51,784	0	51,784	332.96
TOTAL MILLAGE		21.9380		AD VALOREM TAXES	\$1,176.78

LEGAL DESCRIPTION
 NEW GAINESVILLE PB A-66 COM SW
 COR EAST SIDE OAKS PB 23 PG 17 PB
 S 89 DEG 10 MI
 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. **COMBINED TAXES AND ASSESSMENTS** **\$1,176.78**

IF PAID BY PLEASE PAY	Nov 30, 2024 \$0.00				
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JOHN POWER, CFC 2024 PAID REAL ESTATE
 ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
11233 001 000	UNASSIGNED LOCATION RE

MITCHELL & REED-MITCHELL H/W
 2833 NW 41ST ST STE 130
 GAINESVILLE, FL 32606

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Please Retain this Portion for your Records. Receipt Available Online.

ERSITY AVE SR 26

UNIVERSITY AVE

UNIVERSITY AVE

UNIVERSITY AVE

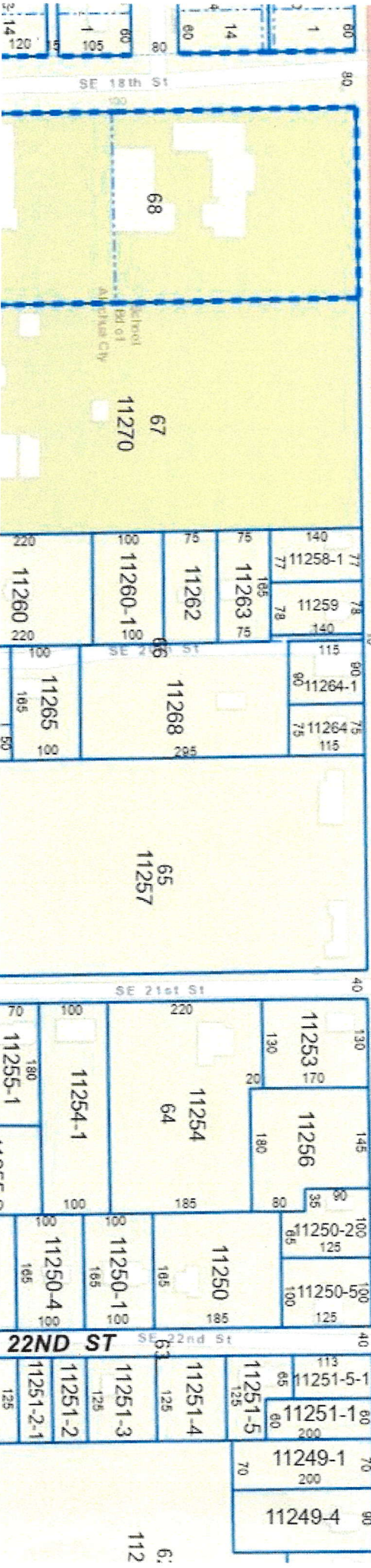
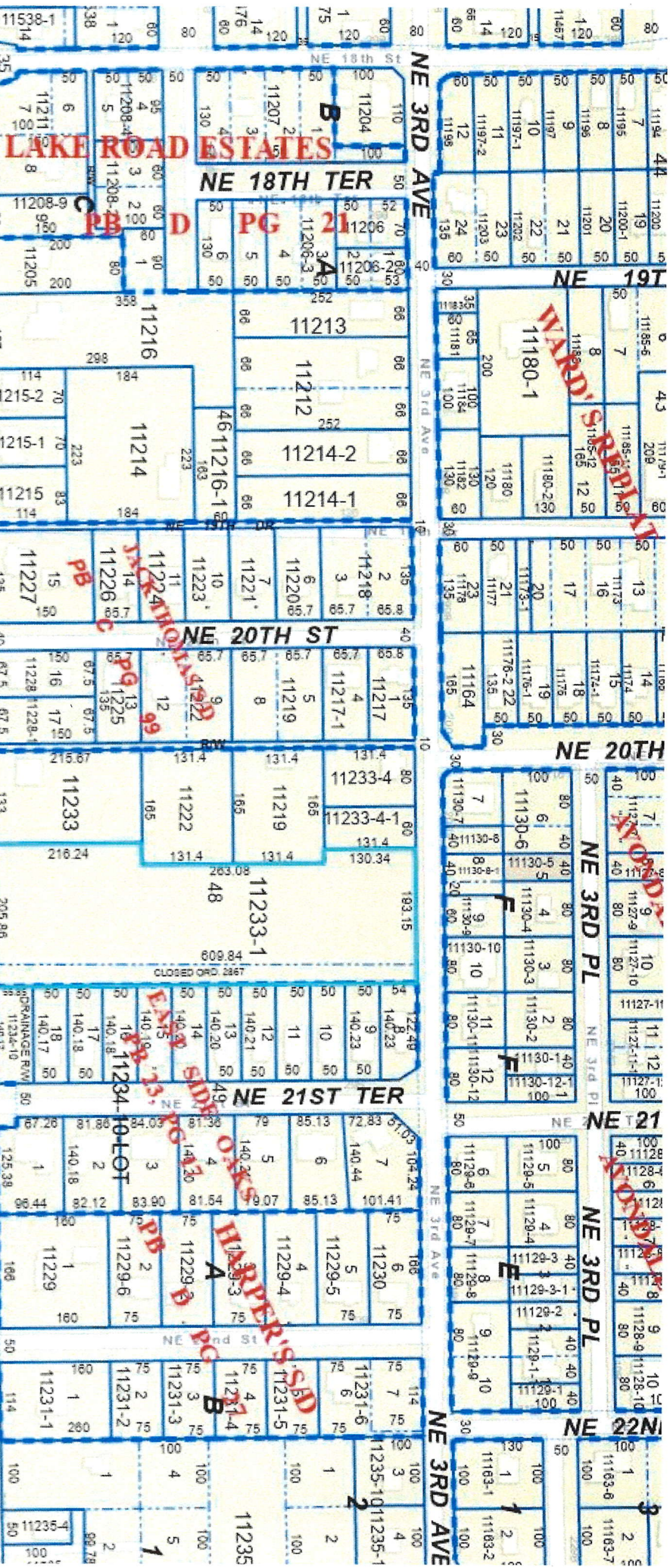
UNIVERSITY AVE

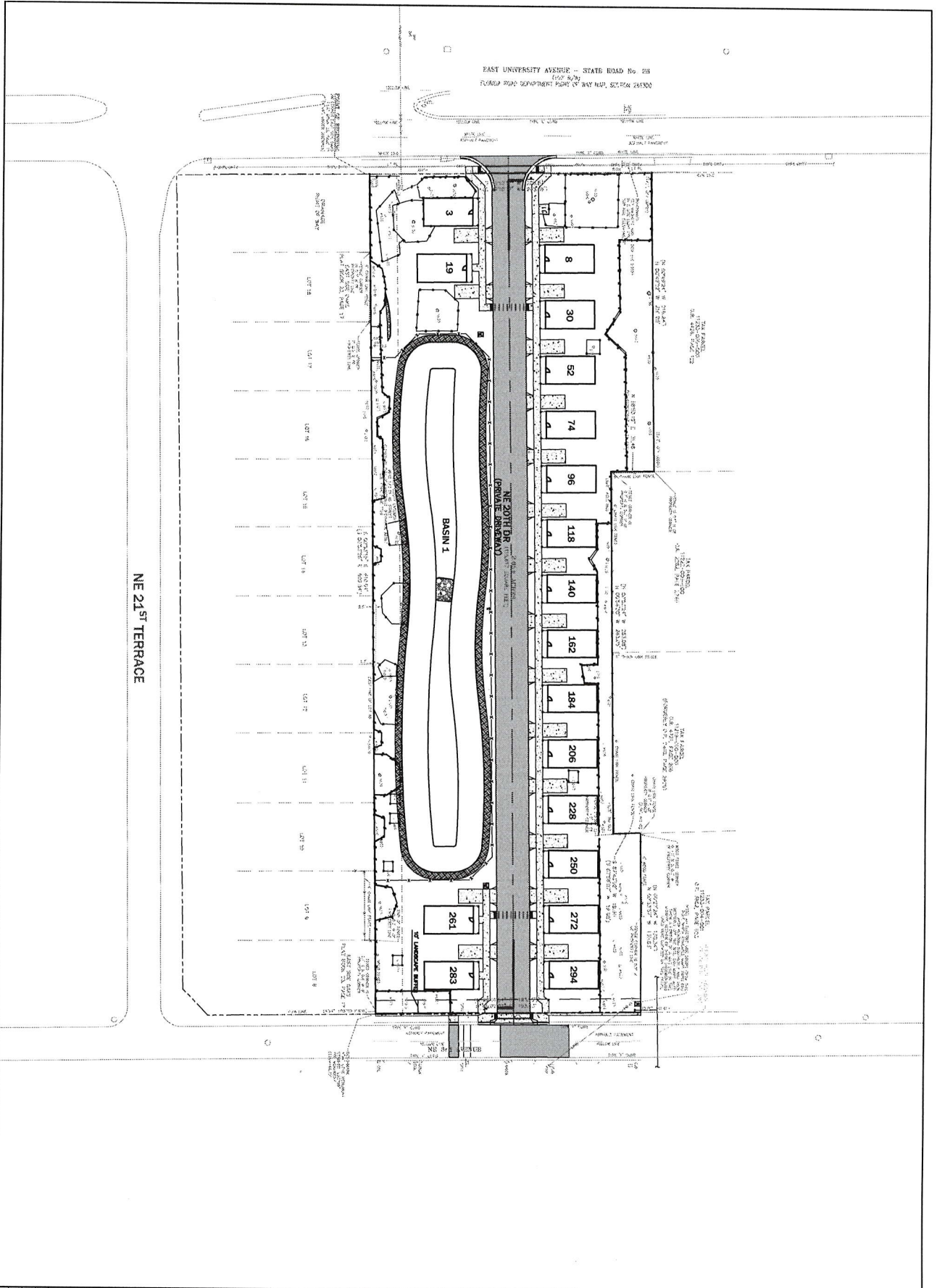
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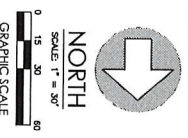
UNIVERSITY AVE





EAST UNIVERSITY AVENUE - STATE ROAD No. 28
FLORIDA ROAD DEPARTMENT PLANS OF WAY MAP, SECTION 285500

NE 21ST TERRACE



Professional Engineer of Record:

CHRISTINA S. SYDRA, P.E. S1532
 License No. 15327
 Project No. 20-029

Project Name: EAST UNIVERSITY COTTAGES

Project Site:
 EAST UNIVERSITY
 COTTAGES
 CITY OF GAINESVILLE
 FLORIDA

Project Title: DEVELOPMENT PLAN

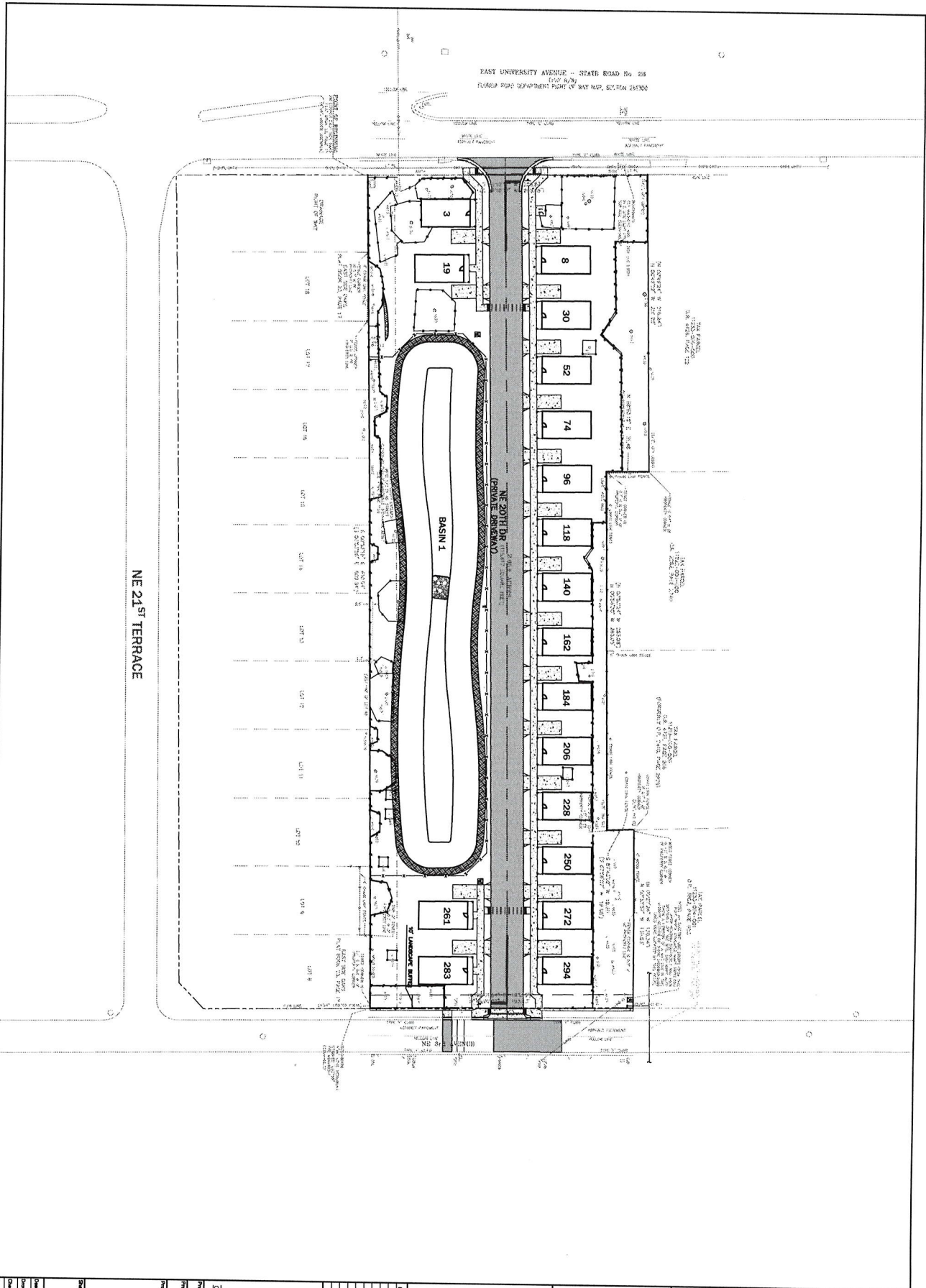
Author	Check	Date
CSY	CSY	1/8/21
SM	SM	1/8/21
DM	DM	1/8/21
ZM	ZM	1/8/21

C110

gds
 consultants inc.
 48128
 2550 UNIVERSITY AVENUE, SUITE 200
 GAINESVILLE, FLORIDA 32608
 PHONE: 352.339.8888
 WWW.GDSINC.COM

Development Cost Plan

Item	Cost		
Land Purchase	\$	68,000.00	
Land Clearing	\$	17,500.00	
Civil Engineering (EDA)	\$	45,000.00	
Underground Utilities	\$	485,000.00	
Driveway / Road	\$	96,000.00	
Underground Electrical	\$	48,000.00	
Construction Cost / per building	\$	96,000.00	<i>18 buildings</i>
Landscaping / Driveway	\$	86,000.00	
Permits	\$	36,000.00	
Architecture	\$	28,000.00	
	\$	2,637,500.00	
Meter Installation	\$	35,000.00	
	\$	2,672,500.00	
			\$ 1,728,000.00



Professional Engineer of Record:

CHARLES S. VORON, P.E. 41122
 Engineer License No.
 Project Number: 20-0299
 Project Name: CONSTRUCTION PLANS
 Project Site: EAST UNIVERSITY COTTAGES CITY OF GAINESVILLE FLORIDA

North Arrow

NORTH
 SCALE 1" = 30'

GRAPHIC SCALE

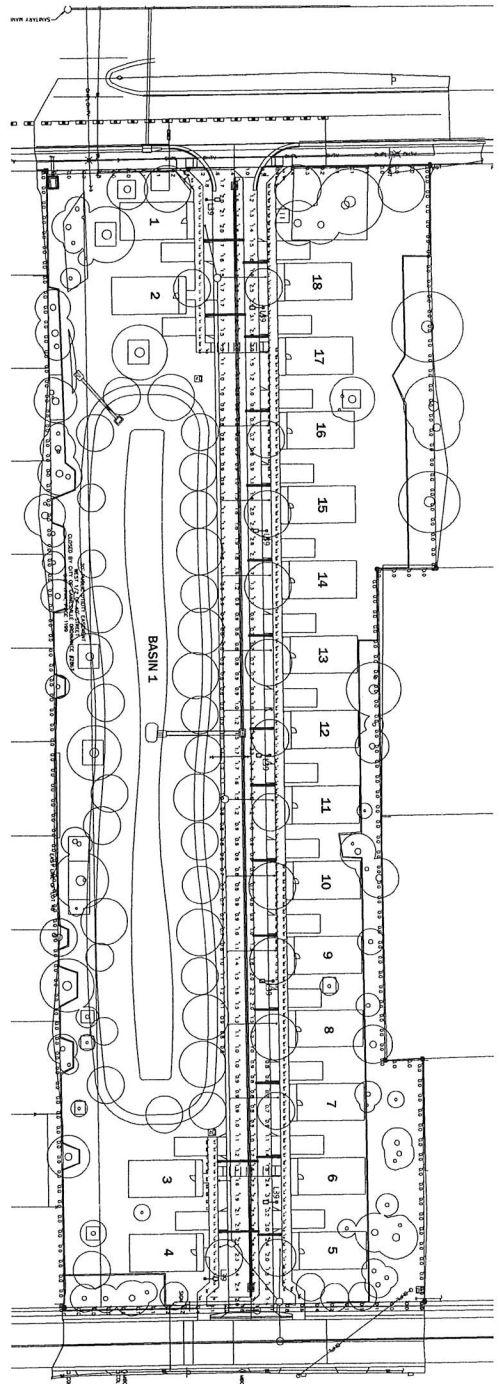
gds
 Consultants Inc.
 7055 NW 40th Street, Suite 200
 Gainesville, FL 32609
 Phone: 352.339.7271

Project Name: EAST UNIVERSITY COTTAGES CITY OF GAINESVILLE FLORIDA

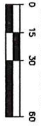
Development Plan

Sheet No.: C110

Date: 2/10/21



SITE PHOTOMETRIC PLAN



GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND ORANGE BLS-10-DLW-M.
- POLES SHALL BE LOCATED MINIMUM 2' FROM CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

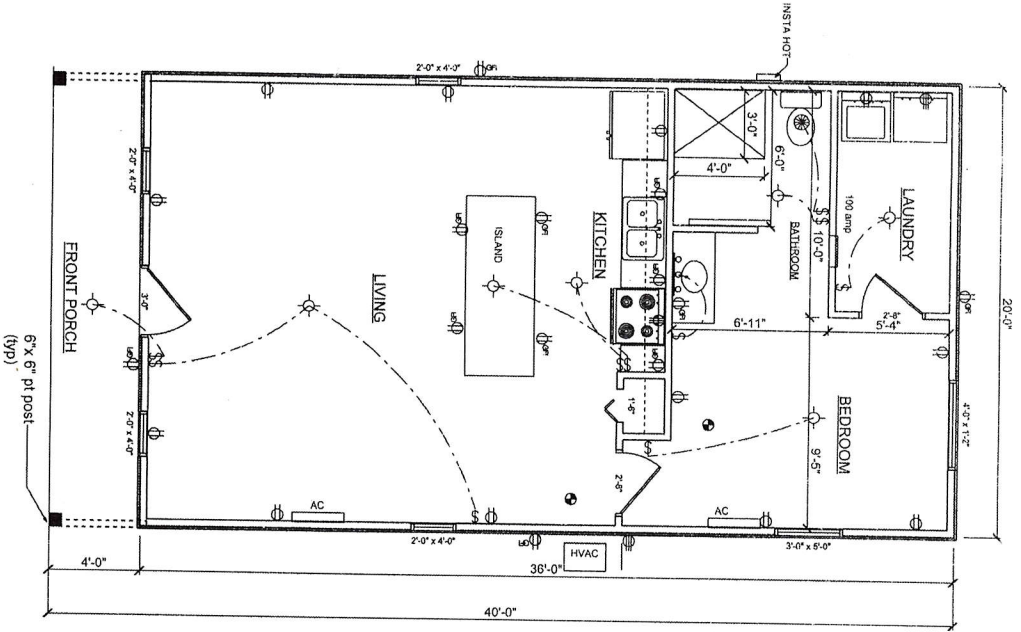
Photometric Statistics		Standard	Avg	Min	Max	Height	Height	Height	Height
CONCRETE	+	1.416	1.216	0.712	4.611	2.011	306.4	100.0	100.0
POLE	+	0.776	1.726	0.918	5.171	2.211	306.4	100.0	100.0
ROADWAY	+	1.926	1.416	0.918	4.711	2.211	306.4	100.0	100.0
WEST PROPERTY LINE	+	0.918	0.918	0.918	4.711	2.211	306.4	100.0	100.0
EAST PROPERTY LINE	+	0.918	0.918	0.918	4.711	2.211	306.4	100.0	100.0
WEST PROPERTY LINE	+	0.918	0.918	0.918	4.711	2.211	306.4	100.0	100.0
EAST PROPERTY LINE	+	0.918	0.918	0.918	4.711	2.211	306.4	100.0	100.0

Luminaire Schedule	Standard	Label	Quantity	Manufacturer	Model	Description	Lamp	Height	Mounting	Height	Height	Height
1	L39	7	7	DELUXE SOLUTIONS	DELUXE 1110	CONCRETE POLE WITH 5' BROW GAZE (60" STOCK 48X24.5) AND 10' MOUNTING ARM (60" STOCK 45X24.5)	LED	1	800	8.31	8.31	25'7"

NOTE: ALL FIXTURES TO BE MOUNTED ON 30" DIA. CONCRETE POLE WITH 5' BROW GAZE (60" STOCK 48X24.5) AND 10' MOUNTING ARM (60" STOCK 45X24.5)

<p>EAST UNIVERSITY COTTAGES ROADWAY LIGHTING PLAN GAINESVILLE, FLORIDA</p>	<p>HUNTER DESIGN AND CONSULTING, INC. 696 1ST AVE N. STE 200 ST. PETERSBURG, FL 33701 352-238-6366 FLORIDA CA #31946, PE #76961</p>
<p>PROJECT INFORMATION: PROJECT NUMBER: 2007 DESIGNED BY: K. MORRIS CHECKED BY: K. MORRIS ISSUE DATE: 12/03 REVISIONS:</p>	<p>SHEET NUMBER E-1</p>

FLOOR PLAN



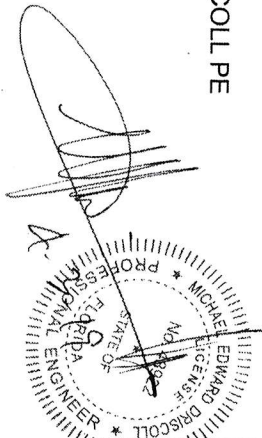
Electrical symbols	
	single pole switch
	dimmer switch
	3 way switch
	110 arc outlet
	220 OUTLET
	GFI outlet
	switched outlet
	std overhead light
	recessed light
	light / annual fan 80 cfm
	wall mount light fixture
	std overhead light
	double flood light
	track bar light
	vanity bar light
	fluorescent light
	ceiling fan - light
	smoke & carbon monoxide detector
	phone outlet
	tv outlet
	THERMOSTAT

MICHAEL E DRISCOLL PE
FL REG # 43922
 structural only

- 1- THIS RESIDENCE SHALL BE CONSTRUCTED IN ACCORD WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2011 6TH EDITION.
- 2- ALL CEILING SHEETROCK SHALL BE MIN 5/8"
- 3- SEPERATION BETWEEN GARAGE SHALL BE 5/8" SHEETROCK MIN.
- 4- DOOR SEPERATION GARAGE FROM LIVING AREA SHALL BE 1/2 HR FIRE RATED
- 5- ALL AREAS EXCEPT WHERE GFI RECEPTICALS ARE REQUIRED RECEPTICALS SHALL BE ARC FAULT
- 6- ELECTRICAL DESIGN BY ELECTRICAL CONTRACTOR
- 7- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING
- 8- SMOKE DETECTORS SHALL BE WIRED TO ALARM SIMULTANOUS WITH BATTERY BACKUP.

LIVING AREA	720 SF
FRONT PORCH	80 SF
TOTAL	800 SF

DESIGN CRITERIA	
ULTIMATE WIND SPEED:	130
NOMINAL WIND SPEED:	101
WIND EXPOSURE CATEGORY:	B
RISK CATEGORY	11
INTERIOR PRESSURE COEFFICIENT OR Gcpi=	+/- 0.18
ASSUMED DESIGN LOAD BEARING VALUE OF SOIL	1,500 PSF
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF

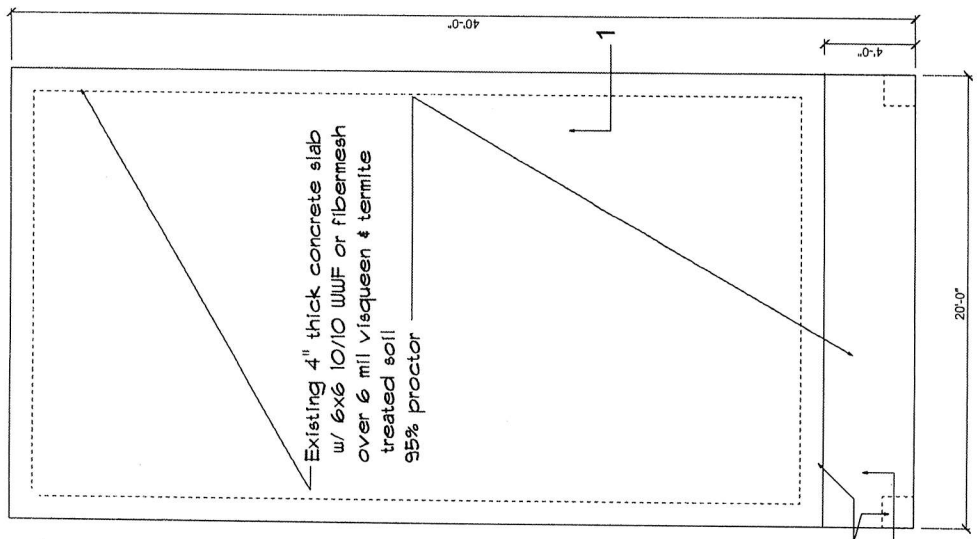


DATE: 4-2-19
 1

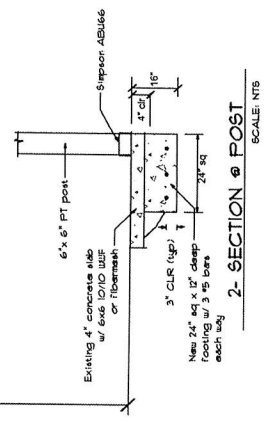
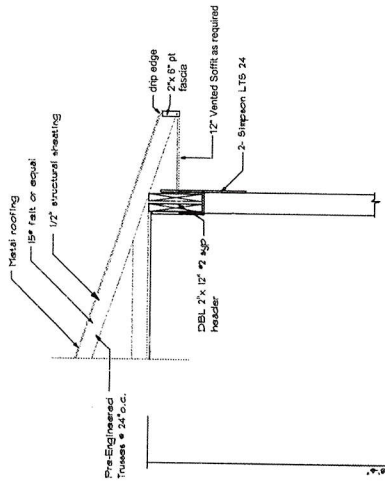
MITCHELL
 1462 NW 170TH ST
 NEWBERRY, FL DS19-25

DRISCOLL ENGINEERING, INC.
 CONSULTING ENGINEERS
 PO BOX 367877
 GAINESVILLE, FL 32606
 PH (352) 331-1513
 FX (352) 605-3366
 CA #550

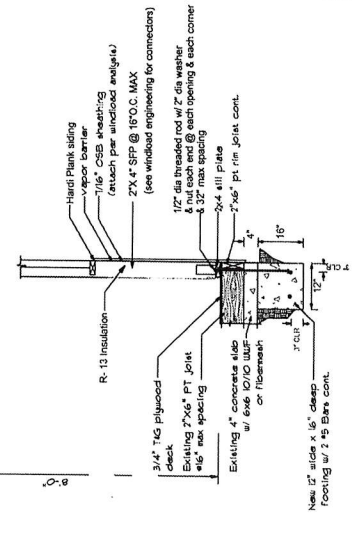
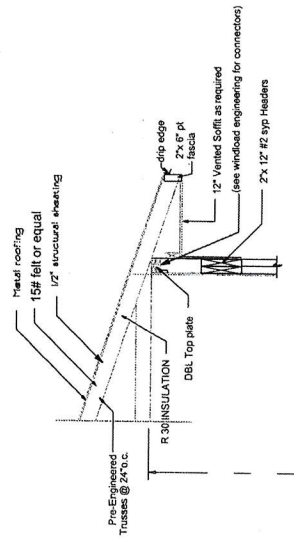
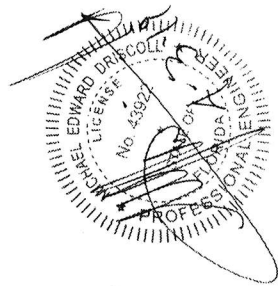
MICHAEL E DRISCOLL PE
 FL REG # 43922
 structural only



FOUNDATION PLAN

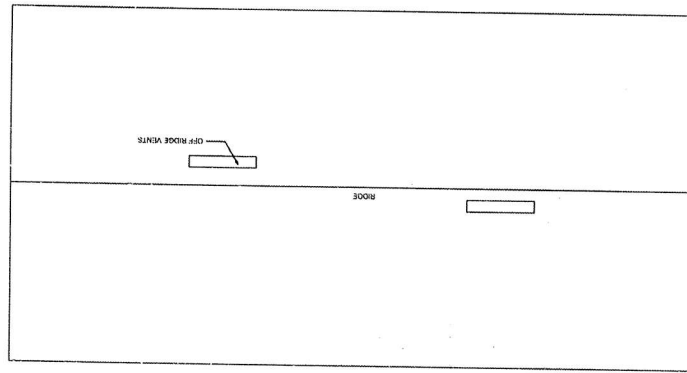


2- SECTION @ POST
 SCALE: NTS

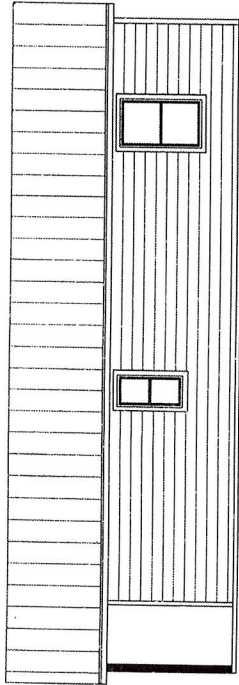


1- SECTION @ FRAME WALL
 SCALE: NTS

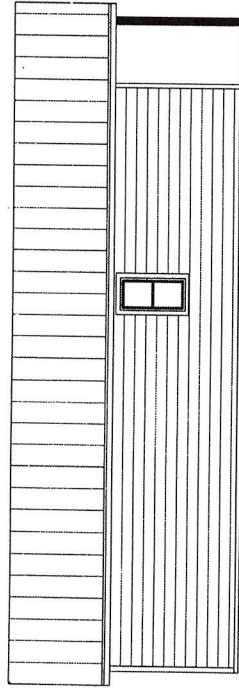
VENTILATION
 SQ. FT. OF NEW CEILING 800/300 = 2.66 SQ. FT.
 NET FREE AREA / 2 = 1.33 SQ. FT. VENT SYSTEM
 REQUIRED
 EQUALS
 151 SQ. IN.
 2 OFF RIDGE VENTS = 220 SQ. IN.
 TOTAL TO BE INSTALLED 220 SQ. IN.
 SOFT VENT SYSTEM 1.33 SQ. FT.
 1.33 SQ. FT. / 0.03226 S.F. PER SQ. FT.
 OF SOFT
 EQUALS S.F. OF SOFT PANEL PER SYSTEM 42 SQ. FT.
 DIVIDED BY 1.5 = 28 L.F. OF VENTED SOFT
 BUILDING HAS 80+ OF SOFT AVAILABLE



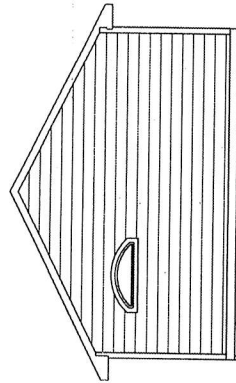
ROOF PLAN



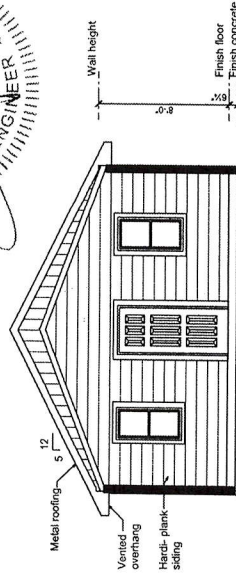
RIGHT ELEVATION



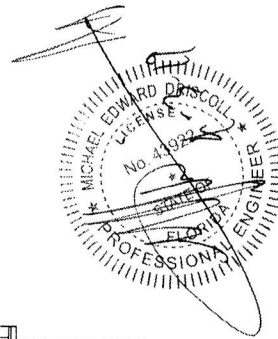
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



DRISCOLL ENGINEERING, INC.
 CONSULTING ENGINEERS
 PO BOX 38707
 GAINESVILLE, FL 32608
 PH (352) 331-1515
 FX (352) 505-1366
 CA 0690

MITCHELL
 1462 NW 170TH ST
 NEWBERRY, FL DS19-25

Sheet DATE: 4-2-19
 3

MICHAEL E DRISCOLL PE
 FL REG # 43922
 structural only

MICHAEL E DRISCOLL PE
FL REG # 43922

Certification
I hereby certify that the accompanying wind load analysis for the New building demonstrates compliance with the FBC 2017 Section 1609, to the best of my knowledge.

Project Wind Load Information

- Ultimate wind speed = 130 MPH
- Nominal wind speed = 101 MPH
- Risk Category = II
- Wind exposure for this design is Exposure B
- Interior Pressure Coefficient or Cp*int* = 0.18
- Exterior Pressure Coefficient or Cp*ext* = 0.18
- Wind WARE: ASCE 7-16
- Roof Design live load 20 psf.
- Floor Design live load 40 psf.

Drawings
Drawings for additional details. In case of conflict, the more restrictive requirements of the drawings or these calculations govern.

Roof Structure

- Trusses: The specifications for wood trusses at 24" o.c. provided by Builders FirstSource Inc. shall be used for 1522Z Structural Sheathing. Sealed engineering shall be provided for review prior to beginning construction.
- Roof Sheathing: Sheathing to be or 1522Z Structural Sheathing min. to adequately resist exterior shear and uplift forces. Panels to be facelasted w/ #6 ring shank (0.113 Dia.) @ 4" oc along edges and @ 8" oc along interior supports. Gwn. metal egypt to be nailed @ 4" oc.
- Roofing: Metal roofing shall be installed per mfg. specifications to meet 130 m.p.h. windloading & Exterior load bearing & shearwalls.

1 Studs: Studs: 2 x 4 @ 16" o.c.
Governing load combination: dead + wind
Minimum 7/16" diameter nails @ 6" oc
F₁D-W = 1900 psi
Use: SPF No. 2 grade or better

2. Shearwall Sheathing Minimum 7/16 structural sheathing, sheathing grade, attach all edges to framing with 8d common nails @ 5" oc. attach to intermediate framing with 8d common nails @ 12" oc. Sheathing shall be installed in a staggered pattern. All truss to truss connections shall be staggered above for non-shearwall segments also. Note that 8d common nails have a min 0.131 diameter.

See shearwall & holddown locations on sheet WL2

Headers
1. Wood headers: 2-2x 12 #2 syp (typ)
2. All truss to truss connections shall be designed & engineered by the roof truss mfg

Foundations
As shown on plan sheet 2

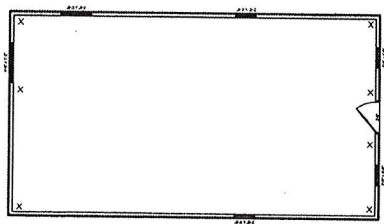
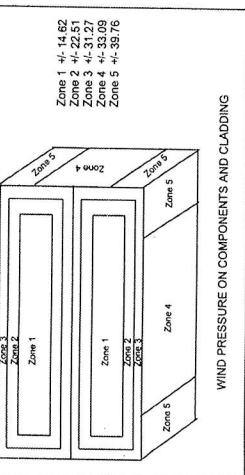
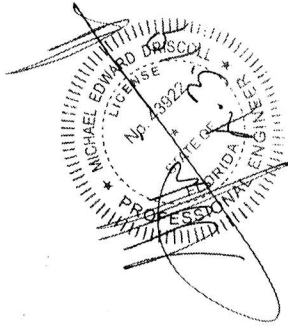
PROFESSIONAL SERVICES BY
DRISCOLL ENGINEERING, INC.
PO BOX 39177
GAINESVILLE, FL 32609
TEL: 352-939-3916
FAX: 352-939-3916

PLANS AND SPECIFICATIONS
The plans and specifications were prepared by the Design Professional and are intended for construction at the locations shown. It is the responsibility of the Design Professional to ensure that the Design Professional has been given the opportunity to review final plans and specifications. The Design Professional shall be responsible for any errors, omissions, or omissions in the plans and specifications. The Design Professional shall be responsible for any errors, omissions, or omissions in the plans and specifications. The Design Professional shall be responsible for any errors, omissions, or omissions in the plans and specifications.

CORPORATE PROTECTION
It is understood and agreed that the Design Professional's Basic Services under this Agreement do not include the preparation of the contract documents and for construction observation and supervision and neither any other services, and that such services will be provided by the Client. The Client shall be responsible for any errors, omissions, or omissions in the contract documents and for construction observation and supervision and neither any other services, and that such services will be provided by the Client. The Client shall be responsible for any errors, omissions, or omissions in the contract documents and for construction observation and supervision and neither any other services, and that such services will be provided by the Client.

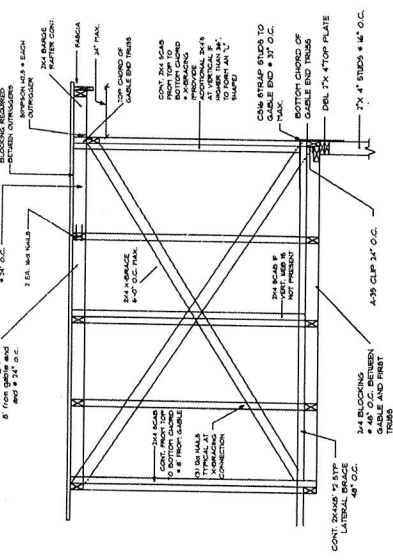
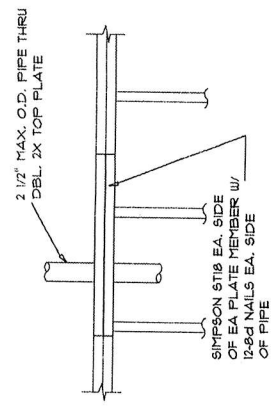
DEFECTS IN SERVICE
The Client shall promptly report to the Design Professional any defects or suspected defects in the Design Professional's work. The Design Professional shall be responsible for any errors, omissions, or omissions in the Design Professional's work. The Design Professional shall be responsible for any errors, omissions, or omissions in the Design Professional's work.

VERIFICATION OF EXISTING CONDITIONS
The Design Professional shall be responsible for any errors, omissions, or omissions in the Design Professional's work. The Design Professional shall be responsible for any errors, omissions, or omissions in the Design Professional's work.



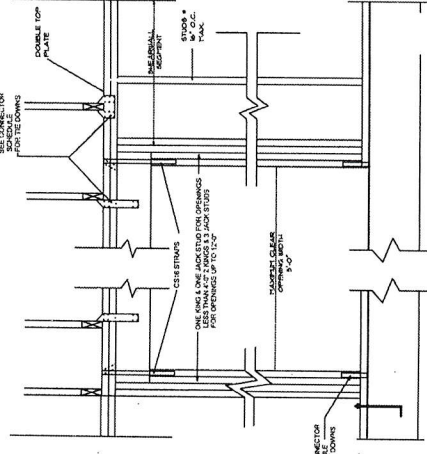
SHEAR WALLS QUANTITY:
TRANSVERSAL SHEARWALLS = 3'-0"
LONGITUDINAL SHEARWALLS = 6'-0"

MICHAEL E DRISCOLL PE
 FL REG # 43922

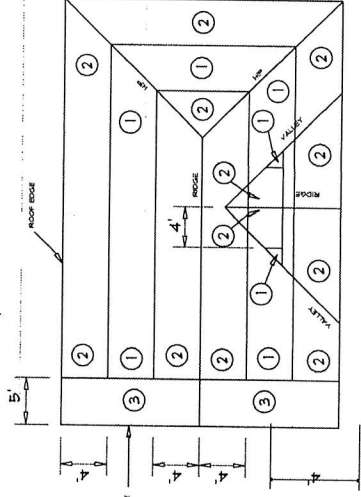
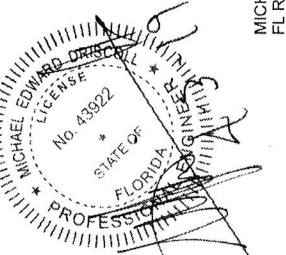


NOTES:
 1) Increased length of blocking may not exceed 10 ft. If length exceeds 10 ft, additional subso are required.
 2) Shoring required for clarity.

TOP PLATE SPLICE



LOAD BEARING WALL OPENING FRAMING DETAIL



NOTES:
 ALL EDGES AT TRUSS 4" O.C. ON THE EDGE AND INTERMEDIATE TRUSS 2" O.C.
 1. ALL NAILS TO BE 1/2" PING SHANK NAILS PER (NDS)

TO CONNECT	NO.	PRODUCT CODE	FASTENER	UPLIFT CAPACITY LBS
STUDS	1,2	H2.5	5-8d-5-8d	515
TOP PLATE	1,2	H2.5T	5-8d-5-8d	585
JACK STUDS	1,3	CS18	(2) 1/2" COMMON NAILS	1775
JACK STUDS	1	H2.5	5-8d-5-8d	535
TRUSS	1	T2.5T	5-8d-5-8d	585
5 1/2" POST	1	H8	5-10d-5-10d	585
CONCRETE	1	AB105	1-3/8" DIA ANCHOR 1" MIN. EMBEDMENT	2200
5 1/2" POST	1	LST.24	20-100	1245 EA
WOOD FRAME	1	H8	8-6d COMMON	885 EA
FOOTING SLAB	1	HTT4	SEE DETAIL SHEET 2	2200
FOOTING SLAB / WALL	1	HTT4	1-5/8" DIA 1/4" RD COMMON AS SHOWN ON HOLDDOWN LOCATION SHEET	3000

HUD Fair Market Rent, 2024

Geography	0 Bedroom FMR (\$)	1 Bedroom FMR (\$)	2 Bedroom FMR (\$)	3 Bedroom FMR (\$)	4 Bedroom FMR (\$)
Alachua	1053	1162	1397	1832	1861

Florida Housing Rent Limits, 2024

Geography	AMI Category	0 Bedroom Limit (\$)	1 Bedroom Limit (\$)	2 Bedroom Limit (\$)	3 Bedroom Limit (\$)	4 Bedroom Limit (\$)
Alachua County	30%	500	536	643	743	829
Alachua County	50%	833	893	1072	1239	1382
Alachua County	60%	1000	1072	1287	1487	1659
Alachua County	80%	1334	1430	1716	1983	2212
Alachua County	120%	2001	2145	2574	2974	3318

- [Affordability](#)
- [Assisted Housing Inventory](#)
- [Market Rent Trackers](#)
- [Comprehensive Plan Data](#)
- [Condos & Manufactured Housing](#)
- [Income & Rent Limits](#)
- [Lending/HMDA](#)
- [Parcels & Sales](#)
- [Population & Household Projections](#)
- [Special Needs](#)
- [Maps & Visualizations](#)
- [REACH \(Tampa Bay Area\)](#)
- [Disaster Response](#)
- [Parcel Viewer](#)
- [Workforce & Employment](#)
- [Evictions & Foreclosures](#)

[Home > Income & Rent Limits > Results](#)

 [Download Excel Data](#)

HUD Fair Market Rent, 2024

Geography	0 Bedroom FMR (\$)	1 Bedroom FMR (\$)	2 Bedroom FMR (\$)	3 Bedroom FMR (\$)	4 Bedroom FMR (\$)
Alachua	1053	1162	1397	1832	1861

Sources: U.S. Department of Housing and Urban Development, 2024 Fair Market Rents

HUD Median Family Income, 2024

Geography	Median Income (\$)
Alachua County	\$96,700

Sources: U.S. Department of Housing and Urban Development, 2024 Income Limits

Florida Housing Income Limits, 2024

Geography	AMI Category	1 Person Limit (\$)	2 Person Limit (\$)	3 Person Limit (\$)	4 Person Limit (\$)
Alachua County	30%	20010	22890	25740	28590
Alachua County	50%	33350	38150	42900	47650

Sources: Florida Housing Finance Corporation, 2024 Combined Income and Rent Limits by County

Florida Housing Income Limits, 2024

Geography	AMI Category	1 Person Limit (\$)	2 Person Limit (\$)	3 Person Limit (\$)	4 Person Limit (\$)
Alachua County	60%	40020	45780	51480	57180
Alachua County	80%	53360	61040	68640	76240
Alachua County	120%	80040	91560	102960	114360

Sources: Florida Housing Finance Corporation, 2024 Combined Income and Rent Limits by County

Florida Housing Rent Limits, 2024

Geography	AMI Category	0 Bedroom Limit (\$)	1 Bedroom Limit (\$)	2 Bedroom Limit (\$)	3 Bedroom Limit (\$)	4 Bedroom Limit (\$)
Alachua County	30%	500	536	643	743	829
Alachua County	50%	833	893	1072	1239	1382
Alachua County	60%	1000	1072	1287	1487	1659
Alachua County	80%	1334	1430	1716	1983	2212
Alachua County	120%	2001	2145	2574	2974	3318

Sources: Florida Housing Finance Corporation, 2024 Combined Income and Rent Limits by County

Disclaimer: The Shimberg Center for Housing Studies has compiled housing and demographic information for the convenience of consumers, policy makers, planners, program administrators and other interested parties throughout Florida. The Shimberg Center is committed to ensuring that the data in the Florida Housing Data Clearinghouse is as accurate as possible, consistent with any limitations on the inherent accuracy of the original data sources. Although every effort has been made to ensure that information is comprehensive and accurate, errors and omissions may exist. The Clearinghouse and the information included therein is provided on an "as is" basis. The Shimberg Center for Housing Studies, the Florida Housing Data Clearinghouse, the University of Florida, or any of their respective faculty, staff, or administration specifically disclaim any warranty, either expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the user. Persons who notice information that is incomplete, incorrect, or out of date should contact the Shimberg Center at (800) 259-5705 or email find-comments@shimberg.ufl.edu.

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Apartment List, Median Rent

County	Number of Bedrooms	Year	Number of Bedrooms												% Change from Previous Year (July)	
			January	February	March	April	May	June	July	August	September	October	November	December		
Alachua County	1 BR	2017	725	746	754	771	768	775	790	787	780	775	775	775	798	-
Alachua County	1 BR	2018	782	767	759	781	807	814	813	826	834	841	837	833	833	0.03
Alachua County	1 BR	2019	842	855	864	871	868	876	872	876	872	874	872	867	867	0.07
Alachua County	1 BR	2020	863	857	863	866	869	866	866	868	863	858	854	853	853	-0.01
Alachua County	1 BR	2021	880	882	893	880	897	916	939	958	973	991	1001	1004	1004	0.08
Alachua County	1 BR	2022	996	1006	1019	1047	1061	1089	1082	1066	1028	1017	1012	1022	1022	0.15
Alachua County	1 BR	2023	1021	1025	1024	1029	1036	1044	1049	1053	1042	1029	1000	983	983	-0.03
Alachua County	1 BR	2024	966	974	984	992	991	991	1001	1008	1003	-	-	-	-	-0.05
Alachua County	2 BR	2017	908	936	946	967	963	972	991	986	978	972	972	972	1000	-
Alachua County	2 BR	2018	981	961	951	979	1012	1021	1020	1036	1046	1055	1050	1044	1044	0.03
Alachua County	2 BR	2019	1056	1072	1083	1092	1089	1098	1093	1099	1094	1095	1093	1087	1087	0.07
Alachua County	2 BR	2020	1082	1074	1082	1085	1089	1086	1086	1088	1083	1076	1070	1069	1069	-0.01
Alachua County	2 BR	2021	1103	1105	1120	1103	1125	1148	1177	1201	1220	1243	1256	1259	1259	0.08
Alachua County	2 BR	2022	1248	1261	1277	1313	1330	1366	1356	1336	1289	1275	1269	1281	1281	0.15
Alachua County	2 BR	2023	1281	1285	1284	1290	1299	1309	1315	1320	1307	1291	1254	1233	1233	-0.03
Alachua County	2 BR	2024	1212	1221	1234	1243	1243	1242	1255	1263	1257	-	-	-	-	-0.05
Alachua County	Overall	2017	873	899	908	929	925	933	952	947	940	933	934	961	961	-
Alachua County	Overall	2018	942	923	914	941	972	981	979	995	1005	1013	1008	1003	1003	0.03
Alachua County	Overall	2019	1014	1029	1040	1049	1046	1054	1050	1055	1051	1052	1050	1044	1044	0.07
Alachua County	Overall	2020	1039	1032	1039	1042	1046	1043	1043	1045	1040	1033	1028	1027	1027	-0.01
Alachua County	Overall	2021	1059	1062	1076	1060	1080	1103	1130	1153	1172	1193	1206	1209	1209	0.08
Alachua County	Overall	2022	1199	1211	1227	1261	1278	1312	1303	1283	1238	1224	1219	1231	1231	0.15
Alachua County	Overall	2023	1230	1234	1233	1239	1248	1258	1263	1268	1255	1240	1204	1184	1184	-0.03
Alachua County	Overall	2024	1164	1173	1185	1194	1194	1193	1205	1213	1208	-	-	-	-	-0.05

Form 1040 U.S. Individual Income Tax Return 2023

Department of the Treasury-Internal Revenue Service

OMB No. 1545-0074

IRS Use Only-Do not write or staple in this space.

For the year Jan. 1-Dec. 31, 2023, or other tax year beginning, 2023, ending

See separate instructions.

Your first name and middle initial: ROBERT A; Last name: MITCHELL; Your social security number: XXX-XX-XXXX

If joint return, spouse's first name and middle initial: WENDY; Last name: REED MITCHELL; Spouse's social security number: XXX-XX-XXXX

Home address (number and street): 1462 NW 170TH STREET; Apt. no.:

City, town, or post office: GAINESVILLE; State: FL; ZIP code: 32606

Foreign country name: Foreign province/state/county: Foreign postal code: Presidential Election Campaign: You Spouse

Filing Status: [X] Married filing jointly (even if only one had income); [] Single; [] Head of household (HOH); [] Married filing separately (MFS); [] Qualifying surviving spouse (QSS)

Digital Assets: At any time during 2023, did you: (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? [] Yes [X] No

Standard Deduction: Someone can claim: [] You as a dependent [] Your spouse as a dependent [] Spouse itemizes on a separate return or you were a dual-status alien

Age/Blindness: You: [X] Were born before January 2, 1959 [] Are blind; Spouse: [] Was born before January 2, 1959 [] Is blind

Table with 6 columns: (1) First name, Last name, (2) Social security number, (3) Relationship to you, (4) Check if qualifies for (see instructions): Child tax credit, Credit for other dependents. Row 1: LOGAN, REED, XXX-XX-XXXX, SON, [], [X]

Income section table with rows 1a through 1i. 1a Total amount from Form(s) W-2, box 1: 100,001. 1z Add lines 1a through 1h: 100,001.

Income section table with rows 2a through 15. 2a Tax-exempt interest: 29,404. 2b Taxable interest: 383,676. 15 Subtract line 14 from line 11. This is your taxable income: 299,510.

Tax and Credits	16	Tax (see instructions). Check if any from Form(s): 1 <input type="checkbox"/> 8814 2 <input type="checkbox"/> 4972 3 <input type="checkbox"/> _____ . . .	16	51,329
	17	Amount from Schedule 2, line 3	17	0
	18	Add lines 16 and 17	18	51,329
	19	Child tax credit or credit for other dependents from Schedule 8812	19	500
	20	Amount from Schedule 3, line 8	20	
	21	Add lines 19 and 20	21	500
	22	Subtract line 21 from line 18. If zero or less, enter -0-	22	50,829
	23	Other taxes, including self-employment tax, from Schedule 2, line 21	23	2,991
24	Add lines 22 and 23. This is your total tax	24	53,820	

Payments	25	Federal income tax withheld from:		
	a	Form(s) W-2	25a	12,146
	b	Form(s) 1099	25b	
	c	Other forms (see instructions)	25c	
	d	Add lines 25a through 25c	25d	12,146
	26	2023 estimated tax payments and amount applied from 2022 return	26	123,900
	27	Earned income credit (EIC)	27	
	28	Additional child tax credit from Schedule 8812	28	
	29	American opportunity credit from Form 8863, line 8	29	
	30	Reserved for future use	30	
31	Amount from Schedule 3, line 15	31	0	
32	Add lines 27, 28, 29, and 31. These are your total other payments and refundable credits	32	0	
33	Add lines 25d, 26, and 32. These are your total payments	33	136,046	

If you have a qualifying child, attach Sch. EIC.

Refund	34	If line 33 is more than line 24, subtract line 24 from line 33. This is the amount you overpaid	34	82,226
	35a	Amount of line 34 you want refunded to you . If Form 8888 is attached, check here <input type="checkbox"/>	35a	0
	b	Routing number _____	c Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings	
	d	Account number _____		
36	Amount of line 34 you want applied to your 2024 estimated tax	36	82,226	

Amount You Owe	37	Subtract line 33 from line 24. This is the amount you owe . For details on how to pay, go to www.irs.gov/Payments or see instructions	37	0
	38	Estimated tax penalty (see instructions)	38	

Third Party Designee Do you want to allow another person to discuss this return with the IRS? See instructions **Yes. Complete below.** **No**

Designee's name _____ Phone no. _____ Personal identification number (PIN) _____

Sign Here Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Joint return? See instructions. Keep a copy for your records.	Your signature 06064	Date 03-21-2024	Your occupation REAL ESTATE	If the IRS sent you an Identity Protection PIN, enter it here (see inst.) _____
	Spouse's signature. If a joint return, both must sign. 74002	Date 03-21-2024	Spouse's occupation REAL ESTATE	If the IRS sent your spouse an Identity Protection PIN, enter it here (see inst.) _____
	Phone no. 352-374-8579	Email address BOB@MITCHELLREALTYGAINESVILLE.COM		

Paid Preparer Use Only

Preparer's signature Joseph Susi	Date 03-29-2024	PTIN XXXXXXXXXX	Check if: <input type="checkbox"/> Self-employed
Preparer's name Joseph Susi	Phone no. 727-388-4333		
Firm's name Joseph L Susi CPA PA			
Firm's address 2959 1st Ave N Saint Petersburg, FL 33713	Firm's EIN 01-0914512		

PERSONAL FINANCIAL STATEMENT (4 pages)

CONTACT YOUR REPRESENTATIVE AT ~~GRAND RAPIDS STATE BANK~~
IF YOU HAVE ANY QUESTIONS REGARDING THE COMPLETION OF THIS FORM

YOU MAY APPLY FOR A CREDIT EXTENSION OR FINANCIAL ACCOMMODATION INDIVIDUALLY OR JOINTLY WITH A CO-APPLICANT. THIS STATEMENT AND ANY APPLICABLE SUPPORTING SCHEDULES MAY BE COMPLETED JOINTLY BY BOTH MARRIED AND UNMARRIED CO-APPLICANTS IF THEIR ASSETS AND LIABILITIES ARE SUFFICIENTLY JOINED SO THAT THE STATEMENT CAN BE MEANINGFULLY AND FAIRLY PRESENTED ON A COMBINED BASIS; OTHERWISE SEPARATE STATEMENTS AND SCHEDULES ARE REQUIRED.

APPLICANT

NAME Robert A. Mitchell SOCIAL SECURITY # 296-50-0731

ADDRESS 1462 NW 170 St. Newberry FL 32669

TELEPHONE NUMBER _____ DATE OF BIRTH 1-13-54

PRESENT EMPLOYER Mitchell Realty - Self POSITION owner/Brother

ADDRESS 2833 NW 41st St, Suite 130, Gainesville, FL 32606

CO-APPLICANT

NAME Wendy Reed-Mitchell SOCIAL SECURITY # 589-09-5006

ADDRESS 1462 NW 170th St., Newberry, FL 32669

TELEPHONE NUMBER 352538-6399 DATE OF BIRTH 9-24-68

PRESENT EMPLOYER Mitchell Realty Services POSITION owner/Brother

ADDRESS 2833 NW 41st Street, Suite 130, Gainesville, FL 32606

DATE OF VALUATION 1-17-24 *Round all amounts to the nearest \$100
*Attach separate sheet if you need more space to complete detail schedule

ASSETS	AMOUNT	LIABILITIES	AMOUNT
Cash in this Bank		Notes Payable Banks (Schedule 7)	
Cash in Other Banks (Detail) <u>Renasant</u>	<u>300,000</u>	Notes Payable Others (Schedule 7)	
<u>South Trust</u>	<u>175,000</u>	Installment Contracts Payable (Schedule 7)	
<u>TD</u>	<u>60,000</u>	Due Dept. Store Credit Cards & Others	
Due from Friends, Relatives & Others (Sched 1)		Income Taxes Payable	
Mortgage & Contracts for Deed Owned (Sched 2)	<u>3,760,000</u>	Other Taxes Payable	
Securities Owned (Schedule 3)		Loans on Life Insurance (Schedule 4)	
Cash Surrender Value of Life Insur. (Sched 4)			
Homestead (Schedule 5)	<u>3,195,000</u>		

Please Continue on to Next Page

Other Real Estate Owned (Schedule 5)		Mortgage on Homestead (Schedule 6)	525,000
Automobiles 2016 Mini 5550	40,000	Mortgage or Liens on Other Real Estate	
2013 E350	10,000	Owned (Schedule 6)	
2020 Ford Expedition	50,000		
Personal Property 2022 Ford Range	35,000	Other Liabilities (Detail)	
Homestead belongings	50,000		
Jewelry	50,000		
Other Assets (Detail)			
Heavy Equipment	150,000		
		TOTAL LIABILITIES	
		Net Worth (Total Assets Less Total Liabilities)	
TOTAL	385,000	TOTAL	525,000

ANNUAL INCOME	APPLICANT	CO-APPLICANT	CONTINGENT LIABILITIES
Salary		100,000	As Endorser
Commissions	80,000		As Guarantor
Dividends			Lawsuits
Interest			For Taxes
Rentals	6600/month		Other (Detail)
Alimony, child support or maintenance (you need not show this unless you wish us to consider it).			
Other			Check here if "None"
TOTAL INCOME	159,200	100,000	TOTAL CONTINGENT LIABILITIES
			0

SCHEDULE 1 DUE FROM FRIENDS, RELATIVES & OTHERS					
Name of Debtor	Owed To	Collateral	How Payable	Maturity Date	Unpaid Balance
Shenanon	Mitchell	Real Estate	\$ 7100 per month	2048	1,300,000
McKraw	Mitchell	Real Estate	\$ 5833 per month	2030	700,000
Jennings	Mitchell	Real Estate	\$ 3750 per month	2030	465,000
				TOTAL	2,465,000

SCHEDULE 2 MORTGAGE AND CONTRACTS FOR DEED OWNED					
Name of Debtor	Type of Property	1st or 2nd Lien	Owed To	How Payable	Unpaid Balance
Cameron	residential	1st	Mitchell	\$ 1100 per month	135,000
Statz	residential	1st	Mitchell	\$ 5,000 per month	600,000
Mobley	residential	1st	Mitchell	\$ 2400 per month	225,000 -
Gowen	residential	1st	Mitchell	\$ 1906 per month	335,000
Long	residential	1st	Mitchell	\$ 870 month	135,000
				TOTAL	1,295,000

Please Continue to Next Page					
				Total	3,760,000

SCHEDULE 3 SECURITIES OWNED

No. Shares or Bond Amount	Description	In Whose Name(s) Registered	Cost	Present Market Value	L-Listed U-Unlisted
TOTAL					

SCHEDULE 4 LIFE INSURANCE

Insured	Insurance Company	Beneficiary	Face Value of Policy	Cash Value	Loans
TOTAL					

SCHEDULE 5 REAL ESTATE

Address and Type of Property	Title in Name(s) of	Monthly Income	Cost Year Acquired	Present Market Value	Amount of Insurance
Homestead	Robert Wendy Mitchell	Pvt Residence	\$ 700,000	1,400,000	600,000
1462 NW 170 St.	Nunberg Jr 32669		Year		
2929 W University Ave	Robert & Wendy Mitchell	3,000	\$ 215,000	400,000	
Gannett FL			Year 2006		
3819 NE 13 St	Robert A. Mitchell	1300	\$ 57,000	245,000	
Gannett FL	Trustee		Year 2020		
8330 SW 24 Pl	Robert A. Mitchell	2300	\$ 150,000	375,000	
Gannett FL	Trustee		Year 1995		
2833 NW 41 St #130	Robert & Wendy Mitchell	Pvt. Office	\$ 226,000	375,000	
Gannett FL			Year 2021		
TOTAL					3,195,000

SCHEDULE 6 MORTGAGES OR LIENS ON REAL ESTATE

To Whom Payable	How Payable	Interest Rate	Maturity Date	Unpaid Balance
Mortgage Lenders	\$ 5289. per month	2.5%	2049	525,000
	\$ per		2037	
	\$ per			
	\$ per			
	\$ per			

Please Continue on to Next Page

SCHEDULE 7 NOTES PAYABLE BANKS & OTHERS AND INSTALLMENT CONTRACTS PAYABLE

To Whom Payable	Address	Collateral or Unsecured	How Payable	Unpaid Balance
Mortgage Lenders		Homestead	5789/month	525,000

	APPLICANT	CO-APPLICANT
Have you ever gone through bankruptcy or had a judgment against you?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are any assets pledged or debts secured except as shown?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have you made a will?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of Dependents (If "None" check None)	<input type="checkbox"/> None <input checked="" type="checkbox"/> 1	<input type="checkbox"/> None <input checked="" type="checkbox"/> 1
Marital Status (answer only if this financial statement is provided in connection with a request for secured credit or applicant is seeking a joint account with spouse.)	<input checked="" type="checkbox"/> Married	<input checked="" type="checkbox"/> Married
	<input type="checkbox"/> Separated	<input type="checkbox"/> Separated
	<input type="checkbox"/> Unmarried (Unmarried includes single, divorced, widowed)	<input type="checkbox"/> Unmarried (Unmarried includes single, divorced, widowed)

The foregoing statement, submitted for the purpose of obtaining credit, is true and correct in every detail and fairly shows my/our financial condition at the time indicated. I/we will give you prompt written notice of any subsequent substantial change in such financial condition occurring before discharge of my/our obligations to you. I/we understand that you will retain this personal financial statement whether or not you approve the credit in connection with which it is submitted. You are authorized to check my/our credit and employment history or any other information contained herein.

THE UNDERSIGNED CERTIFY THAT THE INFORMATION CONTAINED ON THIS FORM HAS BEEN CAREFULLY REVIEWED AND THAT IT IS TRUE AND CORRECT IN ALL RESPECTS.

<p>1-17-24</p> <hr/> <p>DATE</p>	<p><i>Wendy Reel</i></p> <hr/> <p>YOUR SIGNATURE</p>
<p>1-17-24</p> <hr/> <p>DATE</p>	<p><i>Wendy Reel</i></p> <hr/> <p>CO-APPLICANT SIGNATURE (If you are requesting the financial accommodation jointly)</p>

Please mail or return the form to:
 Grand Rapids State Bank
 523 NW 1st Avenue
 Grand Rapids, MN 55744

PERSONAL FINANCIAL STATEMENT (4 pages)

CONTACT YOUR REPRESENTATIVE AT ~~████████████████████~~
IF YOU HAVE ANY QUESTIONS REGARDING THE COMPLETION OF THIS FORM

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APPLICANT

NAME <i>Robert A. Mitchell</i>	SOCIAL SECURITY # <i>296-50-0731</i>
ADDRESS <i>1462 NW 170 St. Newberry FL 32669</i>	
TELEPHONE NUMBER	DATE OF BIRTH <i>1-13-54</i>
PRESENT EMPLOYER <i>Mitchell Realty - Self</i>	POSITION <i>owner/brother</i>
ADDRESS <i>2833 NW 41st St, Suite 130, Gainesville, FL 32606</i>	

CO-APPLICANT

NAME <i>Wendy Reed-Mitchell</i>	SOCIAL SECURITY # <i>589-09-5006</i>
ADDRESS <i>1462 NW 170th St., Newberry, FL 32669</i>	
TELEPHONE NUMBER <i>352538-6399</i>	DATE OF BIRTH <i>9-24-68</i>
PRESENT EMPLOYER <i>Mitchell Realty Services</i>	POSITION <i>owner/brother</i>
ADDRESS <i>2833 NW 41st Street, Suite 130, Gainesville, FL 32606</i>	

DATE OF VALUATION *1-17-24*

*Round all amounts to the nearest \$100

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ASSETS	AMOUNT	LIABILITIES	AMOUNT
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Cash in Other Banks (Detail) <i>Renaissance</i>	<i>300,000</i>	Notes Payable Others (Schedule 7)	
<i>South Trust</i>	<i>175,000</i>	Installment Contracts Payable (Schedule 7)	
<i>TD</i>	<i>60,000</i>	Due Dept. Store Credit Cards & Others	
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Please Continue on to Next Page

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Interest			For Taxes
Rentals	6600/month		Other (Detail)
Alimony, child support or maintenance (you need not show this unless you wish us to consider it).			
Other			Check here if "None"
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				TOTAL	1,295,000

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3,760,000

SCHEDULE 7 NOTES PAYABLE BANKS & OTHERS AND INSTALLMENT CONTRACTS PAYABLE

To Whom Payable	Address	Collateral or Unsecured	How Payable	Unpaid Balance
Mortgage Lenders		Homestead	5189/month	525,000

	APPLICANT	CO-APPLICANT
Have you ever gone through bankruptcy or had a judgment against you?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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	<input type="checkbox"/> Separated	<input type="checkbox"/> Separated
	<input type="checkbox"/> Unmarried (Unmarried includes single, divorced, widowed)	<input type="checkbox"/> Unmarried (Unmarried includes single, divorced, widowed)

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1-17-24
DATE

Wendy Reel
YOUR SIGNATURE

1-17-24
DATE

Wendy Reel
CO-APPLICANT SIGNATURE (If you are requesting the financial accommodation jointly)

Please mail or return the form to:
Grand Rapids State Bank
523 NW 1st Avenue
Grand Rapids, MN 55744

Staff for Mitchell Realty Services, Inc

Name	Title
Robert A. Mitchell	Owner
Wendy Reed-Mitchell	Owner
Justin Nelson	Property Manager
Chase Carnes	Maintenance Technician

March 2, 2023

City of Gainesville

Re: Robert Mitchell

I have known Robert "Bob" Mitchell for approximately 25 years. During my banking career, I was Mr. Mitchell's banker for about 20 years. During that time I loaned Mr Mitchell and his company several millions of dollars. He always handled all of his banking matters in an exemplary manner.

Mr. Mitchell is a highly ethical businessman and has the same high personal ethics.

I can recommend him without hesitation.

Should you need any additional information please do not hesitate to contact me at: bcame12@gmail.com or 352-359-0216.

Sincerely,

A handwritten signature in cursive script that reads "Robert Cameron". The signature is written in black ink and is positioned below the word "Sincerely,".

Robert Cameron



March 2, 2023

City of Gainesville
Gainesville, Florida
Via email delivery

Re: Reference- Robert Mitchell

To Whom It May Concern:

I have had the pleasure to be acquainted with, and do business with, Mr. Mitchell for over 30 years. Bob's expertise as a Realtor, Landlord, Property owner and the ability to maintain and transform properties is unparalleled. I have been a Community Banker in Gainesville for forty (40) years and value Bob's integrity and business acumen. He is an asset to this community and a man of his word.

If you have the opportunity to do business with Bob I highly recommend him.

Best Regards,

A handwritten signature in black ink, appearing to read 'Bob Page', written over a faint circular stamp or watermark.

Bob Page
Senior Vice President
SouthState Bank
(352) 333-6517

LOCAL MARKET LEADERSHIP | LONG TERM HORIZON | REMARKABLE EXPERIENCES |
MEANINGFUL AND LASTING RELATIONSHIPS | GREATER PURPOSE



March 2, 2023

To Whom It May Concern:

Robert A. Mitchell and Wendy Mitchell are valued customers of Renasant Bank. Attached are screen shots from our deposit system with partial account numbers that exhibit \$500,000+ in deposits.

Over the past 25 + years as a local banker I have loaned the Mitchells over \$3 million which has all been paid back in a satisfactory manner. Renasant Bank would welcome an opportunity to provide the Mitchells or an entity controlled by the Mitchells with funding for an affordable housing project. We would like to be of assistance if possible.

Let me know if you need any other information regarding this well thought of and sought after banking customer.



Sincerely,

A handwritten signature in black ink that reads "David C. Wilson".

David C. Wilson

David Wilson
Gainesville Market President
NMLS# 1242418
O: 352.224.1904
C: 352.359.4222
F: 352.224.1902
David.Wilson@renasant.com
4373 W Newberry Road
Gainesville, FL 32607
renasantbank.com



June 27, 2023

Mr. Robert Mitchell & Ms. Wendy Reed-Mitchell
2833 NW 41st St, Ste., 130
Gainesville, FL 32606

RE: GRU Easement
Tax Parcel No: 11233-001-000

Dear Mr. & Ms. Mitchell:

Enclosed please find a copy of the above-referenced easement document dated 2/15/2023, recorded on 3/6/2023 in OR Book 5074, page 1382 of the Public Records of Alachua County, Florida. This easement was necessary for the installation, operation and maintenance of public utility serving East University Ave (University Cottages DB-20-00119).

We appreciate your cooperation and assistance in our efforts to provide safe and reliable utility service to our customers. If you have any questions or if I can be of assistance to you in the future, please contact me at the number listed below.

Sincerely,

JoAnn Hutcherson
Operations Assistant

Enclosure