

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Todd Mathes
Benderson Development
7978 Cooper Creek Blvd, University Park, FL 34201

Phone 941-360-7266

Email Address ttn@benderson.com

Proposed Use Shopping center and grocery store

Property Owner (Name & Mailing Address)

7978 CCB 34, LLC, a Florida limited liability company
7978 Cooper Creek Blvd, University Park, FL 34201

Phone 941-359-8303

Email Address _____

Contact Person (Name & Mailing Address)

Julie Daniel, Paralegal
Benderson Development
7978 Cooper Creek Blvd, University Park, FL 34201

Phone 941-360-7253

Email Address jrd@benderson.com

Tax Parcel Number 10100 000156B and 10100 000156C

Location Address 3715 Wahoo Falls Trace and Price Road, Gainesville, GA

Status of Applicant

☐ Owner

☐ Option to Purchase

☐ Area Resident

☒ Other

Zoning: _____

Acreage _____

Requested Action

Permissive Use:

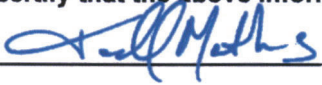
☐ HCPC ☐ HCC

Fee: \$ _____

Receipt #: _____

Check #: _____

I hereby certify that the above information and all attached information are true and correct.

Sign  Date: 1/6/25

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) 7978 CCB 34, LLC, a Florida limited liability company

Address 7978 Cooper Creek Blvd, University Park, FL 34201

Phone Number 941-359-8303

Name of applicant(s) Todd Mathes

Address 7978 Cooper Creek Blvd, University Park, FL 34201

Phone Number 941-360-7266

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) 

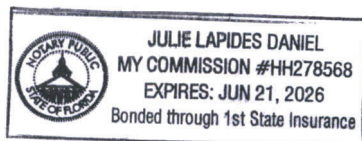
Personally appeared before me 

Stephen C. Scalione, as Manager

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Julie Lapidés Daniel
Notary Public

1/17/25
Date





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
7978 CCB 34, LLC

Filing Information

Document Number	L21000401870
FEI/EIN Number	93-1767139
Date Filed	09/10/2021
State	FL
Status	ACTIVE

Principal Address

7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Mailing Address

7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Registered Agent Name & Address

GAYTON, ALICIA H
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Authorized Person(s) Detail

Name & Address

Title MGR

BALDAUF, DAVID H
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Title MGR

BENDERSON, SHAUN
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Title MGR

SCALIONE, STEPHEN C
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2023	04/24/2023
2024	04/15/2024

Document Images

04/15/2024 -- ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
09/10/2021 -- Florida Limited Liability	View image in PDF format

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not X _____

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: _____

Date: 1/17/25

Applicant's/Owner's Name (Printed): Stephen C. Scalione, as Manager

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Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Todd Mathes

Date: 1/6/25

Applicant's/Owner's Name (Printed): Todd Mathes