



City of Gainesville
Department of Sustainable Development
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 27th, 2022
PROJECT NAME AND NUMBER: PB-21-00195 SUP 512 NW 13th St
APPLICATION TYPE: Special Use Permit
RECOMMENDATION: Approve with Conditions
CITY PROJECT CONTACT: Forrest Eddleton, Planner

APPLICATION INFORMATION:

Applicant: CHW Professional Consultants
Property Owner(s): 521 NW 13th Street LLC, RJ Karow, Issie Ann Lowe Trustee, Frank J. Jr. & Cynthia E. Stetz
Related Petition(s): PB-21-00194 SVA NW 12th Ter-NW 4th PI
Legislative History: N/A
Neighborhood Workshop: Yes, held on November 10th, 2021

SITE INFORMATION:

Address: 521 NW 13th Street, 505 NW 13th St., 421 & 423 NW 12th Dr., 428 NW 12th Ter., 1215 NW 5th Ave., 409 & 407 NW 12th Dr.
Parcel Number(s): 14091, 14092, 14093, 14023, 14024, 14048, 14022, 14050-000-000, and 14051-001-000
Acreage: 2.92 +/- acres
Existing Use(s): Commercial, Vacant Properties, Multi-family, Single-family structures
Land Use Designation(s): Urban Mixed-Use Office (UMU)
Zoning Designation(s): Urban 8 (U8), Urban 6 (U6)
Overlay District(s): University Heights North Historic District (Southernmost property)
Transportation Mobility Program Area (TMPA): Zone A



Figure 1: Location Map

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Retail Scooter Sales (Area 1), Multi-family Residential (Area 2)	Urban Mixed-Use (UMU)	Urban 6 (U6)
South	Vacant (Area 1), Multi-family/Single-family Residential	Urban Mixed-Use (UMU)	Urban 8 (U8) (Area 1), Urban 6 (U6) (Area 2)
East	Multi-family (Area 1), Single-Family Residential, Vacant (Area 2)	Urban Mixed-Use (UMU)	Urban 6 (U6)
West	Commercial/Gas Station (Area 1), Vacant, Drive-through Restaurant (Area 2)	Urban Mixed-Use (UMU)	Urban 6 (U6) (Area 1), Urban 8 (U8) (Area 2)

PURPOSE AND DESCRIPTION:

This petition is privately initiated by 521 NW 13th Street LLC, the property owner, on behalf of the property owners listed above. Urban Mixed-Use (UMU) designated properties are permitted to have up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit as outlined by Future Land Use Policy 4.1.1. This request is for a Special Use Permit, to allow the maximum units per acre allowed by Urban 8 (U8) and Urban 6 (U6) zoning. Area 1 (see Figure 1) is requesting 80 units per acre and Area 2 is requesting 60 units per acre. The requested additional density is to facilitate the construction of a multi-family residential development.

This proposal has been submitted in conjunction with petition PB-21-00195 SVA NW 12th Ter-NW 4th PI ROW Vacation. If granted, the ROW Vacation will remove NW 12th Ter and extend NW 4th

Place westward to connect to NW 12th Dr. The associated development project will include 3 buildings, including a parking garage, at the 5-story maximum height allowed by the Land Development Code. A smaller residential building is also proposed for the area south of NW 4th Pl. See Appendix A and the attached Justification Report for additional design details.

STAFF ANALYSIS AND RECOMMENDATION:

The staff recommendation is based on the review criteria for Special Use Permit stated in Section 30-3.24. in the Land Development Code. No special use permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The following review criteria are stated below:

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.
- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.
- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.
- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

ANALYSIS

A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

The proposed additional density, 60 units per acre on U6 zoned properties and 80 units per acre on U8 zoned properties, is consistent with the Comprehensive Plan and the Land Development Code under the Comprehensive Plan Future Land Use Element

Policy 4.1.1:

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use category allows residential, office retail as serve uses either as stoned-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use Permit as specified in the Land Development regulations. Maximum building height shall range between 4 to 5 stories, depending up on the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a heigh bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

The request for additional density and the associated proposed project meets the intent and description of the Urban Mixed-Use category. Any proposed development will be required

to be processed through Development Review at which time the design criteria, landscaping, and final pedestrian and vehicular access will be review for Land Development Code compliance.

If granted, the request will also facilitate redevelopment that will meet the criteria of Policy 10.1.3 and 10.1.4 of the Transportation Mobility Element (Appendix B) that encourage infill development near the University of Florida. Redevelopment of the site will align with existing development patterns along NW 13th Street and will promote bringing the existing vehicular and pedestrian facilities up to current code requirements.

B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

The proposed use and development associated with the request for additional density is compatible with the existing land use pattern as described by the Urban Mixed-Use land use category. The ultimate compatibility will be regulated by requirements of the Land Development Code that include scale, height, mass, design, intensity, and character of activity.

The applicant has also developed designs to address and mitigate impacts to the nearby University Heights North Historic District. The southernmost portion of the project area is within 100ft of the district and therefore subject to height restrictions and the applicant has presented proposed designs that reflect adherence to this restriction. In addition, while the subject properties are not directly within the historic district, and therefore not subject to the design requirements of the overlay, the applicant has worked directly with staff to develop architectural designs of the southernmost building to directly reflect elements and character of the historic district.

C. The proposed use will not adversely affect the health, safety, and welfare of the public.

The requested increase in density will not adversely affect the health safety, and welfare of the public. Redevelopment of the site will bring existing facilities up to current, safer standards. The proposed parking structure associated with the redevelopment will provide

vehicular parking for both buildings. Access to the structure is proposed to but be consolidated into one point. The reduction in curb-cuts and driveways and the increase in pedestrian and multi-modal options will provide positive benefits to the public. In addition, access to the structure will be on NW 6th Ave., as required by LDC Sec. 30-4.15(B)(3). This right-of-way will be brought up to current transect zone design standards for frontages and sidewalks and will largely locate vehicular use and traffic impacts closer to NW 13th Street and the northwest of the project area.

D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

Final designs of ingress and egress to the property will be reviewed for compliance during Development Review. As currently proposed, The proposed parking structure associated with the redevelopment will provide vehicular parking for both buildings access to the structure will be consolidated into one point. This reduction in vehicular conflict points and overall redevelopment of the site will provide safe and convenient mobility options to the site and surrounding properties.

E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

The reduction in curb-cuts and driveways and the increase in pedestrian and multi-modal options will provide positive benefits to the public. In addition, access to the structure will be on NW 6th Ave., as required by LDC Sec. 30-4.15(B)(3). This right-of-way will be brought up to current transect zone design standards for frontages and sidewalks and will largely locate vehicular use and traffic impacts closer to NW 13th Street and the northwest of the project area and away from single-family residential use.

F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

Noise, glare, exterior lighting, and odor effects will not negatively impact surrounding properties. The above are regulated by the Land Development Code and will be reviewed for compliance during development review. Impacts to the historic district will be mitigated through the required height restrictions, the proposed architectural designs, and the

extension of NW 4th Pl. Increased vehicular traffic will be located away from the majority of surrounding properties and closer to NW 13th St.

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.**

Service and loading area design and location will be regulated and reviewed at the development review and building permit review stages. Designs will be reviewed for screening and location, particularly as they relate to the historic district and single-family properties during development review.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.**

Public utilities currently exist in and around the site. New development will provide underground connections. Connection points and locations will be determined during development review.

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.**

The applicant has provided several responses within their justification report to address screening and buffering:

1. Screening and buffering will be provided, in order to mitigate noise and visual impacts to surround existing property owners and residents.
2. Structured parking is internal to the proposed building and is lined with the building.
3. The courtyard on NW 4th Place will be screened with enhanced landscaping to increase compatibility with residential units to the south.
4. (The extension of NW 4th Pl) will also provide physical separation between the proposed new development and existing residential units.

J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

Surrounding properties share the same Urban Mixed-Use land use designation and are zoned Urban 6 and Urban 8. No surrounding properties are zoned for single-family and will not be adversely impacted by hours of operation.

K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

There are no special requirements for the request for additional density via a Special Use Permit set forth in the Land Development Code.

RECOMMENDATION

Staff recommends approval of PB-21-00195 SUP, with conditions:

1. Continue to work directly with Historic Preservation staff on final architectural designs.
2. Deviations from or omissions of items in Section I of this report during Development Review will require re-review of the SUP by the City Plan Board.

DRAFT MOTION FOR CONSIDERATION

I move to approve Petition PB-21-00195 SUP with conditions.

POST-APPROVAL REQUIREMENTS:

Development Review and Building Permit approval will be required following approval from the City Plan Board. Compliance with any special conditions established by the City Plan Board will be reviewed at these stages.

LIST OF APPENDICES:

Appendix A Application Documents

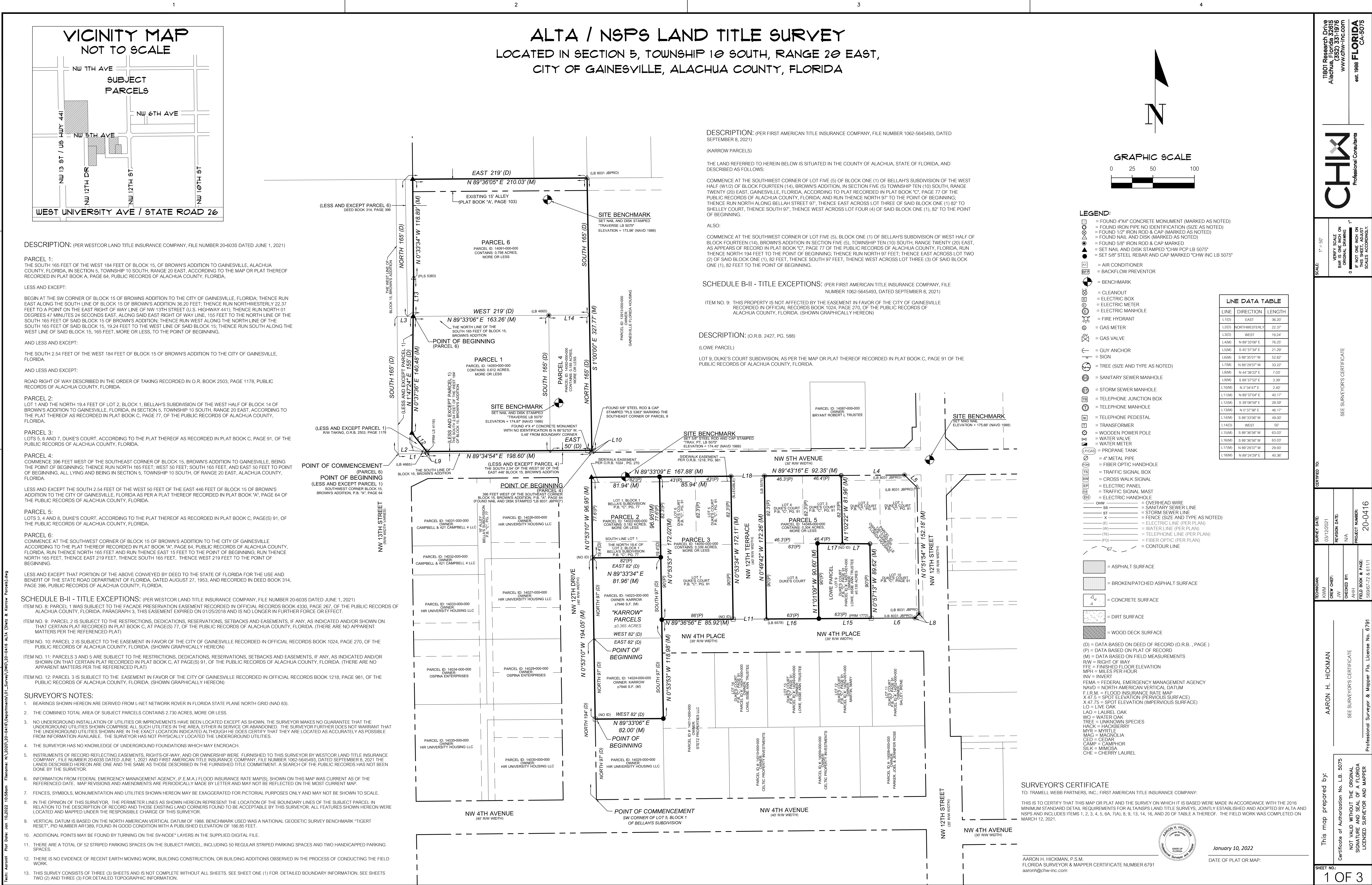
Appendix B Comprehensive Plan Goals, Objectives, and Policies

Appendix C Land Development Code Regulations

Appendix D Maps

Appendix A

Application Documents



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE DERIVED FROM L-NET NETWORK ROVER IN FLORIDA STATE PLANE NORTH GRID (NAD 83).
2. THE COMBINED TOTAL AREA OF PARCELS 1 THROUGH 3 & 6 THROUGH 8 IS 2.422 ACRES, MORE OR LESS.
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR BY WESTCOAST LAND TITLE INSURANCE COMPANY, FILE NUMBER 20-6035 DATED JUNE 1, 2021 AND FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 1062-6645493, DATED SEPTEMBER 8, 2021 THE LANDS DESCRIBED HEREON ARE ONE AND THE SAME AS THOSE DESCRIBED IN THE FURNISHED TITLE COMMITMENT. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
9. VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK "TIGERT RESET", PID NUMBER AR1389, FOUND IN GOOD CONDITION WITH A PUBLISHED ELEVATION OF 166.85 FEET.
10. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
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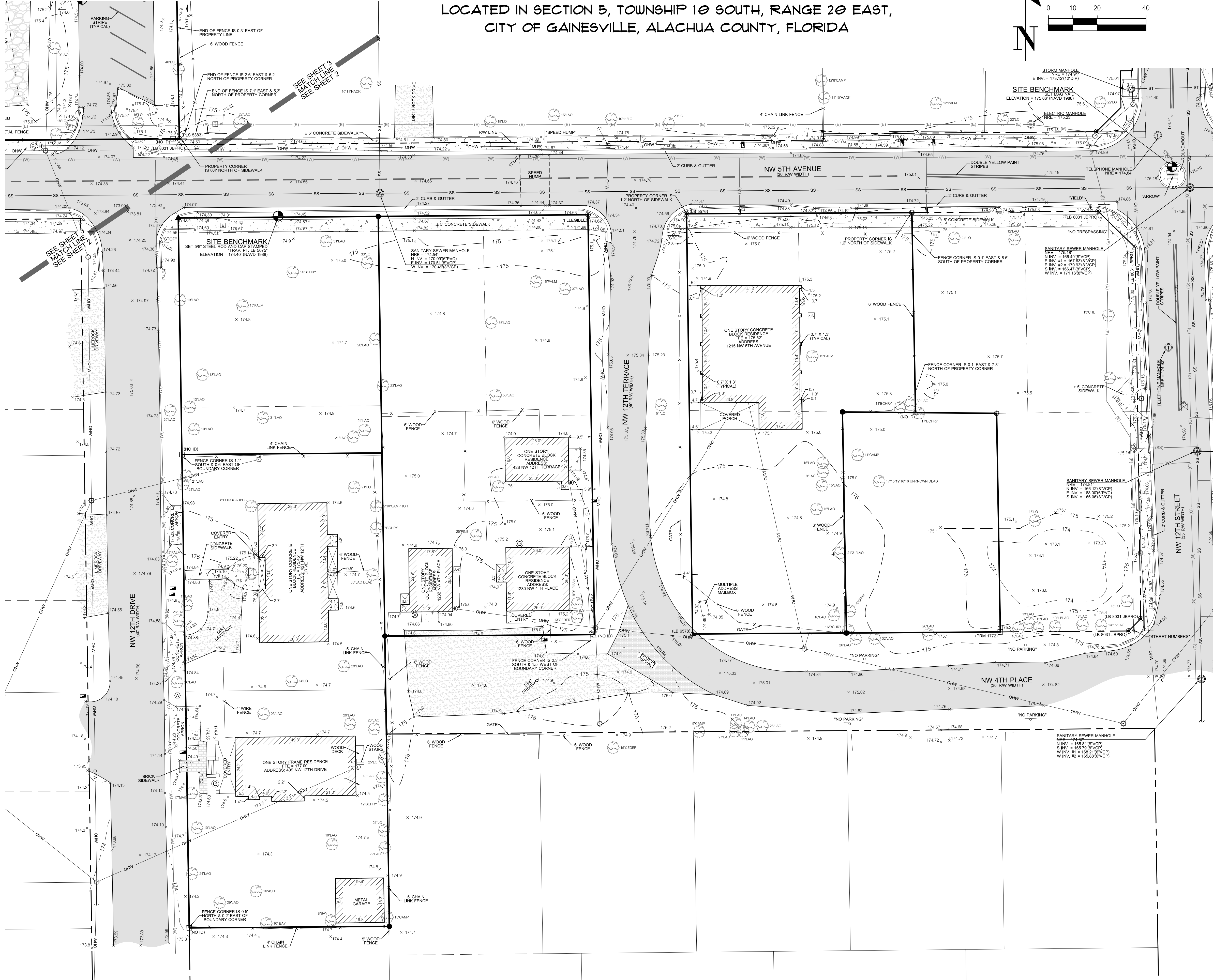
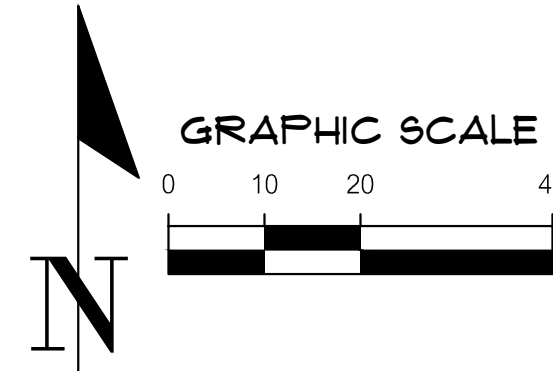
LEGEND:

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- MAG = MAGNOLIA
- CE = CEDAR
- CAMP = CAMPHOR
- SILK = MIMOSA
- CH = CHERRY LAUREL

ALTA / NSPS LAND TITLE SURVEY LOCATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

THIS MAP IS A COPY OF THE ORIGINAL SURVEY DRAWING. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHW INC. SCALES ACCORDING.

SEE SHEET ONE OF THREE

DATE	03/12/2021
REVISION	N/A
CHECKED BY	AHH
PROJECT NUMBER	20-0416
FIELD BOOK & PAGE	599/67-72 & 81/11

TECHNICAL
AARON H. HICKMAN
CHW CHIEF
JW
CHECKED BY
AHH

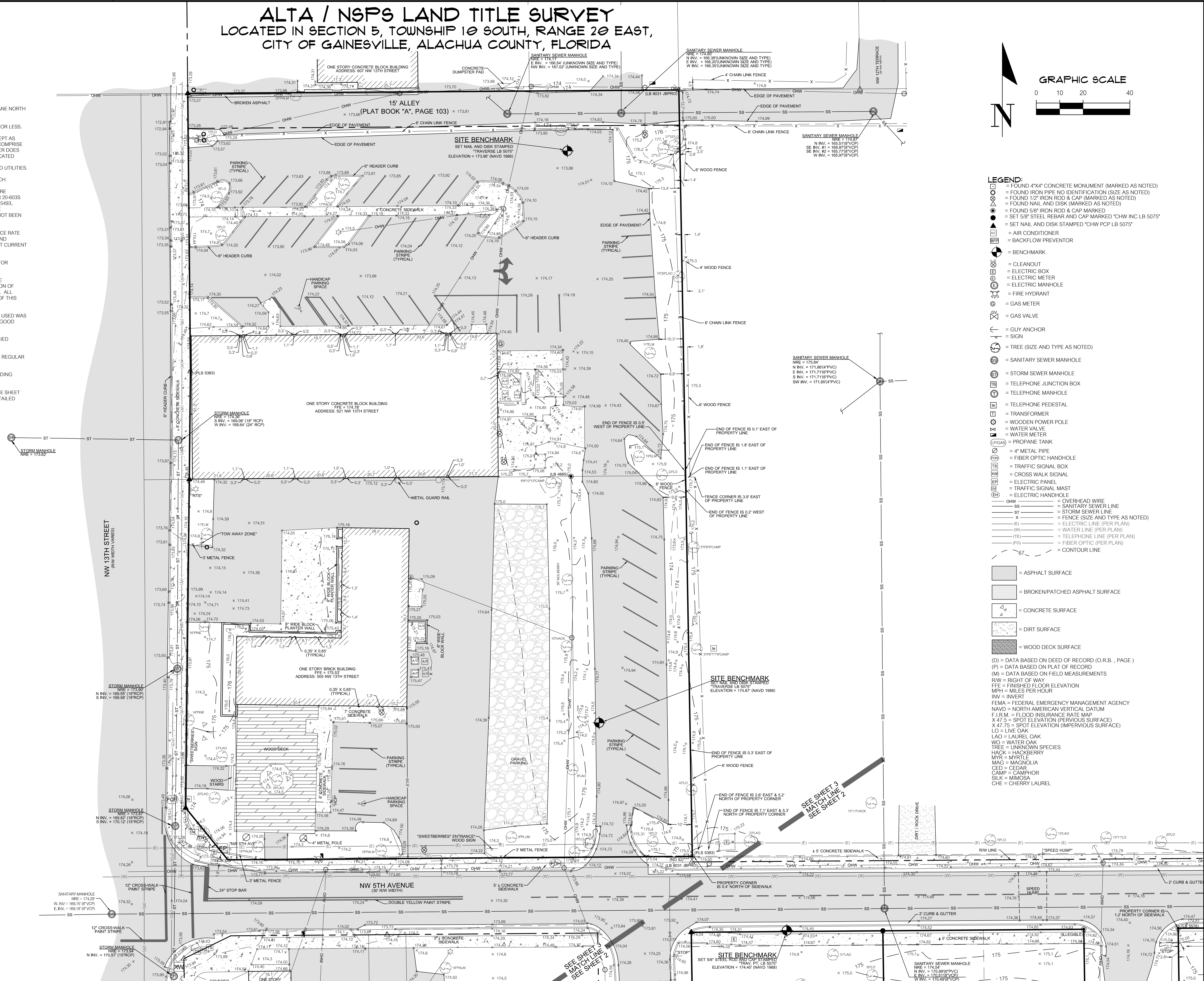
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AARON H. HICKMAN
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
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LICENSED SURVEYOR AND MAPPER

SHEET NO. 1
2 OF 3

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 - CEO = CEDAR
 - CAMP = CAMPHOR
 - SLK = MIMOSA
 - CHE = CHERRY LAUREL

1501 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

CHW
Professional Consultants

SCALE: 1" = 20'
THIS SCALE
BAR IS TO BE USED ON
ORIGINAL DRAWING
IF NOT ONE INCH OR
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SEE SHEET ONE OF THREE

DATE: 03/12/2021
REVISION DATE: N/A
PROJECT NUMBER: 20-0416
FIELD BOOK & PAGE: 599/67-72 & 81/11

Professional Surveyor & Mapper Fla. License No. 6791

THIS MAP PREPARED BY:
AARON H. HICKMAN
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 3 OF 3

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
 1st Step Mtg Date: _____ EZ Fee: \$ _____
 Tax Map No. _____ Receipt No. _____
Account No. 001-660-6680-3401 []
Account No. 001-660-6680-1124 (Enterprise Zone) []
Account No. 001-660-6680-1125 (Enterprise Zone Credit []


Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)
Name: 521 NW 13th Street LLC
Address: 201 NW 10th Avenue
Gainesville, FL 32601
Phone: Contact Agent Fax: _____
Owner's Signature: _____
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: CHW
Address: 11801 Research Drive
Alachua, FL 32615
Phone: 352-331-1976 Fax: _____

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: 521 NW 13th Street
Gainesville, FL 32601
Tax parcel no(s): 14091, 14093, 14092, 14022, 14023, 14024,
14050, 14048, 14051-1
Legal description (use separate sheet, if needed):
Attached

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant:  Date: 12 November 2021

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Policy 4.1.1 of the Comprehensive Plan
Future Land Use Element, City of Gainesville, to allow the following use:
Increased density up to 20 additional dwelling units per acre.

A preliminary site plan is is not required and is is not attached.

Existing zoning classification: U8 & U6 Existing land use designation: Urban Mixed-Use

Existing use of property: Restaurant, Vacant, Multi-Family & Single-Family Residential

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>U6</u>	<u>UMU</u>	<u>Stores/Warehouse/Distribution/Office/ NW 6th Ave ROW</u>
South	<u>U8/U6</u>	<u>UMU</u>	<u>Stores/Vacant/Commercial/MFR/SF</u>
East	<u>U6</u>	<u>UMU</u>	<u>Office/Single-Family</u>
West	<u>U8/U6</u>	<u>UMU</u>	<u>NW 13th St/ NW 12th Dr ROW</u>

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature:  Date: RESUBMITTED 11 January 2022
~~12 November 2021~~

Name of Owner (please print)	
Name:	<u>See attached list and Property</u>
Address:	<u>Owner Affidavits for signatures</u>
Phone:	Fax:
Owner's Signature:	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	

Reference: Chapter 30, Land Development Code
 City Code of Ordinances, Article VII, Division 5

PARCEL	OWNER NAME	ADDRESS	CITY	STATE	ZIP
14091-000-000; 14092-000-000; 14093-000-000	521 NW 13 TH STREET LLC	201 NW 10 TH PLACE	GAINESVILLE	FL	32601
14023-000-000; 14024-000-000	RJ KAROW	7008 SW 30 TH WAY	GAINESVILLE	FL	32608
14051-001-000	ISSIE ANN LOWE TRUSTEE	1900 SW 36 TH STREET	GAINESVILLE	FL	32607
14048-000-000	FRANK J JR. & CYNTHIA E STETZ	1922 W QUAIL MEADOW COURT	HERNANDO	FL	34442
14022-000-000; 14050-000-000	STETZ PROPERTIES LLC	201 NW 10 TH AVENUE	GAINESVILLE	FL	32601

Prepared by and return to:

Raymond M. Ivey, Esq.

Attorney at Law

Scruggs & Carmichael, P.A.

4041 N.W. 37th Place Suite B

Gainesville, FL 32606

352-374-4120 File Number: RMI 14-1652 STETZ

Doc Stamp-Deed: \$0.70



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THIS WARRANTY DEED, made and entered into on this 14th day of **November, 2014** between

GREG STETZ, an unmarried man ,

whose address is **6913 Kingston Drive, Lake Worth, FL 33462** , grantor(s)*, and

STETZ PROPERTIES, LLC, a Florida Limited Liability Company

whose address is **6913 Kingston Drive, Lake Worth, FL 33462** , grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Lot 1 and the North 19.4 feet of Lot 2, Block 1 of BELLAH'S SUBDIVISION OF THE WEST HALF OF BLOCK 14 OF BROWN'S ADDITION TO GAINESVILLE, FLORIDA, in Section 5, Township 10 South, Range 20 East, according to the Plat thereof as recorded in Plat Book C, Page 77, of the Public Records of Alachua County, Florida.

SUBJECT TO covenants, conditions, and restrictions of record, if any;

SUBJECT TO taxes subsequent to December 31, 2013;

TAX PARCEL #14022-000-000.

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

AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

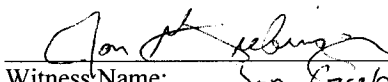
* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: RAYMOND M. IVEY

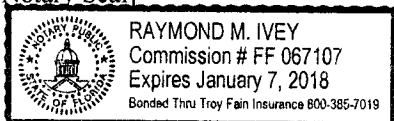

GREG STETZ

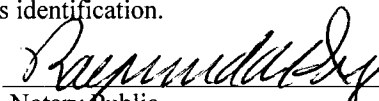

Witness Name: Son Grebinger

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of November, 2014 by GREG STETZ. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

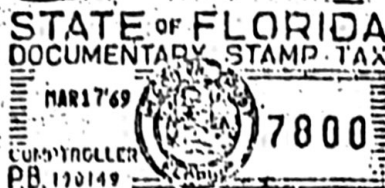



Notary Public

Printed Name: RAYMOND M. IVEY

My Commission Expires: _____

ALACHUA COUNTY



This instrument was prepared by:

Name E. Covington Johnston

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

CLAYTON, DUNCAN, JOHNSTON,
CLAYTON & QUINCEY
Commerce Bldg. — 226 South Main St.
GAINESVILLE, FLORIDA

This Indenture, Made this 1st day of March 19 69, Between
FORD L. PRESCOTT and wife LAURA K. PRESCOTT

of the County of Alachua, State of Florida, grantor*, and
ROBERT JACKSON KAROW, a single man

whose post office address is

of the County of Alachua, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

-----ONE AND NO/100 (\$1.00)----- Dollars,

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:

Commence at the Southwest corner of Lot Five (5) of Block One (1) of Bellah's Subdivision of the West Half (W $\frac{1}{2}$) of Block Fourteen (14), Brown's Addition, in Section Five (5) Township Ten (10) South, Range Twenty (20) East, Gainesville, Florida, according to plat recorded in Plat Book "C", page 77 of the public records of Alachua County, Florida; and run thence North 97' to the point of beginning; thence run North along Bellah Street 97', thence East across lot Three (3) of said Block One (1) 82' to Shelley Court, thence South 97', thence West across Lot Four (4) of said Block One (1), 82' to the point of beginning.

ALSO:

Commence at the Southwest corner of Lot Five (5), Block One (1) of Bellah's Subdivision of West Half of Block Fourteen (14), Brown's Addition in Section Five (5), Township Ten (10) South, Range Twenty (20) East, as appears of record in Plat Book "C", page 77 of the public records of Alachua County, Florida, run thence North 194 feet to the point of beginning; thence run North 97 feet; thence East across Lot Two (2) of said Block One (1), 82 feet, thence South 97 feet, thence West across Lot Three (3) of said Block One (1), 82 feet to the point of beginning.

Subject to taxes for the year 1969 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Fred W. Teyman
John E. Merrill

Ford L. Prescott (Seal)
Laura K. Prescott (Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

FORD L. PRESCOTT and his wife LAURA K. PRESCOTT

to me known to be the person as described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of March 19 69.

My commission expires:

John E. Merrill
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Nov. 5, 1970
Printed by American Title & Casualty Co.

159074

OFF REC B 561 PAGE 403

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2238867 1 PG
2006 MAY 15 08:41 AM BK 3372 PG 181
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#283613
Doc Stamp-Deed: 1,470.00

Prepared by and return to:

Ryan C. Curtis
Attorney at Law
Curtis Law Firm, LLC
13820 West Newberry Rd. Ste. 300
Jonesville, FL 32669
352-333-7207
File Number: 06-159
Will Call No.:

Parcel Identification No. 14048-000-000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of May, 2006 between **BONNIE LASLO**, a single woman whose post office address is 201 SE 2nd Ave. Ste 419, Gainesville, FL 32601 of the County of Alachua, State of Florida, grantor*, and **FRANK J. STETZ, Jr. and CYNTHIA E. STETZ**, husband and wife whose post office address is 827 N. Griffith Park Drive, Burbank, CA 91506 of the County of Los Angeles, State of California, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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:

Lots 3, 4 & 8 of DUKE'S COURT, according to the Plat thereof as recorded in Plat Book C, Page 91, of the Public Records of Alachua County, Florida.

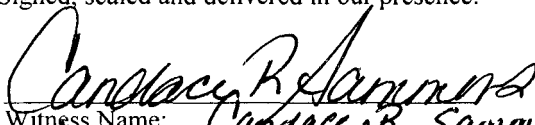
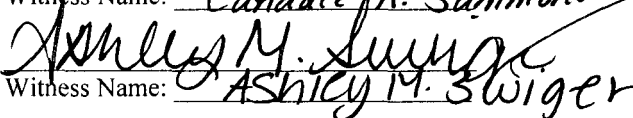

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

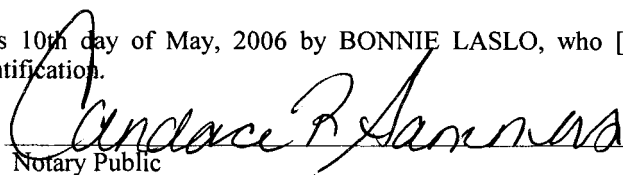
Signed, sealed and delivered in our presence:


Witness Name: Candace R. Sammons

Witness Name: Ashley M. Swiger

BONNIE LASLO (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 10th day of May, 2006 by BONNIE LASLO, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____



Candace R. Sammons
Commission #DD308163
Expires: Apr 07, 2008
Bonded Thru
Atlantic Bonding Co., Inc.



2238867

18.99
1113.02

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2893975 2 PG(S)
November 17, 2014 03:37:28 PM
Book 4314 Page 33
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Prepared by and return to:

Raymond M. Ivey, Esq.

Attorney at Law

Scruggs & Carmichael, P.A.

4041 N.W. 37th Place Suite B

Gainesville, FL 32606

352-374-4120 File Number: RMI 14-1597 STETZ

Doc Stamp-Deed: \$1,113.00



[Space Above This Line For Recording Data]

THIS WARRANTY DEED, made and entered into on this **14th** day of **November, 2014** between

FRANK J. STETZ and CYNTHIA E. STETZ, husband and wife

whose address is **1922 West Quail Meadow Court, Hernando, FL 34442**, grantor(s)*, and

STETZ PROPERTIES, LLC, a Florida Limited Liability Company

whose address is **6913 Kingston Drive, Lake Worth, FL 33462**, grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Lots 5, 6 and 7 of DUKE'S COURT, according to the Plat thereof as recorded in Plat Book "C", Page 91, of the Public Records of Alachua County, Florida.

SUBJECT TO covenants, conditions, and restrictions of record, if any;

SUBJECT TO taxes subsequent to December 31, 2013;

TAX PARCEL #14050-000-000.

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

AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

WARRANTY DEED - PAGE 2

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Edgar Ayotte
Witness Name: Edgar Ayotte

Dorothy Ayotte
Witness Name: Dorothy Ayotte

Frank J. Stetz (Seal)
FRANK J. STETZ

Cynthia E. Stetz (Seal)
CYNTHIA E. STETZ

State of Florida

County of CITRUS

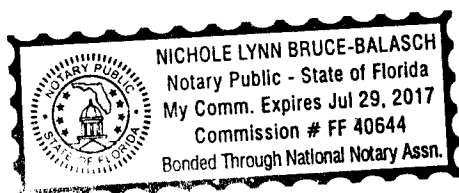
The foregoing instrument was acknowledged before me this 14 day of November, 2014 by FRANK J. STETZ and CYNTHIA E. STETZ, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Nichole Lynn Bruce-Balasch
Notary Public

Printed Name: Nichole Lynn Bruce-Balasch

My Commission Expires: July 29, 2017



WARRANTY DEED

THIS INDENTURE, Made and entered into this 18th day of February, 1987 between STEVEN J. SALSBERG, a single man, of the County of Alachua, State of Florida, hereinafter referred to as Grantor, and

STEVEN J. SALSBERG and ANTHONY SALSBERG, as Joint Tenants With Right of Survivorship whose address is 312 Viscaya Ave. Coral Gables, Fl., hereinafter referred to as Grantee

33134

WITNESSETH:

That for and in consideration of the sum of Ten Dollars and other good and valuable considerations paid by the Grantee, the receipt of which is herein and hereby acknowledged by the Grantor, at and before the sealing and delivery of these presents, the Grantor has granted, bargained, sold aliened and conveyed, and does by these presents herein and hereby grant, bargain, sell, alien and convey unto the Grantee, and to Grantee's legal representatives and assigns, in fee simple absolute forever, all the following described lots, tracts, pieces, and parcels of land, situate, lying and being in the County of Alachua, State of Florida, and more particularly described as follows, to-wit:

Lot Nine (9) of DUKES COURT, a subdivision as per plat thereof recorded in Plat Book "C", at Page 91, of the Public Records of Alachua County, Florida.

SUBJECT TO that certain mortgage to James S. Parham, filed February 26, 1981, and recorded in O.R. Book 1331, Page 758, of the Public Records of Alachua County, Florida, which said mortgage the GRANTEE herein, by accepting and recording this deed, assume and agree to pay.
SUBJECT TO easements of record, and taxes and assessments for year 1987 and subsequent years.

THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR.

TOGETHER WITH all and singular the rights, tenements, hereditaments, and appurtenances to the same belonging or in anywise appurtenanting.

TO HAVE AND TO HOLD the above granted and described property, and each and every part and parcel thereof, unto the Grantee and to Grantee's heirs, legal representatives, successors and assigns, forever, in fee simple absolute.

AND the said Grantor does herein and hereby fully warrant the title to the above described property and each and every part and parcel thereof and will forever defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Richard G. Gwalt

STEVEN J. SALSBERG

STATE OF FLORIDA
COUNTY OF ALACHUA

O.R. BOOK 1653 PAGE 225

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared STEVEN J. SALSBERG, a single man, known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of February, 1987.

Notary Public State of Florida

My commission expires

THIS INSTRUMENT PREPARED BY:
PHILIP A. DeLANEY
P.O. DRAWER C
GAINESVILLE, FLORIDA 32602

825667

DOC. ST. - AMT \$ 0.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by John & Whittie AC

RECORDED
OFFICIAL RECORDS
FEB 13 1987

Recording \$ 52.50
Doc Stamps \$ 12600.00
Intangible Tax \$
Total \$ 12652.50

1,800,000 - consid

This instrument prepared by:
David E. Menet, Esq.
Salter Feiber, PA
3940 NW 16th Blvd., Bldg. B
Gainesville, Florida 32605
352-376-8201
File No.: 15-0809.7 GJ

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3065242 6 PG(S)
June 19, 2017 09:04:21 AM
Book 4524 Page 1331
J.K. JESS, IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$12,600.00



Tax Parcel No(s): 14091-000-000
14092-000-000

TRUSTEE FEE SIMPLE DEED

THIS INDENTURE, made the on JUNE 16th, 2017 between **SUWANNEE S. SHUNTICH, ROBERT S. LINDSEY, and WELLS FARGO BANK, N.A., as SUCCESSOR CO-TRUSTEES OF THE SNEAD Y. DAVIS LIVING TRUST DATED DECEMBER 18, 2009, AS AMENDED AND RESTATED ON MARCH 17, 2010**, whose mailing address is c/o Wells Fargo Private Bank, 171 17th Street NW, Bldg. 100, Atlanta, GA 30363-1028 ("Grantor") and **521 NW 13TH STREET, LLC**, a Florida limited liability company, whose mailing address is 1409 NW 6th Street, Suite 120, Gainesville, FL 32601 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has released, remised and quitclaimed and by these presents does hereby release, remise and quitclaim unto the Grantee, his heirs and assigns forever, all right, title, interest, claim and demand which Grantor has in and to the land situate in Alachua County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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 SUWANNEE S. SHUNTICH, ROBERT S. LINDSEY, and WELLS FARGO BANK, N.A., for each of their parts, hereby expressly covenants to and with the Grantee that said party is a duly appointed, qualified and acting Successor Co-Trustee; that in all things preliminary in and to and about the sale and conveyance of the property described above, the terms, conditions and provisions of the Trust Agreement and the laws of the State of Florida have been followed and complied with in all respects; that said person has full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances made by said person.

IT SHALL BE expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Snead Y. Davis Living Trust dated December 18, 2009, as Amended and Restated on March 17, 2010 (the "Trust"), while in form purporting to be the representations, warranties, covenants, undertakings and agreements of the Trust, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by any of the Successor Co-Trustees, or for the purpose or with the intention of binding the said trustee personally, but same are made and intended for the purpose of binding the Property specifically described herein; and that (except where otherwise expressly provided) no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against any Successor Co-Trustee on account of this instrument, that all such personal liability, if any, being expressly waived and released, and that all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

Eust J. McQuig
Witness Name: Eust J. McQuig

ASavage
Witness Name: April Savage

Suwannee S. Shuntich
SUWANNEE S. SHUNTICH, as Successor
Co-Trustee of the Snead Y. Davis Living
Trust dated December 18, 2009, as
Amended and Restated on March 17, 2010

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12 day of JUNE 2017 by SUWANNEE S. SHUNTICH as Successor Co-Trustee of the Snead Y. Davis Living Trust dated December 18, 2009, as Amended and Restated on March 17, 2010. She [] is personally known to me or [x] has produced FL DL EX (9/2018) as identification.

(SEAL)



ASavage
Print Name: April Savage
Notary Public State of Florida
My Commission Expires: May 21, 2021
Serial Number: GG106825

Signed, sealed and delivered
in our presence:

Brandi Hampton
Witness Name: Brandi Hampton

Susan McGuire
Witness Name: Susan McGuire

Robert S. Lindsey
ROBERT S. LINDSEY, as Successor
Co-Trustee of the Snead Y. Davis Living
Trust dated December 18, 2009, as
Amended and Restated on March 17, 2010

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 12 day of JUNE 2017 by ROBERT S. LINDSEY as Successor Co-Trustee of the Snead Y. Davis Living Trust dated December 18, 2009, as Amended and Restated on March 17, 2010. He [] is personally known to me or [] has produced FL Drivers license as identification.

Susan McGuire
Print Name: Susan McGuire
Notary Public State of Florida
My Commission Expires:
Serial Number:

(SEAL)



Signed, sealed and delivered
in our presence:

WELLS FARGO BANK, NA
as Successor Co-Trustee of the
Snead Y. Davis Living Trust dated
December 18, 2009, as Amended
and Restated on March 17, 2010

Raychelle Johnson
Witness Name: Raychelle Johnson

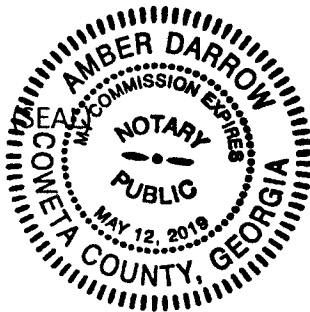
Amber Darrow
Witness Name: Amber Darrow

By: Caroline S. Thompson
CAROLINE S. THOMPSON
As its Vice President

(Corporate Seal)

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 13th day of JUNE 2017 by CAROLINE S. THOMPSON as Vice President of WELLS FARGO BANK, NA, on behalf of said national association, as Successor Co-Trustee of the Snead Y. Davis Living Trust dated December 18, 2009, as Amended and Restated on March 17, 2010. She [☒] is personally known to me or [☐] has produced _____ as identification.



Amber Darrow
Print Name: Amber Darrow
Notary Public State of Georgia
My Commission Expires: May 12, 2019
Serial Number:

Exhibit A

Parcel 1 (TPN: 14091-000-000)

Commence at the Southwest corner of Block Fifteen (15) of Brown's Addition to the City of Gainesville according to the plat thereof recorded in Plat Book "A", page 64, Public Records of Alachua County, Florida, run thence North one hundred sixty-five (165) feet and run thence East fifteen (15) feet to the point of beginning; run thence North one hundred sixty-five (165) feet, thence East two hundred nineteen (219) feet, thence South one hundred sixty-five (165) feet, thence West two hundred nineteen (219) feet to the point of beginning.

Less and Except that portion of the above conveyed by deed to the State of Florida for the use and benefit of the State Road Department of Florida, dated August 27, 1953, and recorded in Deed Book 314, page 396, Public Records of Alachua County, Florida.

Parcel 2 (TPN: 14092-000-000)

Commence 396 feet West of Southeast corner of Block 15, Brown's Addition to Gainesville, being the Point of Beginning; thence run North 165 feet; West 50 feet; South 165 feet, and East 50 feet to point of beginning, all lying and being in Section 5, Township 10 South, of Range 20 East, Alachua County, Florida.

Less and Except the South 2.54 feet of the West 50 feet of the East 446 feet of Block 15 of Brown's Addition to the City of Gainesville, Florida, as per a plat thereof recorded in Plat Book "A", page 64 of the Public Records of Alachua County, Florida.

— m

5/7/2020 10:16 AM
BOOK 4774 PAGE 1800

J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 948289

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$16,800.00

Intang. Tax: \$0.00

Prepared by and return to:

James D. Salter, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 NW 16th Blvd. Bldg B

Gainesville, FL 32605

352-376-8201

File Number: 18-0953.2 JB

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 6th day of May, 2020 between G-Berries Properties, LLC, a Florida limited liability company whose post office address is 911 N.W. 36th Road, Gainesville, FL 32609, grantor, and 521 NW 13th Street, LLC, a Florida limited liability company whose post office address is 201 NW 10th Avenue, Gainesville, FL 32601, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$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:

See Exhibit "A" attached hereto and by reference made a part hereof.

Parcel Identification Number: 14093-000-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.



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 claiming by, through or under grantors, but against none other.

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:


 Witness JAMES D. SALTER

 Witness Name: Kristina Whalen

G-Berries Properties, LLC, a Florida limited liability company

By:


 Jane L. Osmond, Manager

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of May, 2020 by Jane L. Osmond, Manager on behalf of G-Berries Properties, LLC, a Florida limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



JAMES D SALTER
 Commission # GG 207760
 Expires May 30, 2022
 Bonded Third Budget Notary Services


 Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit A

The South 165 feet of the West 184 feet of Block 15, of BROWN'S ADDITION to Gainesville, Alachua County, Florida, in Section 5, Township 10 South, Range 20 East, according to the map or plat thereof recorded in Plat Book A, Page 64, Public Records of Alachua County, Florida,

LESS AND EXCEPT:

Begin at the SW corner of Block 15 of BROWN'S ADDITION to the City of Gainesville, Florida; thence run East along the South line of Block 15 of BROWN'S ADDITION 36.20 feet; thence run Northwesterly 22.37 feet to a point on the East right of way line of NW 13th Street (U. S. Highway 441); thence run North 01° 47' 24" East, along said East right of way line, 155 feet to the North line of the South 165 feet of said Block 15 of BROWN'S ADDITION; thence run West along the North line of the South 165 feet of said Block 15, 19.24 feet to the West line of said Block 15; thence run South along the West line of said Block 15, 165 feet, more or less, to the Point of Beginning,

AND LESS AND EXCEPT:

The South 2.54 feet of the West 184 feet of Block 15 of BROWN'S ADDITION to the City of Gainesville, Florida,

AND LESS AND EXCEPT:

Road right-of-way described in the Order of Taking recorded in O.R. Book 2503, Page 1178, Public Records of Alachua County, Florida.



Tuesday, October 19, 2021

First Step Meeting Notes

First Step Meeting Notes

First Step meetings with development review staff are a free service provided by the City of Gainesville to help guide a project through the development review and permitting process.

These meetings are intended to be a helpful information exchange in an informal atmosphere. If you have any questions concerning the First Step meeting or the meeting notes please call (352) 334-5023 for assistance.

Project Agent or Applicant	Seth Wood
Company	CHW
E-mail	sethw@chw-inc.com
Phone Number	(386) 518-5134
Property Owner	521 NW 13TH STREET LLC; STETZ PROPERTIES LLC; RJ KAROW; FRANK & CYNTHIA STETZ; ISSIE ANN LOW TRUSTEE
Parcel Number(s)	14091-000-000; 14092-000-000; 14093-000-000; 14022-000-000; 14023-000-000; 14024-000-000; 14048-000-000; 14050-000-000; 14051-001-000
Meeting Date	10/19/2021
Zoning	U6
Enterprise Zone	Area 3
Historic District	N/A

City Staff Attendees

Miranda Searing, Forrest Eddleton, Jimmy Jones, Wendy Mercer, Linda Maze, Scott Wright, Chelsea Proia

Applicant Attendees

Seth Wood, Craig Brashier, Cheney Hedrick, Eric Dupa, Andrew Harris, Travis Hastay

Project Description

Project is multifamily development with three applications: Special Use Permit for additional density; ROW vacation; and development plan.

Specific items that we would like to discuss: need for NHWS; stormwater management configuration.

Previous project wanted to vacate ROW, now will be moving the ROW. Have moved buildings for additional space. No changes on northern site, still parking garage that will serve both buildings. Access proposed of NW 6th - would like to discuss further. Neighbor would like access on Nw 5th Ave. How to make SW 6th consistent with Seminary Lane project.

Planning

Neighborhood workshop required.

Will go to plan board and city commission.

Development compatibility: 30-4.8, height limits for SFD and historic district.

Density: 30-4.8, standards for bonus density - approvable by staff. Would need to preserve trees in order to qualify, otherwise SUP is required. Likely not enough high quality tree inches to meet requirements. Forrest to follow up on requirements.

166 units, 560 beds

Public Works

Would not want to maintain dead end strip, would prefer L shape to support vacation. Possibly have 4th come all the way through. New development would need to improve existing conditions, need through movement. Need to have full vehicular connection.

Access rights to 6th Ave.

Cross-section: would want to match cross-section. Could pave full width of ROW.

6th Ave & 4th Pl: take a look at existing street lighting for perimeter of project. Make sure pedestrian lighting is put in forefront. Prefer post mount Pedi stools, but wall mount is also acceptable. Jimmy will check with DOT and follow up.

Applicant may put public access easement rather than dedicate public ROW to include stormwater below. Connection should be at the corner of 4th place if possible, Jimmy will follow up with Andrew and Brian. Could potentially have building over roadway (bridge like structure) to create more access.

Transportation and Mobility

Would support PW for street vacation for overall connectivity. CPB typically looking for some sort of trade off when it comes to street vacations. Bridging road with building not a bad idea.

Cross-section: should be 2 lane road to move traffic, sidewalks.

GRU - Gainesville Regional Utilities

Underground of electric on 13th and 5th: Electric will need to research in order to determine how much will need to be underground.

Will require project meeting.

Environmental - Urban Forestry

Would need to do site visit for tree evaluation. Tree survey required.

13th is principal street, E-W is storefront, other street - local. Make sure to follow landscape requirements for street types.

If interested in modular structure for sidewalks, could offsite mitigation. Promotes root growth. Would require proof (invoices, materials)

Building

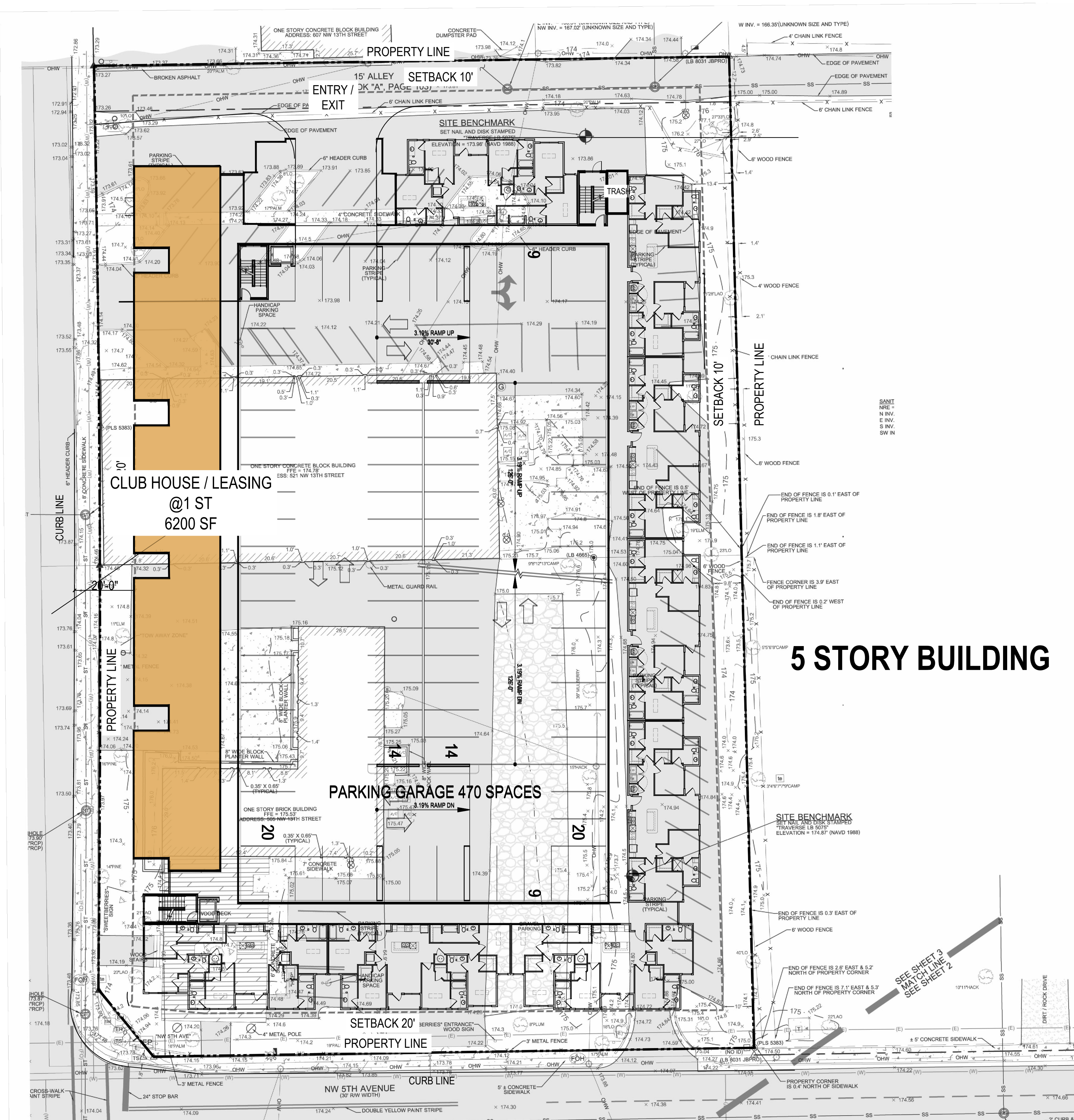
Building that wraps parking structure - make sure to provide mechanical ventilation, has been an issue with other similar projects being reviewed.

Level of Review

Major

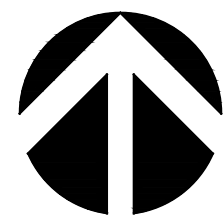
Neighborhood Workshop Required

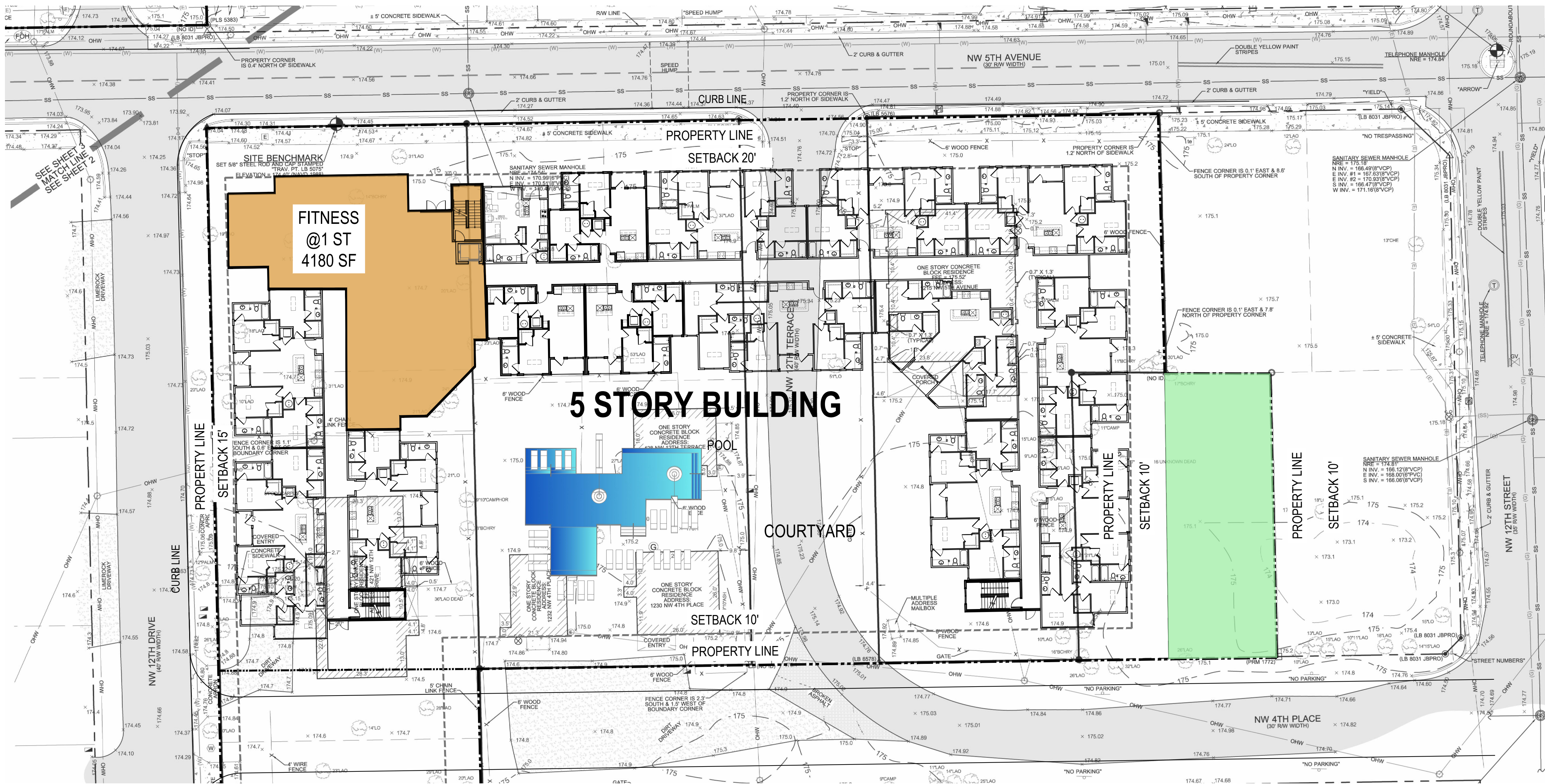
Yes



NORTH BUILDING 1 ST FLOOR

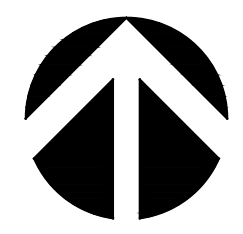
SCALE: 1" = 20' - 0" (24"x36" SHEET)



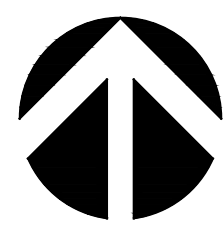
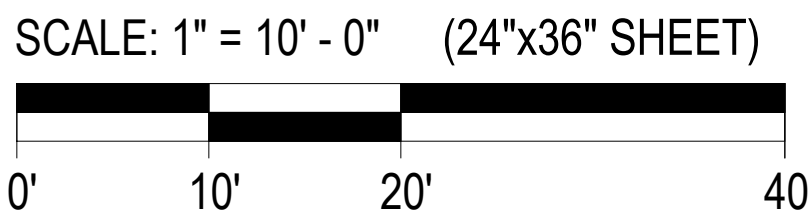
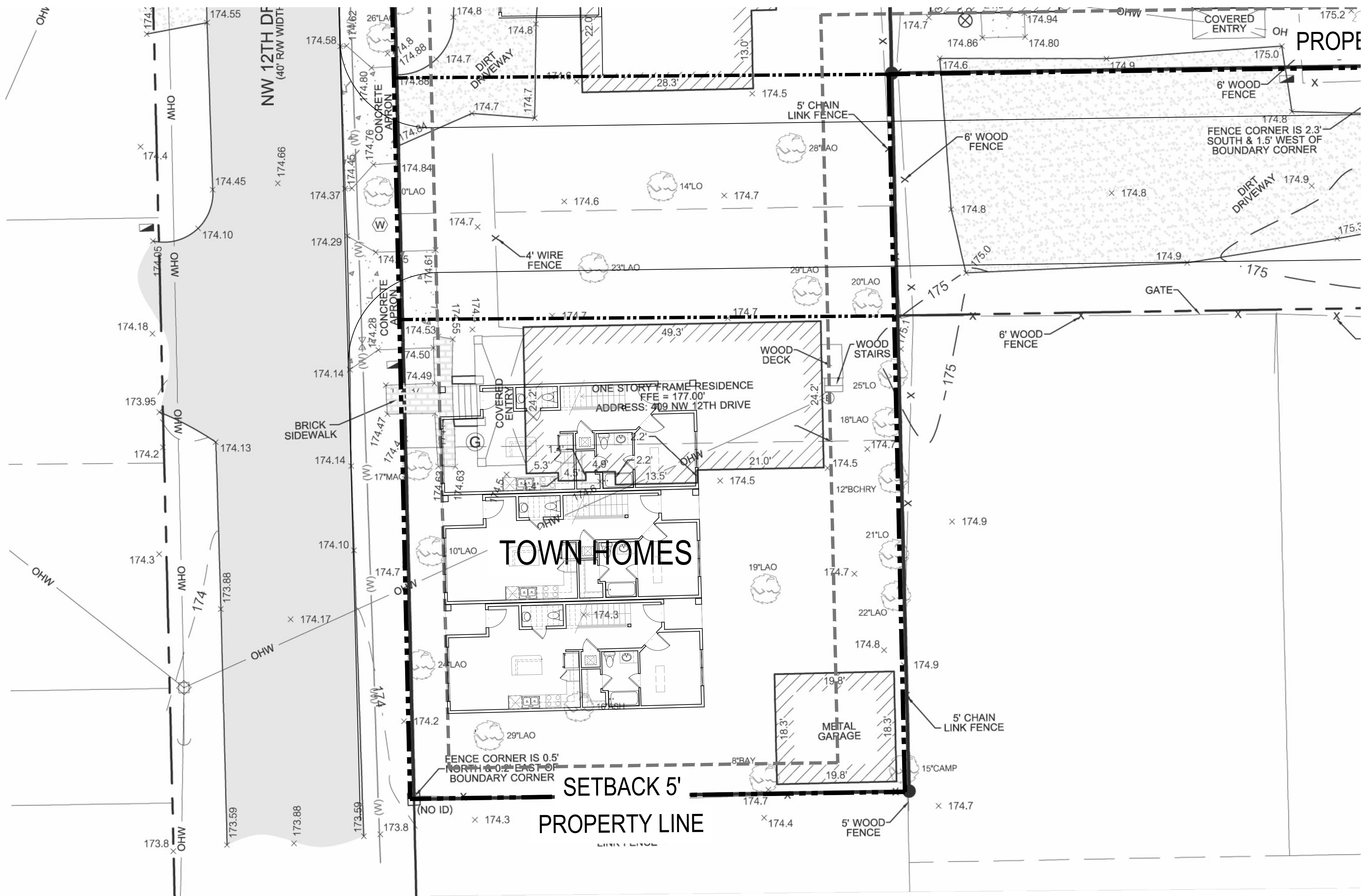


SCALE: 1" = 20' - 0" (24"x36" SHEET)

0' 20' 40' 80'



SOUTH BUILDING 1 ST FLOOR



TOWNHOMES 1 ST FLOOR

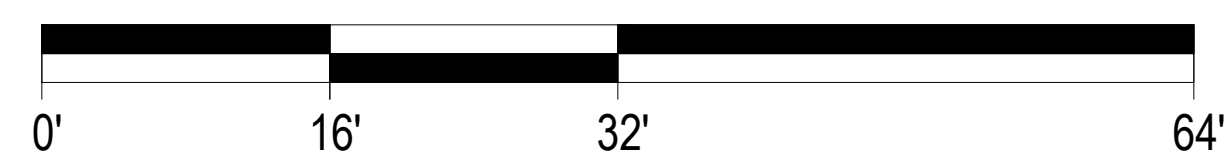


NW 5TH AVENUE



NW 12TH DRIVE

SCALE: 3/32" = 1'-0"





PN# 20-0416
N:\2020\20-0416\Departments\02_Planning\Reports\RPT 220111 NW 13th and 5th SUP.docx

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1. Executive Summary

To: Mr. Andrew Persons, AICP, Director, Department of Sustainable Development
From: Seth Wood, Project Planner, CHW
Date: November 16, 2024 RESUBMITTED January 11, 2022
Re: NW 13th Street and NW 5th Avenue Redevelopment – Special Use Permit (SUP) Application

<u>Jurisdiction:</u> City of Gainesville	<u>Intent of Development:</u> Multi-family residential development with structured parking.
<u>Description of Location:</u> Two groups of parcels east of NW 13 th Street, south of NW 6 th Avenue, north of NW 4 th Avenue, and west of NW 12 th Street.	
<u>Parcel Numbers:</u> 14022-000-000 14023-000-000 14024-000-000 14048-000-000 14050-000-000 14051-001-001 14091-000-000 14092-000-000 14093-000-000	<u>Parcel Acreage:</u> Parcels # 14091 and 14093: ±1.6 acres Parcels: 14022, 14023, 14024, 14048, 14050, and 14051-1: ±1.32 acres Total: ±2.92 acres (Source: CHW Survey)
<u>Future Land Use Classification:</u> Urban Mixed-Use (UMU) (up to 60 dwelling units/acre (du/ac); up to 20 additional du/ac by SUP) This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use Permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access.	
<u>Zoning District:</u> Urban 6 (U6) (up to 50 du/ac by right; up to 60 du/ac by Bonus or SUP) The U6 Transect is a moderate density and intensity zoning district, accommodating a mix of uses that accommodate uses such as residential, retail, and office space. Multifamily residential housing is permitted in this transect, with a permitted density of up to 50 dwelling units/acre by right, and up to 60 dwelling units per acre via the Development Bonus Points System or Special Use Permit, per the Comprehensive Plan. Urban 8 (U8) (up to 60 du/ac by right; up to 80 du/ac by Bonus or SUP) The U8 Transect is a moderately-high density and intensity zoning district, offering the third-highest density possible within the city's transects, behind only Urban 9 (U9) and Downtown (DT) Transects. Multifamily residential housing is permitted in this transect, with a permitted density of up to 60 dwelling units/acre by right, and up to 80 dwelling units per acre via the Development Bonus Points System or Special Use Permit, per the Comprehensive Plan.	

1. Executive Summary

Proposed Special Use Permit for Additional Density: 80 du/ac in U8; 60 du/ac in U6

An 80 du/ac density is sought for the portion of the project site within the U8 Transect. A 60 du/ac density is sought for the portion of the project site within the U6 Transect. Both densities sought are possible by Special Use Permit, per the Comprehensive Plan.

Density Calculations by Right:

U8 Transect

Dwelling units: $\pm 1.6 \text{ acres} * 60 \text{ du/ac} = \pm 96 \text{ dwelling units (du)}$
Bedrooms: $\pm 96 \text{ du} * 2.75 \text{ multiplier}^1 = \pm 264 \text{ beds}$

U6 Transect

Dwelling units: $\pm 1.32 \text{ acres} * 50 \text{ du/ac} = \pm 66 \text{ du}$
Bedrooms: $\pm 66 \text{ du} * 2.75 \text{ multiplier}^1 = \pm 181 \text{ beds}$

Totals

Dwelling units: $\pm 162 \text{ du}$
Bedrooms: $\pm 445 \text{ beds}$

Density Calculations with Special Use Permit:

U8 Transect

Dwelling units: $\pm 1.6 \text{ acres} * 80 \text{ du/ac} = \pm 128 \text{ dwelling units (du)}$
Bedrooms: $\pm 128 \text{ du} * 2.75 \text{ multiplier}^1 = \pm 352 \text{ beds}$

U6 Transect

Dwelling units: $\pm 1.32 \text{ acres} * 60 \text{ du/ac} = \pm 79 \text{ du}$
Bedrooms: $\pm 79 \text{ du} * 2.75 \text{ multiplier}^1 = \pm 217 \text{ beds}$

Totals

Dwelling units: $\pm 207 \text{ du}$
Bedrooms: $\pm 569 \text{ beds}$

Density Calculations with Special Use Permit and Assumed Right-of-way Vacation and Relocation²:

U8 Transect

Dwelling units: $\pm 1.6 \text{ acres} * 80 \text{ du/ac} = \pm 128 \text{ dwelling units (du)}$
Bedrooms: $\pm 128 \text{ du} * 2.75 \text{ multiplier}^1 = \pm 352 \text{ beds}$

U6 Transect

Dwelling units: $\pm 1.4 \text{ acres} * 60 \text{ du/ac} = \pm 84 \text{ du}$
Bedrooms: $\pm 79 \text{ du} * 2.75 \text{ multiplier}^1 = \pm 231 \text{ beds}$

Totals

Dwelling units: $\pm 212 \text{ du}$
Bedrooms: $\pm 583 \text{ beds}$

1. Development is within University of Florida Context Area and is thus subject to a 2.75 bedroom multiplier.
2. This application is submitted concurrently with a Right-of-way Vacation application, requesting the vacation of NW 12th Terrace between NW 4th Place and NW 5th Avenue, and proposing the extension of NW 4th Place west, connecting it to NW 12th Drive. This would reconfigure the project area south of SW 5th Avenue, yielding the 1.4-acre figure used in these density calculations.

Net Change

If the Special Use Permit and Right-of-way Vacation and Relocation applications are both approved, a net change of up to **± 50 additional dwelling units** and **± 138 additional bedrooms** may be possible on the project site, compared to what is currently allowed by right.

2. STATEMENT OF PROPOSED CHANGE

This Special Use Permit (SUP) application requests an additional 20 dwelling units per acre (du/ac) on Alachua County Tax Parcels 14091, 14092, and 14093, which are located in the U8 Zoning District, and an additional 10 du/ac on Alachua County Tax Parcels 14022, 14023, 14024, 14048, 14050, and 14051-1, which are located in the U6 Zoning District. All parcels listed are in the Urban Mixed Use (UMU) Future Land Use Classification. The project site is ± 3 acres, inclusive of the NW 12th Terrace right-of-way, which is proposed to be vacated in a concurrently-submitted application. An aerial is provided as Figure 1, which shows the site's location.



Figure 1: Aerial Map

The development intent is to construct a multifamily development, with up to 80 du/ac in the portion of the project site north of NW 5th Avenue, and up to 60 du/ac in the portion of the project site south of NW 5th Avenue. The additional density is permitted for the UMU FLU category by City of Gainesville Comprehensive Plan Future Land Use Element, Policy 4.1.1.

Figures 2 and 3 demonstrate the site's FLU and Zoning designations. This SUP application is consistent with the City's Comprehensive Plan and Land Development Code (LDC) requirements, as identified and demonstrated throughout this application.



Figure 2: Future Land Use Map



Figure 3: Zoning Map

The project will consist of three (3) buildings, on the north and south sides of NW 5th Avenue. The project area north of NW 5th Avenue will have a building, maximum five (5) stories in height, with residences, residential amenities, and a structured parking garage. The garage will be five (5) stories in height and inclusive of six (6) levels of parking. The project area south of NW 5th Avenue will have a building, maximum of five (5) stories in height, with residences and amenities. Because this portion of the project site is within the U6 Transect, this building height will be achieved via the bonus system, as describe in LDC Section 304.9. This project will provide usable open space in the form of a public park (§30-4.9.B.1.), structured parking (§30-4.9.B.3.), and the undergrounding of utilities (§30-4.9.B.5.) in order to achieve the requested bonus height.

The project area south of NW 5th Avenue will also include a smaller residential building, consistent with the compatibility standards of Land Development Code (LDC) Section 30-4.8.D.1., because the project site is within 100 feet of the University Heights—North Historic District. This is depicted in **Figure 4**.



Figure 4. Compatibility Exhibit

An eastern portion of the project area south of NW 5th Avenue will be dedicated for inclusion in a future park on the corner of NW 12th Street and NW 5th Avenue. A western portion of the project area south of NW 5th Avenue will be dedicated to the extension of NW 4th Place, connecting the currently dead-end road to NW 12th Drive. This is depicted in **Figure 5**. This right-of-way extension will create two new, complete city blocks, and provide a physical separation between the new moderate density multifamily redevelopment proposed and the existing historic development to the south of NW 4th Place.



Figure 5. Park and Right-of-way Contributions Exhibit

In accordance with LDC Section 30-4.13.B.2.a., primary frontage for the northern building will be on NW 5th Avenue, a Storefront Street, with secondary frontage on NW 13th Street, a Principal Street, and NW 6th Avenue, an alley. Primary frontage for the southern building will be on NW 5th Avenue, a Storefront Street, with secondary frontage on NW 4th Place and NW 12th Drive, two local streets. In accordance with LDC Section 30-4.15.B.3., access to the proposed structured parking garage, to be located on the northern portion of the project site, will be placed on NW 6th Avenue, an alley. The multi-story buildings will be similar in scale with surrounding development, i.e. Alight Gainesville, The Hub, and the Standard, and surrounding projects currently being permitted and/or built, i.e. The Mark and Stadium House.

The site's redevelopment will enhance the area's multimodal character. It will include onsite vehicle, scooter, and bike parking, allowing for transportation options. It will also place moderate-density multifamily housing close to transit and within walking and biking distance from education, retail, restaurants, and job opportunities. Finally, redevelopment of the site will eliminate a dead-end street from the city's grid, creating two new city blocks and increasing cross access opportunities.

As a result of this SUP application's approval, the site's building frontages will be enhanced with transect zone-compliant streetscapes that include sidewalk, landscape, and building frontage zones. This will improve pedestrian experience and safety along multiple corridors in the city's urban core. It will also assist in bringing the urban form surrounding the project site into conformance with the desired direction of the city.

3. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this SUP application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

The proposed redevelopment project, made possible through the granting of this SUP request, will improve the quality of life in Gainesville by creating new housing opportunities and signaling area reinvestment. The proposed redevelopment will further improve the quality of life by placing more new housing proximate to important destinations, including the University of Florida, various cultural and civic organizations, and multiple retail and restaurant establishments. It will also improve quality of life by contributing to a new park being erected in a historic Gainesville neighborhood.

Policy 1.2.6 The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

The proposed redevelopment will increase residential units on multiple streets—NW 12th Drive, NW 13th Street, NW 5th Avenue, NW 6th Avenue, and NW 4th Place. These new residences will allow for more “eyes” on all these streets, in accordance with Crime Prevention through Environmental Design (CEPTED) and community safety principles. The SUP requested with this application will allow an additional number of dwelling units, and thus more eyes on the streets.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

This application represents an opportunity to form an interconnected network of neighborhood streets and sidewalks supportive of multiple transit modes. In redevelopment, NW 4th Place, which is currently a dead-end street, will be extended west, connecting to NW 12th Drive and creating two (2) new city blocks. This will improve the area’s street grid and improve mobility for all road users.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Currently, the project site is underdeveloped relative to what its adopted Future Land Use classifications and zoning districts allow. The site includes a mix of low-density residential and single-use nonresidential uses. The proposed infill redevelopment, made possible with this SUP, will allow a higher density of residences, in accordance with the intention of the Urban

Mixed Use Future Land Use classification. This will promote increased quality of life by providing more housing options in the city's urban core, proximate to opportunity. This will promote transportation choice by placing more housing in the urban core, thus increasing access for more residents to walk, bicycle, or ride public transit. It will further promote transportation choice by extending NW 4th Place through to NW 12th Drive, creating two new city blocks.

This will promote a healthy economy by placing more shoppers proximate to nonresidential uses and more job seekers proximate to job opportunities.

This will discourage urban sprawl by placing a high-density residential development in the heart of Urbanized Gainesville.

Policy 2.1.2 The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

The proposed development is consistent with the UMU FLU, the U6 Zoning District requirements, and the U8 Zoning District requirements, which all allow moderate- to high-density multifamily development. The proposed development locates housing options less than one mile from the UF main campus, near the Innovation District, and far from the urban fringe. This accommodates increased student population and the location of students in areas designated for multifamily residential development.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

This SUP application is consistent with the UMU FLU category's intent, as implemented by the U6 and U8 Zoning District in the city's LDC. Up to 80 du/ac are permitted by Special Use Permit in the UMU FLU.

The development that results from this SUP will be a multifamily residential development that will be oriented to the street and designed to encourage multimodal transportation. The development will be scaled to fit the character of the area, with smaller-scale residential units adjacent to the nearby University Heights—North Historic District.

Housing Element

OVERALL GOAL

ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.

The proposed redevelopment, made possible by the granting of this SUP request, will increase the supply of adequate, decent, safe, sanitary, healthy, and market rate rental housing. This supply will be provided in the center of Urbanized Gainesville, providing ease of access for residents to many of their daily needs.

Potable Water and Wastewater Element

Objective 1.1 Water and wastewater services shall be provided at adequate levels of service (LOS) to meet the needs of existing and future populations.

The proposed redevelopment will connect to existing GRU utilities and will not cause the City's LOS to fall below adopted standards. Existing infrastructure will be upgraded where necessary to serve the proposed project and context area.

Transportation Mobility Element

Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

The project site is located within City of Gainesville TMPA Zone A and will adhere to the policies for this TMPA Zone.

Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

The project site is located east of NW 13th Street and is very near the University of Florida main campus. The proposed redevelopment site will realize higher density and intensity on currently low-density, single-use land, thus promoting infill redevelopment in accordance with the goal of Zone A.

Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;

Land Development Code Sec. 30-4.13., Table V-2 prescribes landscape zone, sidewalk zone, and building frontage zone areas along all site frontages. This redevelopment project will adhere to these prescribed zones. These improvements will enhance the existing bicycle and sidewalk

system and will encourage greater bicycle and pedestrian activity in the urban core through the provision of new, wide sidewalks.

- b. Cross-access connections/easements or joint driveways, where available and economically feasible;

The project site will be designed to enhance multi-modal transportation in this area. Existing, aged sidewalks will be enhanced with wider and transect zone-compliant sidewalk zones. A portion of the project site will be used to extend NW 4th Place west, connecting it to NW 12th Drive, thus creating a new, complete city block, which will improve multimodal connectivity.

- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;

Deeding of land or conveyance of required easements along property frontages to the City will be addressed as needed in redevelopment.

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and

The proposed redevelopment will allow for the unified redevelopment of ten parcels which make up large portions of two (2) city blocks. The only curb cuts planned in redevelopment will be one (1) for access to the structured parking garage, via NW 6th Avenue, and one (1) for vehicular access to trash and recycling facilities, also via NW 6th Avenue. Thus, in redevelopment there will be two (2) total curb cuts, versus a potential for one curb cut per parcel, or ten (10) total curb cuts. This reduction of curb cuts will enhance safety for all ROW users through the elimination of potential conflict points.

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Transect zone-compliant sidewalks will be provided across all street frontages, in accordance with Land Development Code Sec. 30-4.13, Table V-2. These pedestrian facilities, which will also feature street trees, will connect to the existing sidewalk grid and provide for safe, convenient pedestrian mobility. The parking area, a structured parking garage, will be internal to the proposed building on the north side of NW 5th Avenue. Residents of the northern building will not need to utilize the street to access this facility; residents of the southern building can utilize the existing crosswalk at the corner of NW 13th Street and NW 5th Avenue to access parking.

Furthermore, redevelopment of the southern portion of the project site will include the extension of NW 4th Place west, connecting NW 12th Street and NW 12th Drive and creating two new, complete city blocks. This will improve pedestrian circulation in the area surrounding the site and eliminate a dead-end street from the City's street grid. The NW 4th Place extension will feature transect zone-compliant public realm improvements.

Solid Waste Element

GOAL 1 Provide for the management of solid and hazardous wastes in a manner which assures public health and safety, protects environmental resources, and conserves energy.

The site's proposed uses will contract with private companies for solid waste removal and will not cause the City's LOS to fall below adopted standards. No hazardous wastes will be generated by the uses on site.

Stormwater Management Element

GOAL 1 Design, construct and maintain a stormwater management system that reduces the incidence of flooding, and protects, preserves and enhances desirable water quality conditions, and to the maximum extent feasible, preserves and utilizes the existing natural systems.

There are currently no Stormwater Management Facility (SMF) areas onsite. With the site's redevelopment, SMF will address water quantity and quality conditions, consistent with City of Gainesville and Water Management District requirements. SMF will most likely be provided in underground vaults.

4. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's Land Development Code (LDC). LDC language is provided in normal font, and consistency statements are provided in **bold font**.

ARTICLE III. – HOW-TO GUIDE

DIVISION 5. – SPECIAL USE PERMITS

Section 30-3.24. Review Criteria

No Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

Sections 3 and 4 of this report demonstrate how the proposed project is consistent with the City of Gainesville Comprehensive Plan and LDC, respectively.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

The project site's existing FLU designation is UMU. The UMU category is implemented on the project site by the U6 and U8 Zoning Districts, which address the scale, height, mass and bulk, and other development/design standards. The proposed development will be consistent with U6 and U8 Zoning District standards. The proposed development will also be consistent in scale, height, and massing to similar developments in the area, including but not limited to Alight Gainesville, The Hub, and the Standard. The portion of the proposed development within 100 ft. of the University Heights—North Historic District will be consistent with LDC Section 30-4.8.D.1.

This application requests the maximum density of 80 du/ac on the subject parcels zoned U8 and the maximum density of 60 du/ac on the subject parcels zoned U6. These densities are permitted via SUP.

The proposed project is also consistent with the UMU FLU character, which encourages a moderate density and multi-modal design.

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.

The proposed use does not adversely affect the health, safety, and welfare of the public, but enhances these elements in the following ways:

- **The proposed development will bring the project site into alignment with the site's existing FLU and zoning designations.**
- **The proposed multifamily development will help to promote safety in the area by providing more "eyes on the streets," supporting mass transit, and reducing vehicle miles traveled by locating housing adjacent to retail and restaurant uses and UF's main campus.**

- The total number of curb cuts will be reduced substantially, from a potential for up to ten (10) down to two (2).
- Pedestrian facilities along all of the site's frontages will be enhanced with landscaping and wider sidewalks, and additional pedestrian facilities will be added to the street grid.
- The project will include structured parking, rather than surface parking.
- The proposed plan will reduce the number of trash dumpsters to a single location within each structure, which will reduce traffic interruptions and other potential nuisances.
- The project will contribute land to a new City park, improving quality of life for surrounding residents.
- The project will eliminate a dead end street from the city's street grid and create two (2) new city blocks.

D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

Ingress and egress for private vehicular parking for both buildings will be consolidated in one access point for the proposed parking structure. This parking structure will be shared by residents in both buildings. Trash and recycling will be consolidated to one area for each building. This reduction in vehicular access points will allow for safer bicycle and pedestrian mobility in the area through the reduction of conflict points between car drivers and vulnerable road users.

The ingress and egress for the parking structure will be placed on NW 6th Avenue, a local street, in compliance with Land Development Code Sec. 30-4.15.B.3. To address safety on this ROW, the street pedestrian realm will be brought into compliance with current Transect zone frontage requirements.

E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

No adjacent properties are designated with a single-family exclusive zoning district. Surrounding properties are zoned U8 Transect, U6 Transect, and U4 transect. The off-street parking, service, and loading areas planned in redevelopment will have consolidated access points, with the goal of minimizing adverse impacts to neighbors.

F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

The City LDC has specific criteria for insuring adjacent properties are not negatively impacted by onsite noise, odor, and light. These criteria will be adhered to in redevelopment.

Lighting of the proposed development shall adhere to the applicable standards in LDC §30-6.12 to prevent light trespass, light glare, and light pollution. A photometric plan demonstrating this will be submitted with development plans following SUP and ROW vacation approvals.

G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

A singular refuse area for each proposed building is planned. This will be designed to ensure adequate access and screening, and to guarantee optimal location and the utmost safety.

Outdoor storage is not proposed, and outdoor display would only occur within the building frontage zone as permitted by the LDC.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

This project site has all necessary and adequate public utilities to serve the proposed uses. GRU potable water, wastewater, and electric systems will serve the site. Cable and high-speed internet will also serve the site.

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

Buffers are not required by code, as the surrounding properties have the same FLU designations. However, screening and buffering will be provided, in order to mitigate noise and visual impacts to surrounding existing property owners and resident

The proposed structured parking will be internal to the development and is lined with the proposed building. Structured parking will be screened in accordance with LDC §30-4.15.C.

The courtyard on NW 4th Place will be screened with enhanced landscaping to increase compatibility with residential units to the south. This will be defined further in development programming of the project site. NW 4th Place itself, to be extended west to NW 12th Drive in redevelopment, will also provide physical separation between the proposed new development and existing residential units.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

Surrounding properties are zoned U8 Transect, U6 Transect, and U4 transect. No adjacent properties are designated with a single-family exclusive zoning district.

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

LDC §30-4.8. lists standards specific to multifamily developments, which are addressed in this section of this report.

ARTICLE IV. – ZONING
DIVISION 1. - GENERALLY
Section 30-4.8. Development Compatibility

C. Building height and massing.

Within 100' of the Following Districts:	Max. Building Height	
Historic District	3 stories and 36' <ul style="list-style-type: none">• Measured to the roof peak with a hip, gable, mansard, or similar roof where the 3rd floor is above the roof line, or• measured to the top plate of the 3rd floor with a flat or similar roof.	Building facades shall not exceed 60' unless a substantial volume break is provided, such as a volume recess with a minimum 10' depth.

A portion of the project site is located within 100 feet of the University Heights—North Historic District, in the southwest corner of the project area south of NW 5th Avenue. In this portion of the project site, townhomes will be constructed at a height consistent with this requirement.

In order to further improve compatibility with existing residential units to the south, enhanced landscaping will be provided to screen the courtyard on NW 4th Place. This will be defined further in development programming of the project site.

D. Multi-family developments.

1. Generally. Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.

The project site is not located within 100 feet of any property that is in a single-family zoning district or the U1 district. The southernmost portion of the project site is within the University Heights—North Historic District 100 feet compatibility buffer. Development on this portion of the project site will adhere to these built form compatibility requirements.

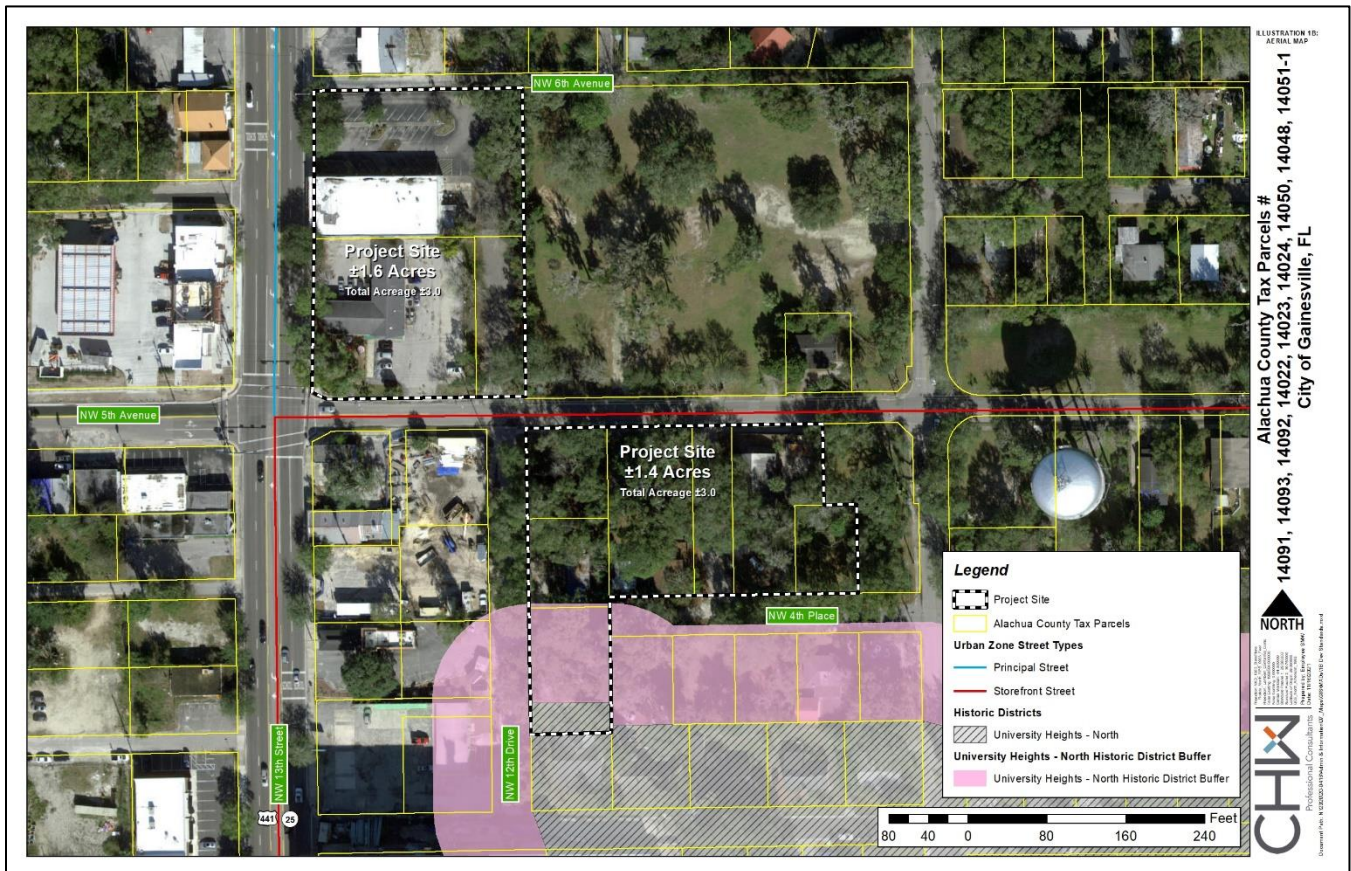


Figure 6. Historic District Proximity Map

2. Abutting single-family property. All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned development district with predominantly residential uses shall comply with the following regulations:

- a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.
- b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.
- c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between multi-family development and properties zoned for single-family use.
- d. Parking lots and driveways located in the area between multi-family and abutting single family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.
- e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a Type B landscape buffer shall separate multi-family residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing authority may authorize the use of a fence and/or additional landscape buffer area to substitute for the required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing authority may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.
- f. The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.

The project site does not abut property in a residential district or a planned development district with predominantly residential uses or property developed with single-family uses. Therefore, the listed regulations do not apply to the project site. This can be seen in Figure 3.

However, this project will include enhanced landscaping for screening of the courtyard on NW 4th Place, in order to increase compatibility with residential units to the south. This will be defined further in development programming of the project site.

- 3. Bedroom limit. Maximum number of bedrooms in multi-family developments located within the University of Florida Context Area.
 - a. Multi-family developments shall be limited to a maximum number of bedrooms based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.
 - b. If additional density is approved through a Special Use Permit, then the multiplier is applied to the total approved density inclusive of any additional units approved by Special Use Permit.
 - c. The bedroom mix in the development (i.e., the number of units with a specific number of bedrooms) is not regulated by these provisions.
 - d. Developments with Planned Development (PD) zoning are not subject to the bedroom multiplier.

The project site is located within the University of Florida Context Area. Development density will adhere to the 2.75 multiplier.

Section 30-4.9. – Development Bonus System.

B. Additional building stories/height.

1. *Usable open space.* If a development provides onsite usable open space that is accessible to the public (minimum size of 20' x 20'), additional building square footage above the number of stories allowed by right (and up to the maximum allowed by bonus) may be provided according to the following formula:

Square feet of public open space X number of stories allowed by right = additional square feet. If the total additional square footage meets or exceeds 20% of the total development site, one additional story is available. If the total additional square footage meets or exceeds 30% of the total development site, two stories are available.

The proposed redevelopment provides onsite, usable open space that is slated to be included in a new public park. This open space is larger than the minimum 20' x 20' requirement and meets the 20% criteria needed to qualify for an additional story.

3. *Structured parking.* If a development provides structured parking, the maximum number of bonus stories is available. Additionally, within U9 and DT, up to two levels of parking that are constructed within a habitable building are not counted as stories for the purposes of calculating the total number of stories, provided the footprint of the parking structure falls within 75 percent to 100 percent of the footprint of the habitable floors directly above the parking levels.

The proposed redevelopment includes structured parking in the northern portion of the project site. This structured parking will be five (5) stories in height and will include six (6) levels of parking. Thus, the maximum number of bonus stories is available for the development.

5. *Undergrounding/relocating utility lines.* If a development undergrounds overhead utility lines beyond what otherwise is required, or relocates existing underground lines in order to facilitate the appropriate placement of street trees or buildings along streets, up to two stories are available for every street segment completed (from intersection to intersection); one story is available for the undergrounding/relocation of utilities along the street frontage of the development.

Existing utility lines on the project site will be undergrounded or relocated for development to occur.

ARTICLE VII. – PARKING AND LOADING

Section 30-7.3. Structured Parking

A. Development plans for new parking garages as a principal or accessory use shall:

1. Minimize conflict with pedestrian and bicycle travel routes;

The parking structure will have a single ingress/egress point on NW 6th Avenue, in order to reduce the potential for pedestrian, bicyclist, and private automobile user conflicts.

2. Provide parking for residents, employees, and/or customers in order to reduce the need for onsite surface parking;

The parking structure provides onsite parking for residents of both planned buildings. No nonresidential uses are proposed, eliminating the need for employee or customer parking.

3. Be located and designed to discourage vehicle access through residential streets; and

The proposed parking structure will be located in the portion of the project site north of NW 5th Avenue. Access will be on NW 6th Avenue, in accordance with LDC Sec. 30-4.15.B.3. In order to discourage vehicle access through residential streets, the proposed redevelopment will be consistent with offsite improvements to NW 6th Avenue.

4. Design facilities for compatibility with neighborhoods by including ground floor retail, office, or residential use/development (as appropriate for the zoning district) when located on a public street. The facility shall also have window and façade design that is scaled to relate to the surrounding area.

The parking structure is interior to a building and lined with residential units. Other than a single driveway connection, the parking structure will not be visible from the street. The garage will include six (6) levels of parking and will be five (5) stories in height, thus being fully lined with residential units and the same height as the building.

- B. Structured parking shall not be located within 100 feet of property zoned for single-family use.

The project site is not located within 100 feet of any property zoned for single-family use, as shown on the map set included with this application.

- C. Accessory automotive detailing may be allowed within structured parking facilities. These accessory uses may be allotted an area equal to no more than parking spaces within the parking structure. One exterior sign of no more than square feet at an entrance to the garage is allowed in association with accessory automotive detailing.

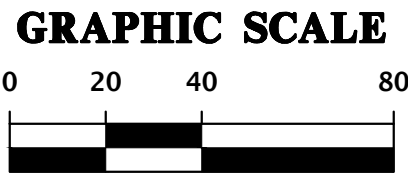
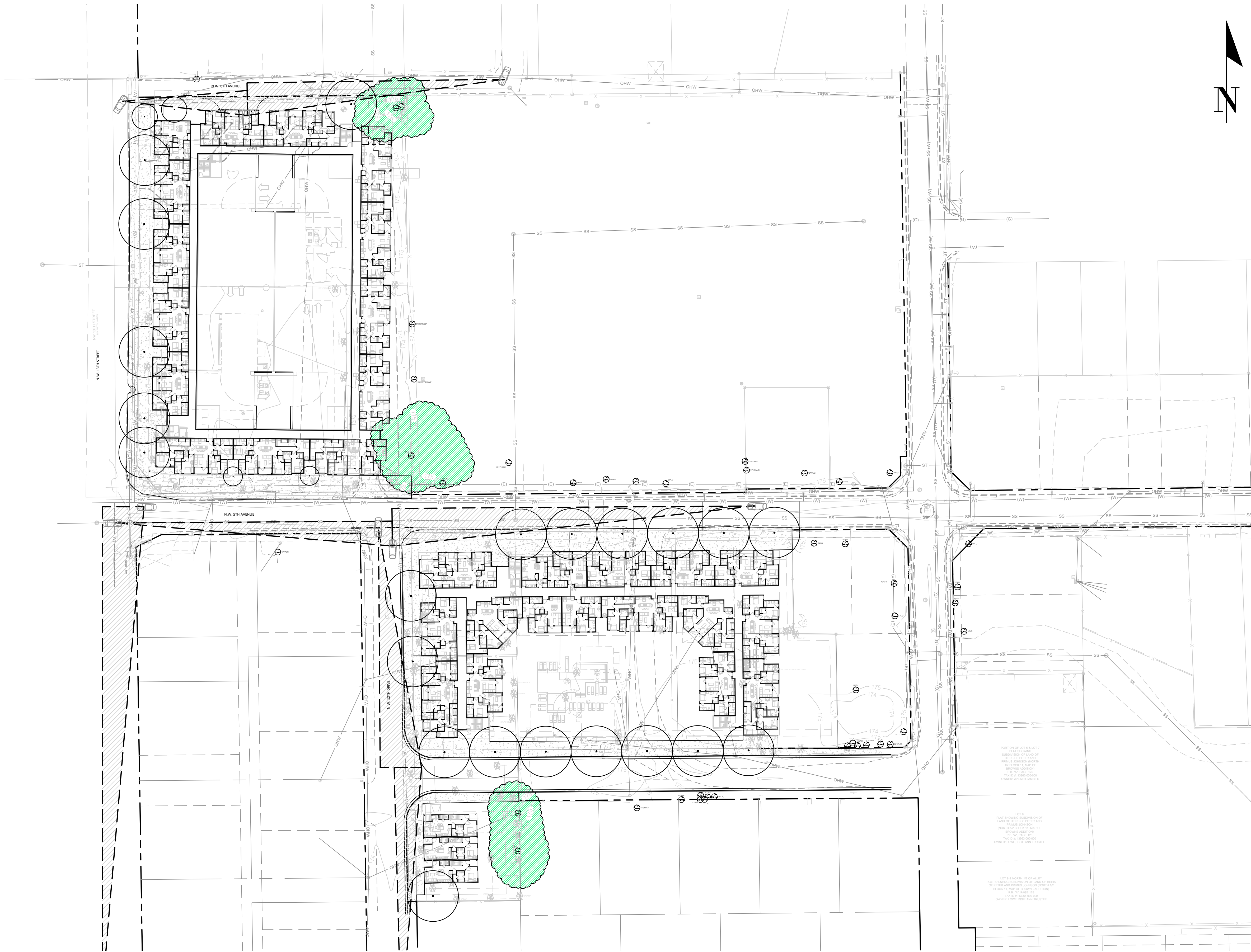
Although not anticipated, if provided, accessory automotive detailing will adhere to LDC §30-7.3.C.

A

B

C

D



SHEET NO:
L-1

REVISION:
CT
DESIGNER:
CT
QUALITY CONTROL:
LH
PROJECT NUMBER:
20-0416

CLIENT:
908 DEVELOPMENT GROUP
PROJECT:
SWEETBERRIES SPECIAL USE PERMIT
SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

DATE:
11/16/2021 - SPECIAL USE PERMIT
01/11/2022 - SPECIAL USE PERMIT

CONSTRUCTION/BD REVISIONS

SCALE:
1"=40'

VERIFY SCALE
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CHW
Professional Consultants

11801 Research Drive
Aventura, Florida 33265
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
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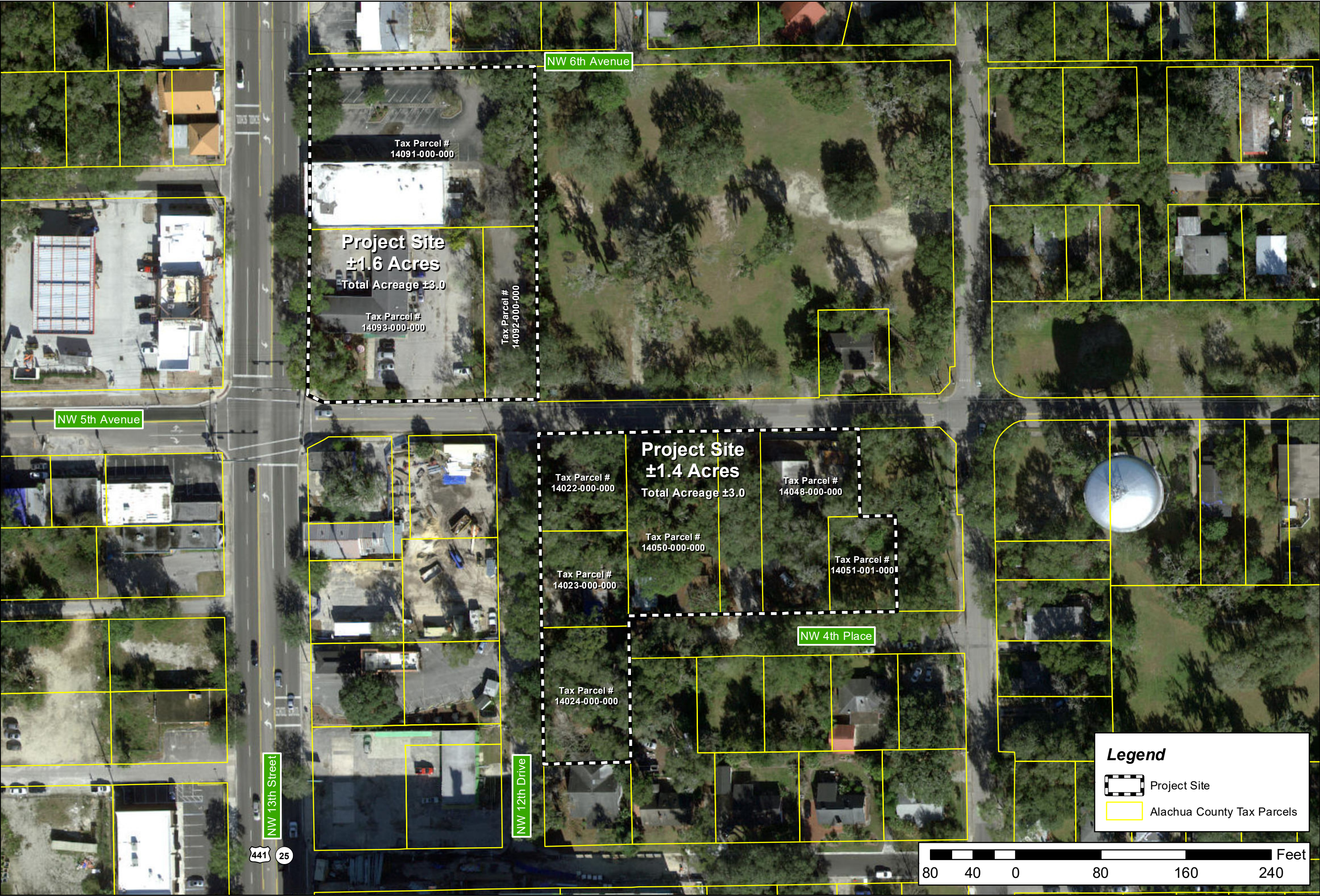




ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcels #
14091, 14093, 14092, 14022, 14023, 14024, 14050, 14048, 14051-1
City of Gainesville, FL



Projection: NAD_1983_StatePlane_Florida_North_Arrow_CoordinateSystem
Datum: North American 1983
Spheroid: GRS_1980
Datum Shift: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
False Easting: 1000000.000000
False Northing: 1000000.000000
Units: Feet
Prepared by: Employee 640
Date: 11/16/2021



Document Path: N:\2020\20-04-16\Admin & Information\07_Maps\GISMXDs\2A.mxd

Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Future Land Use

- Mixed Use Office Residential
- Planned Use District
- Residential Low Density
- Urban Mixed-Use



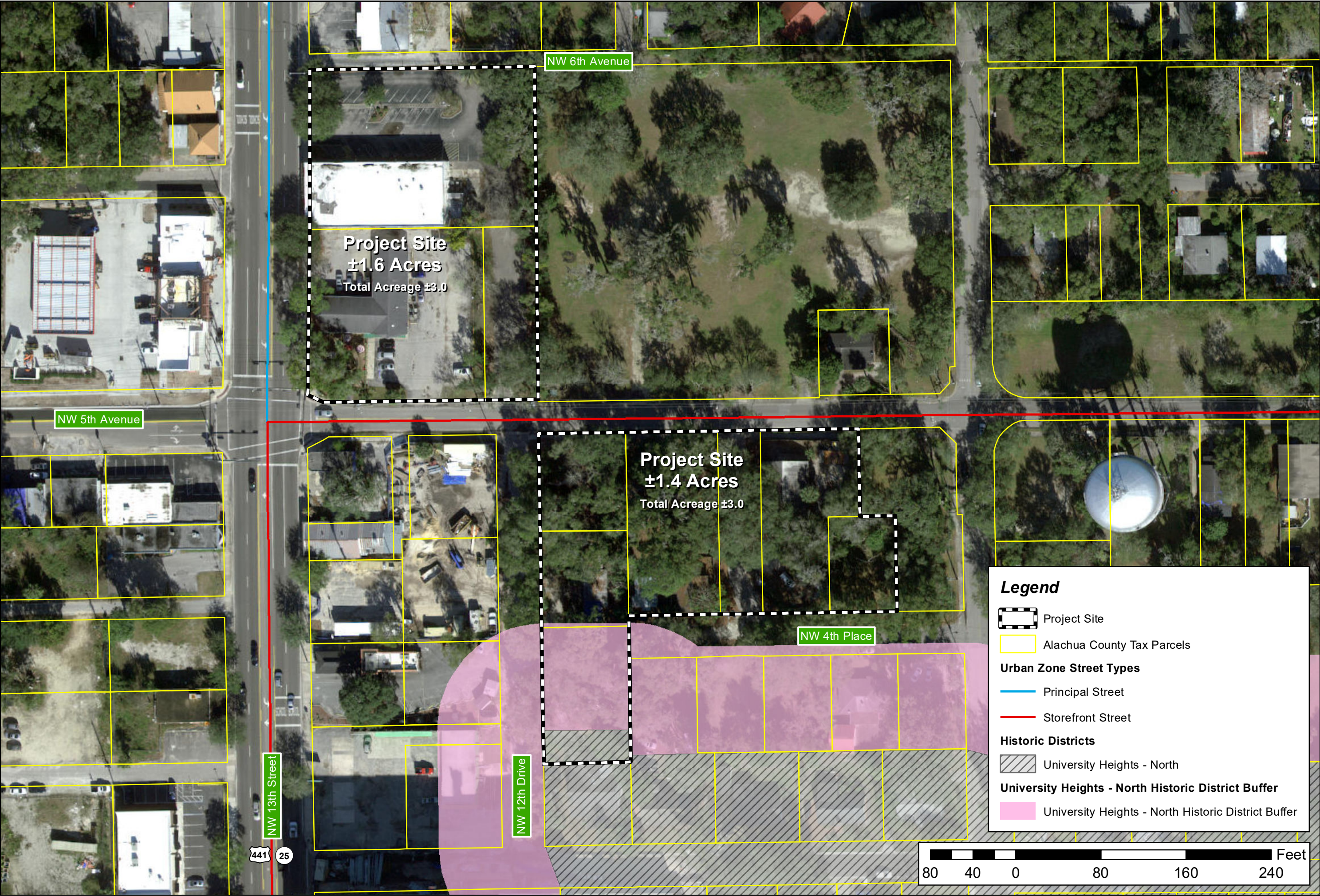


ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels #
14091, 14093, 14092, 14022, 14023, 14024, 14050, 14048, 14051-1
City of Gainesville, FL



Projection: NAD 1983, StatePlane
Florida, North, FIPS 3100, Feet
Datum: North American 1983
False Easting: 1000000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS: North American 1983
Prepared by: Employee SMW
Date: 11/16/2021

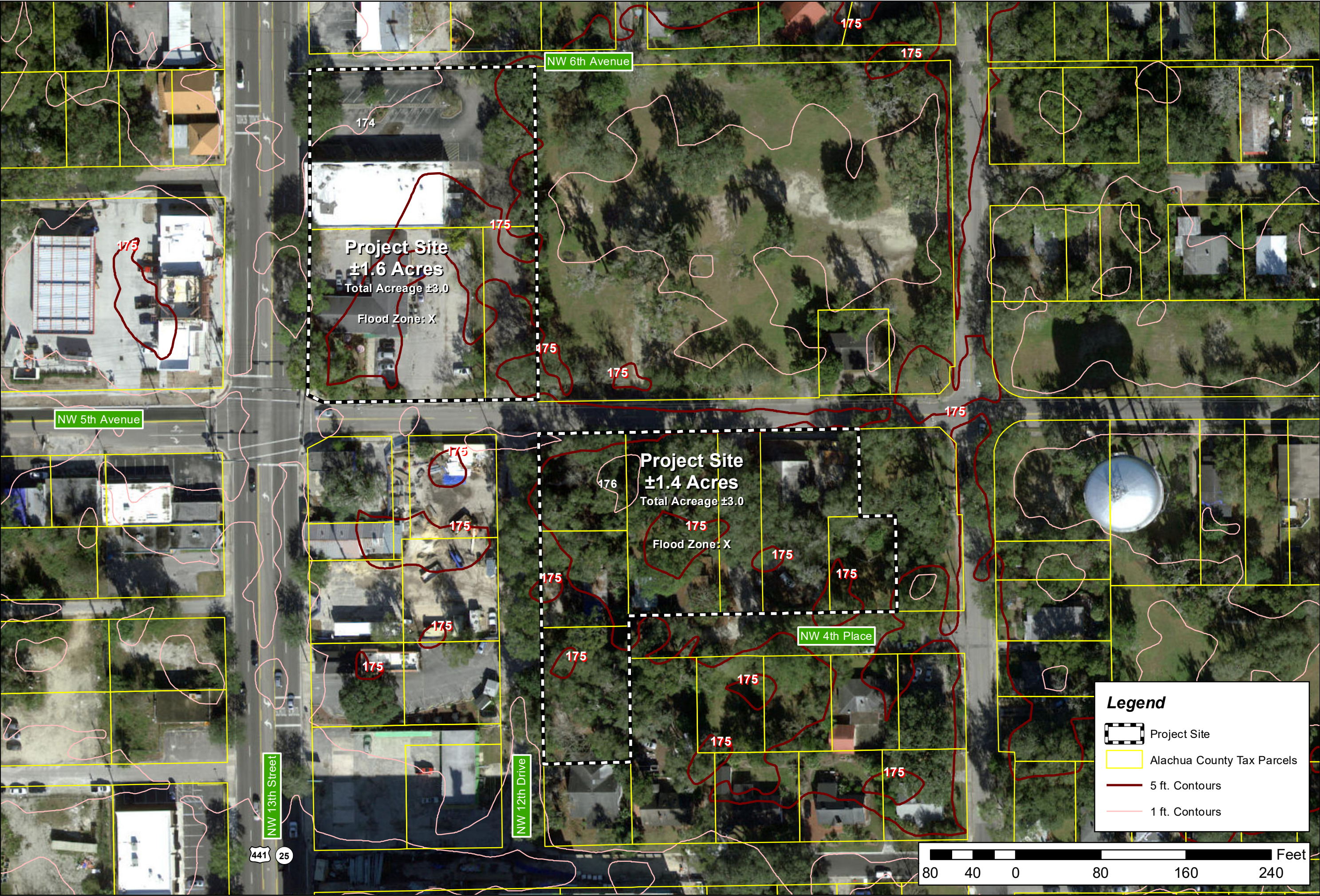
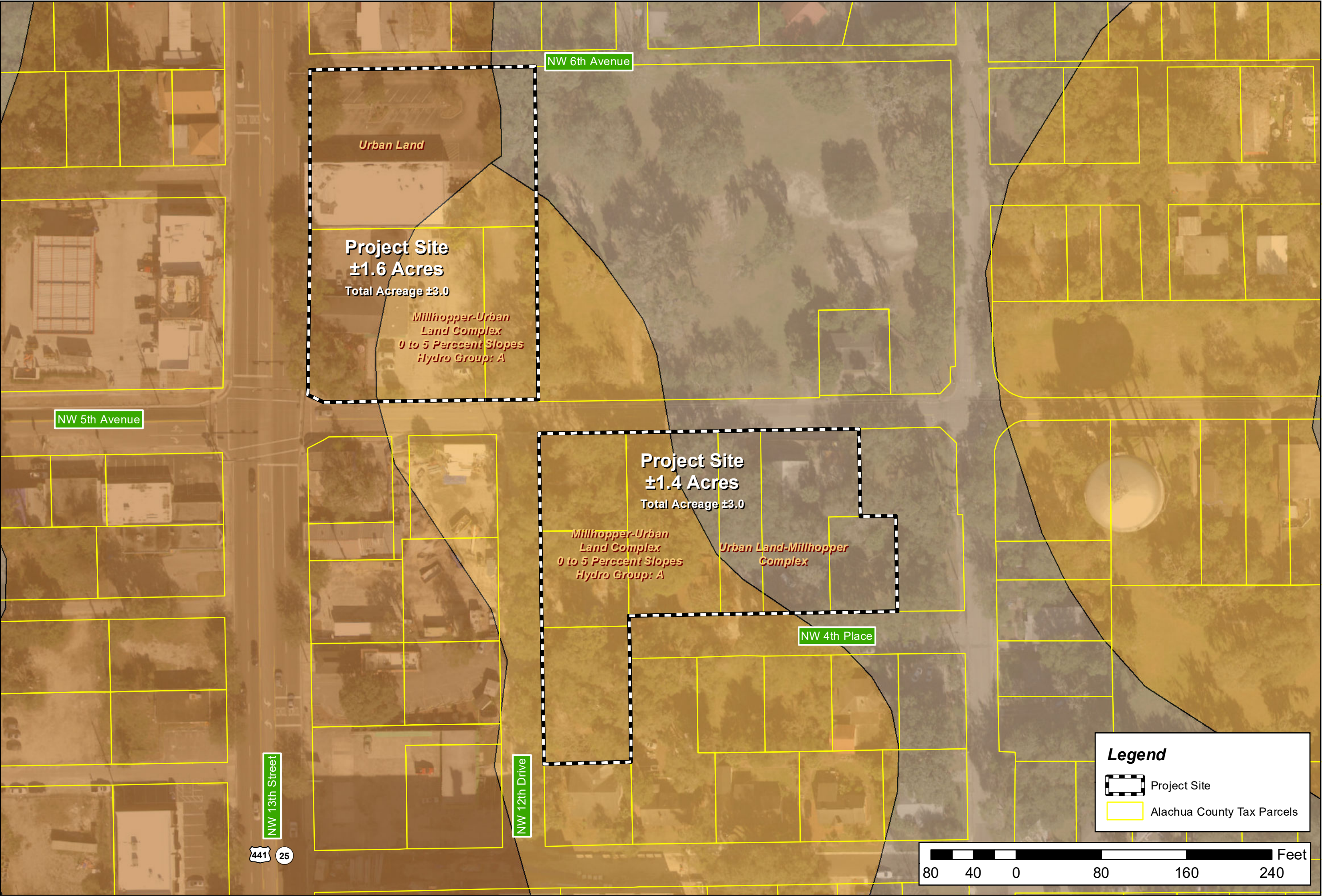


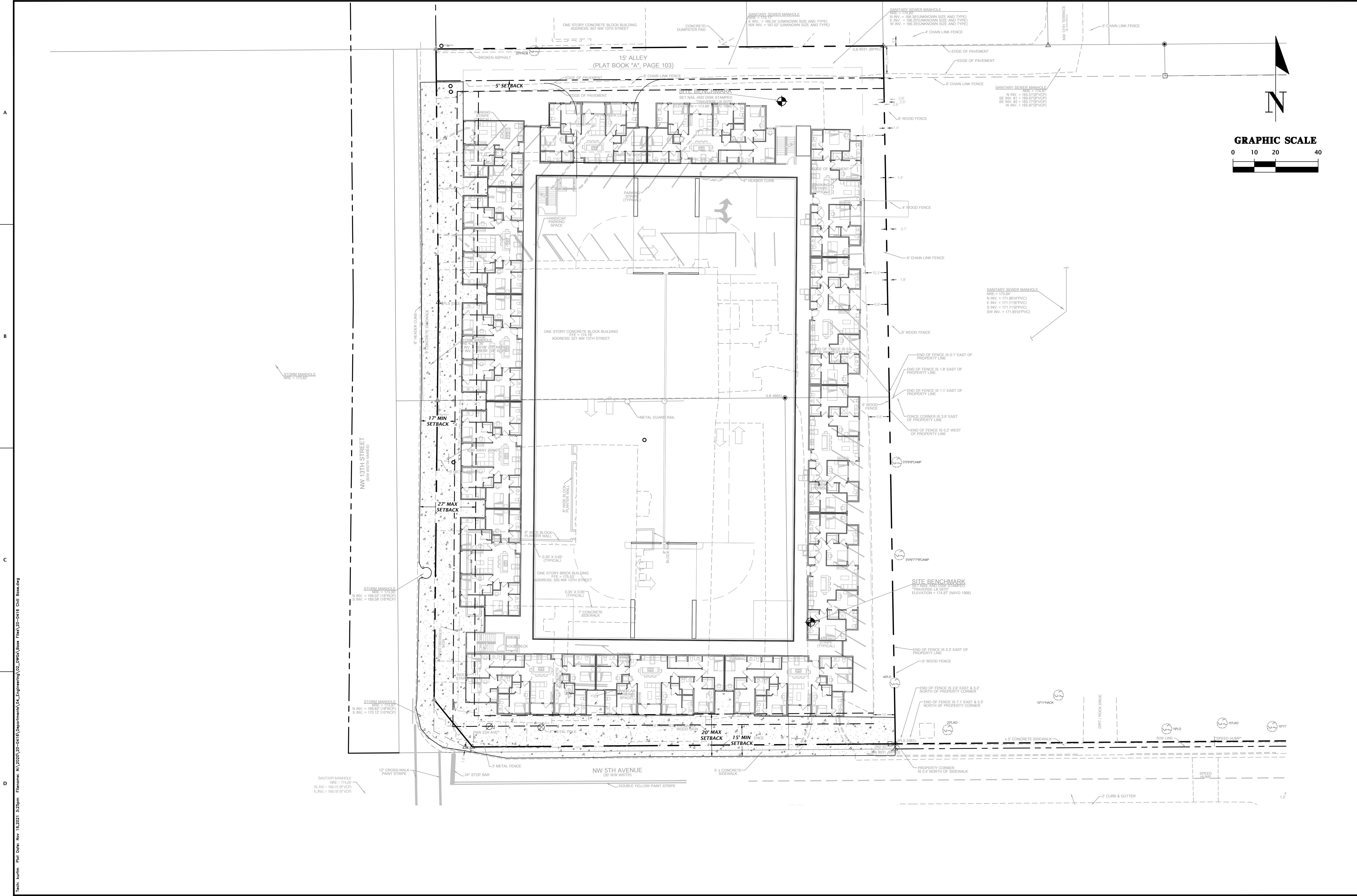
ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels #
14091, 14093, 14092, 14022, 14023, 14024, 14050, 14048, 14051-1
City of Gainesville, FL



Projection: NAD 1983, StatePlane
Florida North, FIPS 3100, Feet
False Easting: 1000000.000000
False Northing: 1000000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.583333
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GCS: North American 1983
Prepared by: Employee 640
Date: 11/16/2021

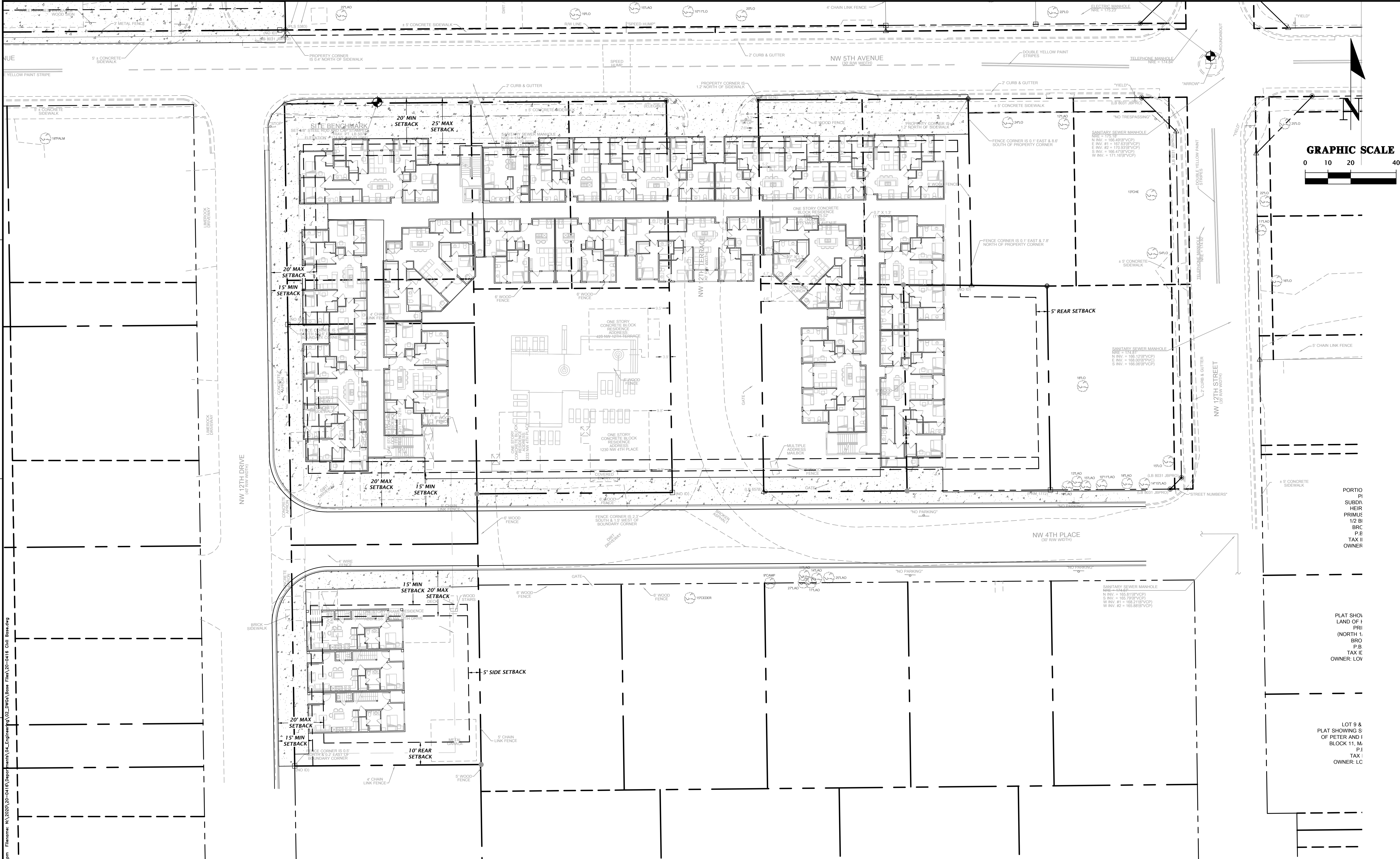




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Title: Survey Plot Date: Nov 16, 2021 3:25pm

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075	
CHW Professional Consultants	
SCALE: 1"=20'	VERIFY SCALE ON BASIS OF ORIGINAL DRAWING IF ANY DISCREPANCIES THIS SHEET, ADJUST SCALES ACCORDINGLY.
CONSTRUCTION REVIEWERS	
SUBMITTALS	
CLIENT: CAUSSEUX, HEWITT, & WALPOLE, INC. ENGINEERING - SURVEYING - PLANNING	PROJECT: PROJECT NAME
DESIGNER: PROJECT NUMBER	PROJECT NUMBER
QUALITY CONTROL: SHEET TITLE	SHEET TITLE
PROJECT NUMBER: 00-0000	1
SHEET NO: 1	

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BLOCK 11, M.
P.I
TAX I
OWNER: LC

SHEET NO: 1

TECHNICIAN
DESIGNER
QUALITY CONTROL
PROJECT NUMBER
00-0000

CUSTOMER: CAUSSEUX, HEWETT, & WALPOLE, INC.
ENGINEERING - SURVEYING - PLANNING
PROJECT: PROJECT NAME
SHEET TITLE 1

SUBMITTALS

CONSTRUCTION REVISIONS

SCALE: 1"=20'

VERIFY SCALE ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CHW
Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Mailed Memorandum

NEIGHBORHOOD WORKSHOP NOTIFICATION

PN 20-0416



To: Neighbors of the NW 13th Street / NW 5th Avenue Area
From: Craig Brashier, AICP, Director of Planning
Date: 26 October 2021
RE: Neighborhood Workshop Public Notice

A virtual Neighborhood Workshop will be held to discuss three applications: a Right-of-way Vacation of a portion of NW 12th Terrace; a Special Use Permit to increase density from 60 to 80 du/ac in U8 Transect and from 50 to 60 du/ac in U6 Transect; and a Development Plan for a multifamily development with associated infrastructure. The project site is multiple parcels in the NE quadrant of NW 5th Ave and NW 13th St and the SE quadrant of NW 12th Dr and NW 5th Ave in the City of Gainesville.

Date: November 10, 2021
Time: 6:00 p.m.
Link: bit.ly/NW13th-5th-Redev
Call-in Number: +1 352 554 9583
Meeting ID: 465 285 236#
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood workshop is to inform the public about the nature of the proposal and seek their comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign (“#”) when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Mailing Labels

Neighborhood Workshop Notice

14092-000-000 908 Group NW 13th ST
521 NW 13TH STREET LLC
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15208-000-000 908 Group NW 13th ST
626 NW 13TH ST LLC
9218 SW 21ST AVE
GAINESVILLE FL 32607

Neighborhood Workshop Notice

14837-000-000 908 Group NW 13th ST
ABC LIQUORS
PO BOX 593688
ORLANDO FL 32859-3688

Neighborhood Workshop Notice

15205-000-000 908 Group NW 13th ST
ARNAU FRANCIS M III TRUSTEE
221 NEAL RD
COMMERCE GA 30530

Neighborhood Workshop Notice

14055-000-000 908 Group NW 13th ST
AUSTIN GLOBAL HOLDINGS LLC
633 NW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14015-000-000 908 Group NW 13th ST
B & D RENTAL HOMES LLC
7811 SW 103RD AVE
GAINESVILLE FL 32608

Neighborhood Workshop Notice

14080-003-000 908 Group NW 13th ST
BATIE & BATIE
1220 NW 6TH PL
GAINESVILLE FL 32601-4983

Neighborhood Workshop Notice

13961-000-000 908 Group NW 13th ST
BOUGHANNAM SOUAD RASHID
3206 NW 57TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

13939-000-000 908 Group NW 13th ST
BRANDT MELANIE
5629 NW 97TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13898-000-000 908 Group NW 13th ST
BROOKS & CALLWOOD & SHANNON
TRUSTEE
5427 BROADMOOR ST
ALEXANDRIA VA 22315

Neighborhood Workshop Notice

14087-000-000 908 Group NW 13th ST
BRYANT ROBERT L TRUSTEE
1519 LONG POND DR
VALRICO FL 33594

Neighborhood Workshop Notice

14826-000-000 908 Group NW 13th ST
BUSH GERALD L LIFE ESTATE
1311 NW 5TH AVE
GAINESVILLE FL 32603-1301

Neighborhood Workshop Notice

13944-001-000 908 Group NW 13th ST
BUSK GAIL S
1741 NW 12TH RD
GAINESVILLE FL 32605-5333

Neighborhood Workshop Notice

15241-000-000 908 Group NW 13th ST
C & C PROPERTIES AND INVESTMENTS
527 TURKEY CREEK
ALACHUA FL 32615

Neighborhood Workshop Notice

13904-000-000 908 Group NW 13th ST
CALDWELL & SUTTON
2201 NW 26TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14031-000-000 908 Group NW 13th ST
CAMPBELL & 421 CAMPBELL 4 LLC
120 ROSEWOOD DR
GUYTON GA 31312

Neighborhood Workshop Notice

14002-000-000 908 Group NW 13th ST
CAPITAL ASSETS GROUP II LLC
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14068-000-000 908 Group NW 13th ST
CARVER'S CORNER LLC
100 W MAIN ST #B
BERRYVILLE VA 22611

Neighborhood Workshop Notice

14010-000-000 908 Group NW 13th ST
CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE FL 32614

Neighborhood Workshop Notice

14072-000-000 908 Group NW 13th ST
CHURCHILL & TUNNAGE
613 NW 12TH TER
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13957-000-000 908 Group NW 13th ST
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

14021-000-000 908 Group NW 13th ST
CORE GAINESVILLE 13TH & 3RD LLC
540 W MADISON ST #2500
CHICAGO IL 60661

Neighborhood Workshop Notice

14069-000-000 908 Group NW 13th ST
DAVIS ETHEL ERNESTINE LIFE ESTATE
907 SE 7TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13900-000-000 908 Group NW 13th ST
DESOWITZ GREGORY B
PO BOX 142474
GAINESVILLE FL 32614-2474

Neighborhood Workshop Notice

13940-000-000 908 Group NW 13th ST
DUNLAP & DUNLAP
26 YOUNG ST
ASHEVILLE NC 28801

Neighborhood Workshop Notice

14080-002-000 908 Group NW 13th ST
FARR DOROTHY JERIESHA
1215 NW 6TH PL
GAINESVILLE FL 32601-4983

Neighborhood Workshop Notice

15212-001-000 908 Group NW 13th ST
FORRESTEL & FORRESTEL & FORRE
701 NW 15TH ST
GAINESVILLE FL 32603-1327

Neighborhood Workshop Notice

15207-000-000 908 Group NW 13th ST
FORRESTEL & FORRESTEL & FORRESTEL
701 NW 15TH ST
GAINESVILLE FL 32603

Neighborhood Workshop Notice

13913-000-000 908 Group NW 13th ST
GAINESVILLE FLORIDA HOUSING
PO BOX 5565
GAINESVILLE FL 32627

Neighborhood Workshop Notice

15238-001-000 908 Group NW 13th ST
GATE PETROLEUM COMPANY
PO BOX 23627 SS #1445
JACKSONVILLE FL 32241-3627

Neighborhood Workshop Notice

15240-000-000 908 Group NW 13th ST
GATE PETROLEUM COMPANY
9540 SAN JOSE BLVD
JACKSONVILLE FL 32257

Neighborhood Workshop Notice

13942-000-000 908 Group NW 13th ST
GATOR FAMILY LLC
2660 SCOTT MILL LN
JACKSONVILLE FL 32223

Neighborhood Workshop Notice

14833-000-000 908 Group NW 13th ST
GATOR GRANDE LLC
220 N MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14093-000-000 908 Group NW 13th ST
G-BERRIES PROPERTIES LLC
911 NW 36TH RD
GAINESVILLE FL 32609

Neighborhood Workshop Notice

14830-000-000 908 Group NW 13th ST
GLIKES & GLIKES
66 FAIRFIELD LN
CHESTER SPRINGS PA 19425-2224

Neighborhood Workshop Notice

14825-000-000 908 Group NW 13th ST
GLIKES & GLIKES
66 FAIRFIELD LN
CHESTER SPRINGS PA 19425

Neighborhood Workshop Notice

14062-001-000 908 Group NW 13th ST
GVLE HOLDINGS LLC
1325 NW 53RD AVE #E
GAINESVILLE FL 32609

Neighborhood Workshop Notice

15212-002-001 908 Group NW 13th ST
HALLMAN JO ANNA G LIFE ESTATE
3606 NW 61ST PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13919-000-000 908 Group NW 13th ST
HEARD & JEMISON
6980 ROSWELL RD #L4
SANDY SPRINGS GA 30328-2216

Neighborhood Workshop Notice

13919-001-000 908 Group NW 13th ST
HEARD ANGELIA NANETTE
910 LENOX HILL CT
ATLANTA GA 30324

Neighborhood Workshop Notice

13943-000-000 908 Group NW 13th ST
HIGHTIDE VENTURES LLC
714 NW 36TH AVE
GAINESVILLE FL 32609

Neighborhood Workshop Notice

14014-000-000 908 Group NW 13th ST
HILL JOAN MARIE LIFE ESTATE
6912 SW 75TH ST
GAINESVILLE FL 32608-5629

Neighborhood Workshop Notice

14025-000-000 908 Group NW 13th ST
HIR UNIVERSITY HOUSING LLC
111 WEST FORTUNE ST
TAMPA FL 33602

Neighborhood Workshop Notice

14035-000-000 908 Group NW 13th ST
HIR UNIVERSITY INVESTORS LLC
111 WEST FORTUNE STREET
TAMPA FL 33602

Neighborhood Workshop Notice

14026-000-000 908 Group NW 13th ST
HIR UNIVERSITY INVESTORS LLC
111 WEST FORTUNE ST
TAMPA FL 33602

Neighborhood Workshop Notice

13918-000-000 908 Group NW 13th ST
INGRAM & STILP H/W
18 NW 7TH TER
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13954-001-000 908 Group NW 13th ST
JACOBS KARL
909 NW 6TH ST GORE-RABELL REALTY
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13901-000-000 908 Group NW 13th ST
JERRY MATTIE I
1128 NW 6TH AVE
GAINESVILLE FL 32601-2913

Neighborhood Workshop Notice

13903-001-000 908 Group NW 13th ST
JONES ELIZABETH HEIRS
1019 NW 6TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14841-000-000 908 Group NW 13th ST
JONES HERMAN D TRUSTEE
310 NW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14023-000-000 908 Group NW 13th ST
KAROW R J
7008 SW 30TH WAY
GAINESVILLE FL 32608-5235

Neighborhood Workshop Notice

15227-000-000 908 Group NW 13th ST
KIRKPATRICK LLC
4710 SW 103RD WAY
GAINESVILLE FL 32608-7180

Neighborhood Workshop Notice

15233-000-000 908 Group NW 13th ST
KOKOMO KEY PROPERTIES INC
1325 NW 53RD AVE #E
GAINESVILLE FL 32609

Neighborhood Workshop Notice

14013-000-000 908 Group NW 13th ST
KRAFT & KRAFT TRUSTEES
2620 NW 27TH TER
GAINESVILLE FL 32605-2824

Neighborhood Workshop Notice

14828-000-000 908 Group NW 13th ST
KREIZEL & SWITZER JR & TEITELBAUM
PO BOX 192
HEWLETT NY 11557-0192

Neighborhood Workshop Notice

15237-000-000 908 Group NW 13th ST
LARSEN J S
PO BOX 14287
GAINESVILLE FL 32604-2287

Neighborhood Workshop Notice

14832-001-000 908 Group NW 13th ST
LCD GATOR OWNER LLC
PO BOX 130339
CALSBAD CA 92013

Neighborhood Workshop Notice

14047-000-000 908 Group NW 13th ST
LOWE ISSIE ANN TRUSTEE
1900 SW 36TH ST
GAINESVILLE FL 32607

Neighborhood Workshop Notice

14071-000-000 908 Group NW 13th ST
LVS INVESTMENTS 12TH LLC
PO BOX 12252
GAINESVILLE FL 32604

Neighborhood Workshop Notice

13905-000-000 908 Group NW 13th ST
LVS INVESTMENTS 6TH LLC
PO BOX 12252
GAINESVILLE FL 32604

Neighborhood Workshop Notice

13903-000-000 908 Group NW 13th ST
LVS INVESTMENTS 6TH LLC
4606 NW 166TH AVE
GAINESVILLE FL 32653

Neighborhood Workshop Notice

13892-000-000 908 Group NW 13th ST
LVS RENTALS LLC
4606 NW 166TH AVE
GAINESVILLE FL 32653

Neighborhood Workshop Notice

15231-000-000 908 Group NW 13th ST
MANKIN RICHARD W
503 NW 89TH ST
GAINESVILLE FL 32607

Neighborhood Workshop Notice

14052-001-000 908 Group NW 13th ST
MARTIN MARY
1209 NW 4TH PL
GAINESVILLE FL 32601-4962

Neighborhood Workshop Notice

13891-000-000 908 Group NW 13th ST
MCHENRY ETHEL HEIRS
1123 NW 6TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14016-000-000 908 Group NW 13th ST
NAYLOR GEOFFREY & GAIL B
1741 NW 12TH RD
GAINESVILLE FL 32605-5333

Neighborhood Workshop Notice

14017-000-000 908 Group NW 13th ST
OSBORN G D
PO BOX 867
STARKE FL 32091-9402

Neighborhood Workshop Notice

14034-000-000 908 Group NW 13th ST
OSPINA ENTERPRISES
407 NW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14007-000-000 908 Group NW 13th ST
PALM 220 PROPERTY LLC
1701 NW 24TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14831-000-000 908 Group NW 13th ST
PARADIGM 413 LLC
220 N MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14008-000-000 908 Group NW 13th ST
PARKER JOEL & JENNIFER ROSE
1202 NW 4TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14080-001-000 908 Group NW 13th ST
PATEL NIKHILKUMAR ARVINDBHAI
6803 SW 35TH WAY
GAINESVILLE FL 32608

Neighborhood Workshop Notice

14080-004-000 908 Group NW 13th ST
PATTERSON HELEN
1216 NW 6TH PL
GAINESVILLE FL 32601-4983

Neighborhood Workshop Notice

15189-000-000 908 Group NW 13th ST
PAUZEL LLC & TRICEP INC
1605 NW 22ND ST
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14097-000-000 908 Group NW 13th ST
PFEIFFER & PFEIFFER
707 NW 13TH ST
GAINESVILLE FL 32601-4918

Neighborhood Workshop Notice

14836-000-000 908 Group NW 13th ST
PFEIFFER CYLDE T
4422 NW 22ND ST
GAINESVILLE FL 32605-1758

Neighborhood Workshop Notice

15232-000-000 908 Group NW 13th ST
PHEGLEY 602 LLC
10 WINNEBAGO RD
FT LAUDERDALE FL 33308

Neighborhood Workshop Notice

15234-001-000 908 Group NW 13th ST
PHEGLEY 605 LLC
10 WINNEBAGO RD
SEA RANCH LAKES FL 33308

Neighborhood Workshop Notice

14019-000-000 908 Group NW 13th ST
QUAD EQUITIES UNIVERSITY HEIGHTS
424 MADISON AVE 5TH FLOOR
NEW YORK NY 10017

Neighborhood Workshop Notice

14020-000-000 908 Group NW 13th ST
QUAD EQUITIES UNIVERSITY LLC
424 MADISON AVE 5TH FLOOR
NEW YORK NY 10017

Neighborhood Workshop Notice

14826-001-000 908 Group NW 13th ST
ROBERTSON & ROBERTSON TRUSTEES
18203 NW 23RD PL
NEWBERRY FL 32669

Neighborhood Workshop Notice

14052-000-000 908 Group NW 13th ST
SALLEY IRENE
6651 NW 20TH PL
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13944-002-000 908 Group NW 13th ST
SCHAFFER FAMILY PROPERTIES 2 LLC
2002 NW 37TH BLVD
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14080-005-000 908 Group NW 13th ST
SCOTT MARGARET
1206 NW 6TH PL
GAINESVILLE FL 32601-4983

Neighborhood Workshop Notice

13944-000-000 908 Group NW 13th ST
SPRINGTREE ONE LLC
6405 SW 37TH WAY
GAINESVILLE FL 32608

Neighborhood Workshop Notice

14048-000-000 908 Group NW 13th ST
STETZ FRANK J JR & CYNTHIA E
1922 W QUAIL MEADOW CT
HERNANDO FL 34442

Neighborhood Workshop Notice

14050-000-000 908 Group NW 13th ST
STETZ PROPERTIES LLC
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13994-001-000 908 Group NW 13th ST
THOMAS JR & THOMAS TRUSTEES
4025 NW 14TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14095-000-000 908 Group NW 13th ST
UNIVERSITY HOUSE GAINESVILLE
PO BOX 9271
OAK BROOK IL 60522-9271

Neighborhood Workshop Notice

13994-002-000 908 Group NW 13th ST
W&L THOMAS FAMILY LLC
PO BOX 407
LAKELAND FL 33802

Neighborhood Workshop Notice

13962-000-000 908 Group NW 13th ST

WALKER JAMES R

415 NW 12TH ST

GAINESVILLE FL 32601-4937

Neighborhood Workshop Notice
5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

b

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice
Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W WILLIAMS
P.O. BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
KELLY AISSIN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Newspaper Advertisement

PUBLIC NOTICE

A virtual Neighborhood Workshop will be held to discuss three applications: a Right-of-way Vacation of a portion of NW 12th Terrace; a Special Use Permit to increase density from 60 to 80 du/ac in U8 Transect and from 50 to 60 du/ac in U6 Transect; and a Development Plan for a multifamily development with associated infrastructure. The project site is multiple parcels in the NE quadrant of NW 5th Ave and NW 13th St and the SE quadrant of NW 12th Dr and NW 5th Ave in the City of Gainesville.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on November 10, 2021

Link: bit.ly/NW13th-5th-Redev

Call-in Number: +1 352-554-9583

Conference ID: 465 285 236#

Instructions: Visit the case-sensitive link above or call the number above. If unable to attend, please contact CHW for printed materials. Comments may also be submitted in writing or by phone.

Contact: Craig Brashier, AICP

Address: 11801 Research Drive, Alachua, FL, 32615

Phone Number: (352) 331-1976

Email: Live@CHW-inc.com



LOCAL&STATE

Navigating a difficult school year

Alachua County teachers struggle with job demands, level of pay

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

Kendra Vincent, a 10th-grade English teacher at Buchholz High School, pulls into the school parking lot around 7:15 a.m. By 7:30 she's going over her lesson plans for the day before teaching her five classes.

From bell to bell she works with a 30-minute lunch scheduled in between a 50-minute planning time to organize her schedule for the next school day.

Normally she would chuck the 50-minute planning period and teach an extra class for a 30% pay boost.

"I usually take an extra class and I do that because almost always the pay is worth it to me," Vincent said.

Teachers taking on extra classes is one of the ways Alachua County can combat the nationwide teacher shortage, said Camen Ward, president of the Alachua County Education Association.

Because teachers are constantly educating their students, they have less time to plan for the next day or grade assignments.

However, Vincent said she would already have 130 essays to grade, so what's an extra 20 essays?

But this school year Vincent said no to the extra period. She felt there was no way she could have another class and be the teacher she wanted to be.

The National Education Association reported for 2021 that Florida ranked No. 49 in the United States for teacher salaries in the year 2019-2020, with the average yearly salary being \$49,302. That's a 1.63% increase from the average salary in 2018-2019, which was \$48,314.

In June 2020, The Sun reported about Gov. Ron DeSantis pay boost for teachers, which was controversial because new teachers coming into the industry would make a minimum starting pay of \$45,000 to \$47,500.

Veteran teachers like Vincent said it took her 10 years to be able to make that much.

See **TEACHERS**, Page 8A

BROWSING USED BOOKS



ABOVE: People look through works of fiction at the annual Friends of the Library Book Sale on Monday. The sale, the largest of its kind in Florida, continues Tuesday with media half-off, and Wednesday for 10-cent day. **RIGHT:** Jodie Driver looks through the vinyl records at the book sale, which also includes other media such as posters, magazines and games. **BRAD MCCLENNY/GAINESVILLE SUN**



Despite development, Rainbow Springs offers range of activities

Danielle Johnson
Ocala Star-Banner
USA TODAY NETWORK

Whether you come from across the street or from half-way around the world, people seem to return to Rainbow Springs, lured by its calming beauty, beckoned by its prismatic waters.

The springs headwaters bubble up in Rainbow Springs State Park, about 4 miles north of Dunnellon, giving rise to the Rainbow River. It is a popular destination, particularly on weekends and holidays, when people from near and far gather to enjoy the springs' refreshing gifts by swimming, canoeing and kayaking.

Location: Rainbow Springs is located at 19158 SW 81st Place Road within Rainbow Springs State Park in Dunnellon in southwest Marion County. Tube rentals are available at 10830 SW 180th Ave. Road.

About: A former phosphate mine, site turned tourist attraction, Rainbow Springs has come a long way to its state park status gained in 1990. The site still has many remnants of its past, however, between phosphate pits, manmade waterfalls and even the remains of bird and animal cages.

A first-magnitude spring with a flow of over 400 million gallons daily, Rainbow Spring ranks among the highest discharge rates of over 1,000 artesian springs in Florida. There are several other smaller springs in the Rainbow Springs group too, which flow south as the Rainbow River and



Homes are built to within several yards of the Rainbow River in Dunnellon.

merge with the Withlacoochee River.

Adding to its history, Native American artifacts from 10,000 years ago, as well as mastodon

and mammoth fossils, have been found here.

Visitors: Rainbow Springs is a popular recreation area, especially for swimmers, snorkelers



Joe Wallace makes his way into the cavern on the Rainbow River in Dunnellon on Oct. 19. **PHOTOS BY ALAN YOUNGBL/DOUGLASVILLE SUN**

and paddlecraft. Kayak and canoe rentals are available at the head-

springs, as are inner tubes at the tubing entrance. Entry fee is \$2 at the headsprings or free for children under 6.

With high visitation during weekends and holidays, the headsprings entrance closes after reaching capacity. Visitors also can picnic, camp and hike.

The headsprings entrance is open 8 a.m. to sunset year-round. The tubing entrance is closed October through March and has varying hours the rest of the year. Check online for tubing and camping availability.

Problems: Though a popular spot for recreation, advocates say it harms the Rainbow River system, especially tubers who discard trash.

See **SPRINGS**, Page 8A

PUBLIC NOTICE

A virtual Neighborhood Workshop will be held to discuss three applications: a Right-of-Way Vacation of a portion of NW 12th Terrace; a Special Use Permit to increase density from 60 to 80 du/ac in U8 Tract and from 50 to 60 du/ac in U6 Tract; and a Development Plan for a multifamily development with associated infrastructure. The project site is multiple parcels in the NE quadrant of NW 5th Ave and NW 13th St and the SE quadrant of NW 12th Dr and NW 5th Ave in the City of Gainesville.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on November 10, 2021

Link: <https://www.chw-inc.com>

Call-In Number: +1 352-554-9583

Conference ID: 465 285 2368

Instructions: Visit the case-sensitive link above or call the number above. If unable to attend, please contact CHW for printed materials. Comments may also be submitted in writing or by phone.

Contact: Craig Brasher, AICP
Address: 11801 Research Drive, Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

A SPECIAL TRIBUTE FOR ALL THOSE WHO PROTECT US!

WE SALUTE OUR VETERANS

ONLY \$2000

Thursday, November 11th, 2021
Hurry! Deadline is Tuesday, November 2nd by 5 p.m. CST

CALL 866-858-9652
OR EMAIL GainesvilleSunClassifieds@gannett.com
TO PLACE YOUR AD TODAY!

SFC John Doe
U.S. Army
Dunnellon, Florida

Thank you for your service!

Workshop Presentation

NW 13th Street Redevelopment

Special Use Permit, Right-of-Way Vacation, and Development Plan Applications



City of Gainesville
Neighborhood Workshop
November 10, 2021



20-0416: NW 13th Street Redevelopment



1

The **purpose** of the neighborhood workshop:

The City of Gainesville requires all applicants to host a neighborhood workshop;

The purpose is to **inform neighbors** of the proposed development's nature and to get feedback early in the process;

This workshop provides the applicant with an opportunity to **identify concerns** prior to the applications' submissions.



20-0416: NW 13th Street Redevelopment

2

1

PUBLIC NOTIFICATION

NEIGHBORHOOD WORKSHOP NOTIFICATION

CHW
Professional Consultants

To: Neighbors of the NW 13th Street / NW 5th Avenue Area
From: Craig Brashier, AICP, Director of Planning
Date: 26 October 2021
RE: Neighborhood Workshop Public Notice

A virtual Neighborhood Workshop will be held to discuss three applications: a Right-of-Way Vacation of a portion of NW 12th Terrace; a Special Use Permit to increase density from 60 to 80 du/ac in U8 Transect and from 50 to 60 du/ac in U6 Transect; and a Development Plan for a multifamily development with associated infrastructure. The project site is multiple parcels in the NE quadrant of NW 5th Ave and NW 13th St and the SE quadrant of NW 12th Dr and NW 5th Ave in the City of Gainesville.

Date: November 10, 2021
Time: 6:00 p.m.
Link: bit.ly/NW13th-5th-Redev
Call-in Number: +1 352 554 9583
Meeting ID: 465 285 236#
Contact: Craig Brashier, AICP
 11801 Research Drive
 Alachua, FL 32616
 (352) 331-1976
 Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood workshop is to inform the public about the nature of the proposal and seek their comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

NOTIFICATION OF PUBLIC NOTICE & INFORMATION FOR THE NEIGHBORHOOD WORKSHOP, NW 13th Street

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www.chw-inc.com

LOCAL STATE

Navigating a difficult school year
 Children's anxiety has been enough with job demands, level of pay, and more.

BROWSING USED BOOKS
 ADAMS: People look through stacks of books at the annual book sale of the Gainesville Public Library. The sale is held at the library's main branch, 1000 N. W. 13th St., on Thursdays from 10 a.m. to 4 p.m. The sale is open to the public and is a great way to find books at a discount. The sale is held at the library's main branch, 1000 N. W. 13th St., on Thursdays from 10 a.m. to 4 p.m. The sale is open to the public and is a great way to find books at a discount.

Despite development, Rainbow Springs offers range of activities
 The city of Gainesville is working to develop the area around Rainbow Springs, a popular destination for residents and visitors alike. The city is working to develop the area around Rainbow Springs, a popular destination for residents and visitors alike. The city is working to develop the area around Rainbow Springs, a popular destination for residents and visitors alike.

PUBLIC NOTICE
 A virtual Neighborhood Workshop will be held to discuss three applications: a Right-of-Way Vacation of a portion of NW 12th Terrace; a Special Use Permit to increase density from 60 to 80 du/ac in U8 Transect and from 50 to 60 du/ac in U6 Transect; and a Development Plan for a multifamily development with associated infrastructure. The project site is multiple parcels in the NE quadrant of NW 5th Ave and NW 13th St and the SE quadrant of NW 12th Dr and NW 5th Ave in the City of Gainesville.

AMERICAN VETERANS FOR PROTECT US
 Veterans for Protect Us is a 501(c)(3) non-profit organization that provides financial assistance to veterans and their families. The organization is currently seeking donations to help support its mission. The organization is currently seeking donations to help support its mission.

PUBLIC NOTICE

A virtual Neighborhood Workshop will be held to discuss three applications: a Right-of-way Vacation of a portion of NW 12th Terrace; a Special Use Permit to increase density from 60 to 80 du/ac in U8 Transect and from 50 to 60 du/ac in U6 Transect; and a Development Plan for a multifamily development with associated infrastructure. The project site is multiple parcels in the NE quadrant of NW 5th Ave and NW 13th St and the SE quadrant of NW 12th Dr and NW 5th Ave in the City of Gainesville.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on November 10, 2021
Link: bit.ly/NW13th-5th-Redev
Call-in Number: +1 352-554-9583
Conference ID: 465 285 236#
Instructions: Visit the case-sensitive link above or call the number above. If unable to attend, please contact CHW for printed materials. Comments may also be submitted in writing or by phone.

Contact: Craig Brashier, AICP
Address: 11801 Research Drive, Alachua, FL, 32616
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

20-0416: NW 13th Street Redevelopment

CHW

3

REQUESTS:

Special Use Permit, Right-of-Way Vacation, and Development Plan applications consistent with City of Gainesville U8 and U6 Zoning Districts permitted uses and development standards.

20-0416: NW 13th Street Redevelopment

4

2

INTENT:

Redevelop the site with multi-family housing and associated infrastructure that enhances the area's pedestrian realm and promotes infill redevelopment, consistent with the existing U6 & U8 transect zones.

20-0416: NW 13th Street Redevelopment



5

908 GROUP:

- The Nine
 - 179 Units
 - Completed in 2018
- The Griffin - Under Construction
 - 85 Units
 - Completing in 2022
- Stadium House - Under Construction
 - 181 Units
 - Completing in 2022

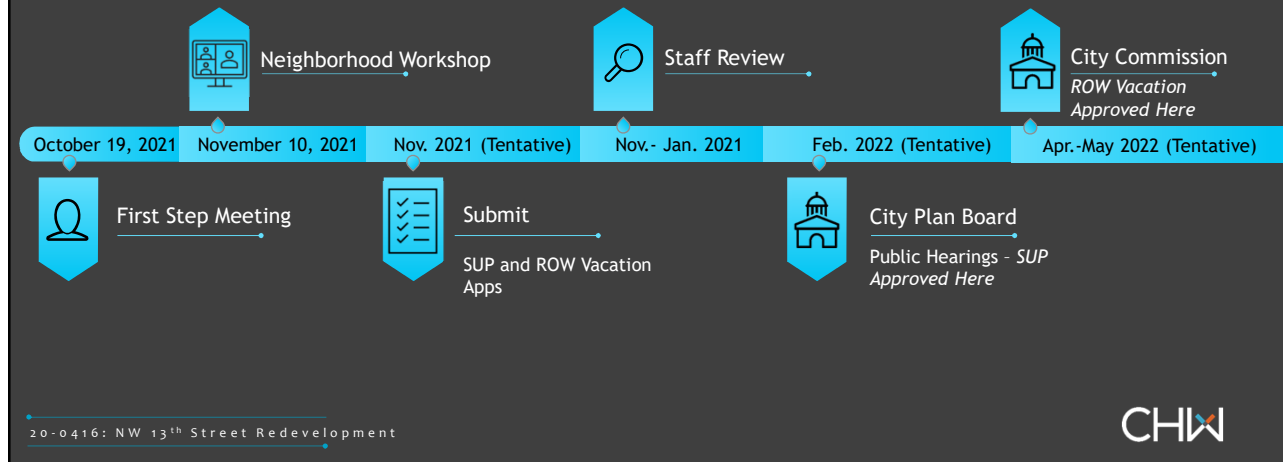
20-0416: NW 13th Street Redevelopment



6

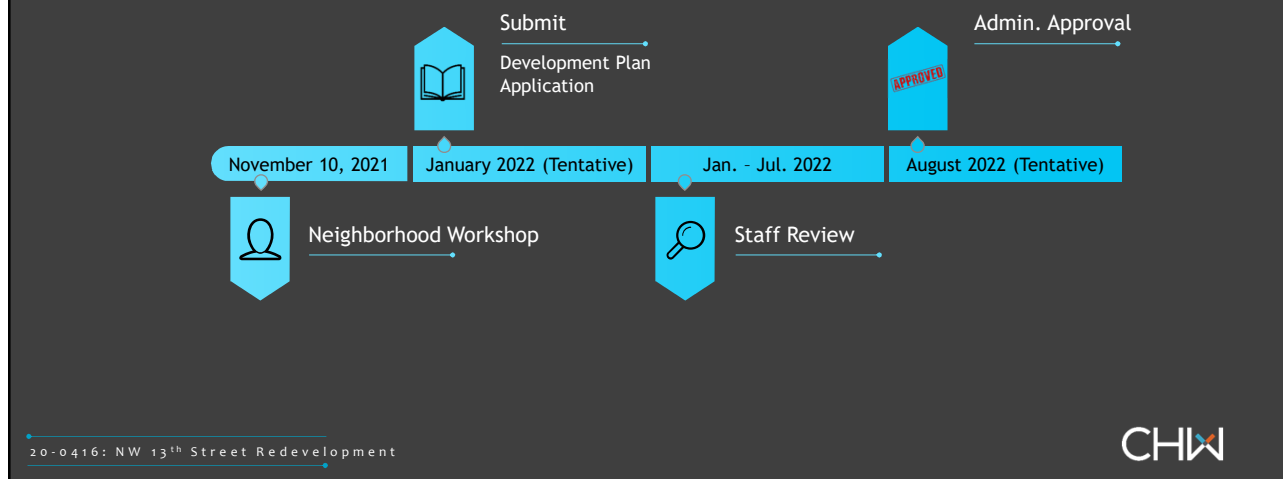
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RIGHT-OF-WAY VACATION AND SPECIAL USE PERMIT TIMELINE



7

DEVELOPMENT PLAN TIMELINE



8

4



11



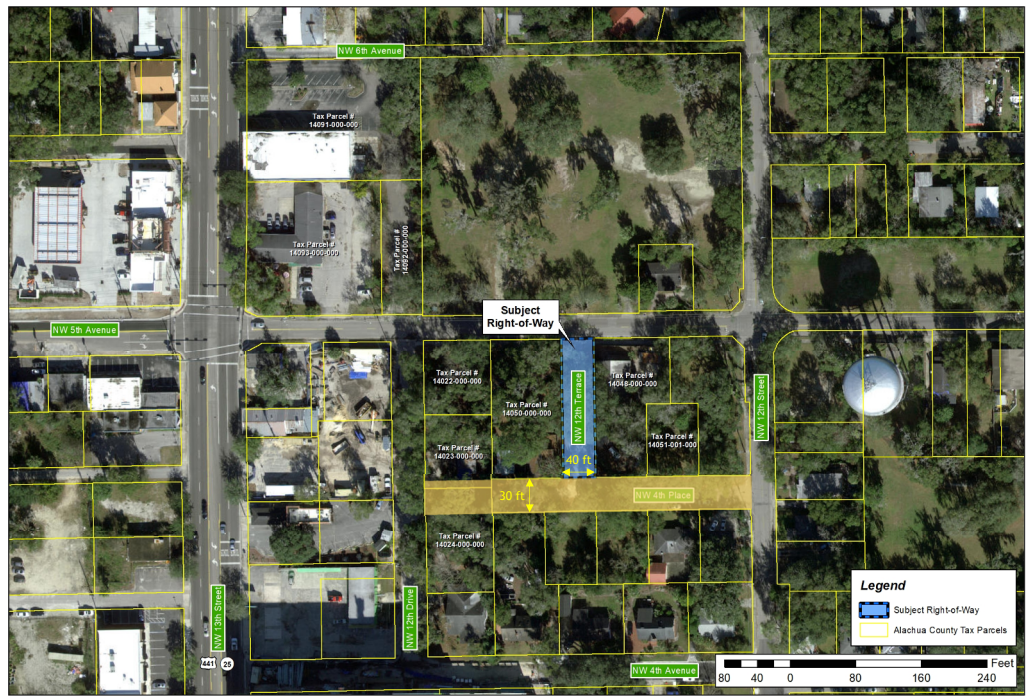
12

Right of Way Vacation

NW 12th Terrace Vacated

NW 4th Place Extended & Connected to NW 12th Drive

CHW

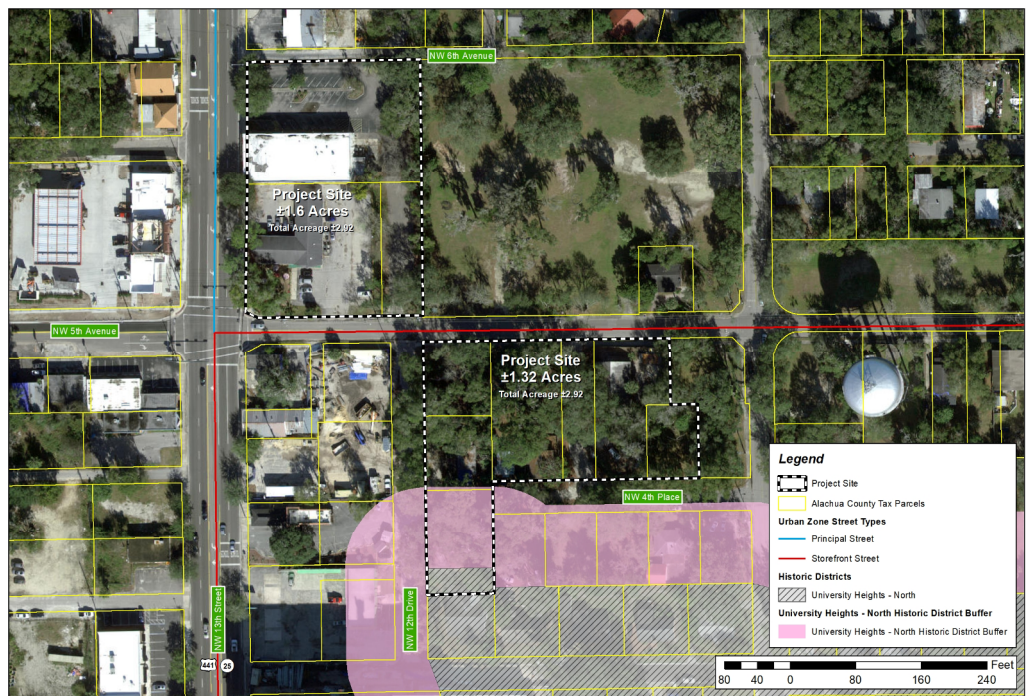


13

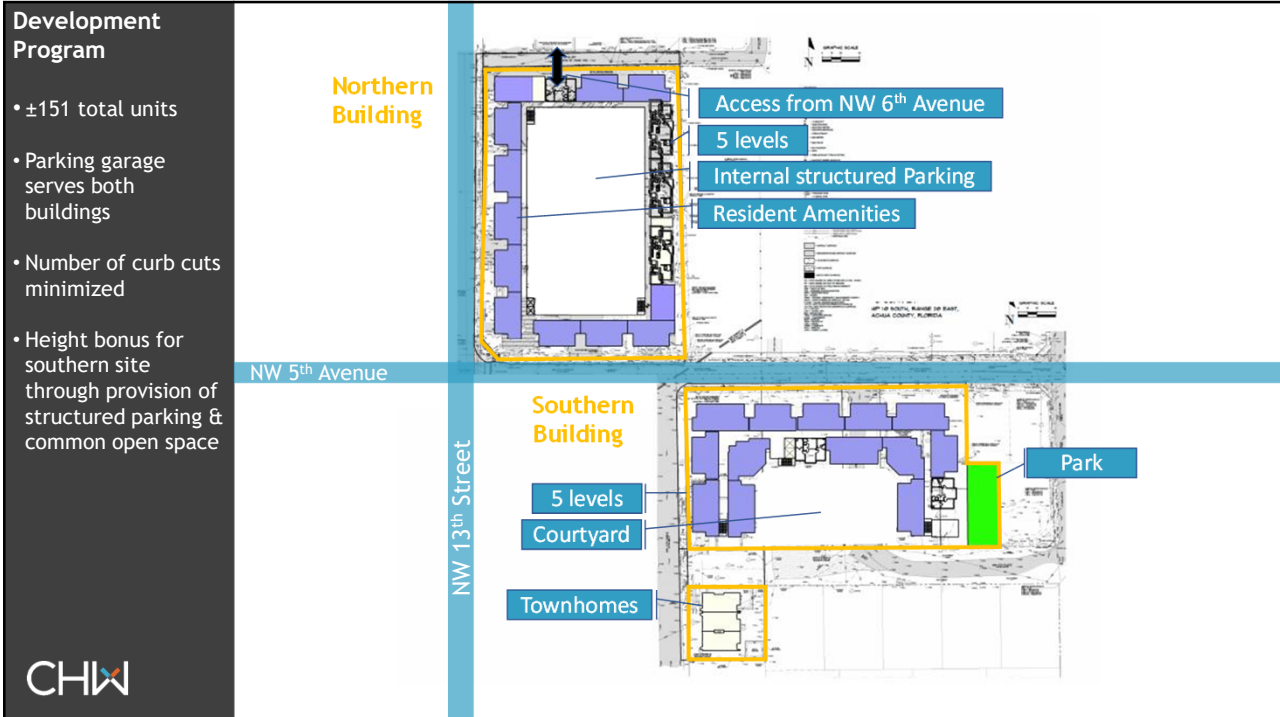
Development Standards

- A portion of NW 13th Street and a portion of NW 5th Avenue are classified as Storefront Streets
- A portion of NW 13th Street is classified as a Principal Street
- 100 ft. Compatibility Buffer from University Heights - North Historic District
- Multi-family structure is outside of compatibility buffer

CHW



14



15



16



Sign-in Sheet

SIGN-IN SHEET

NW 13th Street Redevelopment

20-0416



Event: Virtual Neighborhood Workshop
Date/Time: November 10, 2021 @ 6:00 PM
Place: bit.ly/NW13th-5th-Redev
Re: NW 13th Street Redevelopment Special Use Permit, Right-of-way Vacation, and Development Plan

	Attendee Name (Or as appears on Zoom)
1	Larry Seale
2	Anna Graham
3	Abe (last name not provided)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

NW 13th Street Redevelopment

20-0416



Event: Virtual Neighborhood Workshop
Date/Time: November 10, 2021 @ 6:00 PM
Place: bit.ly/NW13th-5th-Redev
Re: NW 13th Street Redevelopment Special Use Permit, Right-of-way Vacation, and Development Plan

CHW (Agent) Attendees: Craig Brashier, AICP
908 Group (Applicant) Attendees: Andrew Harris, 908 Group
Public Attendees: 3

CHW, on behalf of 908 Group, hosted the required Neighborhood Workshop and presented the following information: the workshop's purpose; the applications' requests and intents; maps illustrating the site's regulatory and physical characteristics; and illustrations showing the planned site layout. Questions and comments from the public are summarized below, with applicant and agent responses.

Question: I am concerned about the access point on NW 6th Avenue. Why can access not be put on NW 5th Avenue?

Response: Per code, NW 5th Avenue is a Storefront Street. NW 13th Street is a Principal Street. NW 6th Avenue is a Local Street. The code requires priority for access to be placed on Local Streets or alleyways.

Question: NW 6th Avenue is very narrow. Will improvements be made to it with redevelopment?

Response: Improvements will be made to NW 6th Avenue as part of this project. These improvements will likely match the improvements being made by a current development to the east of the project site. When this project reaches a development planning stage, a detailed traffic analysis will be done to best determine what improvements are needed.

Question: Can NW 6th Avenue be made into a one-way road?

Response: Two-way is preferred for this development.

The workshop was adjourned at approximately 6:29 p.m.



Parcel Summary

Parcel ID 14022-000-000
Prop ID 88191
Location Address
Neighborhood/Area MIXED RENTALS (136030.30)
Subdivision BELLAH W1/2 BLK 14 BROWNS ADDN
Brief Legal Description* BROWN ADDN BK 14 PB A-64 BELLAH S/D PB C-77 N 97 FT OF BK 1 OR 4314/0055
(Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT (00000)
Sec/Twp/Rng 05-10-20
Tax District GAINESVILLE (District 3600)
Millage Rate 22.0137
Acreage 0.180
Homestead N

[View Map](#)



Owner Information

[STETZ PROPERTIES LLC](#)
201 NW 10TH AVE
GAINESVILLE, FL 32601

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$94,464	\$94,464	\$94,464	\$70,800	\$70,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$94,464	\$94,464	\$94,464	\$70,800	\$70,800
Assessed Value	\$76,013	\$69,103	\$62,821	\$57,110	\$51,920
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$76,013	\$69,103	\$62,821	\$57,110	\$51,920
Maximum Save Our Homes Portability	\$18,451	\$25,361	\$31,643	\$13,690	\$18,880

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

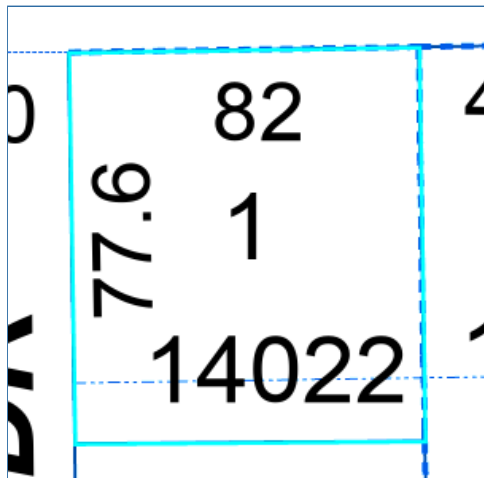
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0001	VACANT RESIDENTIAL	0.18	7872	82	96	U6

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/14/2014	\$100	WD	4314	55	11 - CORRECTIVE DEED	Vacant	* STETZ GREG	STETZ PROPERTIES LLC	Link (Clerk)
3/17/2014	\$55,000	WD	4265	978	01 - EXAMINATION OF DEED	Vacant	* GAINESVILLE HISTORIC PARCELS	* STETZ GREG	Link (Clerk)
2/18/2008	\$11,600	MS	3745	9	U - UNQUALIFIED	Vacant	* SANTILLI THOMAS C	* GAINESVILLE HISTORIC PARCELS	Link (Clerk)
5/28/2004	\$18,100	WD	2928	1127	U - UNQUALIFIED	Vacant	* BOOTH & BOOTH TRUSTEE	* SANTILLI THOMAS C	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Developed by



Version 2.3.158



Parcel Summary

Parcel ID	14023-000-000
Prop ID	88192
Location Address	421 NW 12TH DR GAINESVILLE, FL 32601
	see more addresses...
Neighborhood/Area	MIXED RENTALS (136030.30)
Subdivision	BELLAH W1/2 BLK 14 BROWNS ADDN
Brief Legal Description*	BROWN ADDN BK 14 PB A-64 BELLAH S/D PB C-77 S 97 FT OF N 194 FT OF BK 1 OR 561/403 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MFR <10 UNITS (00800)
Sec/Twp/Rng	05-10-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	0.160
Homestead	N

[View Map](#)



Owner Information

[KAROW, R J](#)
7008 SW 30TH WAY
GAINESVILLE, FL 32608-5235

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$56,764	\$47,328	\$35,972	\$36,000	\$45,400
Land Value	\$84,624	\$141,040	\$141,040	\$49,400	\$98,700
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$141,388	\$188,368	\$177,012	\$85,400	\$144,100
Assessed Value	\$113,667	\$103,334	\$93,940	\$85,400	\$90,730
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$113,667	\$103,334	\$93,940	\$85,400	\$90,730
Maximum Save Our Homes Portability	\$27,721	\$85,034	\$83,072	\$0	\$53,370

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0801	MFR<10 UNITS	0.16	7052	82	86	U6

Building Information

Type	DUPLEX	Heat	01-NONE
Total Area	1,732	HC&V	02-CONVECTION
Heated Area	1,557	HVAC	02-WIND/WALL UNIT
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	1.0-Baths
Interior Walls	05-DRYWALL	Bedrooms	2-2 BEDROOMS
Roofing	03-ASPHALT	Total Rooms	2-Rooms
Roof Type	03-GABLE/HIP	Stories	1.0
Frame	00-N/A	Actual Year Built	1959
Floor Cover	06-VINYL TILE	Effective Year Built	1970

Type	SOH MISC	Heat	
Total Area	200	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1959

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,557	1970	3	2700	DUPLEX	\$54,881
FOP	FINISHED OPEN PORCH	39	1970	3	2700	DUPLEX	\$412
UOP	UNFIN OPEN PORCH	96	1970	3	2700	DUPLEX	\$677
UST	UNFINISHED STORAGE	20	1970	3	2700	DUPLEX	\$317
UST	UNFINISHED STORAGE	20	1970	3	2700	DUPLEX	\$317

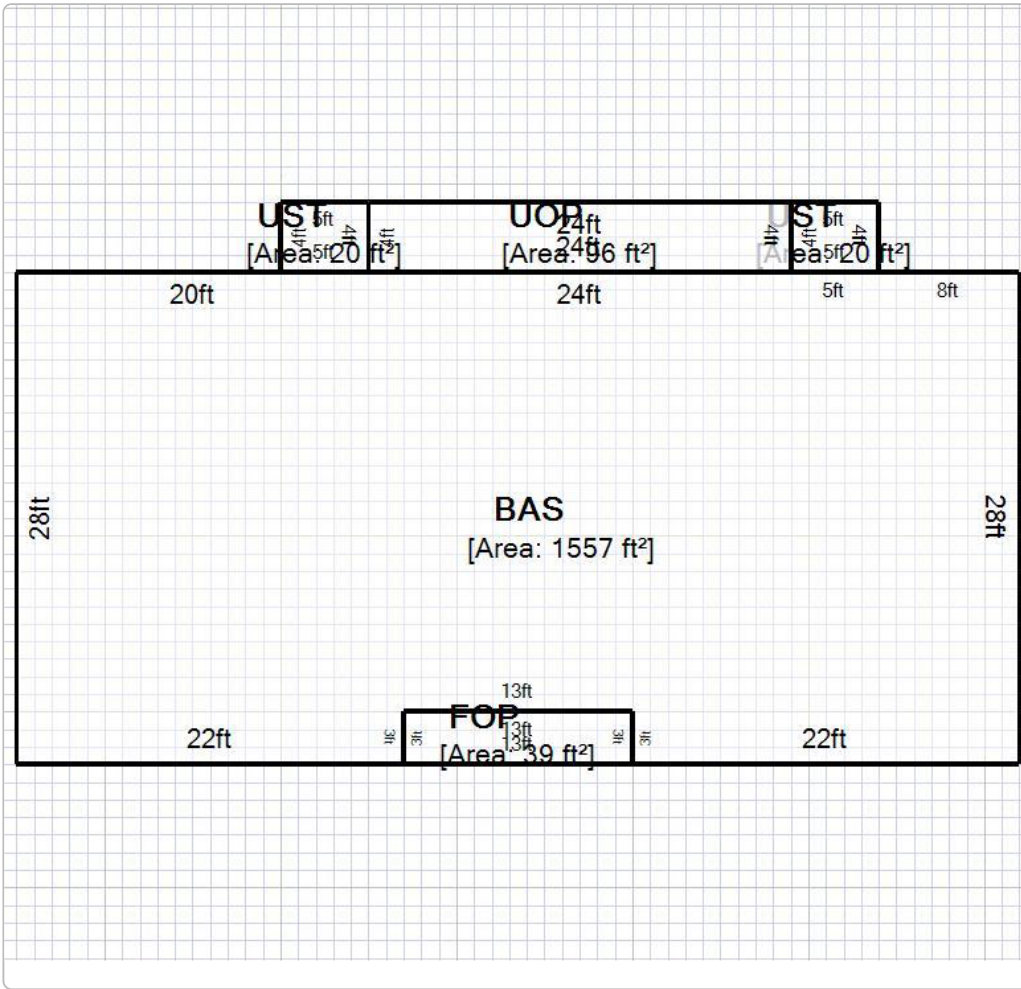
Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0800	DRIVE/WALK	200	1959		R1	RES	\$160

Sales

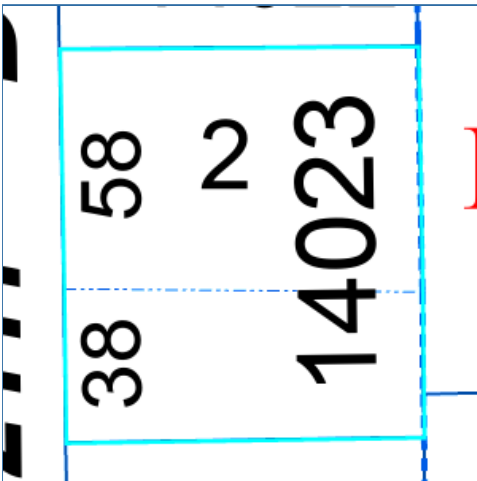
Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/1/1969	\$1,571	WD	561	403	U - UNQUALIFIED	Improved	* PRESCOTT FORD L LAURA K	KAROW R J	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Sketches



Map



Photos

No data available for the following modules: Extra Features, Permits.

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Last Data Upload: 11/8/2021, 5:21:18 AM

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 GEOSPATIAL

Version 2.3.158



Parcel Summary

Parcel ID 14024-000-000
Prop ID 88193
Location Address 407 NW 12TH DR
GAINESVILLE, FL 32601
[see more addresses...](#)
Neighborhood/Area MIXED RENTALS (136030.30)
Subdivision BELLAH W1/2 BLK 14 BROWNS ADDN
Brief Legal Description* BROWN ADDN BK 14 PB A-64 BELLAH S/D PB C-77 S 97 FT OF N 291 FT OF BK 1 OR 561/403
*(Note: *The Description above is not to be used on legal documents.)*
Property Use Code MFR <10 UNITS (00800)
Sec/Twp/Rng 05-10-20
Tax District GAINESVILLE (District 3600)
Millage Rate 22.0137
Acreage 0.180
Homestead N

[View Map](#)



Owner Information

[KAROW, R J](#)
7008 SW 30TH WAY
GAINESVILLE, FL 32608-5235

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$39,552	\$32,963	\$37,443	\$38,400	\$48,400
Land Value	\$96,432	\$160,720	\$160,720	\$84,400	\$101,300
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$135,984	\$193,683	\$198,163	\$122,800	\$149,700
Assessed Value	\$135,984	\$133,330	\$121,209	\$110,190	\$100,180
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$135,984	\$133,330	\$121,209	\$110,190	\$100,180
Maximum Save Our Homes Portability	\$0	\$60,353	\$76,954	\$12,610	\$49,520

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0801	MFR<10 UNITS	0.18	8036	98	82	U6

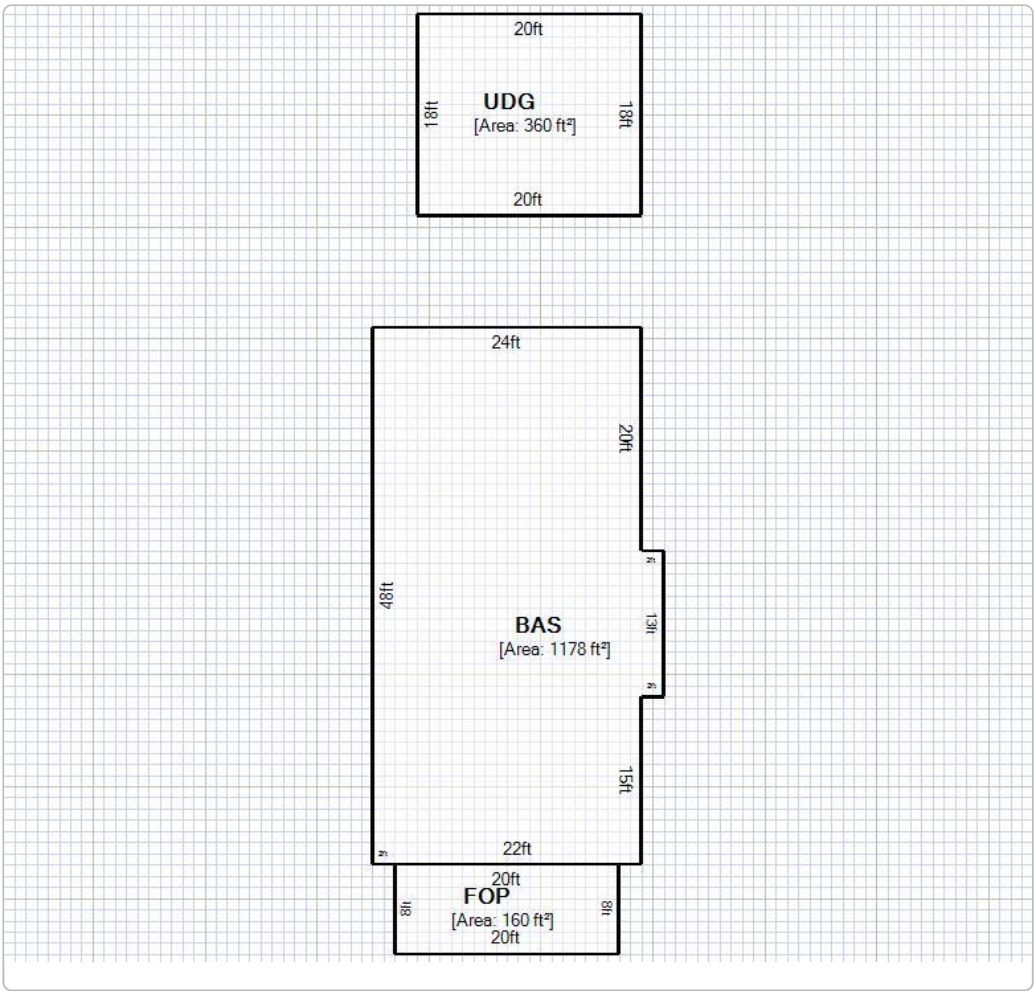
Building Information

Type	DUPLEX	Heat	03-GAS
Total Area	1,698	HC&V	02-CONVECTION
Heated Area	1,178	HVAC	02-WIND/WALL UNIT
Exterior Walls	05-AVERAGE	Bathrooms	2.0-Baths
Interior Walls	03-PLASTER	Bedrooms	2-2 BEDROOMS
Roofing	03-ASPHALT	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1928
Floor Cover	09-PINE/SOFT WOOD	Effective Year Built	1928

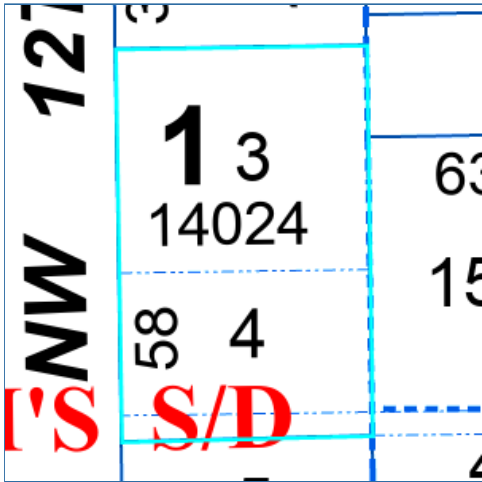
Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,178	1928	1	2700	DUPLEX	\$32,720
FOP	FINISHED OPEN PORCH	160	1928	3	2700	DUPLEX	\$1,333
UDG	UNFIN DET GARAGE	360	1928	1	2700	DUPLEX	\$5,499

Sketches



Map



Photos

No data available for the following modules: Extra Features, Sales, Permits.

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Parcel Summary

Parcel ID	14048-000-000
Prop ID	88207
Location Address	1215 NW 5TH AVE GAINESVILLE, FL 32601
Neighborhood/Area	MIXED RENTALS (136030.30)
Subdivision	DUKES COURT-BLOCK 11, BROWN ADDN
Brief Legal Description*	BROWN ADDN BK 14 PB A-64 DUKE COURT PB PB C-91 LOTS 3 4 & 8 OR 3372/0181 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	05-10-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	0.300
Homestead	N

[View Map](#)



Owner Information

STETZ, FRANK J JR & CYNTHIA E
1922 W QUAIL MEADOW CT
HERNANDO, FL 34442

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$90,825	\$92,731	\$94,638	\$75,000	\$76,500
Land Value	\$234,306	\$234,306	\$234,306	\$175,700	\$175,700
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$325,131	\$327,037	\$328,944	\$250,700	\$252,200
Assessed Value	\$298,426	\$271,296	\$246,632	\$224,210	\$203,830
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$298,426	\$271,296	\$246,632	\$224,210	\$203,830
Maximum Save Our Homes Portability	\$26,705	\$55,741	\$82,312	\$26,490	\$48,370

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

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Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	0.30	13017	0	0	U6

Building Information

Type	SINGLE FAMILY	Heat	04-ELECTRIC
Total Area	2,320	HC&V	04-FORCED AIR
Heated Area	1,920	HVAC	03-CENTRAL
Exterior Walls	15-CONCRETE BLOCK; 30-HARDIBOARD	Bathrooms	2.0-Baths
Interior Walls	05-DRYWALL	Bedrooms	5-5 OR MORE BEDROOMS
Roofing	01-MINIMUM	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1951
Floor Cover	14-CARPET	Effective Year Built	1980

Type	SOH MISC	Heat	
Total Area	2,628	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1999

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,920	1980	3	0100	SINGLE FAMILY	\$79,271
FST	FINISHED STORAGE	180	1980	3	0100	SINGLE FAMILY	\$4,087
UOP	UNFIN OPEN PORCH	220	1980	3	0100	SINGLE FAMILY	\$3,562

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0884	FENCE WD	2,628	1999		R4	RES	\$1,997

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2006	\$210,000	WD	3372	181	U - UNQUALIFIED	Improved	* LASLO BONNIE	STETZ CYNTHIA E	Link (Clerk)
5/10/2006	\$210,000	WD	3372	181	U - UNQUALIFIED	Improved	* LASLO BONNIE	STETZ FRANK J JR	Link (Clerk)
9/2/2004	\$165,000	WD	2991	328	Q - QUALIFIED	Improved	* BUI LAP T	* LASLO BONNIE	Link (Clerk)
9/26/1997	\$45,000	WD	2134	866	Q - QUALIFIED	Improved	* JUDY R POMEROY RICHARD R ROS	* BUI LAP T	Link (Clerk)
8/4/1995	\$100	DD	2026	1714	U - UNQUALIFIED	Improved	* ROSE LIZELLE D DEC'D PER REP	* JUDY R POMEROY RICHARD R ROS	Link (Clerk)

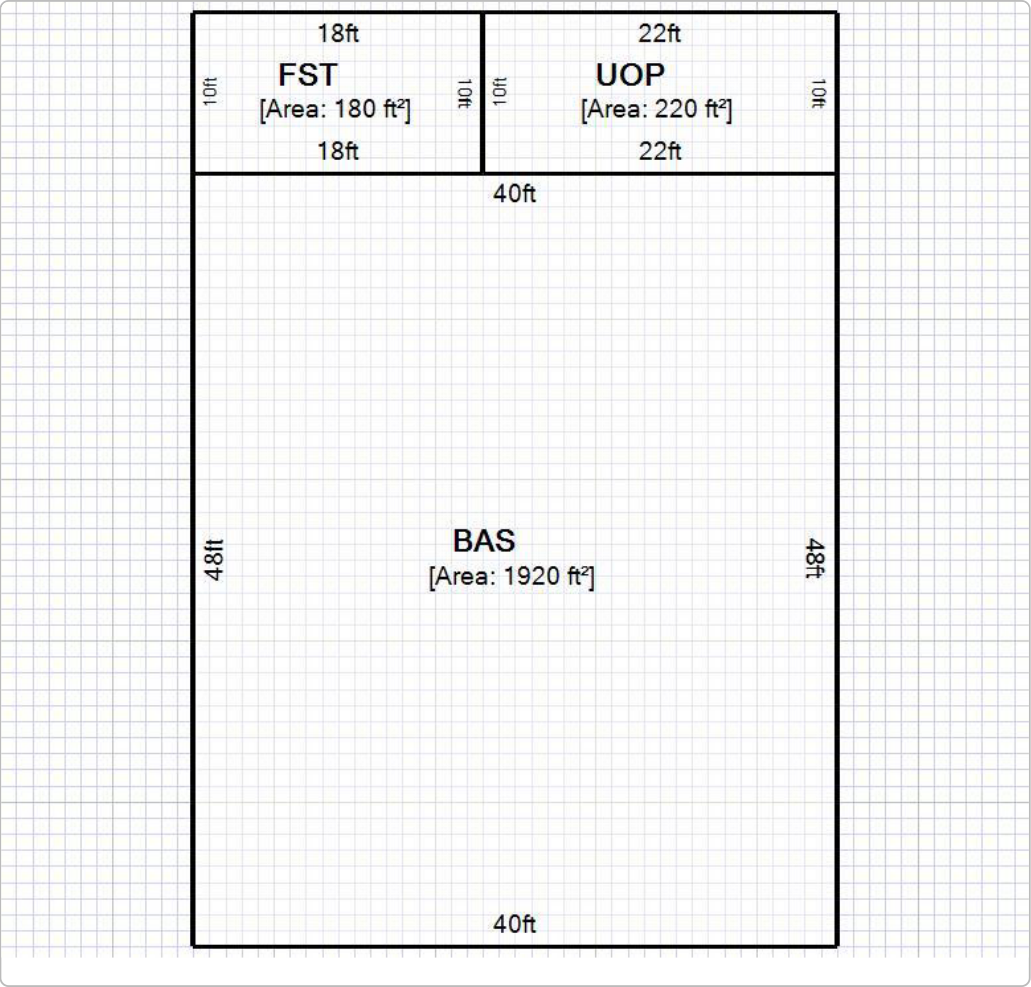
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

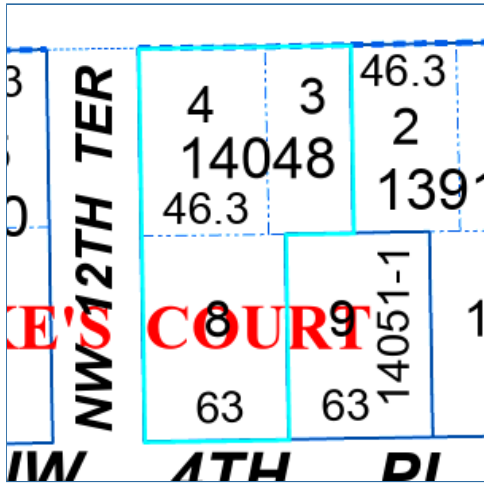
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-00000	SALES VERIFICATION	Yes	No	5/10/2006	\$0
98-03618	REMODEL SFD	Yes	No	11/19/1998	\$7,000
97-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1997	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





Photos

No data available for the following modules: Extra Features.

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Parcel Summary

Parcel ID	14051-001-000
Prop ID	88210
Location Address	
Neighborhood/Area	MIXED RENTALS (136030.30)
Subdivision	DUKES COURT-BLOCK 11, BROWN ADDN
Brief Legal Description*	BROWN ADDN BK 14 PB A-64 DUKES COURT PB C-91 LOT 9 OR 2234/1869 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	05-10-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	0.120
Homestead	N

[View Map](#)



Owner Information

[LOWE, ISSIE ANN TRUSTEE](#)
MARTINE LOWE
1900 SW 36TH ST
GAINESVILLE, FL 32607

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$48,285	\$48,285	\$48,285	\$36,200	\$36,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$48,285	\$48,285	\$48,285	\$36,200	\$36,200
Assessed Value	\$38,812	\$35,284	\$32,076	\$29,160	\$26,510
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$38,812	\$35,284	\$32,076	\$29,160	\$26,510
Maximum Save Our Homes Portability	\$9,473	\$13,001	\$16,209	\$7,040	\$9,690

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0001	VACANT RESIDENTIAL	0.12	5365	0	0	U6

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/7/2002	\$100	FJ	2427	588	U - UNQUALIFIED	Improved	* QUIETING TITLE	LOWE ISSIE ANN	Link (Clerk)
6/2/1992	\$9,100	TD	2234	1869	U - UNQUALIFIED	Improved	* SALSBERG & SALSBERG	* QUIETING TITLE	Link (Clerk)
2/1/1987	\$100	WD	1653	225	U - UNQUALIFIED	Improved		* SALSBERG & SALSBERG	Link (Clerk)
12/1/1986	\$20,000	WD	1653	224	Q - QUALIFIED	Improved		* UNASSIGNED	Link (Clerk)
2/1/1981	\$20,250	WD	1331	756	Q - QUALIFIED	Improved		* UNASSIGNED	Link (Clerk)

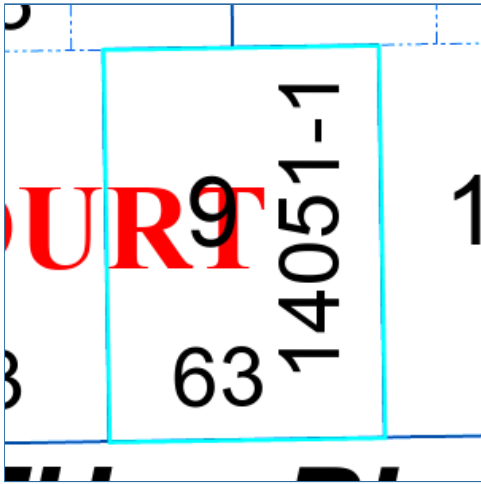
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
02-00000	OVER THE COUNTER INSPECT	Yes	No	8/30/2002	\$0
02-01662	REMODEL SFD	Yes	No	4/5/2002	\$1,500
92-01983	BOARD & SEAL PERMIT	Yes	No	5/4/1992	\$0

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Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches.

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Parcel Summary

Parcel ID	14091-000-000
Prop ID	88238
Location Address	521 NW 13TH ST GAINESVILLE, FL 32601
Neighborhood/Area	PRIMARY N13TH/3RD-8TH (136100.05)
Subdivision	BROWNS ADDN-H.P.JACKSON PLAT BLK 2
Brief Legal Description*	BROWN ADDN BK 15 PB A-64 N 165 FT OF W 264 FT OF S 330 FT OF BK 15 LESS COM 22.28 FT E OF NW COR S 165 FT W 19.24 FT TO SW COR N 165 FT E TO POB FOR R/W OR 4524/1331
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	SUPERMARKET (01400)
Sec/Twp/Rng	05-10-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	0.800
Homestead	N

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Owner Information

521 NW 13TH STREET LLC
201 NW 10TH AVE
GAINESVILLE, FL 32601

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$221,921	\$221,921	\$221,921	\$226,200	\$226,200
Land Value	\$1,247,400	\$1,247,400	\$1,247,400	\$1,039,500	\$1,039,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,469,321	\$1,469,321	\$1,469,321	\$1,265,700	\$1,265,700
Assessed Value	\$1,469,321	\$1,469,321	\$1,391,442	\$1,265,700	\$934,890
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,469,321	\$1,469,321	\$1,391,442	\$1,265,700	\$934,890
Maximum Save Our Homes Portability	\$0	\$0	\$77,879	\$0	\$330,810

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1401	SUPERMARKET	0.80	34650	165	210	U8

Building Information

Type	SUPERMARKET	Heat	04-ELECTRIC
Total Area	8,432	HC&V	04-FORCED AIR
Heated Area	8,122	HVAC	03-CENTRAL
Exterior Walls	17-CB STUCCO	Bathrooms	
Interior Walls	01-MINIMUM/MASON; 04-PANEL	Bedrooms	
Roofing	04-TAR & GRAVEL	Total Rooms	7-Rooms
Roof Type	09-RIGID FR/JOIST	Stories	1.0
Frame	03-MASONRY	Actual Year Built	1950
Floor Cover	05-ASPHALT TILE	Effective Year Built	1964

Type	SOH MISC	Heat	
Total Area	21,517	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1980

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	6,638	1964	3	4200	SUPERMARKET	\$173,617
CAN	CANOPY (NO SIDES)	310	1964	3	4200	SUPERMARKET	\$1,622
SPA	SERVICE/PRODUCTION	1,484	1964	3	4200	SUPERMARKET	\$32,990

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3800	DRIVE/WALK	1,035	1982		C1	COMM	\$828
3883	FENCE CL	2,088	1982		C1	COMM	\$1,086
3884	FENCE WD	930	1982		C1	COMM	\$707
4601	OP 1	308	1982		C1	COMM	\$1,152
4680	PAVING 1	16,450	1980		C1	COMM	\$9,459
5080	SLAB	224	1982		C1	COMM	\$146
5080	SLAB	130	1950		C1	COMM	\$85
5080	SLAB	352	1982		C1	COMM	\$229

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/12/2017	\$1,800,000	MS	4524	1331	05 - QUALIFIED, MULTI TRANS	Improved	* SUWANNEE S SHUNTICH & ROBERT	521 NW 13TH STREET LLC	Link (Clerk)
6/1/2017	\$100	QD	4524	1321	11 - CORRECTIVE DEED	Improved		* DAVIS SNEAD Y TRUSTEE	Link (Clerk)
1/15/2010	\$100	DD	3933	909	11 - CORRECTIVE DEED	Improved	* FIRST UNION NATIONAL BANK OF	* DAVIS, SNEAD Y	Link (Clerk)
1/1/2010	\$100	WD	3934	2223	11 - CORRECTIVE DEED	Improved	* DAVIS SNEAD Y ...PUTTING IN	* DAVIS SNEAD Y TRUSTEE	Link (Clerk)
8/30/1994	\$100	WD	1980	1307	U - UNQUALIFIED	Improved	*	* FIRST UNION NATIONAL BANK TR	Link (Clerk)

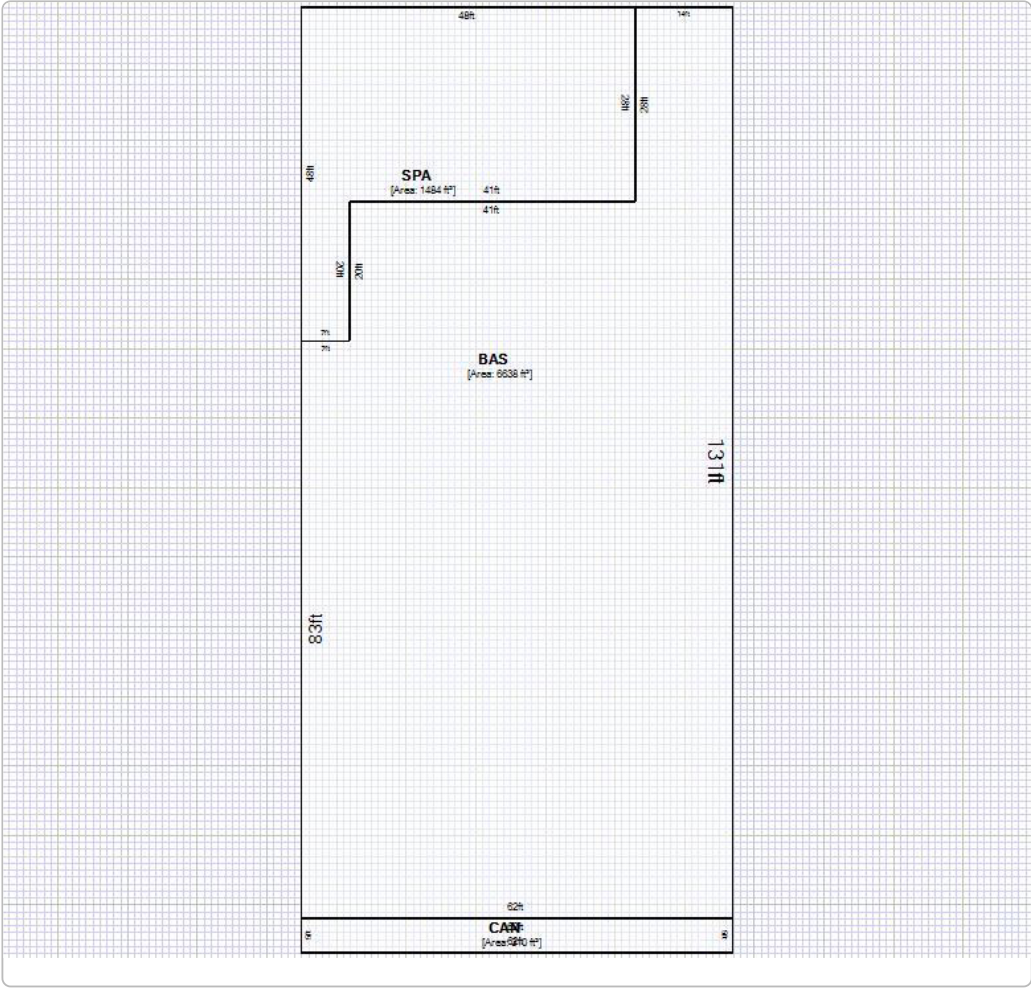
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

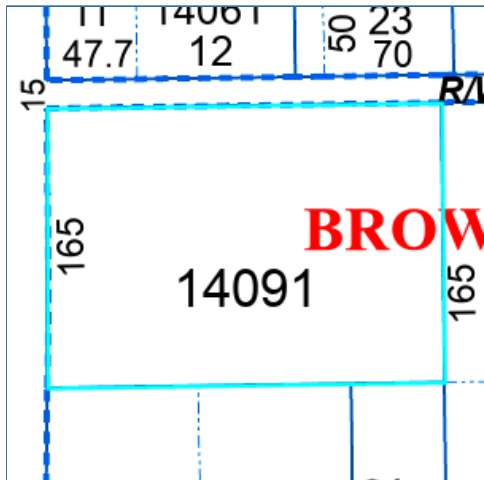
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
15-06359	MISCELLANEOUS	Yes	No	11/17/2015	\$0
15-00239	MISCELLANEOUS	Yes	No	2/3/2015	\$43,673
11-04742	SIGN PERMIT	Yes	No	12/7/2011	\$15,000
10-03863	RL COM.	Yes	No	7/22/2010	\$0
08-7125	MECHANICAL	Yes	No	11/21/2008	\$5,100
08-1743	MISCELLANEOUS	Yes	No	4/14/2008	\$1,200
08-1648	FIRE SPR. SYS.	Yes	No	3/26/2008	\$12,500
08-1554	MECHANICAL	Yes	No	3/12/2008	\$0

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Sketches





No data available for the following modules: Extra Features, Photos.

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Parcel Summary

Parcel ID	14092-000-000
Prop ID	88239
Location Address	
Neighborhood/Area	SECONDARY COMM (136100.20)
Subdivision	BROWNS ADDN-H.P.JACKSON PLAT BLK 2
Brief Legal Description*	BROWN ADDN BK 15 PB A-64 W 50 FT OF E 446 FT OF S 165 FT OF BK 15 LESS S 2.54 FT OR 4524/1331 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	PKG LOT (COMM) (02800)
Sec/Twp/Rng	05-10-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	0.190
Homestead	N

[View Map](#)



Owner Information

[521 NW 13TH STREET LLC](#)
201 NW 10TH AVE
GAINESVILLE, FL 32601

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$3,036	\$3,036	\$3,036	\$3,000	\$3,000
Land Value	\$283,500	\$283,500	\$202,500	\$172,100	\$172,100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$286,536	\$286,536	\$205,536	\$175,100	\$175,100
Assessed Value	\$232,101	\$211,277	\$192,346	\$175,100	\$154,770
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$232,101	\$211,277	\$192,346	\$175,100	\$154,770
Maximum Save Our Homes Portability	\$54,435	\$75,259	\$13,190	\$0	\$20,330

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

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Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2801	PARKING LOT COMMERCIAL	0.19	8100	50	162	U8

Building Information

Type	SOH MISC	Heat	
Total Area	5,280	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1994

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
4680	PAVING 1	5,280	1994		C1	COMM	\$3,036

Sales

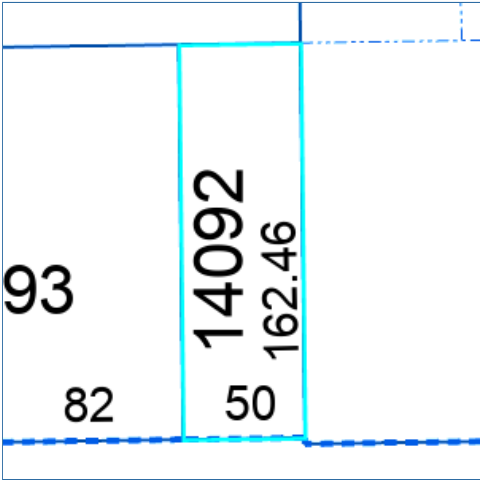
Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/19/2017	\$100	MS	4524	1321	11 - CORRECTIVE DEED	Vacant		* DAVIS SNEAD Y TRUSTEE	Link (Clerk)
6/12/2017	\$1,800,000	MS	4524	1331	05 - QUALIFIED, MULTI TRANS	Vacant	* SUWANNEE S SHUNTICH & ROBERT	521 NW 13TH STREET LLC	Link (Clerk)
2/3/2010	\$0	MS	3934	2223	11 - CORRECTIVE DEED	Vacant		* DAVIS SNEAD Y TRUSTEE	Link (Clerk)
1/27/2010	\$0	MS	3933	0909	11 - CORRECTIVE DEED	Vacant		* DAVIS SNEAD Y	Link (Clerk)
12/6/1993	\$25,000	WD	1938	2419	U - UNQUALIFIED	Improved	* BARBER MELVIN V JR EARLEAN (* FIRST UNION NATL BANK OF FLA	Link (Clerk)
1/1/1987	\$17,000	WD	1650	1386	Q - QUALIFIED	Improved		* BARBER MELVIN V JR EARLEAN (Link (Clerk)

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
94-01721	DEMOLITION PERMIT	Yes	No	4/12/1994	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



Photos

No data available for the following modules: Extra Features, Sketches.

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Parcel Summary

Parcel ID	14093-000-000
Prop ID	88240
Location Address	505 NW 13TH ST GAINESVILLE, FL 32601
Neighborhood/Area	PRIMARY N13TH/3RD-8TH (136100.05)
Subdivision	BROWNS ADDN-H.P.JACKSON PLAT BLK 2
Brief Legal Description*	BROWN ADDN BK 15 PB A-64 W 82 FT OF E 528 FT OF S 165 FT & W 132 FT OF S 165 FT OF BK 15 LESS ST LESS R/W) OR 4774/1800 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RESTAURANT (02100)
Sec/Twp/Rng	05-10-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	0.620
Homestead	N

[View Map](#)

Owner Information

[521 NW 13TH STREET LLC](#)
201 NW 10TH AVE
GAINESVILLE, FL 32601

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$97,210	\$98,008	\$101,226	\$112,400	\$99,800
Land Value	\$974,160	\$974,160	\$974,160	\$811,800	\$811,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,071,370	\$1,072,168	\$1,075,386	\$924,200	\$911,600
Assessed Value	\$1,071,370	\$881,470	\$801,339	\$728,490	\$648,450
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,071,370	\$881,470	\$801,339	\$728,490	\$648,450
Maximum Save Our Homes Portability	\$0	\$190,698	\$274,047	\$195,710	\$263,150

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

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[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2101	RESTAURANT	0.62	27060	165	164	U8

Building Information

Type	RESTAURANT	Heat	04-ELECTRIC
Total Area	3,478	HC&V	04-FORCED AIR
Heated Area	3,478	HVAC	03-CENTRAL
Exterior Walls	19-COMMON BRICK	Bathrooms	
Interior Walls	05-DRYWALL	Bedrooms	
Roofing	03-ASPHALT	Total Rooms	10-Rooms
Roof Type	03-GABLE/HIP	Stories	1.0
Frame	05-STEEL	Actual Year Built	1970
Floor Cover	03-FIN CONCRETE; 08-SHEET VINYL	Effective Year Built	1970

Type	SOH MISC	Heat	
Total Area	17,924	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2017

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	784	1970	3	5600	RESTAURANT	\$16,495
BAS	BASE AREA	2,694	1970	3	5600	RESTAURANT	\$56,146

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3722	DECK 2	2,100	2017		C2	COMM	\$11,970
3800	DRIVE/WALK	1,440	1970		C1	COMM	\$1,152
3882	FENCE CB	875	1970		C1	COMM	\$2,135
4240	GUTTER	308	1970		C1	COMM	\$724
4680	PAVING 1	13,200	1970		C1	COMM	\$7,590
5160	SPR SYSTEM	1	1980		C6	COMM	\$200

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/6/2020	\$2,400,000	SD	4774	1800	37 - NOT EXPOSED TO OPEN MKT	Improved	G-BERRIES PROPERTIES LLC	521 NW 13TH STREET LLC	Link (Clerk)
5/28/2015	\$650,000	WD	4353	2270	02 - CREDIBLE EVIDENCE	Improved	* HAISLEY ANNE M TRUSTEE	G-BERRIES PROPERTIES LLC	Link (Clerk)
9/27/2011	\$100	WD	4067	1923	11 - CORRECTIVE DEED	Improved	* HAISLEY ///PUTTING PARCEL	* HAISLEY ANNE M TRUSTEE	Link (Clerk)
8/26/1993	\$395,000	WD	1922	2826	U - UNQUALIFIED	Improved	* OSTER DORAN M	* HAISLEY	Link (Clerk)
12/1/1980	\$100	WD	1322	564	U - UNQUALIFIED	Improved		* OSTER DORAN M	Link (Clerk)

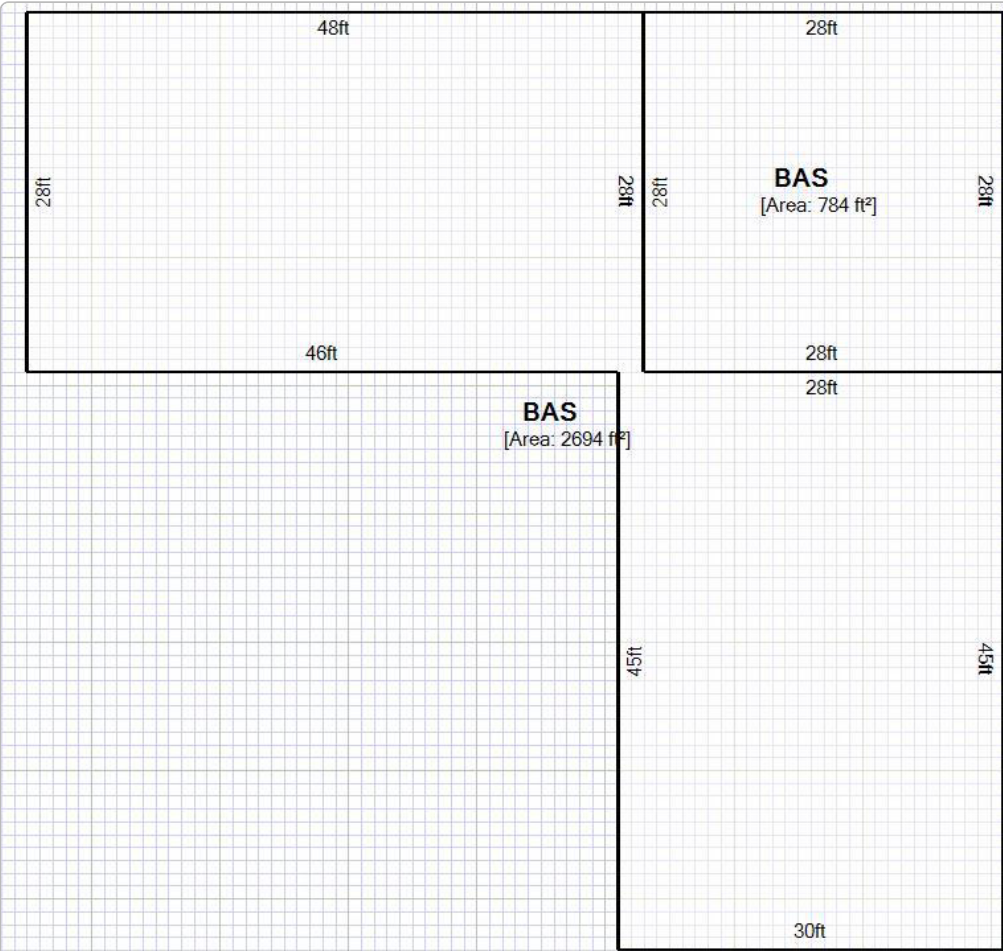
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

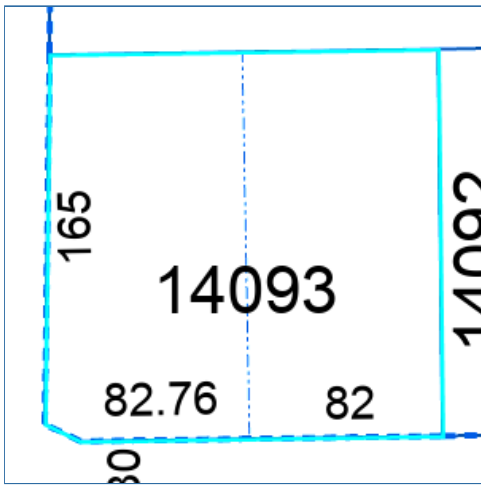
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
17-06047	MISCELLANEOUS	Yes	No	10/24/2017	\$0
17-00200	COMM REMODEL PERMIT	Yes	No	3/7/2017	\$22,774
12-02988-6	MISCELLANEOUS	Yes	No	12/13/2012	\$6,800
12-02988-5	MISCELLANEOUS	Yes	No	12/13/2012	\$5,000
12-05733	SIGN PERMIT	Yes	No	12/10/2012	\$2,072
12-05570	AWNING	Yes	No	11/26/2012	\$3,200
12-02988	COMM REMODEL PERMIT	Yes	No	9/17/2012	\$65,000
12-02987	DEMOLITION PERMIT	Yes	No	7/18/2012	\$3,200
06-0000	OVER THE COUNTER INSPECT	Yes	No	10/31/2006	\$0
94-03960	COMM REMODEL PERMIT	Yes	No	7/27/1994	\$100
93-06066	MECHANICAL	Yes	No	9/30/1993	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.158



Parcel Summary

Parcel ID	14050-000-000
Prop ID	88209
Location Address	1230 NW 4TH PL GAINESVILLE, FL 32601 see more addresses...
Neighborhood/Area	MIXED RENTALS (136030.30)
Subdivision	DUKES COURT-BLOCK 11, BROWN ADDN
Brief Legal Description*	BROWN ADDN BK 14 PB A-64 DUKES COURT PB C-91 LOTS 5 6 7 OR 4314/0033 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	05-10-20
Tax District	GAINESVILLE (District 3600)
Millage Rate	22.0137
Acreage	0.330
Homestead	N

[View Map](#)



Owner Information

[STETZ PROPERTIES LLC](#)
201 NW 10TH AVE
GAINESVILLE, FL 32601

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$74,109	\$75,684	\$74,678	\$59,100	\$60,200
Land Value	\$145,350	\$145,350	\$145,350	\$109,000	\$109,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$219,459	\$221,034	\$220,028	\$168,100	\$169,200
Assessed Value	\$203,244	\$184,767	\$167,970	\$152,700	\$138,820
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$203,244	\$184,767	\$167,970	\$152,700	\$138,820
Maximum Save Our Homes Portability	\$16,215	\$36,267	\$52,058	\$15,400	\$30,380

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0801	MFR<10 UNITS	0.33	14535	0	0	U6

Building Information

Type	SINGLE FAMILY	Heat	04-ELECTRIC
Total Area	767	HC&V	03-FORCED - NO DT
Heated Area	675	HVAC	02-WIND/WALL UNIT
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	1.0-Baths
Interior Walls	05-DRYWALL	Bedrooms	2-2 BEDROOMS
Roofing	03-ASPALT	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1949
Floor Cover	05-ASPALT TILE	Effective Year Built	1965
Type	SINGLE FAMILY	Heat	04-ELECTRIC
Total Area	500	HC&V	03-FORCED - NO DT
Heated Area	468	HVAC	02-WIND/WALL UNIT
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	1.0-Baths
Interior Walls	05-DRYWALL	Bedrooms	1-1 BEDROOM
Roofing	03-ASPALT	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1948
Floor Cover	05-ASPALT TILE	Effective Year Built	1974
Type	SINGLE FAMILY	Heat	04-ELECTRIC
Total Area	480	HC&V	03-FORCED - NO DT
Heated Area	468	HVAC	03-CENTRAL
Exterior Walls	15-CONCRETE BLOCK	Bathrooms	1.0-Baths
Interior Walls	05-DRYWALL	Bedrooms	1-1 BEDROOM
Roofing	01-MINIMUM	Total Rooms	
Roof Type	03-GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1948
Floor Cover	05-ASPALT TILE	Effective Year Built	1974

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	675	1970	3	0100	SINGLE FAMILY	\$26,900
FOP	FINISHED OPEN PORCH	60	1965	3	0100	SINGLE FAMILY	\$717
UOP	UNFIN OPEN PORCH	16	1965	3	0100	SINGLE FAMILY	\$281
UST	UNFINISHED STORAGE	16	1965	3	0100	SINGLE FAMILY	\$287

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	468	1974	3	0100	SINGLE FAMILY	\$20,991
UOP	UNFIN OPEN PORCH	20	1974	3	0100	SINGLE FAMILY	\$362
UST	UNFINISHED STORAGE	12	1974	3	0100	SINGLE FAMILY	\$242

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	468	1974	3	0100	SINGLE FAMILY	\$22,491
UST	UNFINISHED STORAGE	12	1974	3	0100	SINGLE FAMILY	\$259

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/14/2014	\$159,000	WD	4314	33	01 - EXAMINATION OF DEED	Improved	* STETZ FRANK J CYNTHIA E	STETZ PROPERTIES LLC	Link (Clerk)
4/22/2011	\$125,000	WD	4029	63	01 - EXAMINATION OF DEED	Improved	* PAULINE S SCHMIERER	* STETZ FRANK J CYNTHIA E	Link (Clerk)
4/7/2011	\$100	QD	4029	61	11 - CORRECTIVE DEED	Improved	* BROOKS & ROANE & SCHMIERER &	* PAULINE S SCHMIERER	Link (Clerk)
2/14/2007	\$100	OD	3548	72	U - UNQUALIFIED	Improved	* SCHMIERER MILDRED C ESTATE O	* BROOKS & ROANE & SCHMIERER &	Link (Clerk)
11/2/1998	\$100	DD	4029	60	11 - CORRECTIVE DEED	Improved	* MILDRED C SCHMIERER CLEARING	* SCHMIERER MILDRED C ESTATE O	Link (Clerk)
1/1/1976	\$20,000	WD	1034	448	Q - QUALIFIED	Improved		* MILDRED C SCHMIERER CLEARING	Link (Clerk)

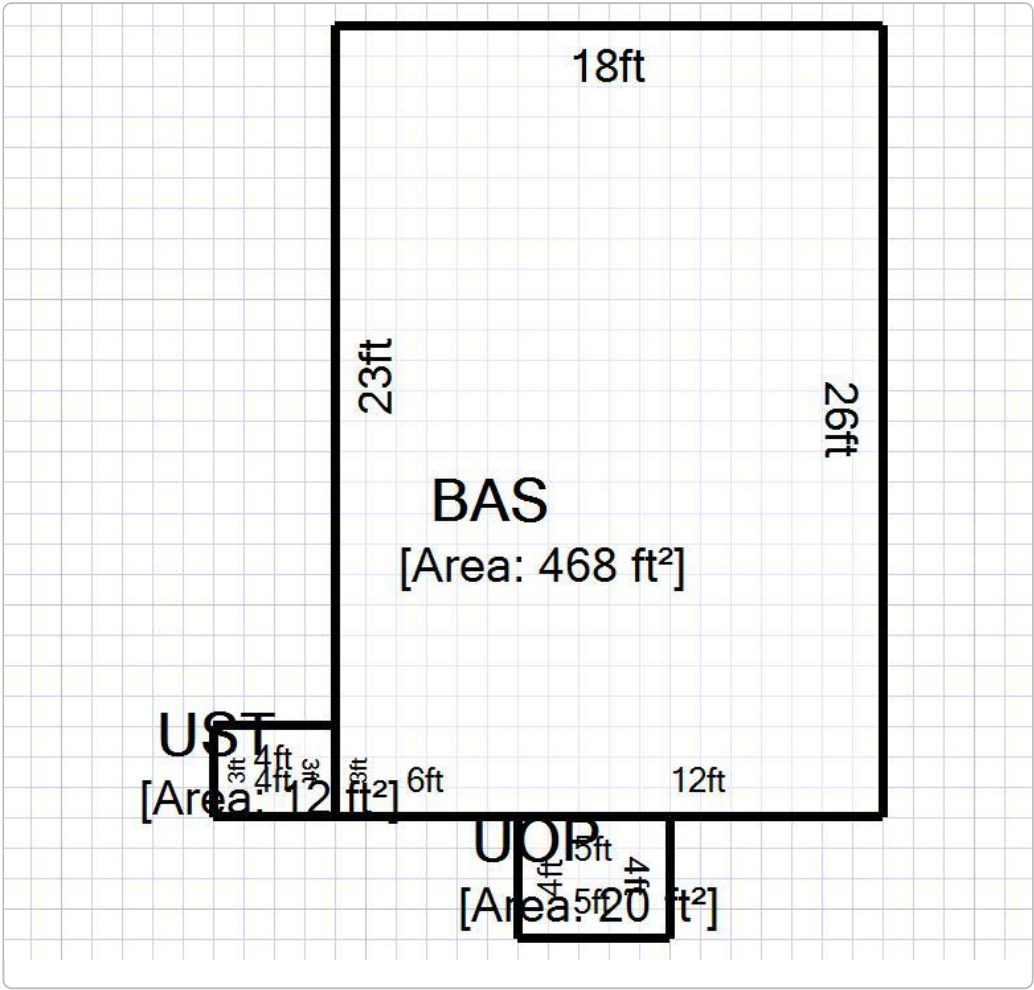
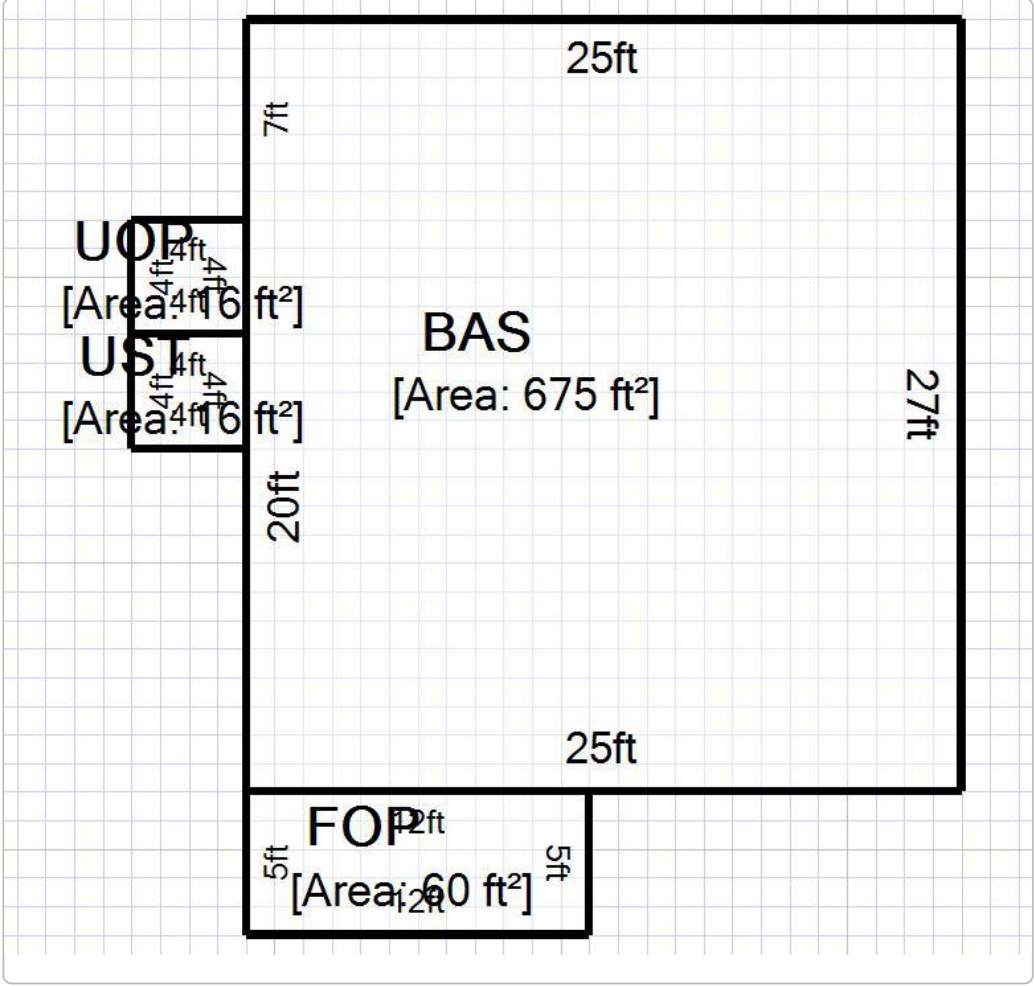
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

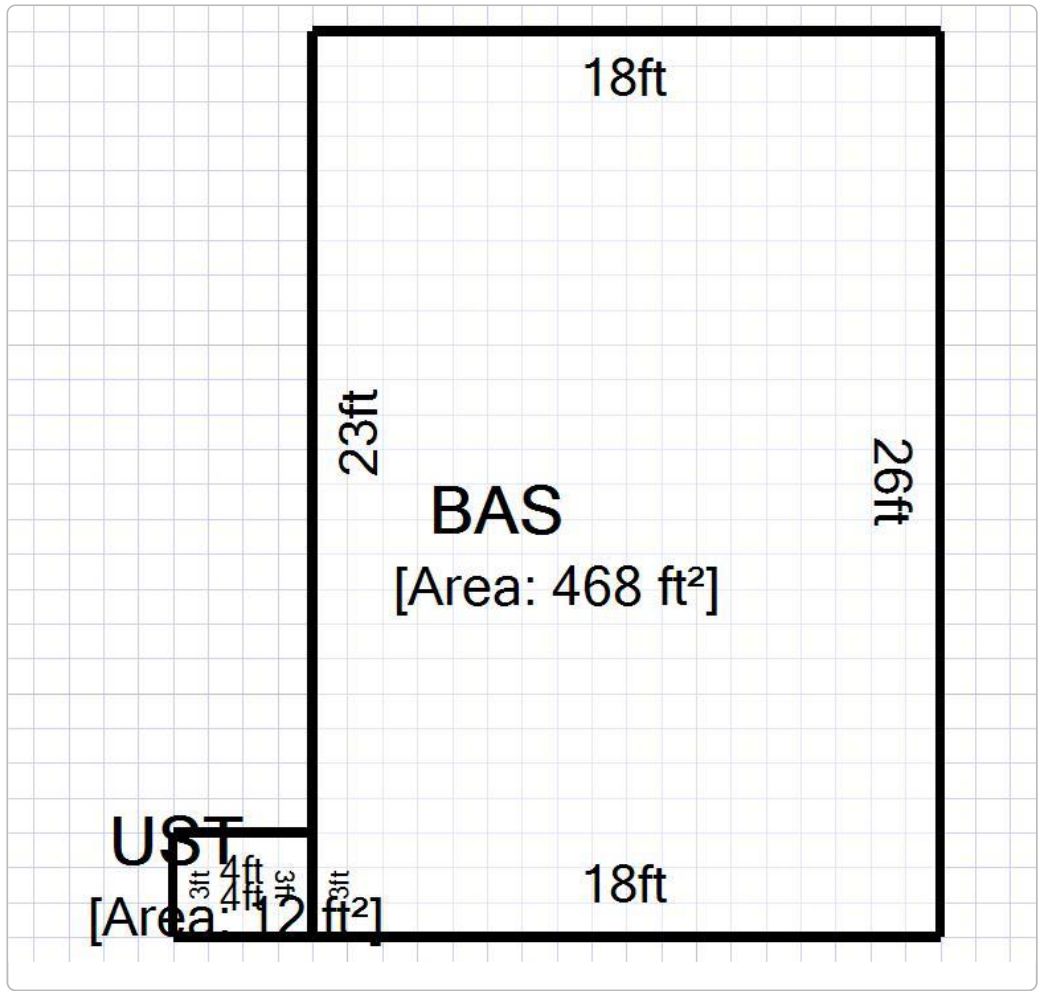
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
12-05564	ROOFING	Yes	No	11/14/2012	\$2,120
11-03449	REMODEL SFD	Yes	No	7/13/2011	\$1,800
11-02817	REMODEL SFD	Yes	No	6/8/2011	\$950
11-02816	REMODEL SFD	Yes	No	6/8/2011	\$750
04-03837	BOARD & SEAL PERMIT	Yes	No	6/3/2004	\$0
03-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/2003	\$0
00-00000	OVER THE COUNTER INSPECT	Yes	No	3/28/2000	\$0

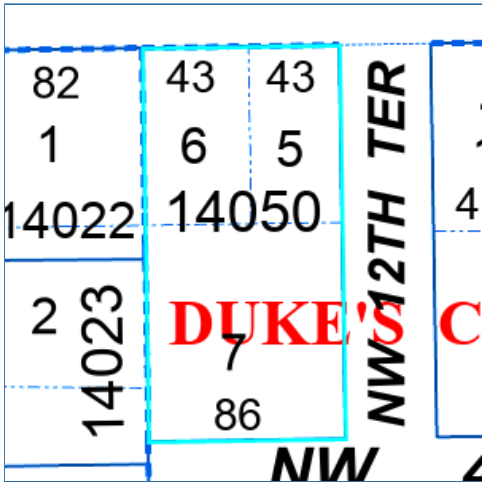
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





Map



Photos

No data available for the following modules: Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[Last Data Upload: 11/8/2021, 5:21:18 AM](#)

PROPERTY OWNER AFFIDAVIT

Owner Name: 521 NW 13th Street LLC			
Address: 201 NW 10th Ave Gainesville, FL 32601		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 14091-000-000, 14092-000-000, & 14093-000-000			
Acreage: ±1.595		S: 5	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, Florida Department of Transportation, and Florida Department of Environmental Protection.			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____

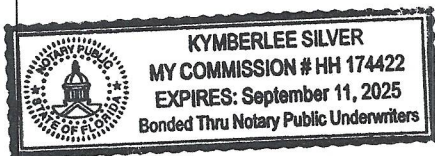
Printed name: _____

Date: 11/2/2021

The foregoing affidavit is acknowledged before me this 2nd day of November, 2021, by Gregory Stetz, who is/are personally known to me, or who has/have produced FL driver's license as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida



Owner Name: Karow, RJ			
Address: 7008 SW 30th Way Gainesville, FL 32608-5235		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 14023-000-000 & 14024-000-000			
Acreage: ±0.366		S: 5	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, Florida Department of Transportation, and Florida Department of Environmental Protection.			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: *Robert J. Karow*

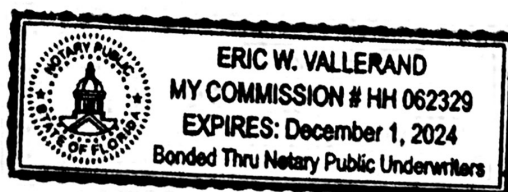
Printed name: ROBERT J. KAROW

Date: 20 Oct 2021

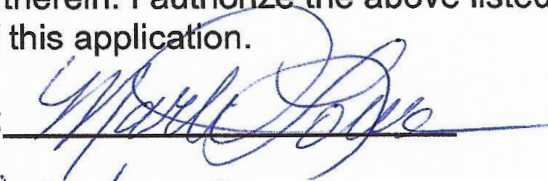
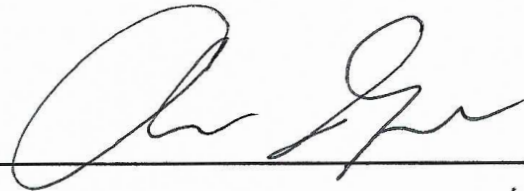
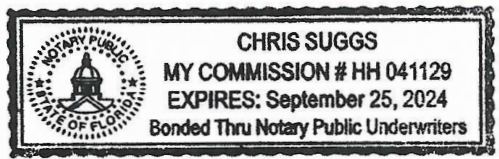
The foregoing affidavit is acknowledged before me this 20th day of October, 2021, by Robert Karow, who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL


Eric W. Vallerand
Signature of Notary Public, State of FL



PROPERTY OWNER AFFIDAVIT

Owner Name: Lowe, Issie Ann Trustee			
Address: 1900 SW 36th St Gainesville, FL 32607		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 14051-001-000			
Acreage: ±0.13		S: 5	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, Florida Department of Transportation, and Florida Department of Environmental Protection.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u></u>			
Printed name: <u>Martine Lowe</u>			
Date: <u>10/21/21</u>			
The foregoing affidavit is acknowledged before me this <u>21</u> day of <u>October</u> , 20 <u>21</u> , by <u>Martine Lowe</u> , who is/are personally known to me, or who has/have produced <u>Drivers license</u> as identification.			
NOTARY SEAL		<u></u>	
		Signature of Notary Public, State of <u>Florida</u>	
<div style="text-align: center;"><p>CHRIS SUGGS MY COMMISSION # HH 041129 EXPIRES: September 25, 2024 Bonded Thru Notary Public Underwriters</p></div>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Stetz, Frank J Jr & Cynthia E			
Address: 1922 W Quail Meadow Ct Hernando, FL 34442		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 14048-000-000			
Acreage: ±0.304		S: 5	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, Florida Department of Transportation, and Florida Department of Environmental Protection.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Cynthia E Stetz Frank J Stetz Jr.</u>			
Printed name: <u>Cynthia E Stetz Frank J Stetz Jr.</u>			
Date: <u>10/25/2021</u>			
The foregoing affidavit is acknowledged before me this <u>26th</u> day of <u>October</u> , 2021, by <u>Cynthia E Stetz and Frank J Stetz Jr.</u> , who is/are personally known to me, or who has/have produced <u>Florida Drivers Licenses</u> as identification. <input type="checkbox"/> ONLINE NOTARIZATION			
NOTARY SEAL		<u>Yarela A. Figueroa Rodriguez</u>	
		Signature of Notary Public, State of <u>Florida</u>	

PROPERTY OWNER AFFIDAVIT

Owner Name: Stetz Properties LLC			
Address: 201 NW 10th Ave Gainesville, FL 32601		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 14022-000-000 & 14050-000-000			
Acreage: ±0.521		S: 5	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, Florida Department of Transportation, and Florida Department of Environmental Protection.			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____

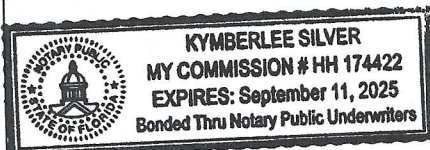
Printed name: Gregory Stetz

Date: 11/2/2021

The foregoing affidavit is acknowledged before me this 2nd day of November, 2021, by Gregory Stetz, who is/are personally known to me, or who has/have produced FL drivers License as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida





Account Summary

Real Estate Account #14022 000 000



Owner:

STETZ PROPERTIES LLC

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 11/20/2020 for \$1,625.39. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Print (PDF)
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2011 Annual Bill ⓘ	\$0.00  Print (PDF)
2010 Annual Bill ⓘ	\$0.00  Print (PDF)
2009 Annual Bill ⓘ	\$0.00  Print (PDF)
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
2007 Annual Bill ⓘ	\$0.00  Print (PDF)
2006 ⓘ	
2006 Annual Bill	\$0.00  Print (PDF)
Certificate #3718	
	Paid \$1,449.99
2005 Annual Bill ⓘ	\$0.00  Print (PDF)
2004 Annual Bill ⓘ	\$0.00  Print (PDF)
2003 Annual Bill ⓘ	\$0.00  Print (PDF)
2002 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$0.00



Account Summary

Real Estate Account #14023 000 000



Owner:

KAROW, R J

Situs:









421 NW 12TH DR
GAINESVILLE 32601[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 11/19/2020 for \$2,953.40. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 ⓘ	
2016 Annual Bill	\$0.00 Print (PDF)
Certificate #4208	
	Paid \$2,481.78
2015 ⓘ	
2015 Annual Bill	\$0.00 Print (PDF)
Total Amount Due	\$0.00

BILL	AMOUNT DUE
Certificate #4304	
	Paid \$2,363.37
2014 ⓘ	
2014 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4333	
	Paid \$2,013.29
2013 ⓘ	
2013 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4220	
	Paid \$2,019.54
2012 ⓘ	
2012 Annual Bill	
Tax Deed Application #130269	
	Paid \$2,038.47
2011 ⓘ	
2011 Annual Bill	
Tax Deed Application #130269	
	Paid \$2,127.86
2010 ⓘ	
2010 Annual Bill	\$0.00
Tax Deed Application #130269	
	Paid \$2,588.11
2009 ⓘ	
2009 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5572	
	Paid \$2,184.41
2008 ⓘ	
2008 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5165	
	Paid \$2,063.28
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 ⓘ	
2004 Annual Bill	\$0.00
	 Print (PDF)
Certificate #3608	
	Paid \$1,447.74
Total Amount Due	\$0.00

BILL		AMOUNT DUE
2003 ⓘ		
2003 Annual Bill		\$0.00
		 Print (PDF)
Certificate #3746		
		Paid \$1,528.64
2002 ⓘ		
2002 Annual Bill		\$0.00
		 Print (PDF)
Certificate #4080		
		Paid \$1,577.42
Total Amount Due		\$0.00

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Account Summary

Real Estate Account #14024 000 000



Owner:

KAROW, R J

Situs:









407 NW 12TH DR
GAINESVILLE 32601[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 11/19/2020 for \$3,422.02. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 ⓘ	
2016 Annual Bill	\$0.00 Print (PDF)
Certificate #4209	
	Paid \$2,730.33
2015 ⓘ	
2015 Annual Bill	\$0.00 Print (PDF)
Total Amount Due	\$0.00

BILL	AMOUNT DUE
Certificate #4305	
	Paid \$2,601.22
2014 ⓘ	
2014 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4334	
	Paid \$2,207.52
2013 ⓘ	
2013 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4221	
	Paid \$2,214.38
2012 ⓘ	
2012 Annual Bill	
Tax Deed Application #130041	
	Paid \$1,977.76
2011 ⓘ	
2011 Annual Bill	
Tax Deed Application #130041	
	Paid \$2,292.79
2010 ⓘ	
2010 Annual Bill	\$0.00
Tax Deed Application #130041	
	Paid \$2,567.04
2009 ⓘ	
2009 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5573	
	Paid \$2,379.95
2008 ⓘ	
2008 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5166	
	Paid \$2,237.62
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 ⓘ	
2004 Annual Bill	\$0.00
	 Print (PDF)
Certificate #3609	
	Paid \$1,581.06
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2003 ⓘ	
2003 Annual Bill	\$0.00
	 Print (PDF)
Certificate #3747	
	Paid \$1,642.41
2002 ⓘ	
2002 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4081	
	Paid \$1,549.55
Total Amount Due	\$0.00

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Account Summary

Real Estate Account #14048 000 000



Owner:

STETZ, FRANK J JR & CYNTHIA E

Situs:






1215 NW 5TH AVE
GAINESVILLE 32601[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 11/23/2020 for \$6,363.79. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Print (PDF)
2012 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2010 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$0.00

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Account Summary

Real Estate Account #14050 000 000



Owner:

STETZ PROPERTIES LLC

Situs:

1230 NW 4TH PL
GAINESVILLE 32601[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 11/20/2020 for \$4,576.71. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Print (PDF)
2012 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2010 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2009 ⓘ	
2009 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5577	
	Paid \$3,651.20
2008 ⓘ	
2008 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5167	
	Paid \$3,878.32
2007 ⓘ	
2007 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4314	
	Paid \$3,616.00
2006 ⓘ	
2006 Annual Bill	\$0.00
	 Print (PDF)
Certificate #3720	
	Paid \$4,358.23
2005 ⓘ	
2005 Annual Bill	\$0.00
	 Print (PDF)
Certificate #3243	
	Paid \$2,791.76
2004 ⓘ	
2004 Annual Bill	\$0.00
	 Print (PDF)
Certificate #3610	
	Paid \$1,676.99
2003 ⓘ	
2003 Annual Bill	\$0.00
	 Print (PDF)
Certificate #3750	
	Paid \$2,606.70
2002 ⓘ	
2002 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4082	
	Paid \$1,517.47
Total Amount Due	\$0.00

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Account Summary

Real Estate Account #14051 001 000



Owner:

LOWE, ISSIE ANN TRUSTEE
MARTINE LOWE

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on 11/24/2020 for \$830.27. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 ⓘ	
2014 Annual Bill	\$0.00 Print (PDF)
Certificate #4337	
	Paid \$650.07
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2013 ⓘ	
2013 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4224	
	Paid \$778.69
2012 ⓘ	
2012 Annual Bill	\$0.00
	 Print (PDF)
Certificate #4448	
	Paid \$692.62
2011 ⓘ	
2011 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5084	
	Paid \$703.32
2010 ⓘ	
2010 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5591	
	Paid \$883.64
2009 ⓘ	
2009 Annual Bill	\$0.00
	 Print (PDF)
Certificate #5578	
	Paid \$926.63
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$0.00



Account Summary

Real Estate Account #14091 000 000



Owner:
521 NW 13TH STREET LLC

Situs:
521 NW 13TH ST
GAINESVILLE 32601

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




















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Amount Due

BILL	AMOUNT DUE
2020 Annual Bill	\$38,026.18
<div>Add To Cart</div>	
	Print (PDF)
2019 Annual Bill	\$37,778.09
<div>Add To Cart</div>	
	Print (PDF)
<div>Add All To Cart</div>	

Account History

BILL	AMOUNT DUE
2020 ⓘ	
2020 Annual Bill	\$38,026.18
	Print (PDF)
Certificate #2905	
2019 ⓘ	
2019 Annual Bill	\$37,778.09
	Print (PDF)
Total Amount Due	\$75,804.27

BILL	AMOUNT DUE
<u>Certificate #3811</u>	
<u>2018 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2017</u> ⓘ	
<u>2017 Annual Bill</u>	\$0.00  Print (PDF)
<u>Certificate #3785</u>	
	Paid \$27,688.65
<u>2016 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2015 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2014 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2013 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2012 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2011 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2010 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2009 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2008 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2007 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2006 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2005 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2004 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2003 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
<u>2002 Annual Bill</u> ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$75,804.27



Account Summary

Real Estate Account #14092 000 000



Owner:
521 NW 13TH STREET LLC

Situs:
UNASSIGNED LOCATION RE

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




















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Amount Due

BILL	AMOUNT DUE
2020 Annual Bill	\$5,979.15
<div>Add To Cart</div>	
	Print (PDF)
2019 Annual Bill	\$5,158.60
<div>Add To Cart</div>	
	Print (PDF)
<div>Add All To Cart</div>	

Account History

BILL	AMOUNT DUE
2020 ⓘ	
2020 Annual Bill	\$5,979.15
	Print (PDF)
Certificate #2906	
2019 ⓘ	
2019 Annual Bill	\$5,158.60
	Print (PDF)
Certificate #3812	
Total Amount Due	
	\$11,137.75

BILL	AMOUNT DUE
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 ⓘ	
2017 Annual Bill	\$0.00  Print (PDF)
Certificate #3786	
	Paid \$4,201.46
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 Annual Bill ⓘ	\$0.00  Print (PDF)
2013 Annual Bill ⓘ	\$0.00  Print (PDF)
2012 Annual Bill ⓘ	\$0.00  Print (PDF)
2011 Annual Bill ⓘ	\$0.00  Print (PDF)
2010 Annual Bill ⓘ	\$0.00  Print (PDF)
2009 Annual Bill ⓘ	\$0.00  Print (PDF)
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
2007 Annual Bill ⓘ	\$0.00  Print (PDF)
2006 Annual Bill ⓘ	\$0.00  Print (PDF)
2005 Annual Bill ⓘ	\$0.00  Print (PDF)
2004 Annual Bill ⓘ	\$0.00  Print (PDF)
2003 Annual Bill ⓘ	\$0.00  Print (PDF)
2002 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$11,137.75



Account Summary

Real Estate Account #14093 000 000



Owner:

521 NW 13TH STREET LLC

Situs:












505 NW 13TH ST
GAINESVILLE 32601[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 11/06/2020 for \$20,654.12. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Print (PDF)
2012 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2010 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 ⓘ	
2006 Annual Bill	\$0.00
	 Print (PDF)
Refund	
	Paid \$16,212.95
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$0.00

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Appendix B

Comprehensive Plan Goals, Objectives, and Policies

Comprehensive Plan Future Land Use Element

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use category allows residential, office retail as serve uses either as stoned-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use Permit as specified in the Land Development regulations. Maximum building height shall range between 4 to 5 stories, depending up on the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a heigh bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Transportation Mobility Element

Policy 10.1.3

Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4

For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Appendix C

Land Development Code Regulations

Division 5 – Special Use Permits

- **Sec. 30-3.22. - Purpose.**

It is the intent of this division to recognize and permit certain uses and developments that require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated. It is further intended that special use permits be required for developments that, because of their inherent nature, extent, and external effects, require special care in the control of their location, design, and methods of operation in order to ensure conformance with the Comprehensive Plan and this chapter.

- **Sec. 30-3.23. - Required.**

The applicable uses listed in article IV may be established in that zoning district only after issuance and recordation of a special use permit by the city plan board.

- **Sec. 30-3.24. - Review criteria.**

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.
- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if

included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.
- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

- **Sec. 30-3.25. - Review procedures.**

- A. *Pre-application meeting.* A pre-application meeting is not required; however, the applicant is encouraged to attend a meeting with staff to review applicable procedural and regulatory requirements.
- B. *Applications.* Each application shall be filed with the city manager or designee on the form prescribed. Any incomplete applications will be returned to the applicant. The application shall include proof of having met the requirements of a neighborhood workshop as provided in this article.
- C. *Staff meeting.* The applicant for a special use permit shall meet with city staff to discuss the procedures and requirements and to consider the elements of the proposed use and site and the proposed site layout.
- D. *Staff report.* The city manager or designee shall submit to the city plan board a written report that includes analysis of the application and a recommendation based on the review criteria provided in this division.
- E. *City plan board hearing.*
 - 1. The city plan board shall consider the evidence presented in the public hearing and the written report submitted by the city manager or designee and shall act on the application based on the review criteria provided in this division.
 - 2. Action on the application shall be one of the following:
 - a. Approval;
 - b. Approval subject to conditions; or
 - c. Denial, with a statement of the reasons for denial.
- F. *Effect of denial or withdrawal.* No application for a special use permit may be submitted within two years after the date of denial or withdrawal of a request for the same use for the same property. The city plan board may waive this time limitation by the affirmative vote of five members, provided 30 calendar days have elapsed and provided the city plan board deems such action necessary to prevent an injustice.
- G. *Amended application.* Amendment of an application may be allowed at any time prior to or during the public hearing, provided that no such amendment shall be such as to make the case different from its description in the notice of public hearing. If the amendment is requested by the applicant after notice of the hearing has been given and such amendment is at variance with the information set forth in the notice, then the applicant shall pay an additional fee in the same amount as the original fee for amended public notice. If the amended notice can be mailed at least ten calendar days prior to the hearing originally scheduled, the hearing on the amended petition may be held on that

date; otherwise, the chairperson shall announce at the public hearing that the hearing will be continued to a future meeting with proper public notice.

- **Sec. 30-3.26. - Effect and limitations.**

- A. *Effect.* Special use permits, including any permit conditions, shall run with the land and shall be binding on the original applicant as well as any successors or assigns.
- B. *Modifications.* After approval and issuance of a special use permit, the following situations are allowed only with the review and issuance of a new special use permit:
 - 1. A change in the boundaries of the approved site.
 - 2. A change from the approved use.
 - 3. Either an increase of ten percent or more or incremental increases that total ten percent or more in the floor area or number of parking spaces as approved.
 - 4. Substantial changes in the approved location of principal or accessory structures.
 - 5. Structural alterations significantly affecting the basic size, form, style, ornamentation, and appearance of principal or accessory structures as shown on the approved plans.
 - 6. Substantial changes in approved pedestrian or vehicular access or circulation.
 - 7. Substantial change in the approved amount or location of landscape screens or buffers.
- C. *Expiration.* Special use permits shall expire 12 months after the date of approval unless, at that time, the authorized use has commenced or development at the site is continuing in good faith with an active building permit. At the request of the applicant and for good cause shown, the city plan board may extend the time of the permit's expiration for good cause shown and if not in conflict with any other provision of this chapter.
- D. *Abandonment.* On request of the permit holder, the city manager or designee may approve the abandonment of a special use permit provided no construction has begun. In addition, if the use allowed by a special use permit has been abandoned for a continuous period of 12 months, the permit shall be void. The process to determine whether a use has been abandoned shall be the same as that provided for nonconforming uses in article X.
- E. *Revocation.* If any conditions of an issued special use permit are violated, the city plan board may, after giving proper notice to the permit holder, revoke the permit at a public hearing. The permit may be reinstated by the city manager or designee if the circumstances leading to the revocation are corrected.

Appendix D

Maps



Figure 1 Zoning Map



Figure 2 Land Use Map

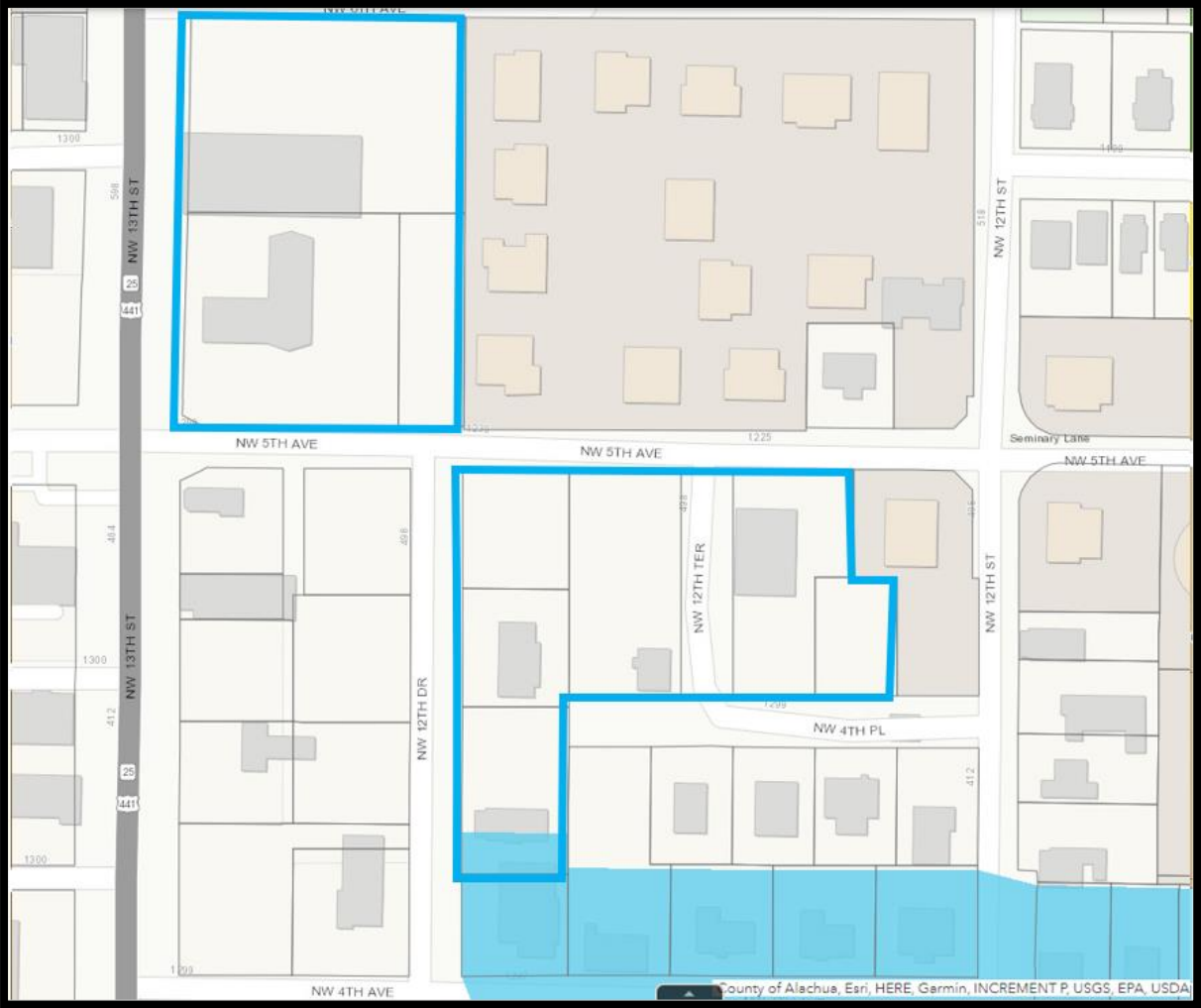


Figure 3 University Heights North Historic District