

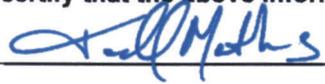
PLANNING AND DEVELOPMENT DEPARTMENT  
 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504  
 MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503  
 t: 770-531-6809 | f: 770-531-3902



**CONDITIONAL USE APPLICATION**

<b>Applicant (Name &amp; Mailing Address)</b> <u>Todd Mathes</u> <u>Benderson Development</u> <u>7978 Cooper Creek Blvd, University Park, FL 34201</u> <hr/> Phone <u>941-360-7266</u> Email Address <u>tmm@benderson.com</u> Proposed Use <u>Shopping center and grocery store</u>	<b>Property Owner (Name &amp; Mailing Address)</b> <u>7978 CCB 34, LLC, a Florida limited liability company</u> <u>7978 Cooper Creek Blvd, University Park, FL 34201</u> <hr/> Phone <u>941-359-8303</u> Email Address _____
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<b>Contact Person (Name &amp; Mailing Address)</b> <u>Julie Daniel, Paralegal</u> <u>Benderson Development</u> <u>7978 Cooper Creek Blvd, University Park, FL 34201</u> <hr/> Phone <u>941-360-7253</u> Email Address <u>jrd@benderson.com</u> Tax Parcel Number <u>10100 000156B and 10100 000156C</u> Location Address <u>3715 Wahoo Falls Trace and Price Road, Gainesville, GA</u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><b>Status of Applicant</b></td> <td style="width: 70%;"><b>Requested Action</b></td> </tr> <tr> <td><input type="checkbox"/> Owner</td> <td>Permissive Use:</td> </tr> <tr> <td><input type="checkbox"/> Option to Purchase</td> <td><input type="checkbox"/> HCPC    <input type="checkbox"/> HCC</td> </tr> <tr> <td><input type="checkbox"/> Area Resident</td> <td>Fee: \$ _____</td> </tr> <tr> <td><input checked="" type="checkbox"/> Other</td> <td>Receipt #: _____</td> </tr> <tr> <td>Zoning: _____</td> <td>Check #: _____</td> </tr> <tr> <td>Acreage _____</td> <td></td> </tr> </table>	<b>Status of Applicant</b>	<b>Requested Action</b>	<input type="checkbox"/> Owner	Permissive Use:	<input type="checkbox"/> Option to Purchase	<input type="checkbox"/> HCPC <input type="checkbox"/> HCC	<input type="checkbox"/> Area Resident	Fee: \$ _____	<input checked="" type="checkbox"/> Other	Receipt #: _____	Zoning: _____	Check #: _____	Acreage _____	
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Acreage _____															

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

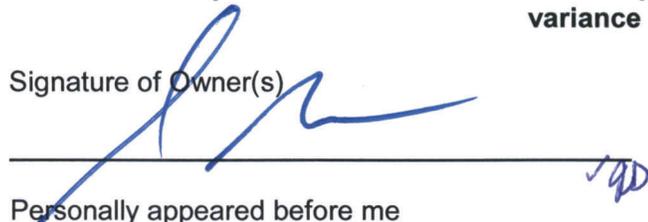
Address 7978 Cooper Creek Blvd, University Park, FL 34201

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)



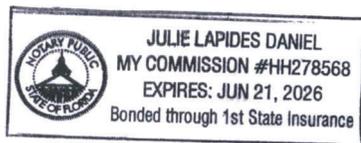
Personally appeared before me

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.

  
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

<b>Document Number</b>	L21000401870
<b>FEI/EIN Number</b>	93-1767139
<b>Date Filed</b>	09/10/2021
<b>State</b>	FL
<b>Status</b>	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**

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

**Document Images**

<a href="#">04/15/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/10/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

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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