



**City of Gainesville  
Department of Doing  
Planning Division**

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
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P: (352) 334-5022  
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## **CITY PLAN BOARD STAFF REPORT**

**PUBLIC HEARING DATE:** February 27, 2020  
**ITEM NO:** #11  
**PROJECT NAME AND NUMBER:** The Mark, PB-19-160 SUP  
**APPLICATION TYPE:** Special Use Permit  
**RECOMMENDATION:** Staff recommends approval of Petition PB-19-160 SUP  
**CITY PROJECT CONTACT:** Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** CHW

**Property Owner(s):** LCD Gator Owner, LLC

**Related Petition(s):** PB-19-161 SVA

**Legislative History:** N/A

**Neighborhood Workshop:** October 1, 2019 & October 8, 2019, Holiday Inn University Center

**SITE INFORMATION:**

**Address:** 420 NW 13<sup>th</sup> Street

**Parcel Number(s):** 14825-000-000, 14826-000-000, 14826-001-000, 14827-000-000, 14828-000-000, 14829-000-000, 14830-000-000, 14831-000-000, 14832-000-000, 14832-001-000, 14833-000-000, 14834-000-000, 14834-001-000, 14836-000-000, 14840-000-000

**Acreage:** 2.626 (+/-) acres

**Existing Use(s):** Single-family residential, multi-family residential, commercial, and vacant commercial

**Land Use Designation(s):** UMU (Urban Mixed Use)

**Zoning Designation(s):** U8

**Overlay District(s):** Community Reinvestment Area, UF Context Area, Enterprise Zone Area 3

**Transportation Mobility Program Area (TMPA):** Zone A

**Census Tract:** 10

**Water Management District:** St. John's River Water Management District

**Special Feature(s):** N/A

**Code Violations:** N/A

**ADJACENT PROPERTY CHARACTERISTICS:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	<b>Multiple-Family Residential, Convenience Store with Gas Pumps</b>	<b>MUR, UMU</b>	<b>U5, U6</b>

<b>South</b>	<b>Multiple-Family Residential, Parking</b>	<b>UMU</b>	<b>U8</b>
<b>East</b>	<b>Retail Commercial, Restaurants</b>	<b>UMU</b>	<b>U8</b>
<b>West</b>	<b>Multiple-Family Residential</b>	<b>MUR, UMU</b>	<b>U5, U8</b>

#### **PURPOSE AND DESCRIPTION:**

The Special Use Permit request is to allow an additional 20 units per acre on the approximately 2.626 acre subject property for a multiple-story, multiple-family development of 210 dwelling units. If granted the Special Use Permit would increase the allowable residential units on the development site from 157 units (60 units per acre by right) to 210 units (80 units per acre).

The project site is located on parcels between NW 5<sup>th</sup> Avenue to the north, NW 13<sup>th</sup> Street to the east, NW 4<sup>th</sup> Place to the south, and NW 14<sup>th</sup> Street to the west, and a portion of the block south of NW 4<sup>th</sup> Place. The future land use of the subject parcels is Urban Mixed Use (UMU), while the zoning is Urban 8 (U8). Please see the map on page 1 for the location of the subject property and Appendix D for the full map series.

#### **STAFF ANALYSIS AND RECOMMENDATION:**

##### **ANALYSIS**

The staff analysis and review is based on the criteria for issuing a Special Use Permit as shown in Division 5 of Article III of the Land Development Code.

##### **Special Use Permit Review Criteria**

In accordance with Section 30-3.24 no Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use:

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

The proposed use is consistent with the Land Development Code and is allowed by right in the U8 transect zone. A Special Use Permit is needed only to increase the total number of units in the proposed development. A determination will be made about the consistency of the proposed development with Land Development Code requirements regarding site and building design during development plan review for the project. All other site design and code requirements will be further verified as part of the development plan review and approval process.

The proposal is also consistent with the Comprehensive Plan, as outlined below:

##### **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.

## 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.

### 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.

### 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.

- 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 development is compatible with the land use pattern in the area north of the University of Florida as well as future land uses designated by the Comprehensive Plan. The future land use designation of the subject property as well as surrounding properties is Urban Mixed Use, where multi-modal transportation is encouraged through the development design. The proposed high density



development will provide for new dwelling units within walking distance of important destinations as well as nearby commercial uses. The U8 zoning of the subject property is the same as properties to the south and to the east across NW 13<sup>th</sup> Street, with the same scale, height, bulk, and design regulations. The U8 properties to the east received approval for rezoning the property from Urban 6 (U6) in 2019. The Hub 2 development, currently under construction between NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue east of 13<sup>th</sup> Street, is a mixed use development with Planned Development zoning that will have 202 dwelling units and over 11,000 square feet of non-residential space, in a building that will be 7 stories in height. The maximum height for development on the subject property is 5 stories by right; 6 stories with bonus requirements.

To the north of the subject property across NW 5<sup>th</sup> Avenue is the redeveloping Gate fueling station/convenience store, which is nearing completion. It is zoned U6 and can provide quick convenience items for the future residents of the proposed development in a more pedestrian friendly, urban location. This is in addition to the other existing commercial developments located along NW 13<sup>th</sup> Street. The area has experienced the development of mixed use projects that have recently emerged as completed projects or projects under construction. The Standard mixed use development with residential and commercial uses, including a hotel, is now up and running in the northwest corner of NW 13<sup>th</sup> Street and West University Avenue. A Publix grocery store is across NW 13<sup>th</sup> Street from The Standard and just south of The Hub 2 mixed use development. A little further west in the College Park neighborhood is the One College Park mixed use development. With the redevelopment in the surrounding area including several mixed use developments, higher density development is needed to provide the population base necessary for these commercial and office uses to be successful.

The block is located within walking distance from the University of Florida campus and numerous retail establishments and restaurants. Transit is available with currently three RTS bus routes along NW 13<sup>th</sup> Street, which would allow residents to use transit for many of their day-to-day activities. The increased density can help reduce driving, reduce traffic congestion, and the subsequent air pollution. The redevelopment of this block with a higher density will not require new streets, or water and sewer extensions.

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

The proposed use of the subject property is allowable within the U8 transect zone. Approving additional density for the multi-family use is not expected to adversely impact 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.**

Ingress and egress points at the property are in compliance with requirements of the City's Land Development Code. The proposed development has a parking garage internal to the site that connects to the existing public sidewalk. A woonerf to be located on NW 4<sup>th</sup> Place provides further bicycle and pedestrian from heavy automobile activity.

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

There are no adjacent properties zoned strictly for single-family residential use.

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

The Land Development Code places restrictions and requires mitigating conditions for external effects to surrounding properties, and the proposed use is not expected to produce noise, glare, exterior lighting, or odor effects in excess of what would typically be expected for a residential development in an area with several similar multiple-family and commercial properties. Parking is interior, preventing impacts on 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.**

There is adequate provision for refuse and service/loading areas, which is internal to the building and screened by the building. The service/loading area is provided on NW 4<sup>th</sup> Place, which will be redesigned to encourage pedestrian/bicycle mobility access rather than vehicular traffic. These areas will be further reviewed for compliance with code requirements as part of the development plan review process. There are no outdoor storage or display areas included with the proposal.

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

Necessary utilities are available to the subject property, including potable water, wastewater, electric, cable, and high speed internet.

**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.**

Compatibility buffers for separating differing land uses as specified in Section 30-8.5 are not required as surrounding properties have the same or similar land use designations.

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

There are no adjacent properties zoned strictly for single-family residential use. The proposed residential uses is not expected to adversely impact any adjacent properties regardless of zoning.

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

The special use permit involves a request for additional density where multi-family is a permitted use. Special requirements for multi-family development are outlined in Section 30-4.8 and include additional regulations when property abuts single-family property, and a bedroom limit for properties located within the University of Florida Context Area. The property does not abut single-family property and does meet the maximum bedroom limit. The number of bedrooms is limited to the development's maximum residential density allowed multiplied by a 2.75 multiplier. 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. If the requested Special Use Permit is approved, the maximum number of units at the

property would be 210 units, which equates to 578 bedrooms with the 2.75 multiplier. The subject application proposes 577 bedrooms.

## **RECOMMENDATION**

Staff recommends approval of Petition PB-19-160 SUP with the conditions and comments from the Technical Review Committee:

## **DRAFT MOTION FOR CONSIDERATION<sup>1</sup>**

Motion to approve petition PB-19-160 SUP with staff comments.

## **POST-APPROVAL REQUIREMENTS:**

Requirements to be met after the vote on the Special Use Permit include compliance with the staff conditions and any conditions that may be imposed by the City Plan Board.

## **LIST OF APPENDICES:**

**Appendix A** Comprehensive Plan Goals, Objectives and Policies

**Appendix B** Land Development Code Regulations

**Appendix C** Technical Review Committee (TRC) Conditions and Comments

**Appendix D** Supplemental Documents including CHW Special Use Permit Justification Report, Application for Special Use Permit, Property Owner Affidavits, Neighborhood Workshop Packages, Elevations and Floor Plans, Property Search Results, and Tax Collector Information

## **Appendix A Comprehensive Plan Goals, Objectives and Policies**

### **Future Land Use Element**

**Objective 2.1** Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice

**Policy 2.1.1** The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

### **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

- 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.

**Objective 10.3    The City's Land Development Code shall provide standards for all new developments and redevelopment within the TMPA. Within the transect zoning district areas, the Land Development code shall regulate urban form to ensure a compact, pedestrian-friendly environment that supports multi-modal opportunities.**

**Policy 10.3.1    Within the transect zoning districts, land development regulations shall address urban form in terms of: street types, maximum block perimeter sizes, required new streets or urban walkways, building frontage requirements, building setbacks, location of parking, glazing requirements, building façade articulation, and building entrance location.**

## **Appendix B 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 C   Technical Review Committee (TRC) Conditions and Comments**

Monday, February 10, 2020 9:05:18 AM - Review Complete - Gainesville ePlan Review Login

Task Instructions

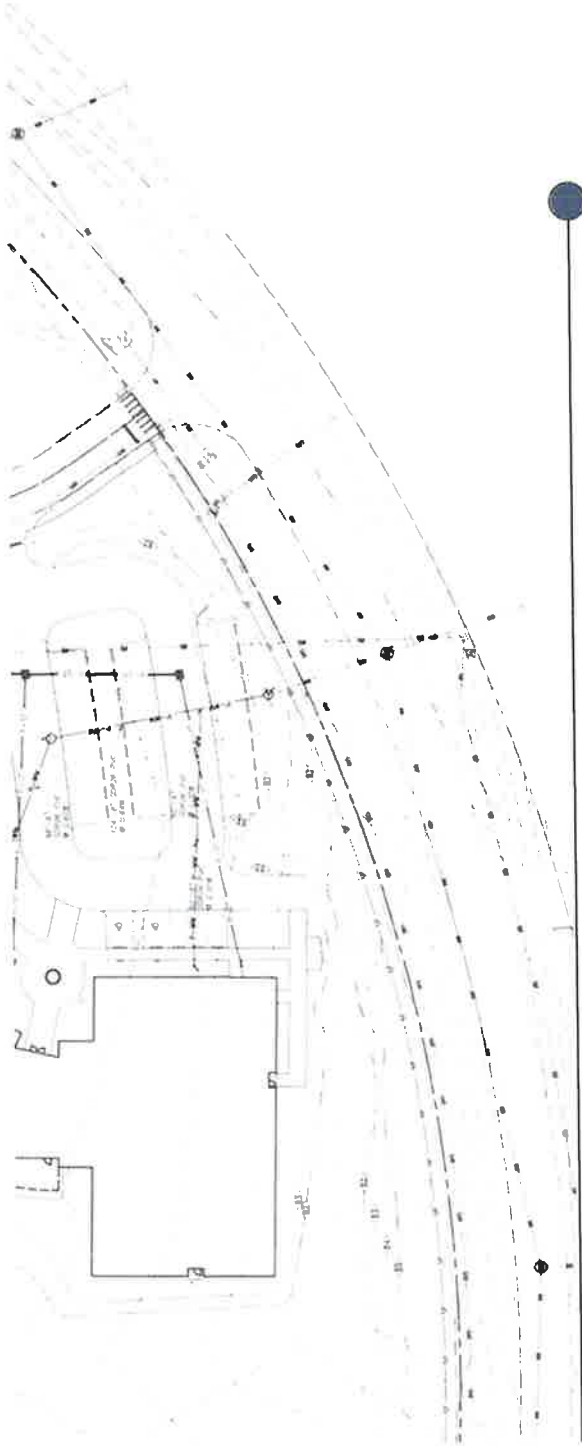
Please complete task based on departmental reviews for the Staff Review Process.

View/Edit Changemark Items (7) View/Edit Checklist Items (0)

Assign	Correction	Department	Reviewed By	Status	Is Complete	Reviewer Comments	Send Back To
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Alachua County EPD	Gus Olmos gus@alachuacounty.us	Approved	Yes	Project footprint includes a former dry-cleaning facility (Tropical Cleaners, 402 NW 13th St). Facility is part of the Florida Department of Environmental Protection (FDEP) Drycleaning Solvent Cleanup Program. Alachua County has had preliminary meetings with FDEP and project representatives to discuss available options for the site as they relate to the existing onsite contamination. Applicant will need to demonstrate that proposed project will not adversely impact the onsite contamination.	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Building Coordinator	Paul Myers myerspt@cityofgainesville.org	No Review Required	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Environmental	Liliana Kolluri kolluris@cityofgainesville.org	Approved for Board Review	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Gainesville Fire Rescue Department	Tom Burgett burgettta@cityofgainesville.org	Approved	Yes	Approvable	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	GRU New Services Department	Wendy Mercer MercerWL@gru.com	Approved	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Historic Preservation	Jason Simmons simmonsja@cityofgainesville.org	Approved for Board Review	Yes	Please note that the demolition of the remaining dwelling units in the proposed development area will be subject to a 90-day demolition delay.	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Planners	Jason Simmons simmonsja@cityofgainesville.org	Approved for Board Review	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Public Works - Design	Rick Melzer melzerra@cityofgainesville.org	Approved for Board Review	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Public Works Constructability	Matt Williams williamsrm@cityofgainesville.org	No Review Required	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Public Works Solid Waste	Steve Joplin joplinsh@cityofgainesville.org	Approved	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Public Works Stormwater	Gail Mowry mowrygl@cityofgainesville.org	Approved for Board Review	Yes	The special use request does not impact stormwater requirements, which will be required for the future development.	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Public Works Survey	Pat Durbin durbinpr@cityofgainesville.org	Approved	Yes	alta survey is fine. other drawings zoning/use related and not reviewed	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Transportation Mobility	Jason Simmons simmonsja@cityofgainesville.org	Approved for Board Review	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>
<input type="checkbox"/>	<a href="#">Edit Comments</a>	Urban Forestry	Liliana Kolluri kolluris@cityofgainesville.org	Approved for Board Review	Yes	<a href="#">[Link]</a>	<a href="#">Reviewer</a>

Corrections Required - Return to Applicant Move to Approval Assign Internal Corrections Save for Later Close

**Appendix D Supplemental Documents including CHW Special Use Permit Justification Report, Application for Special Use Permit, Property Owner Affidavits, Neighborhood Workshop Packages, Elevations and Floor Plans, Property Search Results, and Tax Collector Information**



# THE MARK

**Special Use Permit –  
Justification Report**  
November 12, 2019

**Prepared for:**  
City of Gainesville  
Department of Doing

**Prepared on behalf of:**  
LCD Gator Owner, LLC

**Prepared by:**  
CHW

**PN# 18-0190**  
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## 1. Executive Summary

**To:** Mr. Andrew Persons, AICP, Department of Doing, Director (Interim)  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** November 12, 2019  
**Re:** The Mark – Special Use Permit (SUP) Application

PN #18-0190

<b><u>Jurisdiction:</u></b> City of Gainesville	<b><u>Intent of Development:</u></b> Multi-family residential, multi-story building with structure parking and resident amenities
<b><u>Description of Location:</u></b> Parcels between NW 5 <sup>th</sup> Avenue, NW 13 <sup>th</sup> Street (US 441), NW 4 <sup>th</sup> Place, and NW 14 <sup>th</sup> Street and a portion of the block south of NW 4 <sup>th</sup> Place	
<b><u>Parcel Numbers:</u></b> 14825, 14826, 14826-1, 14827 through 14832, 14832-1, 14833, 14834, 14834-1, 14836, and 14840	<b><u>Acres:</u></b> ±2.626 acres (Source: CHW Survey)
<b><u>Future Land Use Classification:</u></b> Urban Mixed-Use (UMU) (up to 60 units per ac; up to 20 additional units per acre 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. 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 encourage 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.	
<b><u>Zoning District:</u></b> Urban 8 (U8) (up to 60 units per acre by right; up to 80 units per acre by SUP) The purpose of this district is to allow a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, drive-through facilities, group homes, multi-family housing, offices scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and any other community civic uses, light assembly, fabrication, and processing uses. This district has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	
<b><u>Proposed Special Use Permit for Additional Density</u></b> Per Policy 4.1.1 in the Future Land Use Element of the Comprehensive Plan, the UMU is allowed up to 60 units per acre and 20 additional units per acre by SUP.	
<b><u>Density Calculations</u></b>  <b>Total Number of Units = 210 units</b> (±2.626 acres x 80 units per acre)  <b>Total Number of Bedrooms = 577 bedrooms</b> (210 units x 2.75 multiplier)	



## 2. STATEMENT OF PROPOSED CHANGE

This Special Use Permit (SUP) application requests an additional 20 units per acre on Alachua County Tax Parcels 14825, 14826, 14826-1, 14827 through 14832, 14832-1, 14833, 14834, 14834-1, 14836, and 14840. All the parcels are within the UMU Future Land Use (FLU) category and U8 Zoning District. The project site is  $\pm 2.626$  acres and located between NW 5<sup>th</sup> Avenue, NW 13<sup>th</sup> Street (US 441), NW 4<sup>th</sup> Place, and NW 14<sup>th</sup> Street with a parcel that is a portion of the block south of NW 4<sup>th</sup> Place. The site is within the University of Florida Context Area. An aerial is provided as Figure 1, which shows the site's location and existing uses.



**Figure 1: Aerial Map**

The intent is to construct an infill redevelopment project that is a multi-story, multi-family residential development with up to 80 units per acre. 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 District 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

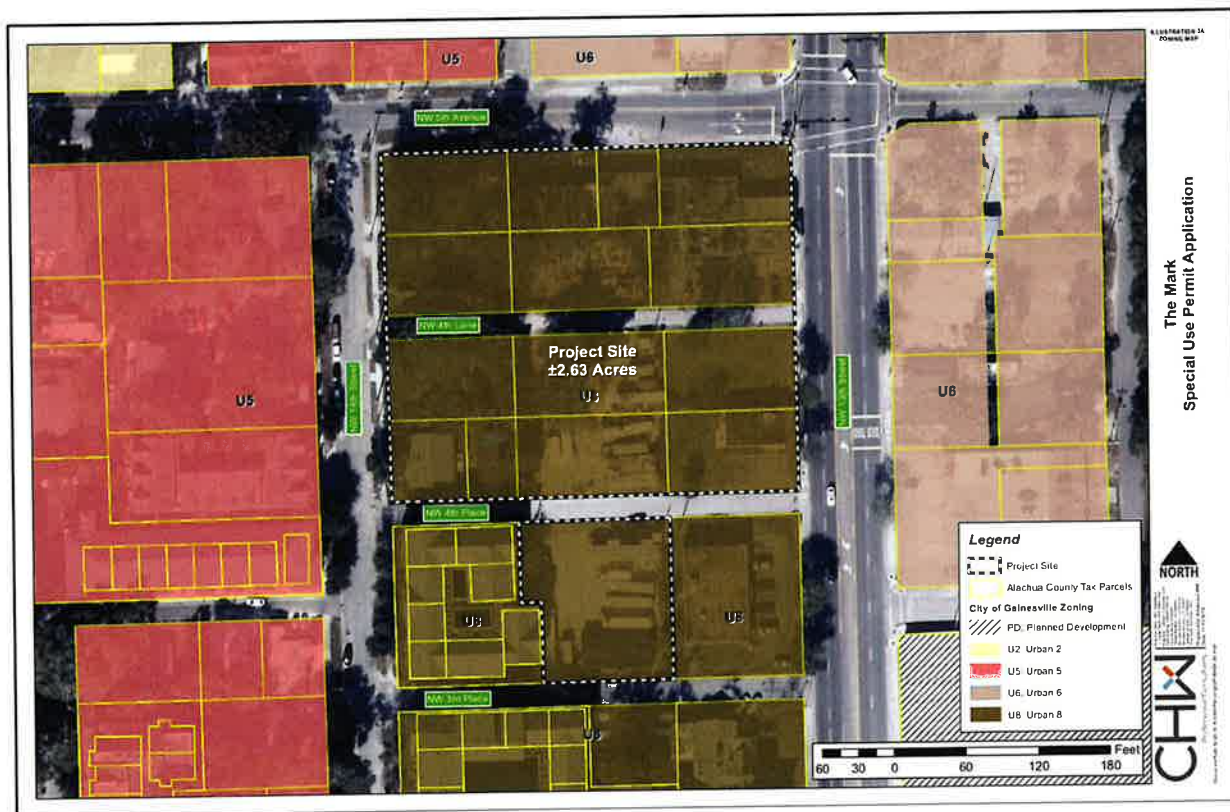


Figure 3: Zoning Map

The project consists of two (2) separate buildings. The northern building has both five and six (5-6) story areas and encompasses the entire block on parcels bounded by NW 5<sup>th</sup> Avenue, NW 13<sup>th</sup> Street (US 441), NW 4<sup>th</sup> Place, and NW 14<sup>th</sup> Street. A Right-of-Way Vacation application was submitted concurrent with this application to vacate NW 4<sup>th</sup> Lane between US 441 and NW 14<sup>th</sup> Street. The southern building, located south of NW 4<sup>th</sup> Place, consists of three-story attached dwellings.

The site's redevelopment is compatible with adjacent uses, which consists of other multi-family residential developments and retail and restaurant uses within walking distance. The five to six (5-6) story building is compatible with surrounding development along US 441 and W. University Avenue, Community Redevelopment Area (CRA), and numerous multi-family and/or mixed-use projects in the University of Florida context area, i.e. One College Park, Hub 2, etc.

Resident amenities are located within the northern building and are available to all tenants and guests. The northern building includes internal structured parking, screened in accordance with the City's Land Development Code. Access to the structured parking is located on NW 14<sup>th</sup> Street.

The City's LDC does not require parking in the U8 Zoning District. The project's location enhances the area's multi-modal character. However, it is known some residents will have personal vehicles that require parking spaces. As shown on the proposed site plan, the following number of vehicle, bicycle, and scooter spaces are being provided:

- Vehicle spaces:
  - Minimum number of spaces required: None
  - Number of spaces provided: 300-350
- Bicycle spaces:
  - Minimum number of spaces required: 192 (1 per 3 bedrooms)
  - Number of spaces provided: 192
- Scooter spaces:
  - Minimum number of spaces required: 96 (1 per 6 bedrooms)
  - Number of spaces provided: 96

The proposed infill multi-family project is ideally situated a few blocks north of the University of Florida (UF) main campus. It will greatly enhance the area's multi-modal functionality by adding residents within walking and biking distance to all uses and major destinations. The proposed minor density increase will also result in the type of density necessary to better support mass transit. In addition, aged public infrastructure will be replaced with transect-compliant streetscape and CRA design elements.

As shown on the proposed site plans submitted with this SUP application, the additional density is accommodated in buildings consistent with the U8 transect standards. The project has been designed so no waivers, modifications, or variances are required.

This project maintains the sidewalk and landscape design approved and implemented by the City and CRA along all facades. As a result of this site's redevelopment, 18 existing driveways and curb-cuts will be removed along the site's four (4) frontages. On-street loading will be provided along NW 5<sup>th</sup> Avenue in a dedicated pick-up/drop-off area. This area was designed in concert with the City's Department of Mobility. This project will further enhance pedestrian amenities along all street frontages, as required per LDC Table V-2.





**Figure 4: Existing Driveway Locations Map**

### 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**.

#### 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 adheres to the zone's design requirements, as described in detail below and throughout this document.**

##### 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 on NW 13<sup>th</sup> Street (US 441), which is a major corridor in common with the University of Florida. The project site is developed currently with low density, detached residential, strip commercial uses, and a few vacant parcels that have recently been used for construction staging. The proposed redevelopment site realizes higher density use, in a location near the University of Florida, therefore creating a key catalyst project on an underutilized land area.**

##### 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;

**LDC Table V-2 prescribes landscape zone, sidewalk zone, and building frontage zone areas along all site frontages. This redevelopment project adheres to the prescribed zones with the potential exceptions to meet mandatory Florida Department of Transportation (FDOT) requirements and existing Gainesville Regional Utility (GRU) infrastructure locations. These improvements significantly enhance the existing bicycle and sidewalk system.**

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

**Designed to enhance multi-modal transportation in this area, existing sidewalks and public transportation provide connections to adjacent nearby uses. Additionally, the site consists of two (2) City blocks and consolidates driveways.**

- 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;

**Currently, there is an existing sidewalk along three (3) of the site's four (4) frontage facades. The required building frontage zone meets and enhances the existing sidewalks and multi-modal facilities may be provided in these areas.**

- 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

**A proposed site plan is being submitted as part of this application that shows two (2) proposed curb cut and the 18 existing driveways and curb cuts that will be removed. On-street loading will be added to a small area where existing driveways and curb cuts are removed on NW 5<sup>th</sup> Avenue. The northern portion of the project site proposes one (1) curb cut on NW 14<sup>th</sup> Street and the southern portion of the site proposes one (1) curb cut on NW 4<sup>th</sup> Place.**

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

**The proposed development consists of a multi-story, multi-family redevelopment building with structured parking and ground-floor resident amenities. Shown on the attached proposed site plan, the structured parking is internal to the building site. The proposed development connects to existing public sidewalks and crosswalks located on all sides.**

#### 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 site and project improves the quality of life in Gainesville by creating new housing and signals area re-investment, which maintains choices in housing. Because the site is in the core City, it is proximate to other retail, restaurants, and existing transit facilities.**

- 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 with a mix of low density, detached residential, and strip commercial uses. The proposed infill redevelopment includes new residential uses within the City. This promotes increased quality of life by providing more housing options, discouraging sprawl, and enhancing multi-modal transportation options.**

## 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 and U8 Zoning District requirements, which allow mixed-use, multi-family development. The proposed development locates housing options less than 1,000 from the UF main campus. This accommodates increased student population and is not adjacent to single-family FLU or Zoning District designations.**

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.

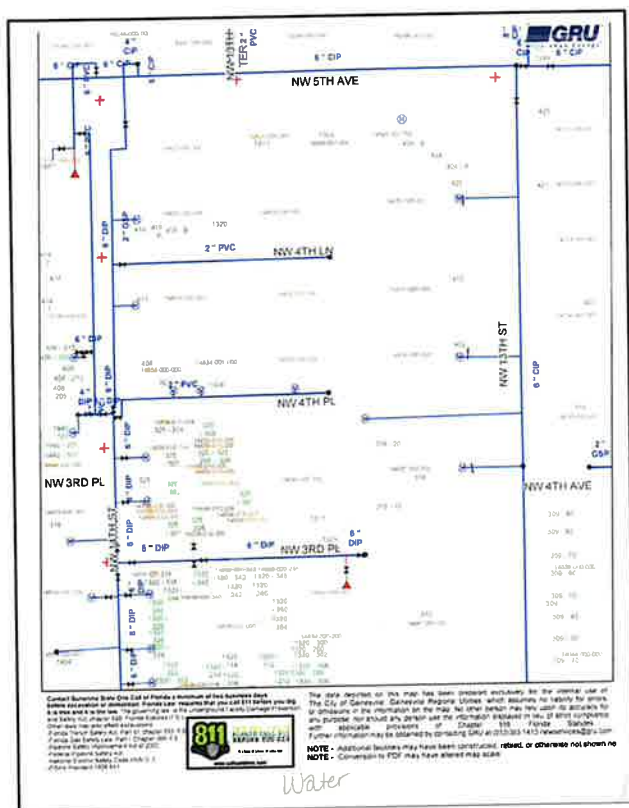
**This SUP application and proposed site plan are consistent with the UMU FLU category's intent and as implemented by the U8 Zoning District in the City's LDC.**

### Potable Water and Wastewater Element

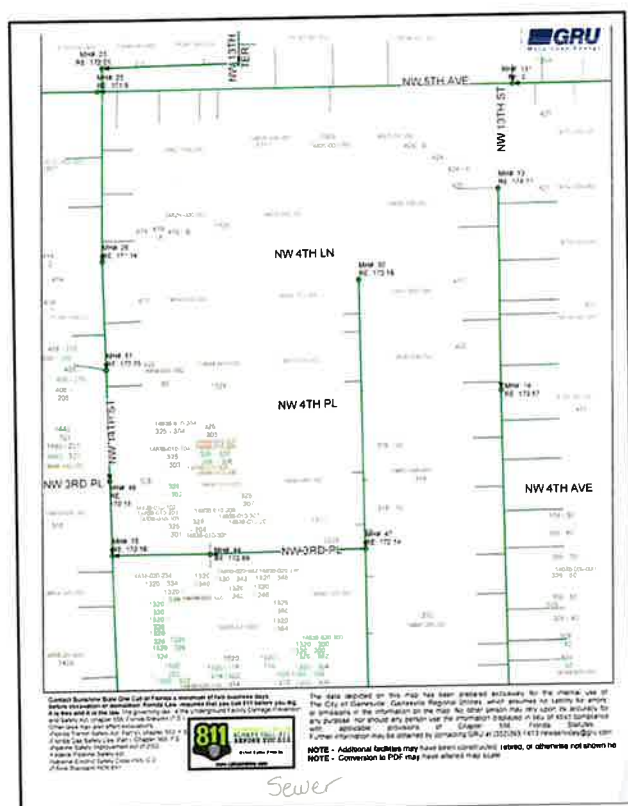
Objective 1.1 Water and wastewater services shall be provided at adequate levels of service (LOS) to meet the needs of existing and future populations.

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





**Figure 5: Gainesville Regional Utilities Potable Water System Map**



**Figure 6: Gainesville Regional Utilities Wastewater System Map**



### 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 use will contract with private companies for solid waste removal and will not cause the City's LOS to fall below standards. No hazardous wastes will be generated by the uses onsite.**

### 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 quality conditions, consistent with City of Gainesville and Water Management District requirements. SMF will 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**.

##### **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 justification 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 by the U8 Zoning District, which addresses the scale, height, mass and bulk, and other development/design standards. The proposed development is consistent with U8 Zoning District standards.**

**This application requests the modest increase to the maximum density of 80 units per acre, which is permitted through a Special Use Permit (SUP). The proposed project is consistent in scale with similar surrounding multi-family residential projects (i.e. The Standard, Stadium Club, One College Park, Hub 2, etc.).**

**The proposed building is consistent with U8 transect requirements. The proposed site plan meets City and CRA design elements, including landscape, sidewalk, and building frontage zones requirements. Building height is scaled down from existing 10-story buildings located along NW 13<sup>th</sup> Street at University Avenue to five to six (5-6) stories onsite. Building massing and bulk is broken up using a variety of building articulation and architectural features.**

- 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 enhance these elements in the following ways:**

- **The proposed development is consistent with the site's existing FLU and zoning designations and permitted uses.**
- **The site is located within the University of Florida Context Area, which anticipates/encourages student housing adjacent to UF's main campus located ±1,000' to the south.**
- **The proposed building is consistent in use, scale, and massing with surrounding properties that have redeveloped in the last decade.**

- A multi-family development helps 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 from 18 to two (2).
  - Pedestrian facilities along the site’s frontage will be enhanced with landscaping and wider sidewalks.
  - The proposed building includes structured parking, rather than surface parking.
  - The proposed plan reduces the number of trash dumpsters to a single location within the structure, which will reduce traffic interruptions and other potential nuisances.
  - NW 4<sup>th</sup> Place will be redesigned to ensure public infrastructure is located within the public right-of-way and incorporate woonerf design components to accommodate pedestrians and bicycles rather than vehicles.
- 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.

As shown on the attached proposed site plan, the site’s western and southern facades have one (1) vehicle access point each. The proposed development has structured parking internal to the site and connects to the existing public sidewalk and crosswalks, providing for safe and convenient automobile, bicycle, and pedestrian mobility. Additionally, a woonerf along the south side of the main building (on NW 4<sup>th</sup> Place) separates these activities from pedestrian and visitors to the site.

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

**There are no adjacent properties zoned for single-family residential use. All adjacent properties are designated as U5 or U6 Zoning.**

- 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. The proposed development has structured parking and a refuse area internal to the building that further prevents any noise, glare, or odor effects on surrounding properties.

Lighting of the proposed development adheres to the applicable standards in LDC §30-6.12. to prevent light trespass, light glare, and light pollution. Additionally, the proposed development is located in a highly urbanized area, surrounded by similar multi-family developments and commercial properties located throughout the area.

- 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.

As shown on the proposed site plan, the internal refuse is located within and screened by the building. The service/loading areas are provided on NW 4<sup>th</sup> Place, which connects NW 14<sup>th</sup> Street to US 441. This street is redesigned as a woonerf to encourage pedestrian/bicycle mobility access rather than vehicular traffic. Outdoor storage is not anticipated 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. Existing 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 since the surrounding properties have the same FLU designations. The proposed structured parking is internal to the development and is lined with the proposed multi-family and retail portions of the building. Structured parking is screened in accordance with LDC §30-4.15.C. Adjacent uses consist of a redeveloped fueling station to the north, commercial uses to the east, and multi-story, multi-family development to the south.**

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

**There are no adjacent properties zoned for single-family residential use. All adjacent properties are designated as U5 or U6 Zoning.**

- 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 multi-family developments, which are addressed in this section of this report.**

#### 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 has a single access on NW 14<sup>th</sup> Street to reduce the potential for pedestrian and bicycle conflicts. The driveway is located specifically to minimize potential conflict with pedestrians, bicyclists, as well as other vehicle traffic on other adjacent streets (US 441 and NW 5<sup>th</sup> Avenue). Bicycle storage and scooter parking are located on the periphery of the interior parking structure or outside the parking structure on the one side that does not have a driveway connection. This also minimizes conflict with pedestrian and bicycle travel routes. Additionally, NW 4<sup>th</sup> Place is designed as a woonerf, which focuses on pedestrian and bicyclists rather than vehicles.**

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. As demonstrated in section 2 of this report, parking is provided to reduce the need for onsite surface parking.**

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

The parking structure access is located on NW 14<sup>th</sup> Street, which is a local street. NW 14<sup>th</sup> Street runs parallel to US 441 and is characterized by nonresidential uses and multi-family development that are similar in scale to the proposed development.

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 multi-story, multi-family building that is lined with residential units along all four sides. Other than the driveway connection, the parking structure is not visible from the street. No commercial retail is proposed at this time. Nonresidential uses such as a clubhouse, leasing office, fitness center, etc. are on a public street.

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.**

- 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.**

#### Section 30-4.8. Development Compatibility

##### 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, the U1 district, or a designated historic district. Adjacent properties are designated U8, U6, U5, or PD Zoning.**

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. Abutting properties only pertain to the southern parcel (Tax Parcel 14840), which abuts U8 Zoning, Jefferson Square and the redeveloped retail store that was formerly ABC Liquors. Therefore, the listed regulations do not apply to 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.

**Due to the project site being located within the University of Florida Context Area, the proposed development and requested additional density adheres to the 2.75 multiplier. This project's proposed max number of bedrooms is consistent with this standard.**

#### Section 30-4.13. Building Form Standards

This section contains the building form standards that determine the location, scale and massing of all buildings within the Zoning district.

**Table V - 2: Building Form Standards within Transects.**

Standard	U8 Zoning District	Proposed
A. BLOCK STANDARDS		

Block Perimeter (max. feet) <sup>1</sup>	2600'	Northern Portion: ±1,250' (with Right-of Way Vacation)  Southern Portion: ±950'
B. LOT CONFIGURATION		
Lot width (min. feet)	18'	±340' to ±360'
C. DEVELOPMENT INTENSITY		
Nonresidential Building Coverage (max)	80%	N/A
D. BUILDING FRONTAGE		
Primary Frontage (min)	60%	Northern Building: ±95% (325' of building / 340' of frontage) (NW 5 <sup>th</sup> Avenue)  Southern Building: ±79% (99' of building / 125' of frontage) (NW 4 <sup>th</sup> Place)
Secondary Frontage (min)	40%	Northern Building: ±89% (257' of building / 290' of frontage) (NW 13 <sup>th</sup> Street)  ±89% (320' of building / 360' of frontage) (NW 4 <sup>th</sup> Place)  ±94% (273' of building / 290' of frontage) (NW 14 <sup>th</sup> Street)
		Southern Building: ±73% (79' of building / 108' of frontage) (NW 3 <sup>rd</sup> Place)
E. BUILDING PLACEMENT		
Min-max from curb		
Min landscape/min sidewalk/min building frontage		
Storefront Street	20'-25' 5'/10'/5'	±22' 5'/10'±7' (NW 13 <sup>th</sup> Street)
Local Street <sup>2</sup>	15'-20' 5'/5'/5'	Northern Portion: ±19'-28' 5'/5'±18' (NW 5 <sup>th</sup> Avenue) <sup>2</sup>  ±18' 5'/5'±8' (NW 4 <sup>th</sup> Place)  ±17' 5'/5'±7' (NW 14 <sup>th</sup> Street)

		<b>Southern Portion:</b> <b>±16'</b> <b>5'/5'/6'</b> <b>(NW 4<sup>th</sup> Place)</b>  <b>±15'</b> <b>5'/5'/5'</b> <b>(NW 3<sup>rd</sup> Place)</b>
<b>F. BUILDING SETBACKS</b>		
Side interior setback (min)	0'	<b>Southern Portion:</b> <b>±12' (east)</b> <b>±14-17' (west)</b>
Rear setback (min)	3' (alley) 10' (no alley)	<b>Southern Portion: ±15'</b>
<b>G. BUILDING HEIGHT</b>		
Min feet	18'	<b>North Portion: ±60'-70'</b> <b>South Portion: ±40'</b>
Max stories (by right <sup>3</sup> /with bonus <sup>4</sup> )	5/6	<b>North Portion: 5-6 stories</b> <b>South Portion: 3 stories</b>
Max feet (by right <sup>3</sup> /with bonus <sup>4</sup> )	74'/88'	<b>North Portion: ±60'-70'</b> <b>South Portion: ±40'</b>
<b>H. FLOOR HEIGHT</b>		
Min first floor height (residential/nonresidential)	12'/15'	<b>12'</b>
<b>I. GLAZING</b>		
Min first floor - nonresidential	50%	<b>N/A</b>
Min first floor - multifamily	30%	<b>North Elevation: 51%</b> <b>East Elevation: 55%</b> <b>South Elevation: 43%</b> <b>West Elevation: 53%</b>
Min upper floors - nonresidential and multifamily	15%	<b>North Elevation: 49%</b> <b>East Elevation: 52%</b> <b>South Elevation: 55%</b> <b>West Elevation: 60%</b>

<sup>1</sup> The northern portion of the site is bound by NW 5<sup>th</sup> Avenue, NW 13<sup>th</sup> Street (US 441), NW 4<sup>th</sup> Place, and NW 14<sup>th</sup> Street. The southern portion of the site is bound by NW 4<sup>th</sup> Place (north) and NW 3<sup>rd</sup> Place (south) and adjacent parcels (east and west).

<sup>2</sup> City of Gainesville Public Works requested removing the NW 5<sup>th</sup> Avenue right turn lane at the US 441 intersection and adding pullout space for loading and deliveries. The building meets the placement requirements based on the current street alignment and where pullout space is provided on the proposed alignment. The additional land area between the building and realigned street (back of curb) provides a widened building frontage zone along NW 5<sup>th</sup> Avenue, which is a pedestrian and resident amenity.

<sup>3</sup> This section of this report identifies how this development complies with LDC Section 30-4.8 development compatibility standards.

<sup>4</sup> This development includes structured parking, which qualifies for additional building height per LDC Section 30-4.9.



**APPLICATION FOR SPECIAL USE PERMIT**  
**Planning & Development Services**

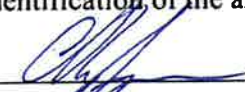
<b>OFFICE USE ONLY</b>	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 [ ]	
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit [ ]	

*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)	Applicant(s)/Agent(s), if different
Name: <u>LCD Gator Owner, LLC</u>	Name: <u>CHW</u>
Address: <u>315 Oconee Street</u>	Address: <u>11801 Research Drive</u>
<u>Athens, GA 30601</u>	<u>Alachua, FL 32615</u>
Phone: <u>Contact agent</u> Fax: _____	Phone: <u>352-331-1976</u> Fax: _____
Owner's Signature: <u>See affidavit</u>	
(If additional owners, please include on back)	

<b>PROPERTY INFORMATION:</b> (Information below applies to property for which a Special Use Permit is being requested.)
Street address: <u>420 NW 13th Street, Gainesville, FL</u>
Tax parcel no(s): <u>14825, 14826, 14826-1, 14827 through 14832,</u>
<u>14832-1, 14833, 14834, 14834-1, 14836, and 14840</u>
Legal description (use separate sheet, if needed):
<u>(attached)</u>

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: 11/12/19

**Certified Cashier's Receipt:**

A Special Use Permit is requested pursuant to Section 6, Subsection 10, Paragraph 20, of the Land Development Code, City of Gainesville, to allow the following use:

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

Existing zoning classification: U8 Existing land use designation: UMU

Existing use of property: residential, retail, service

<b>SURROUNDING PROPERTY INFORMATION:</b> (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
North	<u>U5/U6</u>	<u>MUR/UMU</u>	<u>fueling station, multi-family residential</u>
South	<u>U8</u>	<u>UMU</u>	<u>multi-family residential, retail, service</u>
East	<u>U6</u>	<u>UMU</u>	<u>multi-family residential, retail, service</u>
West	<u>U5</u>	<u>MUR</u>	<u>multi-family residential</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: \_\_\_\_\_

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)	

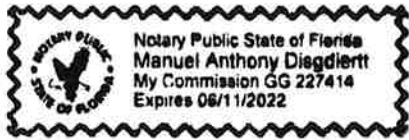
Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	

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

PARCEL	OWNER NAME	ADRESS	CITY	STATE	ZIP
14825 and 14830	GLIKES & GLIKES	66 Fairfield Lane	Chester Spring	PA	19425
14826 and 14827	BUSH, GERALD L LIFE ESTATE	3303 NW 156th Avenue	Gainesville	FL	32609
14826-1	ROBERTSON & ROBERTSON TRUSTEES	18203 NW 23rd Place	Newberry	FL	32669
14828	KREIZEL & SWITZER JR & TEITELBAUM	245 East 58th Street, #12E	New York	NY	10022
14829, 14832, 14832-1, and 14840	LCD GATOR OWNER LLC	315 Oconee Street	Athens	GA	30601
14831-000-000	PARADIGM 413 LLC	PO Box 13116	Gainesville	FL	32604
14833 and 14834	GATOR GRANDE LLC	220 N Main Street	Gainesville	FL	32601
14834-001-000	SWAIN, ROSEMARY S (Rosemary Butler)	4432 NW 37th Street	Gainesville	FL	32605
14836-000-000	PFEIFFER, CYLDE T	402 NW 13th Street	Gainesville	FL	32601

## PROPERTY OWNER AFFIDAVIT


Owner Name: BUSH, JENNIFER C.			
Address: 3303 NW 156th Avenue Gainesville, FL 32609		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14826-000-000 and 14827-000-000			
Acreage: ±0.28	S: 06	T: 10	R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and Florida Department of Transportation, and Florida Department of Environmental Protection			
<b>I hereby certify that:</b> 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><i>Jennifer Bush</i></u>			
Printed name: <u>Jennifer Bush</u>			
Date: <u>11/08/2019</u>			
The foregoing affidavit is acknowledged before me this <u>08<sup>th</sup></u> day of <u>NOV</u> , 20 <u>19</u> , by <u>JENNIFER BUSH</u> , who is/are personally known to me, or who has/have produced <u>FL/ DL</u> as identification.			
NOTARY SEAL <u><i>Manuel Anthony Diegler</i></u>			
Signature of Notary Public, State of <u>FL</u>			



Notary Public State of Florida  
Manuel Anthony Diegler  
My Commission GG 227414  
Expires 06/11/2022


# PROPERTY OWNER AFFIDAVIT

Owner Name: <u>GATOR GRANDE LLC</u>			
Address: <u>220 N Main Street</u> <u>Gainesville, FL 32601</u>		Phone: <u>Contact Agent</u>	
Agent Name: <u>CHW</u>			
Address: <u>11801 Research Drive,</u> <u>Alachua, FL 32615</u>		Phone: <u>352-331-1976</u>	
Parcel No.: <u>14833-000-000 and 14834-000-000</u>			
Acreage: <u>±0.26</u>	S: <u>06</u>	T: <u>10</u>	R: <u>20</u>
Requested Action: <u>To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and Florida Department of Transportation, and Florida Department of Environmental Protection</u>			
<b>I hereby certify that:</b> 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>[Signature]</u>			
Printed name: <u>Robert Eric Wild</u>			
Date: <u>11/8/19</u>			
The foregoing affidavit is acknowledged before me this <u>8th</u> day of <u>November</u> , 20 <u>19</u> , by <u>Robert Eric Wild</u> , who is/are personally known to me, or who has/have produced <u>Personally Known</u> as identification.			
NOTARY SEAL <u>[Signature]</u>			
Signature of Notary Public, State of <u>FL</u>			



Jack Benton Threadgill  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG258025  
Expires 1/4/2023


## PROPERTY OWNER AFFIDAVIT

Owner Name: GLIKES AND GLIKES			
Address: 66 Fairfield Lane Chester Springs, PA 19425		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14825-000-000 and 14830-000-000			
Acreage: ±0.35	S: 06	T: 10	R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and Florida Department of Transportation, and Florida Department of Environmental Protection			
<b>I hereby certify that:</b> 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>[Signature]</u>			
Printed name: <u>TOM GLIKES</u>			
Date: <u>11/8/19</u>			
The foregoing affidavit is acknowledged before me this <u>8th</u> day of <u>November</u> , 20 <u>19</u> , by <u>Tom Glikes</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL <u>[Signature]</u>			
Signature of Notary Public, State of <u>Florida</u>			
<div style="border: 1px solid black; padding: 5px; text-align: center;"><b>SARAH MAURER</b> State of Florida-Notary Public Commission # GG 229435 My Commission Expires June 17, 2022</div>			

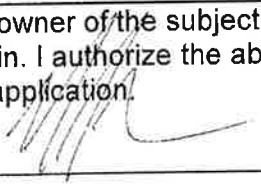



## PROPERTY OWNER AFFIDAVIT

Owner Name: LCD GATOR OWNER, LLC			
Address: 315 Oconee Street Athens, GA   30601		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14829-000-000, 14832-000-000, 14832-001-000, and 14840-000-000			
Acreage: ±0.93	S: 06	T: 10	R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and 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>[Signature]</u>			
Printed name: <u>W. Christopher Hart</u>			
Date: <u>11/6/19</u>			
The foregoing affidavit is acknowledged before me this <u>6<sup>th</sup></u> day of <u>November</u> , 20 <u>19</u> , by <u>W. Christopher Hart</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL <u>[Signature]</u>			
Signature of Notary Public, State of <u>GA</u>			



## PROPERTY OWNER AFFIDAVIT


Owner Name: PARADIGM 413 LLC			
Address: PO Box 13116, Gainesville, FL 32604		Phone: Contact Agent - 352.416.1423	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14831-000-000			
Acreage: ±0.17		S: 06	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and Florida Department of Transportation, and Florida Department of Environmental Protection			
<b>I hereby certify that:</b> 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: <u>Nathan S. Collier, as Manager</u>			
Date: <u>11/07/2019</u>			
The foregoing affidavit is acknowledged before me this <u>7<sup>th</sup></u> day of <u>November</u> , 2019, by <u>Nathan S. Collier</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL <u>Angela N Tharpe</u>			
Signature of Notary Public, State of <u>Florida</u>			





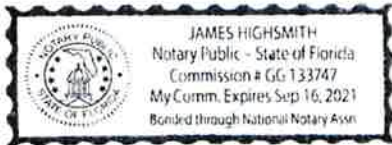
# PROPERTY OWNER AFFIDAVIT

Owner Name: PFEIFFER, HENRY D			
Address: 402 NW 13th Street Gainesville, FL 32601		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14836-000-000			
Acreage: ±0.17	S: 06	T: 10	R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, and Florida Department of Transportation, and Florida Department of Environmental Protection			
<b>I hereby certify that:</b> 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>[Signature]</u>			
Printed name: <u>Clyde T. Pfeiffer</u>			
Date: <u>11/8/19</u>			
The foregoing affidavit is acknowledged before me this <u>8<sup>th</sup></u> day of <u>November</u> , 20 <u>19</u> , by <u>Clyde Thomas Pfeiffer</u> , who is/are personally known to me, or who has/have produced <u>FLDL exp 11-26-2025</u> as identification.			
NOTARY SEAL <u>[Signature]</u> Jonathan Ovalle			
Signature of Notary Public, State of <u>Florida</u>			




Jonathan Ovalle  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG178614  
Expires 1/24/2022

# PROPERTY OWNER AFFIDAVIT

Owner Name: ROBERTSON FAMILY REVOCABLE TRUST			
Address: 18203 NW 23rd Place, Newberry, FL 32669		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14826-001-000			
Acreage: ±0.08	S: 06	T: 10	R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and 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>Sandra Robertson</u>			
Printed name: <u>Sandra Robertson</u>			
Date: <u>11-08-19</u>			
The foregoing affidavit is acknowledged before me this <u>8</u> day of <u>November</u> , 20 <u>19</u> , by <u>Sandra Robertson</u> who is/are personally known to me, or who has/have produced a <u>Valid FLDL</u> as identification.			
NOTARY SEAL		<u>James Highsmith</u>	
		Signature of Notary Public, State of <u>Florida</u>	
			

# PROPERTY OWNER AFFIDAVIT

Owner Name: BUTLER, ROSEMARY S			
Address: 4432 NW 37th Street, Gainesville, FL 32605		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14834-001-000			
Acreage: ±0.06	S: 06	T: 10	R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and Florida Department of Transportation, and Florida Department of Environmental Protection			
<b>I hereby certify that:</b> 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><i>Sarah C Portugal</i></u>		<i>Attorney for Rosemary S Butler</i>	
Printed name: <u>Sarah C Portugal</u>			
Date: <u>11-7-2019</u>			
The foregoing affidavit is acknowledged before me this <u>7<sup>th</sup></u> day of <u>November</u> , 20 <u>19</u> , by <u>Sarah C. Portugal</u> , who is/are <u>personally known to me</u> , or who has/have produced _____ as identification.			
NOTARY SEAL <u><i>Martha Jane Brown</i></u>			
Signature of Notary Public, State of <u>FL</u>			
			

# PROPERTY OWNER AFFIDAVIT

Owner Name: KREIZEL (Brian) & SWITZER JR & TEITELBAUM			
Address: 245 East 58th Street, #12E, New York, NY 10022		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: 352-331-1976	
Parcel No.: 14828-000-000			
Acreage: $\pm 0.16$		S: 06	T: 10 R: 20
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional utilities, and Florida Department of Transportation, and Florida Department of Environmental Protection			
<b>I hereby certify that:</b> 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>Brian Kreizel</u>			
Printed name: <u>Brian Kreizel</u>			
Date: <u>11/8/19</u>			
The foregoing affidavit is acknowledged before me this <u>8</u> day of <u>November</u> , 20 <u>19</u> , by <u>Brian Kreizel</u> , who is/are personally known to me, or who has/have produced <u>NYS DL</u> as identification.			
NOTARY SEAL <u>[Signature]</u>			
Signature of Notary Public, State of <u>New York</u>			
ANDREW BUZOLICH Notary Public - State of New York No. 01BU6370581 Qualified in Nassau County My Commission Expires Feb. 05, 2022			

## **Mailed Memorandum**

**NEIGHBORHOOD  
WORKSHOP  
NOTIFICATION**



**To:** Neighbors of NW 4<sup>th</sup> Lane and NW 13<sup>th</sup> Street  
**From:** Gerry Dedenbach, AICP, LEED AP, Vice President  
**Date:** Monday, September 18, 2019  
**RE:** Neighborhood Workshop Public Notice

PN# 18-0190

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit for up to 80 units/acre, and a Development Plan application on  $\pm 2.5$  acres (Alachua County Tax Parcels 14825, 14826, 14826-1, 14827, 14828, 14829, 14830, 14831, 14832, 14832-1, 14833, 14834, 14834-1, 14836, & 14840) for an apartment building and associated infrastructure. The site is currently retail sales and services and residential. Future Land Use is Urban Mixed-Use and Zoning District is Urban 8 (U8).

**Date:** Tuesday, October 1, 2019  
**Time:** 6:00 p.m.  
**Place:** Holiday Inn University Center  
1250 W University Ave,  
Gainesville FL 32601  
**Contact:** Gerry Dedenbach, AICP  
(352) 331-1976

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

## **Mailing Labels**



**Neighborhood Workshop Notice**

14855-010-204 The Mark Apts  
1418 NW 3RD AVE LLC  
4489 MARINERS COVE DR  
WELLINGTON FL 33449

**Neighborhood Workshop Notice**

14848-306-000 The Mark Apts  
1440 306 LLC  
1199 S FEDERAL HWY STE 363  
BOCA RATON FL 33432

**Neighborhood Workshop Notice**

14848-307-000 The Mark Apts  
1440 NW 3RD LLC  
2618 W CLEVELAND ST  
TAMPA FL 32609

**Neighborhood Workshop Notice**

14838-010-307 The Mark Apts  
307 JACKSON SQUARE LLC  
116 NORTH BELLEVUE AVE STE 300  
LONGHORNE PA 19047

**Neighborhood Workshop Notice**

14091-000-000 The Mark Apts  
521 NW 13TH STREET LLC  
201 NW 10TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14848-214-000 The Mark Apts  
A TO Z ENTERPRISES LLC  
6614 NW 50TH LN  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

14837-000-000 The Mark Apts  
ABC LIQUORS  
PO BOX 593688  
ORLANDO FL 32859-3688

**Neighborhood Workshop Notice**

14838-010-201 The Mark Apts  
ADAMEC MARK A & DIANE L LIFE  
ESTATW  
136 OCEANFOREST DR NORTH  
ATLANTIC BEACH FL 32233

**Neighborhood Workshop Notice**

15245-001-000 The Mark Apts  
AMMERMAN DOUGLAS  
530 ALAMEDA DEL PRADO STE C  
NOVATO CA 94949-9810

**Neighborhood Workshop Notice**

14855-010-301 The Mark Apts  
ASTRO SAVARDI LLC  
1199 S FEDERAL HWY STE 363  
BOCA RATON FL 33432

**Neighborhood Workshop Notice**

14061-000-000 The Mark Apts  
AUSTIN GLOBAL HOLDINGS LLC  
633 NW 13TH ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14838-010-302 The Mark Apts  
BALCAN LLC  
817 MYSTIC DR UNIT 503  
CAPE CANAVERAL FL 32920

**Neighborhood Workshop Notice**

14855-010-102 The Mark Apts  
BEAUFAIT JOHN M & NGUYET N  
16704 NE 124TH AVE  
WALDO FL 32694

**Neighborhood Workshop Notice**

14855-010-306 The Mark Apts  
BRAGG CORINNE TRUSTEE  
1517 BAYSHORE DRIVE  
COCOA BEACH FL 32931

**Neighborhood Workshop Notice**

14838-010-202 The Mark Apts  
BROWN & BINION LLC  
PO BOX 818  
GULF BREEZE FL 32562-0818

**Neighborhood Workshop Notice**

14826-000-000 The Mark Apts  
BUSH GERALD L LIFE ESTATE  
1311 NW 5TH AVE  
GAINESVILLE FL 32603-1301

**Neighborhood Workshop Notice**

15241-000-000 The Mark Apts  
C & C PROPERTIES AND INVESTMENTS  
LLC  
527 TURKEY CREEK  
ALACHUA FL 32615

**Neighborhood Workshop Notice**

14838-010-101 The Mark Apts  
CALKINS ROBYN L  
1081 SHIRE ST  
NOKOMIS FL 34275

**Neighborhood Workshop Notice**

14031-000-000 \*\* The Mark Apts  
CAMPBELL & 421 CAMPBELL 4 LLC  
120 ROSEWOOD DR  
GUYTON GA 31312

**Neighborhood Workshop Notice**

14032-000-000 \*\*\* The Mark Apts  
CAMPBELL & 421 CAMPBELL 4 LLC  
120 ROSEWOOD DR  
GUYTON GA 31312

**Neighborhood Workshop Notice**

14848-314-000 The Mark Apts  
CASEY & CASEY  
6826 WATERBURY LANE  
MASON OH 45040

**Neighborhood Workshop Notice**

14838-020-214 The Mark Apts  
CHAN-PONG KASENG DEREKMARIE G  
322 FLANDERS DR  
INDIALANTIC FL 32903-4000

**Neighborhood Workshop Notice**

14855-010-201 The Mark Apts  
CHRISTIANSSEN JUNE ANN & JOHN  
GEORGE  
6005 PARK RIDGE DR  
PORT ORANGE FL 32127

**Neighborhood Workshop Notice**

14838-010-103 The Mark Apts  
CLERC-FAKHAR & FAKHAR W/H &  
FAKHAR  
325 NW 14TH ST #103  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14852-000-000 The Mark Apts  
COLLEGE PARK APARTMENTS OF  
GAINESVILLE  
303 NW 17TH ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14851-000-000 The Mark Apts  
COOPER & COOPER  
412 NE 13TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14838-020-242 The Mark Apts  
COOPER & COOPER & COOPER JR  
6150 9TH AVE CIRCLE NE  
BRADENTON FL 34212

**Neighborhood Workshop Notice**

14838-020-118 The Mark Apts  
COPALO LLC  
2059 58TH AVE CIRCLE EAST  
BRADENTON FL 34203

**Neighborhood Workshop Notice**

14012-000-000 The Mark Apts  
CORE GAINESVILLE 13TH & 3RD LLC  
540 W MADISON ST STE 2500  
CHICAGO IL 60661

**Neighborhood Workshop Notice**

15247-001-000 The Mark Apts  
CURRY DANIEL & ALEXANDRA LIFE  
ESTATE  
5618 ROCKFIELD LOOP  
VALRICO FL 33596

**Neighborhood Workshop Notice**

15197-000-000 The Mark Apts  
DALY KEVIN & CAROL A  
2300 NW 23RD ST  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14848-308-000 The Mark Apts  
DEW & DEW  
14849 HORSESHOE TRACE  
WELLINGTON FL 33414

**Neighborhood Workshop Notice**

14838-010-305 The Mark Apts  
EDEN VIEW LLC  
9500 EDEN MANOR  
PARKLAND FL 33076

**Neighborhood Workshop Notice**

14855-010-302 The Mark Apts  
FERNANDEZ ALBERTO & JACQUELIN  
2700 DAVIE ROAD  
DAVIE FL 33314

**Neighborhood Workshop Notice**

14838-020-314 The Mark Apts  
FORD BILLY R JR TRUSTEE  
6311 HANCOCK RD  
SOUTHWEST RANCHES FL 33330-3439

**Neighborhood Workshop Notice**

14838-010-102 The Mark Apts  
GAINESVILLE CONDOMINIUM LLC  
290 POINCIANA DR  
INDIAN HARBOR BEACH FL 32937-4439

**Neighborhood Workshop Notice**

14848-114-000 The Mark Apts  
GARCIA & KRAUSE  
500 182ND AVE EAST  
REDINGTON SHORES FL 33708

**Neighborhood Workshop Notice**

15227-001-000 The Mark Apts  
GATOR FAMILY LLC  
2660 SCOTT MILL LN  
JACKSONVILLE FL 32223

**Neighborhood Workshop Notice**

14838-020-110 The Mark Apts  
GENERATION II LLC  
600 GILLAM RD  
WILMINGTON OH 45177-0271

**Neighborhood Workshop Notice**

14838-020-350 The Mark Apts  
GODWIN JAMIS  
1910 NW 14TH AVE  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14838-020-318 The Mark Apts  
DANIEL V KRAVCHENKO & FELICIA  
TRUST  
817 MYSTIC DR UNIT 503  
CAPE CANAVERAL FL 32920

**Neighborhood Workshop Notice**

14838-020-206 The Mark Apts  
DOCTOR RENTAL LLC  
1320 NW 3RD AVE STE 206  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-234 The Mark Apts  
EVANICH PEGGY L  
2871 FOX AVE SE  
MINERVA OH 44657-9147

**Neighborhood Workshop Notice**

14848-211-000 The Mark Apts  
FILIIUS LLC  
5015 SE 7TH AVE  
OCALA FL 34480

**Neighborhood Workshop Notice**

14838-010-301 The Mark Apts  
GAEKWAD MANISHA  
11980 SE 22ND AVENUE RD  
OCALA FL 34480

**Neighborhood Workshop Notice**

13913-000-000 The Mark Apts  
GAINESVILLE FLORIDA HOUSING  
PO BOX 5565  
GAINESVILLE FL 32627

**Neighborhood Workshop Notice**

14848-101-000 The Mark Apts  
GARCIA & LORENZO-GARCIA H/W LIFE  
ESTATE  
55 MERRICK WAY STE 214  
CORAL GABLES FL 33134

**Neighborhood Workshop Notice**

14833-000-000 The Mark Apts  
GATOR GRANDE LLC  
220 N MAIN ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14848-115-000 The Mark Apts  
GIBSON & GIBSON TRUSTEES  
1460 NW 3RD PL UNIT 115  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14848-201-000 The Mark Apts  
GRAFF EVAN H & JENNIFER M  
1440 NW 3RD PL UNIT 201  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14848-202-000 The Mark Apts  
DAVILA & DAVILA & DAVILA  
1440 NW 3RD PL UNIT 202  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-338 The Mark Apts  
DOLLINGER JEFFREY R & DONNA L  
18203 SW 42ND LN  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14848-302-000 The Mark Apts  
FANTO KELLY  
439 ST GEORGE'S COURT  
SATELLITE BEACH FL 32937

**Neighborhood Workshop Notice**

14848-310-000 The Mark Apts  
FINA & FINA  
3220 SW 84TH AVE  
MIAMI FL 33155

**Neighborhood Workshop Notice**

14855-010-304 The Mark Apts  
GAINESVILLE BEACH LLC  
2544 GATLIN AVE  
ORLANDO FL 32806

**Neighborhood Workshop Notice**

14848-102-000 The Mark Apts  
GALAPAGOS LLC  
8418 EAST BAY BLVD  
NAVARRE FL 32566

**Neighborhood Workshop Notice**

15238-000-000 The Mark Apts  
GATE PETROLEUM COMPANY  
PO BOX 23627 SS #1445  
JACKSONVILLE FL 32241-3627

**Neighborhood Workshop Notice**

14093-000-000 The Mark Apts  
G-BERRIES PROPERTIES LLC  
911 NW 36TH RD  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

14830-000-000 The Mark Apts  
GLIKES & GLIKES  
66 FAIRFIELD LN  
CHESTER SPRINGS PA 19425-2224

**Neighborhood Workshop Notice**

14838-020-114 The Mark Apts  
HAMM & HAMM  
5009 S THE RIVIERA ST  
TAMPA FL 33609-3612

**Neighborhood Workshop Notice**

14838-010-203 The Mark Apts  
HANDA & HANDA  
3850 BEECHGROVE RD  
MELBOURNE FL 32934

**Neighborhood Workshop Notice**

14848-309-000 The Mark Apts  
HARRIS GAINESVILLE INVESTMENTS  
LLC  
12339 COLLIERS RESERVE DR  
NAPLES FL 34110

**Neighborhood Workshop Notice**

14859-000-000 The Mark Apts  
HEFLIN PHILLIP H  
PO BOX 13895  
GAINESVILLE FL 32604

**Neighborhood Workshop Notice**

14838-010-206 The Mark Apts  
HENNESSEY TIMOTHY M & ELISE C  
1617 LOOKOUT CIRCLE  
WAXHAW NC 28173

**Neighborhood Workshop Notice**

14848-212-000 The Mark Apts  
HIGHHILL HOMES LLC  
8612 SW 42ND PL  
GAINESVILLE FL 32608

**Neighborhood Workshop Notice**

14838-010-306 The Mark Apts  
HILL HUNTER RAY LIFE ESTATE  
3300 SE COUNTY RD 500  
BRANFORD FL 32008

**Neighborhood Workshop Notice**

14025-000-000 \*\*\* The Mark Apts  
HIR UNIVERSITY HOUSING LLC  
111 WEST FORTUNE ST  
TAMPA FL 33602

**Neighborhood Workshop Notice**

14838-020-346 The Mark Apts  
HOGTOWN HOLDINGS LLC  
3948 THIRD STREET S UNIT 345  
JACKSONVILLE FL 32250

**Neighborhood Workshop Notice**

14848-113-000 The Mark Apts  
HUGHES TIMOTHY LEE & ELISA JILL  
14001 EYLEWOOD DR  
WINTER GARDEN FL 34787

**Neighborhood Workshop Notice**

14838-020-302 The Mark Apts  
HYATT FAMILY DIVERSIFIED LLC  
4020 W NEWBERRY RD STE 400  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

14855-010-307 The Mark Apts  
IMMERFALL & IMMERFALL TRUSTEES  
5421 TREMPLEALEU TRAIL  
MADISON WI 53705

**Neighborhood Workshop Notice**

14838-010-304 The Mark Apts  
IMMERGLUCK JOSHUA B  
3200 MCKINNEY AVE APT 1304  
DALLAS TX 75204-3080

**Neighborhood Workshop Notice**

14920-000-000 The Mark Apts  
ISKCON OF GAINESVILLE INC  
214 NW 14TH ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-326 The Mark Apts  
JACKSON 326 LLC  
1199 S FEDERAL HWY STE 363  
BOCA RATON FL 33432

**Neighborhood Workshop Notice**

14838-020-250 The Mark Apts  
JACKSON SQUARE AT THE UNIVERSITY  
1320 NW 3RD AVE #206  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-334 The Mark Apts  
JADAV INVESTMENTS III LLC  
11768 WEST SAMPLE RD  
CORAL SPRINGS FL 33065

**Neighborhood Workshop Notice**

14841-000-000 The Mark Apts  
JONES HERMAN D TRUSTEE  
310 NW 13TH ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14853-000-000 The Mark Apts  
JTW PROPERTIES LLC  
414 SW 131ST ST  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14023-000-000 The Mark Apts  
KAROW R J  
7008 SW 30TH WAY  
GAINESVILLE FL 32608-5235

**Neighborhood Workshop Notice**

14838-020-330 The Mark Apts  
KAZEMINIA & KAZEMINIA  
1320 NW 3RD AVE #330  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14848-315-000 The Mark Apts  
KERESZY & KERESZY  
2226 CYPRESS BEND DR APT 209  
POMPANO BEACH FL 33069-5652

**Neighborhood Workshop Notice**

15227-000-000 The Mark Apts  
KIRKPATRICK LLC  
4710 SW 103RD WAY  
GAINESVILLE FL 32608-7180

**Neighborhood Workshop Notice**

15233-000-000 The Mark Apts  
KOKOMO KEY PROPERTIES INC  
1325 NW 53RD AVE STE E  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

14838-020-230 The Mark Apts  
KOVAL THOMAS & AMY  
21224 CRACKLIN RD  
LAYTONSVILLE MD 20882

**Neighborhood Workshop Notice**

14828-000-000 The Mark Apts  
KREIZEL & SWITZER JR & TEITELBAUM  
PO BOX 192  
HEWLETT NY 11557-0192

**Neighborhood Workshop Notice**

14838-020-324 The Mark Apts  
LAKEVIEW OAKS LLC  
220 N MAIN ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14838-020-322 The Mark Apts  
LAKHANI IMAN B  
4900 GULF BLVD  
ST PETE BEACH FL 33706

**Neighborhood Workshop Notice**

15235-001-000 The Mark Apts  
LARSEN J S  
PO BOX 14287  
GAINESVILLE FL 32604-2287

**Neighborhood Workshop Notice**

14829-000-000 The Mark Apts  
LCD GATOR OWNER LLC  
PO BOX 130339  
CALSBAD CA 92013

**Neighborhood Workshop Notice**

14848-304-000 The Mark Apts  
LENGA & LENGA & LENGA  
1440 NW 3RD PL #304  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14848-213-000 The Mark Apts  
LIU & MENG H/W  
996 SW 16TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14898-001-000 The Mark Apts  
LM GAINESVILLE LLC  
PO BOX 130339  
CARLSBAD CA 92013

**Neighborhood Workshop Notice**

15228-000-000 The Mark Apts  
MANKIN RICHARD W  
503 NW 89TH ST  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

14838-010-204 The Mark Apts  
MCLAULIN DOUGLAS P JR TRUSTEE  
1070 REFLECTIONS LAKE LOOP  
LAKELAND FL 33813-5610

**Neighborhood Workshop Notice**

14838-020-304 The Mark Apts  
MURPHY PATRICIA ANN  
2719 TRIBBLE MILL RD  
LAWRENCEVILLE GA 30045

**Neighborhood Workshop Notice**

14848-103-000 The Mark Apts  
NANTUCKET LLC  
13400 PROGRESS BLVD  
ALACHUA FL 32615

**Neighborhood Workshop Notice**

14855-010-207 The Mark Apts  
NEWVIEW IRA INC  
280 S RONALD REAGAN BLVD STE 200  
LONGWOOD FL 32750

**Neighborhood Workshop Notice**

14848-312-000 The Mark Apts  
NGUYEN & NGUYEN  
1460 NW 3RD PL UNIT 312  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14855-010-203 The Mark Apts  
NOFAL CHARLES E & CAROLYN O  
10190 SCOTT MILL RD  
JACKSONVILLE FL 32257

**Neighborhood Workshop Notice**

14848-210-000 The Mark Apts  
NOLAN PROPERTIES LLC  
30 E RIVERSIDE DR  
JUPITER FL 33469

**Neighborhood Workshop Notice**

14029-000-000 \*\*\* The Mark Apts  
OSPINA ENTERPRISES  
407 NW 13TH ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14831-000-000 The Mark Apts  
PARADIGM 413 LLC  
220 N MAIN ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14848-215-000 The Mark Apts  
PEACOCK RAY & CLARE  
1199 ALLIGATOR CREEK RD  
CLEARWATER FL 33765

**Neighborhood Workshop Notice**

14838-010-104 The Mark Apts  
PENSICO TRUST COMPANY  
PO BOX 173859  
DENVER CO 80217

**Neighborhood Workshop Notice**

14836-000-000 The Mark Apts  
PFEIFFER CYLDE T  
4422 NW 22ND ST  
GAINESVILLE FL 32605-1758

**Neighborhood Workshop Notice**

15232-000-000 The Mark Apts  
PHEGLEY 602 LLC  
10 WINNEBAGO RD  
FT LAUDERDALE FL 33308

**Neighborhood Workshop Notice**

14848-311-000 The Mark Apts  
PRATER & PRATER  
175 24TH AVE NORTH  
ST PETERSBURG FL 33704

**Neighborhood Workshop Notice**

14848-303-000 The Mark Apts  
QUADRAT & TERRELL  
421 OCEAN SHORE BLVD  
ORMOND BEACH FL 32176-5449

**Neighborhood Workshop Notice**

14848-313-000 The Mark Apts  
REDDY & REDDY  
8450 GATE PKWY W UNIT 1714  
JACKSONVILLE FL 32216-1054

**Neighborhood Workshop Notice**

14848-301-000 The Mark Apts  
REISS & REISS & REISS  
2933 SW 141ST TER  
DAVIE FL 33330

**Neighborhood Workshop Notice**

14848-207-000 The Mark Apts  
RENDON & RENDON  
2732 AUSTIN ROSE LN  
ORANGE PARK FL 32073

**Neighborhood Workshop Notice**

14838-020-226 The Mark Apts  
RICKERSON & RICKERSON TRUSTEES  
1609 FAHNSTOCK ST  
EUSTIS FL 32726

**Neighborhood Workshop Notice**

14826-001-000 The Mark Apts  
ROBERTSON & ROBERTSON TRUSTEES  
18203 NW 23RD PL  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14855-010-202 The Mark Apts  
RODRIGUEZ ANTONIO & JUANITA  
5901 SW 104TH ST  
MIAMI FL 33156

**Neighborhood Workshop Notice**

14919-000-000 The Mark Apts  
SCHAFFER DANIEL  
6405 NW 37TH WAY  
GAINESVILLE FL 32608

**Neighborhood Workshop Notice**

14855-010-303 The Mark Apts  
SEACLOUD INVESTMENTS LLC & PARDO  
336 MALLARD RD  
WESTON FL 33327

**Neighborhood Workshop Notice**

14848-112-000 The Mark Apts  
SERLUCO JAMES & YVETTE  
4935 WILLOW RIDGE TER  
VALRICO FL 33596-8239

**Neighborhood Workshop Notice**

14838-020-254 The Mark Apts  
SIVAKANTHAN JAMUNA  
5222 PIPER LANE  
SANFORD FL 32771

**Neighborhood Workshop Notice**

14838-020-212 The Mark Apts  
SOUTH PACES LLC  
1320 NW 3RD AVE UNIT 212  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-222 The Mark Apts  
SOWADA & SOWADA & SOWADA  
17053 DOLPHIN DR  
N REDINGTON BEACH FL 33708

**Neighborhood Workshop Notice**

14011-000-000 The Mark Apts  
STETZ PROPERTIES LLC  
201 NW 10TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14834-001-000 The Mark Apts  
SWAIN ROSEMARY S  
1730 NW 11TH RD  
GAINESVILLE FL 32605-5322

**Neighborhood Workshop Notice**

14838-010-207 The Mark Apts  
T & C GAINESVILLE PROPERTIES LLC  
2432 FLAGER AVE  
KEY WEST FL 33040

**Neighborhood Workshop Notice**

13994-001-000 The Mark Apts  
THOMAS JR & THOMAS TRUSTEES  
4025 NW 14TH ST  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14838-020-122 The Mark Apts  
TUNG JOHANNA  
1320 NW 3RD AVE #122  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-306 The Mark Apts  
TUNG JOHNNY  
2215 NW 38TH DR  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

15245-000-000 The Mark Apts  
TWO BALD FAT MEN LAND  
INVESTMENTS II LLC  
12416 NW 116TH PL  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

15204-000-000 The Mark Apts  
UPPER WESTSIDE LLLP  
13400 PROGRESS BLVD  
ALACHUA FL 32615

**Neighborhood Workshop Notice**

14838-020-246 The Mark Apts  
UTSET EDURDO E & ANA L  
2736 SW 7TH AVE  
MIAMI FL 33129

**Neighborhood Workshop Notice**

14855-010-305 The Mark Apts  
VAN FOSSEN PROPERTIES II LLC  
3201 POLO PLACE  
PLANT CITY FL 33566

**Neighborhood Workshop Notice**

14838-020-238 The Mark Apts  
VOEPEL KATIE Q  
1320 NW 3RD AVE APT 238  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

13994-002-000 The Mark Apts  
W&L THOMAS FAMILY LLC  
PO BOX 407  
LAKELAND FL 33802

**Neighborhood Workshop Notice**

15245-002-000 The Mark Apts  
WAJSMAN ZEV & ALINA  
10 10TH ST APT 34F  
ATLANTIC BCH FL 32233-5764

**Neighborhood Workshop Notice**

14838-010-303 The Mark Apts  
WATFORD & WATFORD  
897 COLDWATER CREEK CIRCLE  
NICEVILLE FL 32578

**Neighborhood Workshop Notice**

14838-020-218 The Mark Apts  
WHITE & WHITE  
3191 EAST HIGHWAY 316  
CITRA FL 32113

**Neighborhood Workshop Notice**

14855-010-101 The Mark Apts  
WINSLER PEGGY S  
16211 CLEARLAKE AVE  
LAKEWOOD RANCH FL 34202-2129

**Neighborhood Workshop Notice**

14855-010-205 The Mark Apts  
WOZNIAK KENNETH J & SUSAN B  
5400 MING DR  
BELLE ISLE FL 32812-2108

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

CITY OF GAINESVILLE  
ATTN: MIKE HOGE  
PO BOX 490 MS 11  
GAINESVILLE, FL 32627

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

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 14198  
GAINESVILLE, FL 32604

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  
MAUREN 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 Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit for up to 80 units/acre, and a Development Plan application on  $\pm 2.5$  acres (Alachua County Tax Parcels 14825, 14826, 14826-1, 14827, 14828, 14829, 14830, 14831, 14832, 14832-1, 14833, 14834, 14834-1, 14836, & 14840) for an apartment building and associated infrastructure.

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 Tuesday, October 1, 2019

**Location:** Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601

**Contact:** Gerry Dedenbach, AICP

**Phone Number:** (352) 331-1976



# No millennial bump for Buttigieg, but hints of broad appeal

By Thomas Beaumont  
The Associated Press

DES MOINES, Iowa — Pete Buttigieg would like to turn the fight for the 2020 Democratic presidential nomination into a contest about generational change. But there's one looming problem: He has yet to win over his own.

His lack of any ample base of support, even among his fellow millennials, is a central challenge of the 37-year-old's long shot bid to rise from mayor of South Bend, Indiana, to the nation's highest office. He plays well across a broad spectrum of Democratic voters, but in small fragments that have left him an intriguing candidate stuck in a single digit in national polls.

"You can put groups of candidates into corners. What corner do you put Pete Buttigieg in?" said J. Ann Selzer, longtime director of the Iowa Poll, produced by The Des Moines Register and its partners. "I think that the combination of characteristics that most define Buttigieg fit him rather uniquely. He appears to be a cluster of one."

As such, he needs to try to leverage that kind of appeal into votes against a field where candidates with clearer ideological positions, such as Sens. Elizabeth Warren of Massachusetts and Bernie Sanders of Vermont, have more natural core constituencies.

There was hope for



In this Sept. 2 photo, Democratic presidential candidate Pete Buttigieg talks with attendees at the Hawkeye Area Labor Council Labor Day Picnic in Cedar Rapids, Iowa. (CHARLIE NEIBERGALL/ASSOCIATED PRESS FILE PHOTO)

Buttigieg in a Register poll in June that showed his overall viability footprint — meaning Iowans listing him as their first or second choice, or merely considering him — closely trailed the survey's top choices: former Vice President Joe Biden, Sanders and Warren. Biden does better among older voters; Sanders and Warren do better among younger ones. There is no consistent deviation among age groups for Buttigieg, Selzer said.

During Thursday's presidential debate in Houston, Buttigieg tried to make a virtue of his youth while playing the adult in the room when his rivals bickered on stage.

"This is why presidential debates are becoming unwatchable," he said after Biden landed a verbal jab during a time back-and-forth with Julian Castro,

housing secretary under President Barack Obama. "This reminds everybody of what they cannot stand about Washington, scoring points against each other, poking at each other."

Castro shot back: "That's called the Democratic primary election, Pete. That's called an election."

So far, there is no indication that Buttigieg's next-generation appeal has lifted. His early summer national buzz, largely the product of his raising a stunning \$25 million in the second quarter, gave him plausibility. He enters the autumn stretch to the February caucuses with as robust an Iowa campaign as almost any of his top tier rivals, with more than 100 staff, plans for 20 offices and an aggressive outreach system.

He does so with his sights squarely fixed on capturing

that enduring ideal for Democratic primary voters, a next-generation prophet looking deep into the future, like virtually every winning Democratic nominee going back 60 years. "If you look at the history of successful Democratic nominees, they tend to be younger, they tend to be from outside," David Axelrod, a former senior adviser to President Barack Obama said, referring to Obama and Presidents Bill Clinton and Jimmy Carter. "The question is whether the overhang of Donald Trump creates a different environment where people are risk-averse and reaching for comfort and stability."

Buttigieg's debate moment recalled his increasingly pointed criticism of the Washington establishment during his summer blitz through Iowa. At a town hall-style

event in August, he told a 13-year-old girl who was troubled by school shootings that it is "a failure of the generation that's in charge."

It's "one of the reasons I'm not waiting my turn," the candidate said, drawing applause from the generationally mixed group.

Buttigieg came of age in the mass shooting era and serving in the country's first post-9/11 war, but there's no conclusive evidence that he is resonating more with younger voters.

At the same time, Buttigieg doesn't register the variances in support from different age groups that the older candidates do. A July poll by the Pew Research Center found that just 7% of Democratic primary voters nationally under the age of 30 supported Biden, compared with 41% of voters 65 and older. Sanders, on the other hand, drew 24% of his support from the younger group and just 4% from the older segment.

Advisers say that Buttigieg's balanced draw from all age groups in the Pew poll echoes their internal findings in early-voting states, and it manifests in Selzer's most recent poll. It reflects his attractiveness to that enduring bloc of the Democratic presidential electorate that has sought a break from the past.

Still, that polling collectively has yet to show support that would propel him into the upper tier of the 2020 pack.

That's not to say young adults with children and college students weren't

drawn to the sense of urgency Buttigieg brought to talk of climate change or gun violence cut during his summer swing in Iowa, or older voters to his policy understanding and mild temperament.

"It's not just that he's younger. It's his intellect and his vision at a time when the world is looking to new leadership," Elizabeth Sawyer, a retired high school teacher, said at an event with Buttigieg in Cedar Rapids this month. She was referring to younger Western world leaders such as Canadian Prime Minister Justin Trudeau and French President Emmanuel Macron.

There's been little reliable public polling in Iowa since Buttigieg broke through in July with his \$25 million fundraising for the second quarter. But evidence suggests opportunity for Buttigieg, who had risen to fourth behind the three older candidates in the Register's June poll.

Since that poll, Buttigieg reported the prodigious level of contributions, sent 10 staffers across Iowa, began spending \$350,000 on digital advertising — some aimed at younger voters on the music app Spotify — and undertook an intricate peer-to-peer contact program in Iowa and New Hampshire.

Given his support across age groups, the personal outreach could yield the advantage of adding first-time caucus participants to the mix, which has proved pivotal in past competitive caucuses.

## Teen told restaurant of a dairy allergy, then died after his meal

By Alex Horton  
The Washington Post

Owen Carey was finally 18, and a London burger joint on the River Thames seemed like a great place to celebrate.

The teenager opted for a grilled chicken breast, but just to be safe, Owen alerted the Byron chain staff about his dairy allergy. It appeared he was satisfied with what he was told, and after ordering from a menu that made no mention of it, dug into a meal that had been marinated in buttermilk.

He got through a few bites. Then Owen's lips tingled. His stomach churned. And after leaving the restaurant, he collapsed near the London Eye less than an hour later, BBC reported. He later died in a hospital.

The 2017 incident sparked sadness and outrage among Owen's family, who searched for answers about how his death could have happened.

On Friday, they received an answer at the Southwark Coroner's Court.

Owen died of severe, food-induced anaphylaxis, "despite making staff aware of his allergies," wrote coroner Briony Ballard in a statement read aloud in the court, the U.K. Press Association reported.

"The menu was reassuring in that it made no reference to any marinade or potential allergenic ingredient in the food selected," and Owen "was not informed that there were allergens in the order," Ballard wrote.

"Owen was the shining light in our family, and his death should not have happened," his sister Emma Carey said outside the court.

The Carey family said Owen's death, and the

inquest revelation, should prompt new U.K. laws that make allergen labeling in restaurants more prominent and detailed, rather than verbal discussions with staff in noisy restaurants with young staff.

"This leaves far too much room for error on an issue we know far too well can cost lives," Emma Carey said.

Byron chief executive Simon Wilkinson said in a statement after the inquest that his restaurants "have robust procedures" to deal with patrons with allergies but did not defend the circumstances that led to Owen's death.

"It is a matter of great regret and sadness that our high standards of communicating with our customers were not met during Owen's visit," Wilkinson said Friday.

Clodagh Bradley, an attorney for the family, said during the inquest the menu's allergy information was printed "at the very bottom, in a really very small font, in black print, on a royal blue background," BBC reported.

In response, Byron representative Aimee Leitner-Hopps said "it's perfectly legible in my opinion," BBC reported, and "the expectation is that a customer with an allergy should inform us," even though the corner said Owen did, in fact, inform the staff about his allergy.

Byron's online menu now makes reference to the buttermilk marinade for chicken and includes information about allergens.

It also includes a disclaimer.

"We'll do our very best to accommodate you but we cannot guarantee that our kitchens or our suppliers are 100% allergen-free," the menu reads. Twice.

## IN BRIEF

**MIAMI**  
Forecasters warn of US coast rip currents caused by Humberto

Beachgoers on the southeastern U.S. coast should be wary of potentially dangerous rip currents caused by Tropical Storm Humberto, the National Hurricane Center said Sunday.

On Sunday evening, Humberto was 170 miles east-northeast of Cape Canaveral, Florida, and moving north at 8 mph. Maximum sustained winds were 70 mph.

The U.S. National Hurricane Center said Humberto will bring largeswells to the northwestern Bahamas and southeastern U.S. coast for several days.

The National Weather Service issued advisories warning of high rip current risks through Monday evening at beaches in northeast Florida, Georgia and

South Carolina.

**WILDLWOOD, N.J.**  
3 at trauma center, 19 treated, released after deck collapse

Nearly two dozen people were taken to hospitals after a deck collapsed over the weekend at the New Jersey shore, but authorities said almost all of the victims were treated and released.

The multilevel deck collapsed at about 6 p.m. Saturday in Wildwood during the annual New Jersey Fireman's Convention, which attracts thousands of current and former firefighters to the resort town.

Cape May Regional Health System spokeswoman Susan Staeger said Sunday that 19 of the 21 patients were treated and released, including three children. Atlantic-Care Regional Medical Center's trauma center

reported receiving three patients, but spokeswoman Jennifer Torretta said family members had asked that no information be released.

**WHEELING, W.VA.**  
Bishop: \$1.3M from sale will go to help sexual abuse victims

Officials say \$1.2 million from the sale of the diocese's home of former West Virginia Catholic Bishop Michael J. Bransfield will go to assist victims of sexual abuse in West Virginia.

The intelligence reports Bishop Mark E. Brennan released the information in a letter Friday to Catholics in the Diocese of Wheeling-Charleston.

Real estate records show the home was sold in August to David H. and Meredith McKinley.

Brennan says proceeds from the sale will be put into a fund to pay for

professional counseling and support for victims of sexual abuse in the state.

**ALGERIA**  
Algeria announces Dec. 12 for presidential election

Algeria's interim leader has announced Dec. 12 as the date for the presidential election, in line with the army chief's demand to fill the vacancy left when longtime leader Abdelaziz Bouteflika was pushed from office more than five months ago.

Abdelkader Bensalah during an address to the North African nation Sunday night called on citizens to make Dec. 12 "an historic day to make the dreams of our people concrete."

The powerful army chief, Ahmed Gaid Salah, has been pushing for elections as quickly as possible and even named Sunday as the date to announce them.

## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit for up to 80 units/acre, and a Development Plan application on ±2.5 acres (Alachua County Tax Parcels 14825, 14826, 14826-1, 14827, 14828, 14829, 14830, 14831, 14832, 14832-1, 14833, 14834, 14834-1, 14836, & 14840) for an apartment building and associated infrastructure.

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 Tuesday, October 1, 2019

Location: Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601

Contact: Gerry Dedenbach, AICP  
Phone Number: (352) 331-1976

**CHW**  
Professional Consultants

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## **Workshop Presentation**

# The Mark

- *Right-of-Way Vacation;*
- *Special Use Permit (SUP); and*
- *Development Plan Application.*



City of Gainesville  
Neighborhood Workshop  
October 1, 2019

18 0190 The Mark

1

## The **purpose** of the neighborhood workshop:

The City of Gainesville requires ROW Vacation, SUP, and Development Plan 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 development process; **and**

This workshop provides the applicant with an opportunity to **mitigate concerns** prior to the application's submission.

18 0190 The Mark

2



1

## The **format** of the neighborhood workshop:

- **General Presentation (5 minutes)**
  - Project Request and Process;
  - Team Introduction
  - Project Timeline; and
  - Project Specifications
- **Breakout Groups... (20 minutes)**
  - Focusing on project specific elements:
    - Site Plan & Architecture
      - North Multi-story Building
      - South Townhome Building
    - Transportation & Streetscaping; and
- **Closing Comments (5 minutes)**

18-0190 | The Mark

3

**NEIGHBORHOOD WORKSHOP NOTIFICATION**

**CHW**  
Professional Consultants

**To:** Neighbors of NW 4<sup>th</sup> Lane and NW 1<sup>st</sup> Street (PUB 18-0190)

**From:** Gerry Dedenbach, AICP, LEED AP, Vice President

**Date:** Monday, September 16, 2019

**RE:** Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit for up to 80 units/acre, and a Development Plan application for 42.5 acres (Alachua County Tax Parcels 14825, 14826, 14826-1, 14827, 14828, 14829, 14830, 14831, 14832, 14832-1, 14833, 14834, 14834-1, 14835, & 14836) for an apartment building and associated infrastructure. The site is currently used sales and services and maintenance. Future land use is Urban Medium-Density and Zoning District is Urban R (U2).

**Date:** Tuesday, October 1, 2019

**Time:** 6:00 p.m.

**Place:** Holiday Inn University Center  
1250 W University Ave.  
Gainesville FL 32601

**Contact:** Gerry Dedenbach, AICP  
(352) 331-1976

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

[www.chw.com](http://www.chw.com)

**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit for up to 80 units/acre, and a Development Plan application on ±2.5 acres (Alachua County Tax Parcels 14825, 14826, 14826-1, 14827, 14828, 14829, 14830, 14831, 14832, 14832-1, 14833, 14834, 14834-1, 14835, & 14836) for an apartment building and associated infrastructure.

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 Tuesday, October 1, 2019

**Location:** Holiday Inn University Center: 1250 W University Ave, Gainesville FL 32601

**Contact:** Gerry Dedenbach, AICP  
**Phone Number:** (352) 331-1976

**CHW**  
Professional Consultants

**CHW**  
Professional Consultants

4



## REQUESTS:

- Right-of-Way Vacation;
- SUP for density; and
- Development Plan consistent with City of Gainesville U8 development and design standards

18 oigo The Mark

CHW

5

## INTENT:

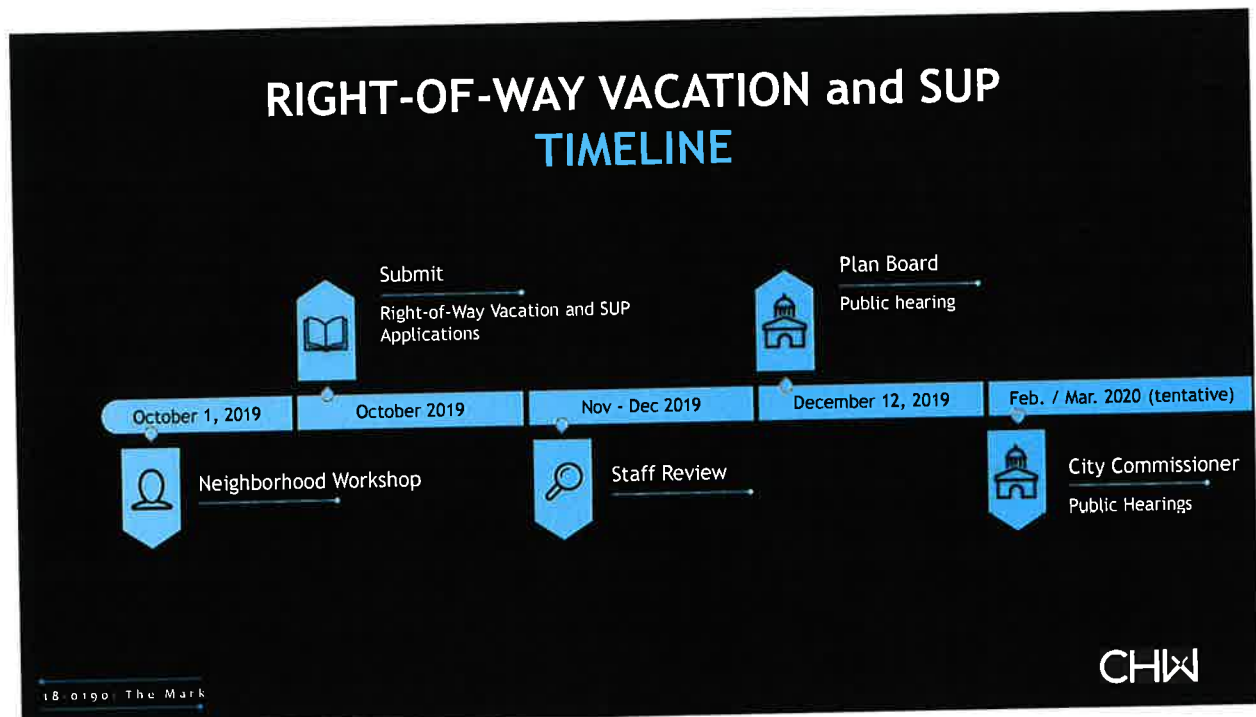
Redevelop two properties:

- North: One multi-story residential building containing amenities and structured parking for residents, tenants, and guests; and
- South: One multi-story, residential townhome building

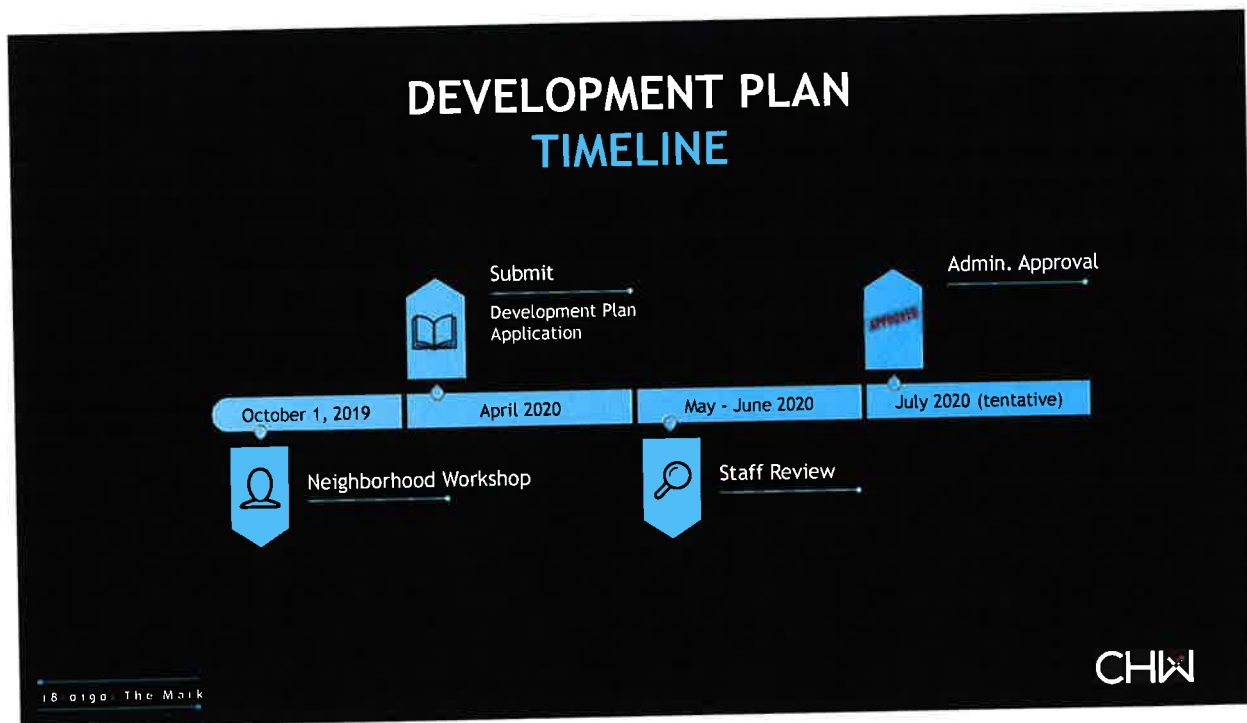
18 oigo The Mark

CHW

6



7



8

Aerial Map



9

Existing Future Land Use Map



10



## Existing Zoning Map



11

## Concept Plan

### North Parcel:

- Multi-story building with residences and amenities
- 5 stories
- Parking not req., but is provided in parking garage
- Singular garage entrance and removal of all other curb cuts around block.

### South parcel:

- Multi-story building with residences
- 3 stories



12



# Right-of-Way Vacation Map

- Right-of-way would be acquired by adjacent properties
- Vacation would allow private improvements within subject area

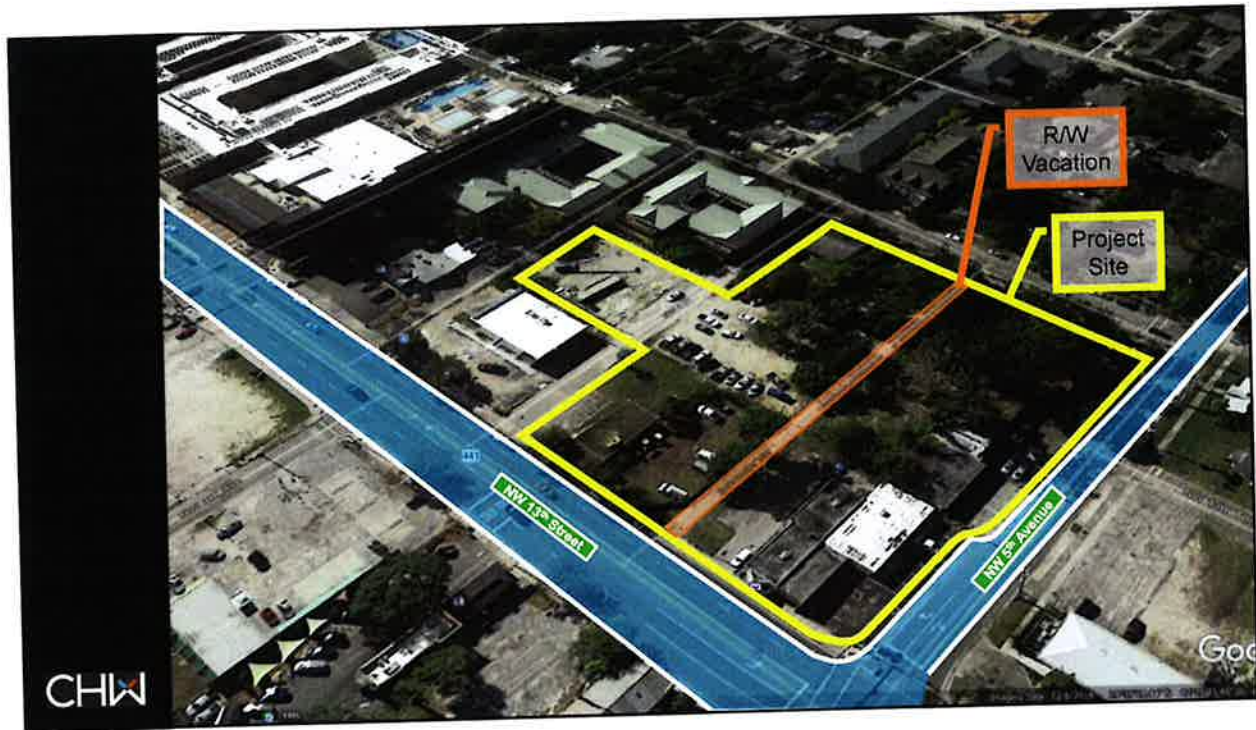
CHW



13



14



15

## BREAKOUT GROUPS:

(20 minutes to focus on specific elements)

- Table 1: Site Plan
- Table 2: Transportation
- Table 3: Streetscaping
- Table 4: Architecture

18-0190 The Mark

The right side of the slide features a blue background with white silhouettes of three people. One person is standing and holding a large rectangular object, possibly a tablet or a piece of paper. Two other people are seated, looking towards the standing person. The overall design is modern and professional.

16



## CLOSING COMMENTS:

Next steps:

- Application Preparation;
- Application Submittal;
- Staff Review;
- Revised Application Materials;
- Staff Report; and
- Public Hearings.

If you were notified of this meeting, you will receive notification of future meetings, the Plan Board, and City Commission Public Hearings

id: 0100: The Mark

17



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## **Sign-in Sheet**

## SIGN-IN SHEET

The Mark

18-0190



**Event:** Neighborhood Workshop  
**Date/Time:** October 1, 2019 at 6:00 PM  
**Place:** Holiday Inn University Center  
**Re:** Right-of-way Vacation, Special Use Permit, and Development Plan Applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Ellen Rogers	2970 Danville Bridge Rd Ste 101 Alachua, GA 32006	
2	Melanie Barr	216 NE 5th St	
3	BRITTON <sup>JONES</sup>		
4	Rubin	1720 New 3rd St	
5			
6			
7			
8			
9			
10			
11			
12			
13			

## **Workshop Minutes**

# NEIGHBORHOOD WORKSHOP MEETING MINUTES



## *The Mark*

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

**Date:** October 2, 2019  
**Location:** Holiday Inn University Center  
**Notes by:** CHW Staff

CHW Attendees – Ryan Thompson, AICP and Christopher Thornton

Client Attendees – 4

Public Attendees – 4

CHW Planning staff hosted the required Neighborhood Workshop and utilized a PowerPoint presentation to present the workshop's purpose, the applications' review processes, the applications' request and intent, maps illustrating the site's regulatory and physical characteristics, and conceptual layout demonstrating City design and development standards. The following are minutes from that meeting.

**Question:** What condition are the existing houses in? What do you plan to do with them?

**Response:** The more desirable homes are located along NW 14<sup>th</sup> Street. Other homes onsite do not appear to be in good condition. All onsite homes are available for relocation or deconstruction to reuse architectural components.

**Comment:** The yellow and brick homes on NW 14<sup>th</sup> Street should be relocated.

**Question:** How many stories?

**Response:** The main building will predominantly be five (5) stories with a portion at the NW 5<sup>th</sup> Avenue/13<sup>th</sup> Street intersection at six (6) stories. Materials selection was taken from existing structures within the area. Operable doors are located along all street frontages.

**Question:** How many parking spaces?

**Response:** The garage is intended to have approximately 350 parking spaces with a maximum of 577 beds.

**Question:** Where will visitors park?

**Response:** There will be about 80-100 non-reserved parking spaces. The Standard parking garage does not fill up. About 50% of the residents have parking spaces. Both the proposed project and The Standard will have the same management company. Parking will be shared between the two garages to allow spill-over parking.

**Question:** What about trees? Will you have to replant what you take out?

**Response:** Yes, the building meet City and Community Redevelopment Agency (CRA) design standards along all four street frontages: NW 5<sup>th</sup> Avenue, NW 13<sup>th</sup> Street, MW 4<sup>th</sup> Place, and NW 14<sup>th</sup> Street. Standards include street trees every 30'-50'.

**Question:** What will go on the south parcel?

**Response:** three (3) story townhomes.

**Question:** Will the main building have rooftop amenities?

**Response:** No, the building will be more in scale with Jefferson Square.

**Meeting Adjourned at 6:45 PM.**

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## **Mailed Memorandum**

**NEIGHBORHOOD  
WORKSHOP  
NOTIFICATION**



**To:** Neighbors of NW 4<sup>th</sup> Lane and NW 13<sup>th</sup> Street  
**From:** Gerry Dedenbach, AICP, LEED AP, Vice President  
**Date:** Monday, September 23, 2019  
**RE:** Neighborhood Workshop Public Notice

PN# 18-0190

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit for up to 80 units/acre, and a Development Plan application on  $\pm 2.5$  acres (Alachua County Tax Parcels 14825, 14826, 14826-1, 14827, 14828, 14829, 14830, 14831, 14832, 14832-1, 14833, 14834, 14834-1, 14836, & 14840) for an apartment building and associated infrastructure. The site is currently retail sales and services and residential. Future Land Use is Urban Mixed-Use and Zoning District is Urban 8 (U8).

**Date:** Tuesday, October 8, 2019  
**Time:** 6:00 p.m.  
**Place:** Holiday Inn University Center  
1250 W University Ave,  
Gainesville FL 32601  
**Contact:** Gerry Dedenbach, AICP  
(352) 331-1976

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

## **Mailing Labels**



**Neighborhood Workshop Notice**

14855-010-204 The Mark Apts  
1418 NW 3RD AVE LLC  
4489 MARINERS COVE DR  
WELLINGTON FL 33449

**Neighborhood Workshop Notice**

14848-306-000 The Mark Apts  
1440 306 LLC  
1199 S FEDERAL HWY STE 363  
BOCA RATON FL 33432

**Neighborhood Workshop Notice**

14848-307-000 The Mark Apts  
1440 NW 3RD LLC  
2618 W CLEVELAND ST  
TAMPA FL 32609

**Neighborhood Workshop Notice**

14838-010-307 The Mark Apts  
307 JACKSON SQUARE LLC  
116 NORTH BELLEVUE AVE STE 300  
LONGHORNE PA 19047

**Neighborhood Workshop Notice**

14091-000-000 The Mark Apts  
521 NW 13TH STREET LLC  
201 NW 10TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14848-214-000 The Mark Apts  
A TO Z ENTERPRISES LLC  
6614 NW 50TH LN  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

14837-000-000 The Mark Apts  
ABC LIQUORS  
PO BOX 593688  
ORLANDO FL 32859-3688

**Neighborhood Workshop Notice**

14838-010-201 The Mark Apts  
ADAMEC MARK A & DIANE L LIFE  
ESTATW  
136 OCEANFOREST DR NORTH  
ATLANTIC BEACH FL 32233

**Neighborhood Workshop Notice**

15245-001-000 The Mark Apts  
AMMERMAN DOUGLAS  
530 ALAMEDA DEL PRADO STE C  
NOVATO CA 94949-9810

**Neighborhood Workshop Notice**

14855-010-301 The Mark Apts  
ASTRO SAVARDI LLC  
1199 S FEDERAL HWY STE 363  
BOCA RATON FL 33432

**Neighborhood Workshop Notice**

14061-000-000 The Mark Apts  
AUSTIN GLOBAL HOLDINGS LLC  
633 NW 13TH ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14838-010-302 The Mark Apts  
BALCAN LLC  
817 MYSTIC DR UNIT 503  
CAPE CANAVERAL FL 32920

**Neighborhood Workshop Notice**

14855-010-102 The Mark Apts  
BEAUFAIT JOHN M & NGUYET N  
16704 NE 124TH AVE  
WALDO FL 32694

**Neighborhood Workshop Notice**

14855-010-306 The Mark Apts  
BRAGG CORINNE TRUSTEE  
1517 BAYSHORE DRIVE  
COCOA BEACH FL 32931

**Neighborhood Workshop Notice**

14838-010-202 The Mark Apts  
BROWN & BINION LLC  
PO BOX 818  
GULF BREEZE FL 32562-0818

**Neighborhood Workshop Notice**

14826-000-000 The Mark Apts  
BUSH GERALD L LIFE ESTATE  
1311 NW 5TH AVE  
GAINESVILLE FL 32603-1301

**Neighborhood Workshop Notice**

15241-000-000 The Mark Apts  
C & C PROPERTIES AND INVESTMENTS  
LLC  
527 TURKEY CREEK  
ALACHUA FL 32615

**Neighborhood Workshop Notice**

14838-010-101 The Mark Apts  
CALKINS ROBYN L  
1081 SHIRE ST  
NOKOMIS FL 34275

**Neighborhood Workshop Notice**

14031-000-000 \*\* The Mark Apts  
CAMPBELL & 421 CAMPBELL 4 LLC  
120 ROSEWOOD DR  
GUYTON GA 31312

**Neighborhood Workshop Notice**

14032-000-000 \*\*\* The Mark Apts  
CAMPBELL & 421 CAMPBELL 4 LLC  
120 ROSEWOOD DR  
GUYTON GA 31312

**Neighborhood Workshop Notice**

14848-314-000 The Mark Apts  
CASEY & CASEY  
6826 WATERBURY LANE  
MASON OH 45040

**Neighborhood Workshop Notice**

14838-020-214 The Mark Apts  
CHAN-PONG KASENG DEREKMARIE G  
322 FLANDERS DR  
INDIALANTIC FL 32903-4000

**Neighborhood Workshop Notice**

14855-010-201 The Mark Apts  
CHRISTIANSEN JUNE ANN & JOHN  
GEORGE  
6005 PARK RIDGE DR  
PORT ORANGE FL 32127

**Neighborhood Workshop Notice**

14838-010-103 The Mark Apts  
CLERC-FAKHAR & FAKHAR W/H &  
FAKHAR  
325 NW 14TH ST #103  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14852-000-000 The Mark Apts  
COLLEGE PARK APARTMENTS OF  
GAINESVILLE  
303 NW 17TH ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14851-000-000 The Mark Apts  
COOPER & COOPER  
412 NE 13TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14838-020-242 The Mark Apts  
COOPER & COOPER & COOPER JR  
6150 9TH AVE CIRCLE NE  
BRADENTON FL 34212

**Neighborhood Workshop Notice**

14838-020-118 The Mark Apts  
COPALO LLC  
2059 58TH AVE CIRCLE EAST  
BRADENTON FL 34203

**Neighborhood Workshop Notice**

14012-000-000 The Mark Apts  
CORE GAINESVILLE 13TH & 3RD LLC  
540 W MADISON ST STE 2500  
CHICAGO IL 60661

**Neighborhood Workshop Notice**

15247-001-000 The Mark Apts  
CURRY DANIEL & ALEXANDRA LIFE  
ESTATE  
5618 ROCKFIELD LOOP  
VALRICO FL 33596

**Neighborhood Workshop Notice**

15197-000-000 The Mark Apts  
DALY KEVIN & CAROL A  
2300 NW 23RD ST  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14838-020-318 The Mark Apts  
DANIEL V KRAVCHENKO & FELICIA  
TRUST  
817 MYSTIC DR UNIT 503  
CAPE CANAVERAL FL 32920

**Neighborhood Workshop Notice**

14848-202-000 The Mark Apts  
DAVILA & DAVILA & DAVILA  
1440 NW 3RD PL UNIT 202  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14848-308-000 The Mark Apts  
DEW & DEW  
14849 HORSESHOE TRACE  
WELLINGTON FL 33414

**Neighborhood Workshop Notice**

14838-020-206 The Mark Apts  
DOCTOR RENTAL LLC  
1320 NW 3RD AVE STE 206  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-338 The Mark Apts  
DOLLINGER JEFFREY R & DONNA L  
18203 SW 42ND LN  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14838-010-305 The Mark Apts  
EDEN VIEW LLC  
9500 EDEN MANOR  
PARKLAND FL 33076

**Neighborhood Workshop Notice**

14838-020-234 The Mark Apts  
EVANICH PEGGY L  
2871 FOX AVE SE  
MINERVA OH 44657-9147

**Neighborhood Workshop Notice**

14848-302-000 The Mark Apts  
FANTO KELLY  
439 ST GEORGE'S COURT  
SATELLITE BEACH FL 32937

**Neighborhood Workshop Notice**

14855-010-302 The Mark Apts  
FERNANDEZ ALBERTO & JACQUELIN  
2700 DAVIE ROAD  
DAVIE FL 33314

**Neighborhood Workshop Notice**

14848-211-000 The Mark Apts  
FILIIUS LLC  
5015 SE 7TH AVE  
OCALA FL 34480

**Neighborhood Workshop Notice**

14848-310-000 The Mark Apts  
FINA & FINA  
3220 SW 84TH AVE  
MIAMI FL 33155

**Neighborhood Workshop Notice**

14838-020-314 The Mark Apts  
FORD BILLY R JR TRUSTEE  
6311 HANCOCK RD  
SOUTHWEST RANCHES FL 33330-3439

**Neighborhood Workshop Notice**

14838-010-301 The Mark Apts  
GAEKWAD MANISHA  
11980 SE 22ND AVENUE RD  
OCALA FL 34480

**Neighborhood Workshop Notice**

14855-010-304 The Mark Apts  
GAINESVILLE BEACH LLC  
2544 GATLIN AVE  
ORLANDO FL 32806

**Neighborhood Workshop Notice**

14838-010-102 The Mark Apts  
GAINESVILLE CONDOMINIUM LLC  
290 POINCIANA DR  
INDIAN HARBOR BEACH FL 32937-4439

**Neighborhood Workshop Notice**

13913-000-000 The Mark Apts  
GAINESVILLE FLORIDA HOUSING  
PO BOX 5565  
GAINESVILLE FL 32627

**Neighborhood Workshop Notice**

14848-102-000 The Mark Apts  
GALAPAGOS LLC  
8418 EAST BAY BLVD  
NAVARRE FL 32566

**Neighborhood Workshop Notice**

14848-114-000 The Mark Apts  
GARCIA & KRAUSE  
500 182ND AVE EAST  
REDINGTON SHORES FL 33708

**Neighborhood Workshop Notice**

14848-101-000 The Mark Apts  
GARCIA & LORENZO-GARCIA H/W LIFE  
ESTATE  
55 MERRICK WAY STE 214  
CORAL GABLES FL 33134

**Neighborhood Workshop Notice**

15238-000-000 The Mark Apts  
GATE PETROLEUM COMPANY  
PO BOX 23627 SS #1445  
JACKSONVILLE FL 32241-3627

**Neighborhood Workshop Notice**

15227-001-000 The Mark Apts  
GATOR FAMILY LLC  
2660 SCOTT MILL LN  
JACKSONVILLE FL 32223

**Neighborhood Workshop Notice**

14833-000-000 The Mark Apts  
GATOR GRANDE LLC  
220 N MAIN ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14093-000-000 The Mark Apts  
G-BERRIES PROPERTIES LLC  
911 NW 36TH RD  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

14838-020-110 The Mark Apts  
GENERATION II LLC  
600 GILLAM RD  
WILMINGTON OH 45177-0271

**Neighborhood Workshop Notice**

14848-115-000 The Mark Apts  
GIBSON & GIBSON TRUSTEES  
1460 NW 3RD PL UNIT 115  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14830-000-000 The Mark Apts  
GLIKES & GLIKES  
66 FAIRFIELD LN  
CHESTER SPRINGS PA 19425-2224

**Neighborhood Workshop Notice**

14838-020-350 The Mark Apts  
GODWIN JAMIS  
1910 NW 14TH AVE  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14848-201-000 The Mark Apts  
GRAFF EVAN H & JENNIFER M  
1440 NW 3RD PL UNIT 201  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-114 The Mark Apts  
HAMM & HAMM  
5009 S THE RIVIERA ST  
TAMPA FL 33609-3612

**Neighborhood Workshop Notice**

14838-010-203 The Mark Apts  
HANDA & HANDA  
3850 BEECHGROVE RD  
MELBOURNE FL 32934

**Neighborhood Workshop Notice**

14848-309-000 The Mark Apts  
HARRIS GAINESVILLE INVESTMENTS  
LLC  
12339 COLLIERS RESERVE DR  
NAPLES FL 34110

**Neighborhood Workshop Notice**

14859-000-000 The Mark Apts  
HEFLIN PHILLIP H  
PO BOX 13895  
GAINESVILLE FL 32604

**Neighborhood Workshop Notice**

14838-010-206 The Mark Apts  
HENNESSEY TIMOTHY M & ELISE C  
1617 LOOKOUT CIRCLE  
WAXHAW NC 28173

**Neighborhood Workshop Notice**

14848-212-000 The Mark Apts  
HIGHHILL HOMES LLC  
8612 SW 42ND PL  
GAINESVILLE FL 32608

**Neighborhood Workshop Notice**

14838-010-306 The Mark Apts  
HILL HUNTER RAY LIFE ESTATE  
3300 SE COUNTY RD 500  
BRANFORD FL 32008

**Neighborhood Workshop Notice**

14025-000-000 \*\*\* The Mark Apts  
HIR UNIVERSITY HOUSING LLC  
111 WEST FORTUNE ST  
TAMPA FL 33602

**Neighborhood Workshop Notice**

14838-020-346 The Mark Apts  
HOGTOWN HOLDINGS LLC  
3948 THIRD STREET S UNIT 345  
JACKSONVILLE FL 32250

**Neighborhood Workshop Notice**

14848-113-000 The Mark Apts  
HUGHES TIMOTHY LEE & ELISA JILL  
14001 EYLEWOOD DR  
WINTER GARDEN FL 34787

**Neighborhood Workshop Notice**

14838-020-302 The Mark Apts  
HYATT FAMILY DIVERSIFIED LLC  
4020 W NEWBERRY RD STE 400  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

14855-010-307 The Mark Apts  
IMMERFALL & IMMERFALL TRUSTEES  
5421 TREMPLEAU TRAIL  
MADISON WI 53705

**Neighborhood Workshop Notice**

14838-010-304 The Mark Apts  
IMMERGLUCK JOSHUA B  
3200 MCKINNEY AVE APT 1304  
DALLAS TX 75204-3080

**Neighborhood Workshop Notice**

14920-000-000 The Mark Apts  
ISKCON OF GAINESVILLE INC  
214 NW 14TH ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-326 The Mark Apts  
JACKSON 326 LLC  
1199 S FEDERAL HWY STE 363  
BOCA RATON FL 33432

**Neighborhood Workshop Notice**

14838-020-250 The Mark Apts  
JACKSON SQUARE AT THE UNIVERSITY  
1320 NW 3RD AVE #206  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-334 The Mark Apts  
JADAV INVESTMENTS III LLC  
11768 WEST SAMPLE RD  
CORAL SPRINGS FL 33065

**Neighborhood Workshop Notice**

14841-000-000 The Mark Apts  
JONES HERMAN D TRUSTEE  
310 NW 13TH ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14853-000-000 The Mark Apts  
JTW PROPERTIES LLC  
414 SW 131ST ST  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14023-000-000 The Mark Apts  
KAROW R J  
7008 SW 30TH WAY  
GAINESVILLE FL 32608-5235

**Neighborhood Workshop Notice**

14838-020-330 The Mark Apts  
KAZEMINIA & KAZEMINIA  
1320 NW 3RD AVE #330  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14848-315-000 The Mark Apts  
KERESZY & KERESZY  
2226 CYPRESS BEND DR APT 209  
POMPANO BEACH FL 33069-5652

**Neighborhood Workshop Notice**

15227-000-000 The Mark Apts  
KIRKPATRICK LLC  
4710 SW 103RD WAY  
GAINESVILLE FL 32608-7180

**Neighborhood Workshop Notice**

15233-000-000 The Mark Apts  
KOKOMO KEY PROPERTIES INC  
1325 NW 53RD AVE STE E  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

14838-020-230 The Mark Apts  
KOVAL THOMAS & AMY  
21224 CRACKLIN RD  
LAYTONSVILLE MD 20882

**Neighborhood Workshop Notice**

14828-000-000 The Mark Apts  
KREIZEL & SWITZER JR & TEITELBAUM  
PO BOX 192  
HEWLETT NY 11557-0192

**Neighborhood Workshop Notice**

14838-020-324 The Mark Apts  
LAKEVIEW OAKS LLC  
220 N MAIN ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14838-020-322 The Mark Apts  
LAKHANI IMAN B  
4900 GULF BLVD  
ST PETE BEACH FL 33706

**Neighborhood Workshop Notice**

15235-001-000 The Mark Apts  
LARSEN J S  
PO BOX 14287  
GAINESVILLE FL 32604-2287

**Neighborhood Workshop Notice**

14829-000-000 The Mark Apts  
LCD GATOR OWNER LLC  
PO BOX 130339  
CALSAD CA 92013

**Neighborhood Workshop Notice**

14848-304-000 The Mark Apts  
LENGA & LENGA & LENGA  
1440 NW 3RD PL #304  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14848-213-000 The Mark Apts  
LIU & MENG H/W  
996 SW 16TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14898-001-000 The Mark Apts  
LM GAINESVILLE LLC  
PO BOX 130339  
CARLSBAD CA 92013

**Neighborhood Workshop Notice**

15228-000-000 The Mark Apts  
MANKIN RICHARD W  
503 NW 89TH ST  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

14838-010-204 The Mark Apts  
MCLAULIN DOUGLAS P JR TRUSTEE  
1070 REFLECTIONS LAKE LOOP  
LAKELAND FL 33813-5610

**Neighborhood Workshop Notice**

14838-020-304 The Mark Apts  
MURPHY PATRICIA ANN  
2719 TRIBBLE MILL RD  
LAWRENCEVILLE GA 30045

**Neighborhood Workshop Notice**

14848-103-000 The Mark Apts  
NANTUCKET LLC  
13400 PROGRESS BLVD  
ALACHUA FL 32615

**Neighborhood Workshop Notice**

14855-010-207 The Mark Apts  
NEWVIEW IRA INC  
280 S RONALD REAGAN BLVD STE 200  
LONGWOOD FL 32750

**Neighborhood Workshop Notice**

14848-312-000 The Mark Apts  
NGUYEN & NGUYEN  
1460 NW 3RD PL UNIT 312  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14855-010-203 The Mark Apts  
NOFAL CHARLES E & CAROLYN O  
10190 SCOTT MILL RD  
JACKSONVILLE FL 32257

**Neighborhood Workshop Notice**

14848-210-000 The Mark Apts  
NOLAN PROPERTIES LLC  
30 E RIVERSIDE DR  
JUPITER FL 33469

**Neighborhood Workshop Notice**

14029-000-000 \*\*\* The Mark Apts  
OSPINA ENTERPRISES  
407 NW 13TH ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14831-000-000 The Mark Apts  
PARADIGM 413 LLC  
220 N MAIN ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14848-215-000 The Mark Apts  
PEACOCK RAY & CLARE  
1199 ALLIGATOR CREEK RD  
CLEARWATER FL 33765

**Neighborhood Workshop Notice**

14838-010-104 The Mark Apts  
PENSCO TRUST COMPANY  
PO BOX 173859  
DENVER CO 80217

**Neighborhood Workshop Notice**

14836-000-000 The Mark Apts  
PFEIFFER CYLDE T  
4422 NW 22ND ST  
GAINESVILLE FL 32605-1758

**Neighborhood Workshop Notice**

15232-000-000 The Mark Apts  
PHEGLEY 602 LLC  
10 WINNEBAGO RD  
FT LAUDERDALE FL 33308

**Neighborhood Workshop Notice**

14848-311-000 The Mark Apts  
PRATER & PRATER  
175 24TH AVE NORTH  
ST PETERSBURG FL 33704

**Neighborhood Workshop Notice**

14848-303-000 The Mark Apts  
QUADRAT & TERRELL  
421 OCEAN SHORE BLVD  
ORMOND BEACH FL 32176-5449

**Neighborhood Workshop Notice**

14848-313-000 The Mark Apts  
REDDY & REDDY & REDDY  
8450 GATE PKWY W UNIT 1714  
JACKSONVILLE FL 32216-1054

**Neighborhood Workshop Notice**

14848-301-000 The Mark Apts  
REISS & REISS & REISS  
2933 SW 141ST TER  
DAVIE FL 33330

**Neighborhood Workshop Notice**

14848-207-000 The Mark Apts  
RENDON & RENDON  
2732 AUSTIN ROSE LN  
ORANGE PARK FL 32073

**Neighborhood Workshop Notice**

14838-020-226 The Mark Apts  
RICKERSON & RICKERSON TRUSTEES  
1609 FAHNSTOCK ST  
EUSTIS FL 32726

**Neighborhood Workshop Notice**

14826-001-000 The Mark Apts  
ROBERTSON & ROBERTSON TRUSTEES  
18203 NW 23RD PL  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14855-010-202 The Mark Apts  
RODRIGUEZ ANTONIO & JUANITA  
5901 SW 104TH ST  
MIAMI FL 33156

**Neighborhood Workshop Notice**

14919-000-000 The Mark Apts  
SCHAFER DANIEL  
6405 NW 37TH WAY  
GAINESVILLE FL 32608

**Neighborhood Workshop Notice**

14855-010-303 The Mark Apts  
SEACLOUD INVESTMENTS LLC & PARDO  
336 MALLARD RD  
WESTON FL 33327

**Neighborhood Workshop Notice**

14848-112-000 The Mark Apts  
SERLUCO JAMES & YVETTE  
4935 WILLOW RIDGE TER  
VALRICO FL 33596-8239

**Neighborhood Workshop Notice**

14838-020-254 The Mark Apts  
SIVAKANTHAN JAMUNA  
5222 PIPER LANE  
SANFORD FL 32771

**Neighborhood Workshop Notice**

14838-020-212 The Mark Apts  
SOUTH PACES LLC  
1320 NW 3RD AVE UNIT 212  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-222 The Mark Apts  
SOWADA & SOWADA & SOWADA  
17053 DOLPHIN DR  
N REDINGTON BEACH FL 33708

**Neighborhood Workshop Notice**

14011-000-000 The Mark Apts  
STETZ PROPERTIES LLC  
201 NW 10TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14834-001-000 The Mark Apts  
SWAIN ROSEMARY S  
1730 NW 11TH RD  
GAINESVILLE FL 32605-5322

**Neighborhood Workshop Notice**

14838-010-207 The Mark Apts  
T & C GAINESVILLE PROPERTIES LLC  
2432 FLAGER AVE  
KEY WEST FL 33040

**Neighborhood Workshop Notice**

13994-001-000 The Mark Apts  
THOMAS JR & THOMAS TRUSTEES  
4025 NW 14TH ST  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

14838-020-122 The Mark Apts  
TUNG JOHANNA  
1320 NW 3RD AVE #122  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14838-020-306 The Mark Apts  
TUNG JOHNNY  
2215 NW 38TH DR  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

15245-000-000 The Mark Apts  
TWO BALD FAT MEN LAND  
INVESTMENTS II LLC  
12416 NW 116TH PL  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

15204-000-000 The Mark Apts  
UPPER WESTSIDE LLLP  
13400 PROGRESS BLVD  
ALACHUA FL 32615

**Neighborhood Workshop Notice**

14838-020-246 The Mark Apts  
UTSET EDURDO E & ANA L  
2736 SW 7TH AVE  
MIAMI FL 33129

**Neighborhood Workshop Notice**

14855-010-305 The Mark Apts  
VAN FOSSEN PROPERTIES II LLC  
3201 POLO PLACE  
PLANT CITY FL 33566

**Neighborhood Workshop Notice**

14838-020-238 The Mark Apts  
VOEPEL KATIE Q  
1320 NW 3RD AVE APT 238  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

13994-002-000 The Mark Apts  
W&L THOMAS FAMILY LLC  
PO BOX 407  
LAKELAND FL 33802

**Neighborhood Workshop Notice**

15245-002-000 The Mark Apts  
WAJSMAN ZEV & ALINA  
10 10TH ST APT 34F  
ATLANTIC BCH FL 32233-5764

**Neighborhood Workshop Notice**

14838-010-303 The Mark Apts  
WATFORD & WATFORD  
897 COLDWATER CREEK CIRCLE  
NICEVILLE FL 32578

**Neighborhood Workshop Notice**

14838-020-218 The Mark Apts  
WHITE & WHITE  
3191 EAST HIGHWAY 316  
CITRA FL 32113

**Neighborhood Workshop Notice**

14855-010-101 The Mark Apts  
WINSLER PEGGY S  
16211 CLEARLAKE AVE  
LAKEWOOD RANCH FL 34202-2129

**Neighborhood Workshop Notice**

14855-010-205 The Mark Apts  
WOZNIAK KENNETH J & SUSAN B  
5400 MING DR  
BELLE ISLE FL 32812-2108

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

Neighborhood Workshop Notice  
CITY OF GAINESVILLE  
ATTN: MIKE HOGE  
PO BOX 490 MS 11  
GAINESVILLE, FL 32627

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

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 14198  
GAINESVILLE, FL 32604

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 AISSSEN  
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

**Scanned Mailing Envelope**



11801 Research Drive  
Alachua, Florida 32615



**Neighborhood Workshop Notice**

**Phoenix**

**APRIL JONES**

**3214 SW 26 TERR, APT B**

**GAINESVILLE, FL 32608**

## **Newspaper Advertisement**

## **PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a right-of-way vacation, a Special Use Permit for up to 80 units/acre, and a Development Plan application on  $\pm 2.5$  acres (Alachua County Tax Parcels 14825, 14826, 14826-1, 14827, 14828, 14829, 14830, 14831, 14832, 14832-1, 14833, 14834, 14834-1, 14836, & 14840) for an apartment building and associated infrastructure.

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.

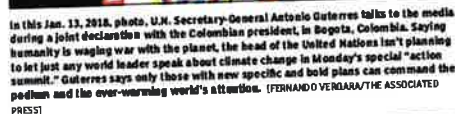
**Time:** 6:00 pm on Tuesday, October 8, 2019

**Location:** Holiday Inn University Center; 1250 W University Ave, Gainesville FL 32601

**Contact:** Gerry Dedenbach, AICP

**Phone Number:** (352) 331-1976





**CHW**  
Professional Consultants

## **Workshop Presentation**



# The Mark

- *Right-of-Way Vacation;*
- *Special Use Permit (SUP); and*
- *Development Plan Application.*



City of Gainesville  
Neighborhood Workshop  
October 8, 2019

18-0190 The Mark

1

## The purpose of the neighborhood workshop:

The City of Gainesville requires ROW Vacation, SUP, and Development Plan 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 development process; and

This workshop provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

18-0190 The Mark

2

## A blue-tinted photograph showing the silhouettes of people in a meeting. One person stands near a whiteboard, while others are seated in the foreground, looking towards the speaker. The image is framed by a dark, angular border.

- 18-0190 The Mark



## REQUESTS:

- Right-of-Way Vacation;
- SUP for density; and
- Development Plan consistent with City of Gainesville U8 development and design standards

180190 The Mark

CHW

5

## INTENT:

Redevelop two properties:

- North: One multi-story residential building containing amenities and structured parking for residents, tenants, and guests; and
- South: One multi-story, residential townhome building

180190 The Mark

CHW

6

## RIGHT-OF-WAY VACATION and SUP TIMELINE

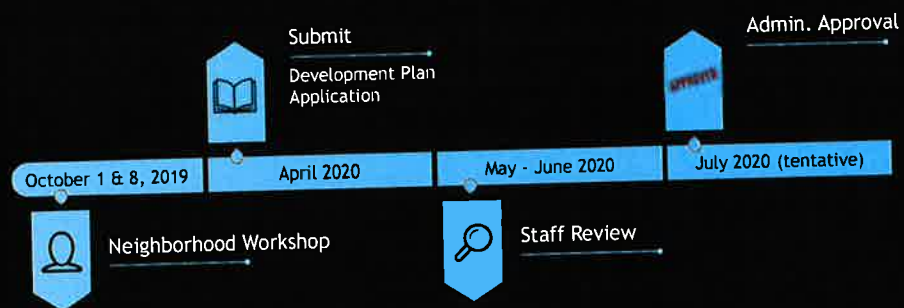


18 0190 The Mark

CHW

7

## DEVELOPMENT PLAN TIMELINE



18 0190 The Mark

CHW

8



Aerial Map



9

Existing  
Future Land Use  
Map



10

## Existing Zoning Map



11

## Concept Plan

### North Parcel:

- Multi-story building with residences and amenities
- 5 stories
- Parking not req., but is provided in parking garage
- Singular garage entrance and removal of all other curb cuts around block.

### South parcel:

- Multi-story building with residences
- 3 stories



12





13



14



## Street Frontages



CHW

15

## Street Frontages



CHW

16



# THE 4 PRINCIPLES OF A WOONERF

VISIBLE  
ENTRANCES

PHYSICAL  
BARRIERS

SHARED AND  
PAVED SPACE

LANDSCAPING  
AND STREET



CHW

17

## Street Frontages



CHW

18

## Street Frontages



CHW

19

## Street Frontages



CHW

20



## BREAKOUT GROUPS:

(20 minutes to focus on specific elements)

- Table 1: North Multi-story Building
  - (Site Plan & Architecture)
- Table 2: South Townhome Building
  - (Site Plan & Architecture)
- Table 3: Transportation & Streetscaping

18.orgo: The Mark

21

## CLOSING COMMENTS:

Next steps:

- Application Preparation;
- Application Submittal;
- Staff Review;
- Revised Application Materials;
- Staff Report; and
- Public Hearings.

If you were notified of this meeting, you will receive notification of future meetings, the Plan Board, and City Commission Public Hearings

18.orgo: The Mark

22



## **Sign-in Sheet**

## SIGN-IN SHEET

*The Mark*

18-0190



**Event:** Neighborhood Workshop  
**Date/Time:** October 8, 2019 at 6:00 PM  
**Place:** Holiday Inn University Center  
**Re:** Development Plan, Special Use Permit, and Right-of-way Vacation Applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	NO ATTENDEES		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

## **Workshop Minutes**

# NEIGHBORHOOD WORKSHOP MEETING MINUTES



## *The Mark*

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

---

**Date:** October 9, 2019  
**Location:** Holiday Inn University Center  
**Notes by:** CHW Staff

---

CHW Attendees – Gerry Dedenbach, AICP and Ryan Thompson, AICP

Client Attendees – 2

Public Attendees – 0

CHW Planning staff hosted the required Neighborhood Workshop and was prepared to present a PowerPoint presentation to communicate the workshop's purpose, the applications' review processes, the applications' request and intent, maps illustrating the site's regulatory and physical characteristics, and conceptual layout demonstrating City design and development standards. **There were no attendees at the workshop.**

**Meeting Adjourned at 6:30 PM.**

N:\2018\18-0190\Planning\Workshop\NHWS 2\Minutes\_1901008\_TheMark.docx





2470 Daniela Bridge Road, Suite 161  
Athens, GA 30606  
P: (706) 310 0400 • F: (706) 310 0411  
[www.golfcarting.com](http://www.golfcarting.com)

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THE MARK AT  
GAINESVILLE  
ALACHUA COUNTY, FLORIDA  
NW 4TH PLACE - - ACRES

DATE: 09/30/2019

## REVISIONS

DATE	COMMENT
------	---------

SOUTHERN PARCEL



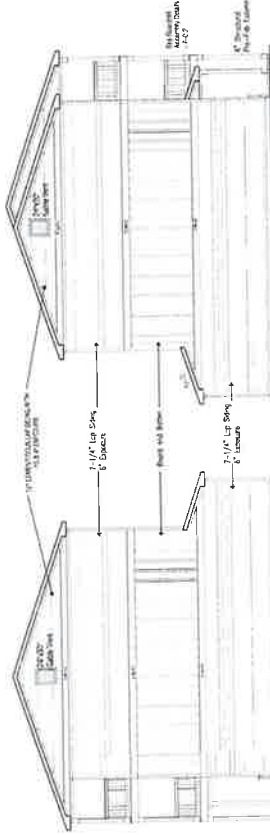
18128

REPRESENTATIVE  
ARCHITECTURE

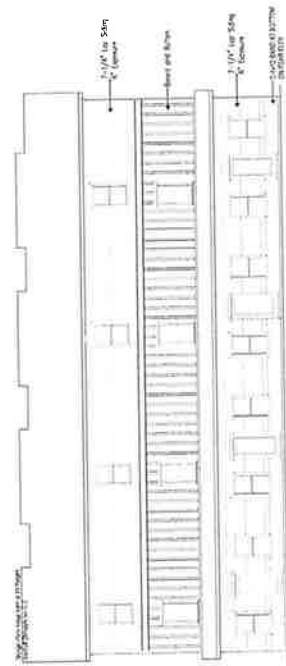
A-1



FRONT ELEVATION  
13' - 10"



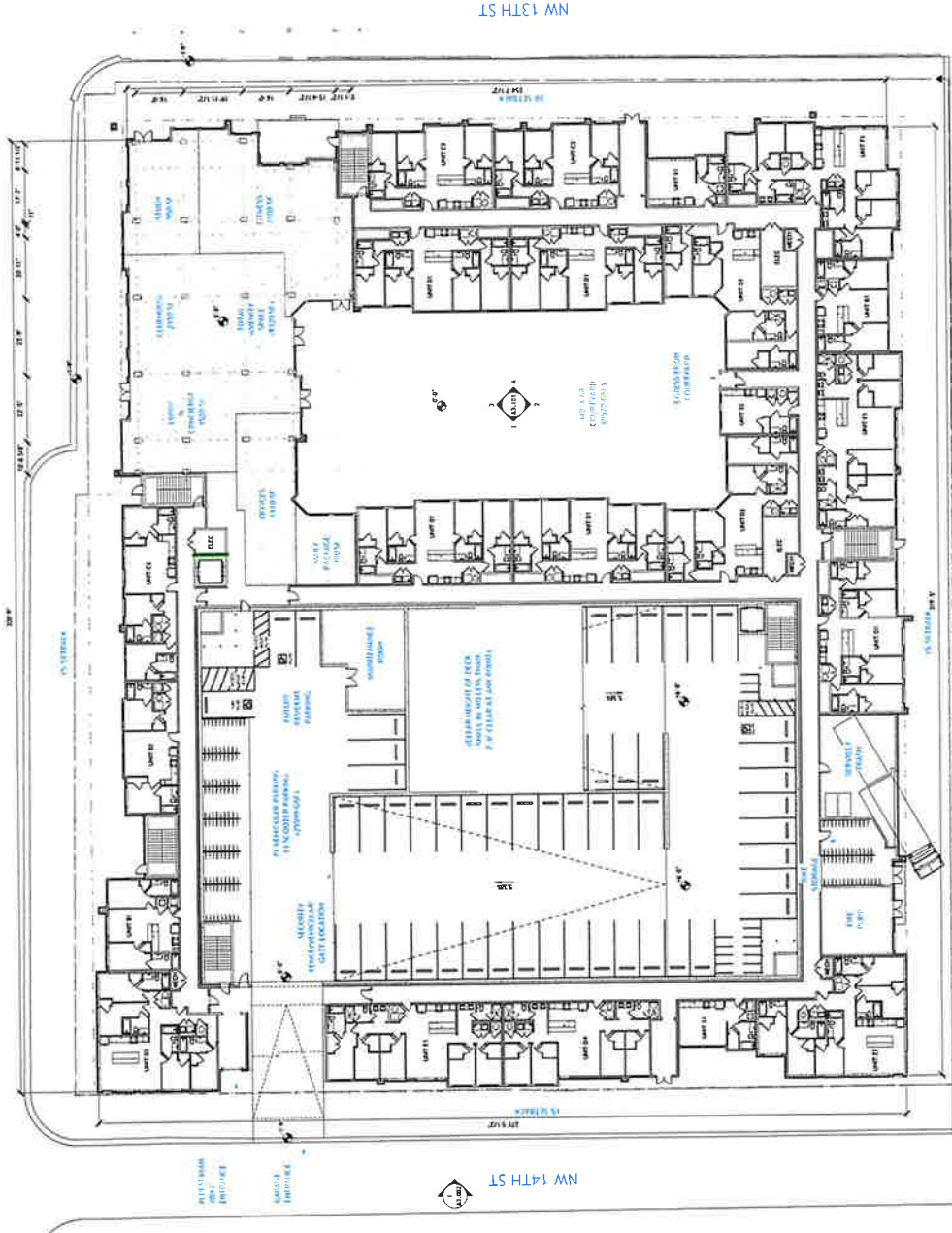
SIDE ELEVATION  
197-107



REAR ELEVATION  
15' = 1"

FLOOR PLAN NOTES

NW 5TH AVE



NW 4TH PL



NW 14TH ST

NW 13TH ST

PROJECT: 115006  
DRAWN BY: RJP, AIA, CW  
CHECKED BY: NAB

**NILES BOLTON ASSOCIATES**

7000 Peachtree Rd. NW  
Suite 600  
Atlanta, GA 30305  
T 404 362 7600  
www.nilesbolton.com

THE MARK GAINESVILLE - GAINESVILLE, FLORIDA  
PROJECT ADDRESS  
CITY, STATE, ZIP CODE  
UF INVESTMENT PROPERTIES, LLC

SHEET TITLE:  
**BUILDING PLAN-  
LEVEL 1**

SHEET NUMBER:  
**A1.010**

NOT RELEASED FOR CONSTRUCTION

DATE: 05/11/2011



1 FLOOR PLAN - LEVEL 1  
DATE: 11/11/11

FLOOR PLAN NOTES

PROJECT: 115000  
 DRAWN: KJB, MJC, CWF  
 CHECKED BY: MJC

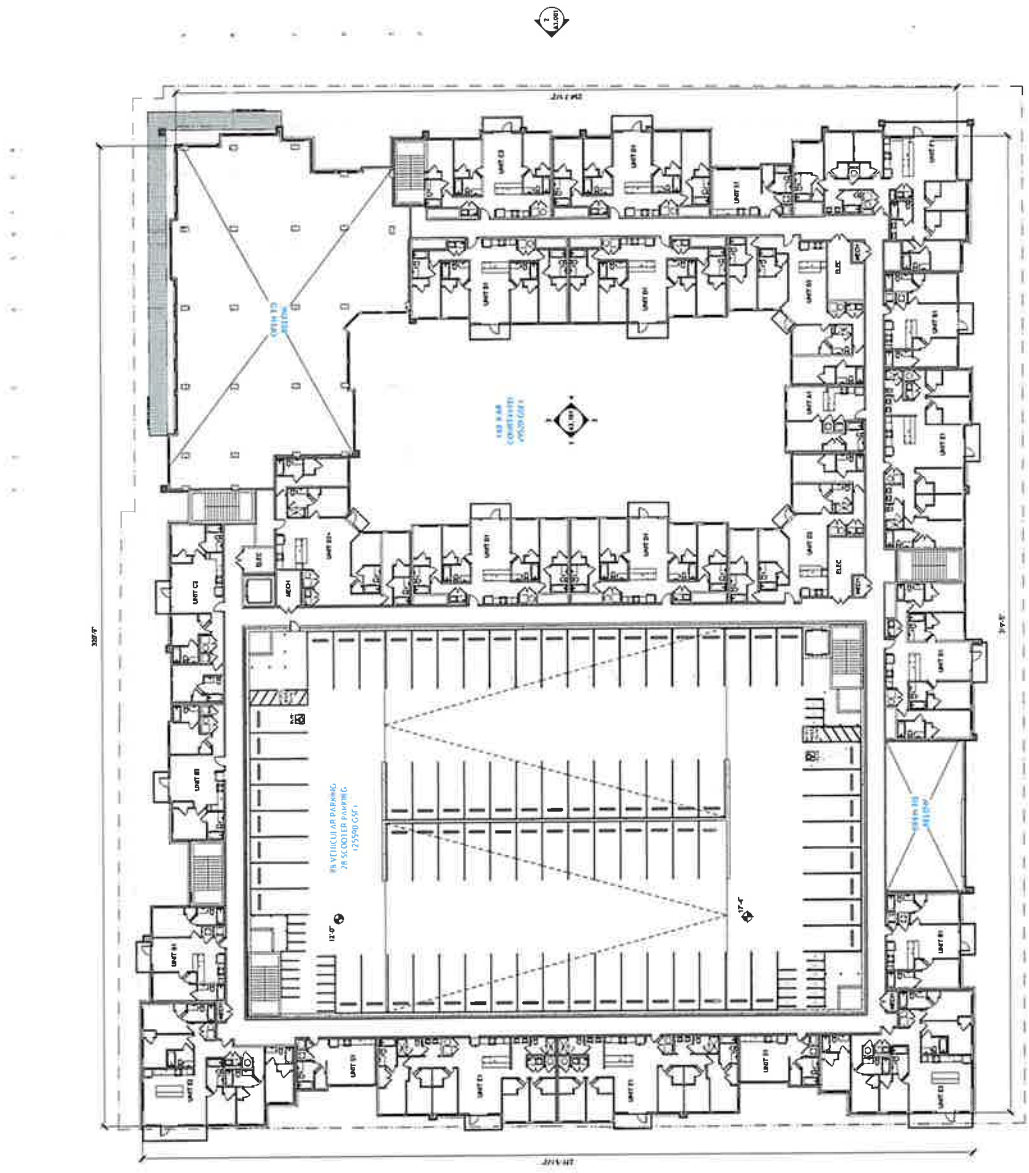
**NILES BOLTON  
 ASSOCIATES**

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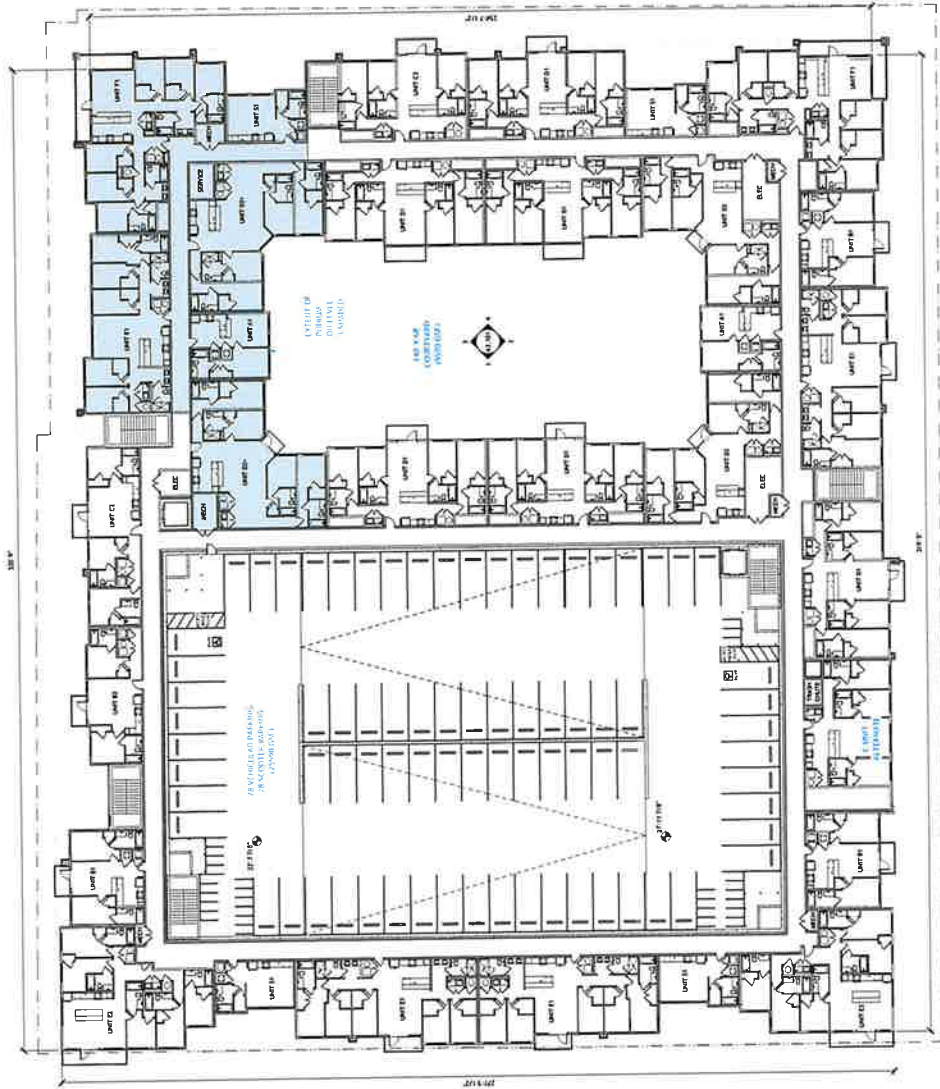
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100	ISSUED FOR CONSTRUCTION	08/11/11

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 LUF INVESTMENT PROPERTIES, LLC  
 CITY, STATE, ZIP CODE  
 PROJECT ADDRESS

SHEET TITLE:  
 BUILDING PLAN-  
 LEVEL 2  
 SHEET NUMBER:  
**A1.020**  
 REV: 00-YYYY



FLOOR PLAN NOTES



NOT RELEASED FOR CONSTRUCTION

SHEET TITLE:  
BUILDING PLAN-  
LEVEL 3

SHEET NUMBER:  
**A1.030**

DATE: 02/20/2024

The Mark Gainesville - Gainesville, Florida

PROJECT ADDRESS  
CITY, STATE, ZIP CODE

UF INVESTMENT PROPERTIES, LLC

3000 Peachtree Rd. N.W.  
Suite 600  
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www.milesbolton.com

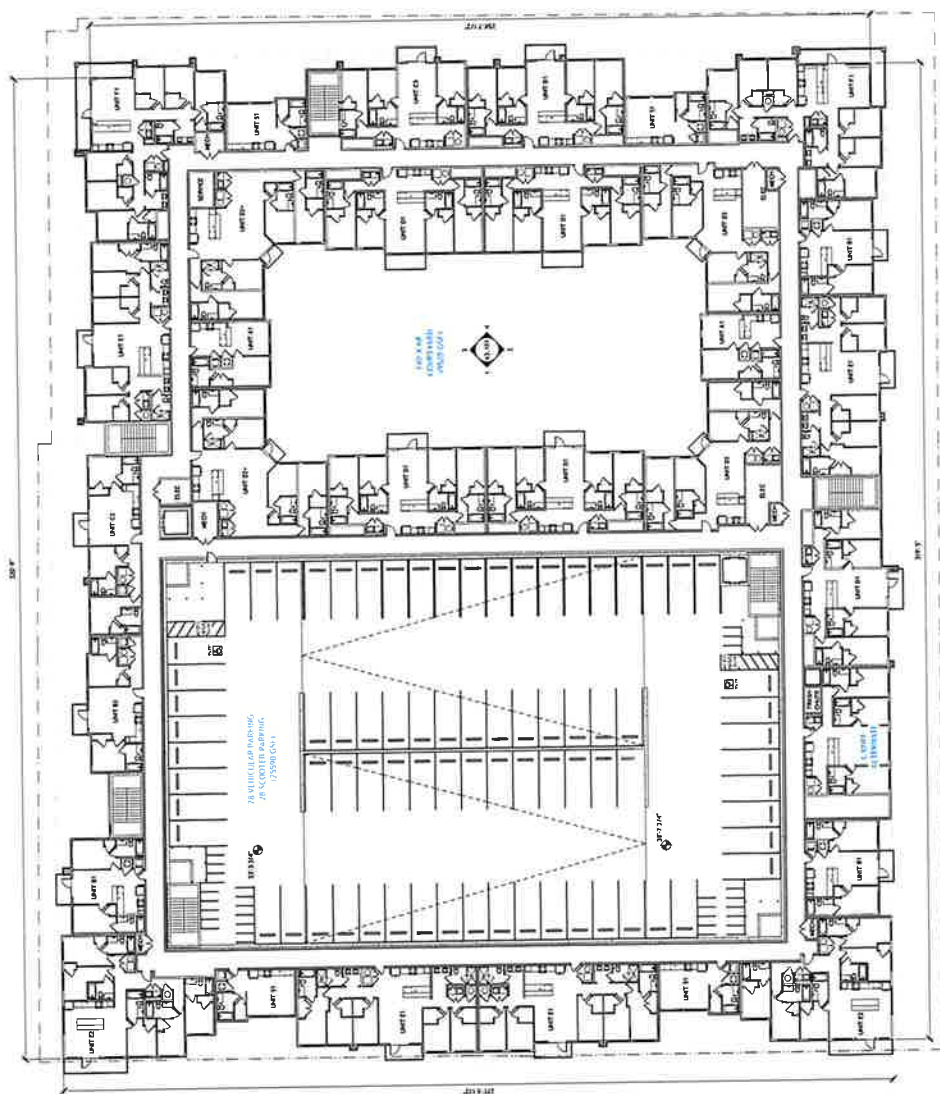
PROJECT #: 115006  
DESIGNED BY: M.B., AIA, CF  
CHECKED BY: M.B.

**MILES BOLTON ASSOCIATES**

115006 PLANS - LEVEL 3  
DATE: 02/20/2024



**FLOOR PLAN NOTES**

NILES BOLTON  
ASSOCIATES

No.	Description	Date
1075	1075	10/11
1076	1076	10/11

THIS IS TO CERTIFY THAT THE ABOVE NAMED PERSON HAS BEEN RECEIVED BY THE OFFICE OF THE SECRETARY OF THE ARMY AND IS BEING HELD IN THE ARMY OF THE UNITED STATES OF AMERICA.

The Mark Gainesville - Gainesville, Florida  
PROJECT ADDRESS  
PROJECT ADDRESS  
CITY, STATE, ZIP CODE  
UF INVESTMENT PROPERTIES, LLC

**KEY WORDS:**

MM-DD-YY

FLOOR PLAN - LEVEL 4  
1/16" = 1'-0"

1000



NOT RELEASED FOR CONSTRUCTION

SHEET TITLE:  
BUILDING PLAN-  
LEVEL 5

SHEET NUMBER:  
**A1.050**

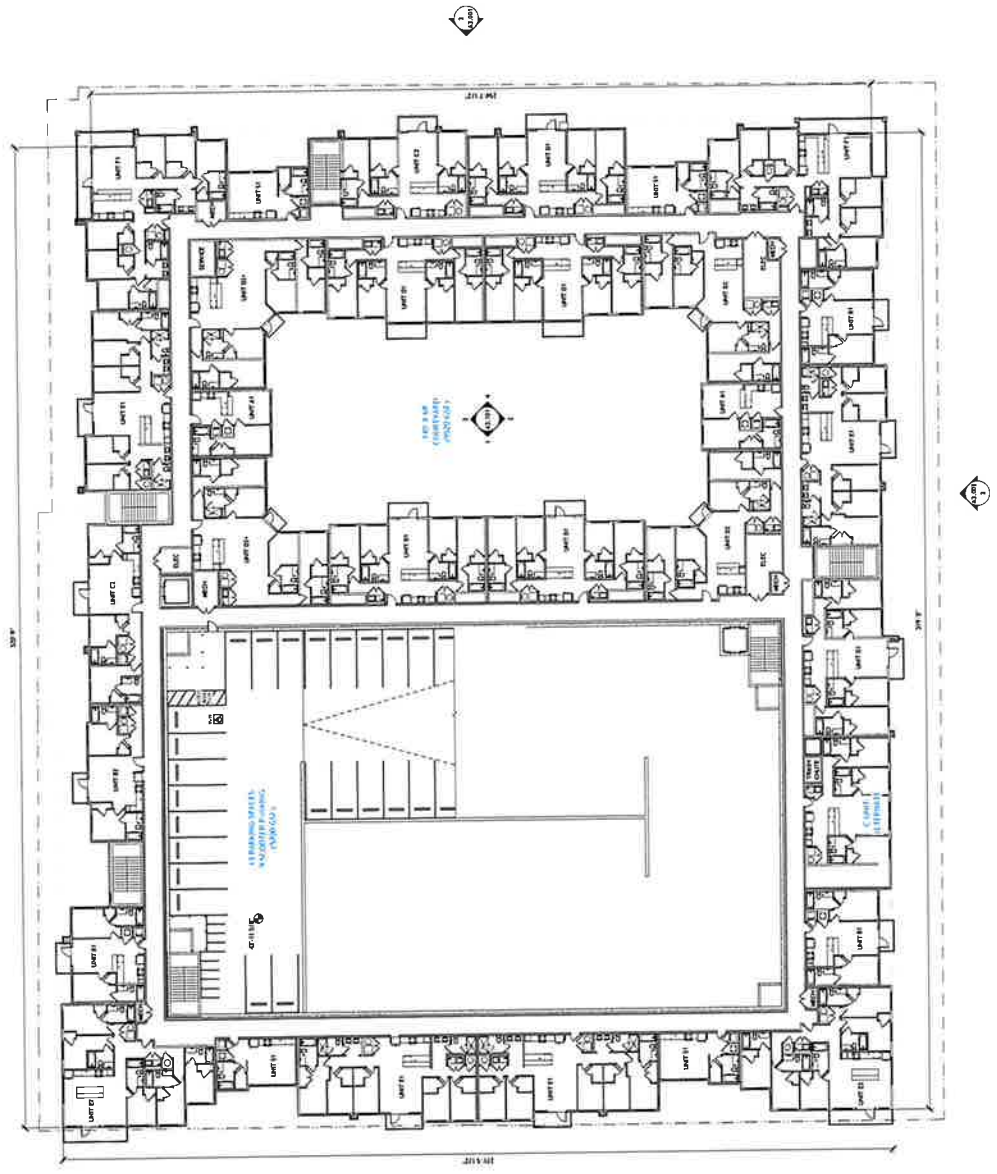
DATE: 05/05/2011

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CITY, STATE, ZIP CODE  
UF INVESTMENT PROPERTIES, LLC

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T 404 365 7600  
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PROJECT #: 115006  
DESIGNED BY: NILES BOLTON ASSOCIATES  
CHECKED BY: MAR

FLOOR PLAN NOTES











The Mark Gainesville - Gainesville, Florida  
PROJECT ADDRESS  
PROJECT ADDRESS  
CITY, STATE, ZIP CODE  
UF INVESTMENT PROPERTIES, LLC

3060 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
T 404 365 7600  
[www.ellenbenton.com](http://www.ellenbenton.com)

PROJECT #:	115006
DRAWN BY:	Author
CHECKED BY:	Checker

**NILES BOLT  
ASSOCIATE**



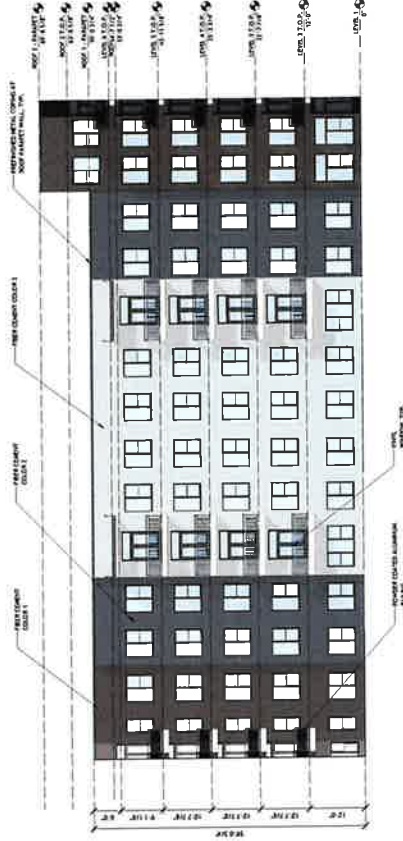
The Mark Gainesville - Gainesville, Florida  
PROJECT ADDRESS  
CITY, STATE, ZIP CODE  
UF INVESTMENT PROPERTIES, LLC

3000 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
T 404 365 7600  
www.reflection.com

PROJECT: 115006  
DRAWN BY: Archer  
CHECKED BY: Chackler  
**NILES BOLTON  
ASSOCIATES**



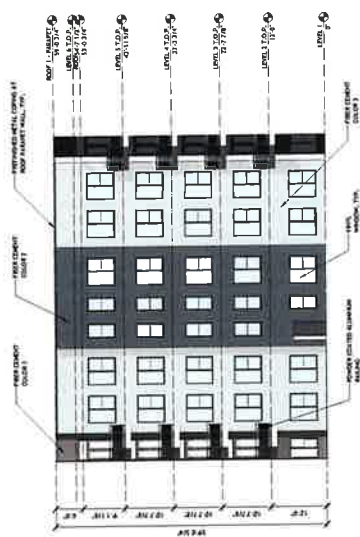
4 ELEVATION COURTYARD EAST  
0.110' 31'2\"/>



1 ELEVATION COURTYARD WEST  
0.110' 31'2\"/>



3 ELEVATION COURTYARD NORTH  
0.110' 31'2\"/>



3 ELEVATION COURTYARD SOUTH  
0.110' 31'2\"/>

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:09:41 PM

PRINTER FRIENDLY PAGE

Parcel: 14825-000-000 [GIS Map](#)

<b>Taxpayer:</b>	GLIKES & GLIKES	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 1 LESS R/W DB 314/426 LEAVING 90.06 FT ON N SIDE & 90.07 FT ON S SIDE ALSO 20 FT ADJ TO W SIDE OR 4470/0534
<b>Mailing:</b>	66 FAIRFIELD LANE CHESTER SPRINGS, PA 19425	
<b>9-1-1 Address:</b>	424 NW 13TH ST - STE A GAINESVILLE 424 NW 13TH ST - STE B GAINESVILLE 424 NW 13TH ST GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01100 - STORES	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	PRIMARY N13TH/3RD-8TH	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2019	STORES	289440	0	165089	454529	0	454529	454529	0	0	454529	454529

## History

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2018	STORES	289400	0	178900	468300	0	468300	468300	0	0	468300	468300
2017	Stores	289400	0	180800	470200	0	470200	470200	0	0	470200	470200
2016	Sh Ctr Cmmity	136700	0	107500	244200	0	244200	244200	0	0	244200	244200
2015	Sh Ctr Cmmity	136700	0	107500	244200	0	244200	244200	0	0	244200	244200
2014	Sh Ctr Cmmity	128600	0	119200	247800	0	247800	247800	0	0	247800	247800

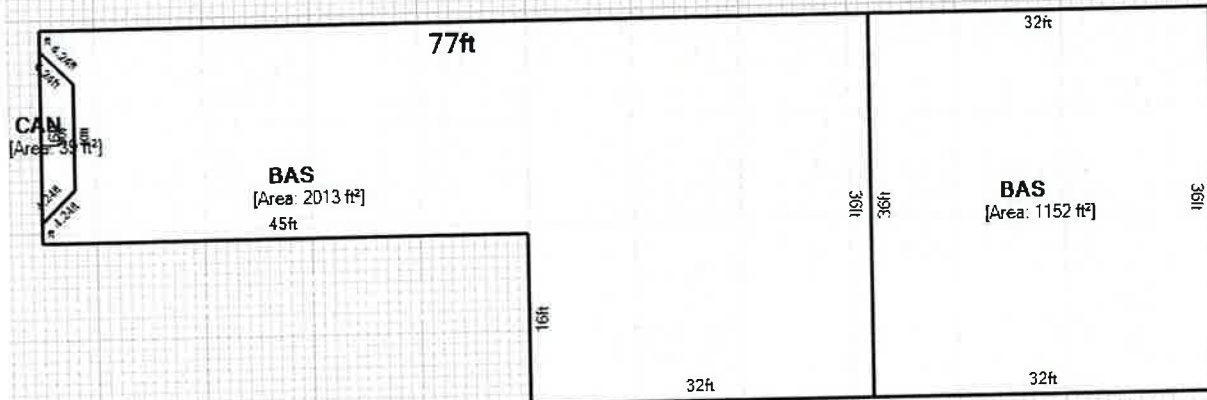
## Land

<a href="#">Land Use</a>	<a href="#">Land Use Desc</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Lots</a>	<a href="#">Acres</a>	<a href="#">Sq Feet</a>	<a href="#">Land Type</a>
1100	STORE 1 FLOOR	U8	LAND ZONE: U8	1	0.1846	8040	SF

Improvement: 14825-000-000 / 89084 - 629447



Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
3500	STORE RETAIL	1963	2005	3165	1



## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	2013	3	3500	STORE RETAIL
BAS	BASE AREA	1152	3	3500	STORE RETAIL
CAN	CANOPY (NO SIDES)	39	3	3500	STORE RETAIL

## Improvement Attributes

Attribute	Attribute Desc	Units
Bath Fixtures	Num Extra Fixtures	8
Exterior Wall	15-CONCRETE BLOCK	50
Exterior Wall	16-TILE/WD STUCCO	50
Floor Cov	14-CARPET	100
Frame	03-MASONRY	100
HC&V	04-FORCED AIR	100
Heat System	04-ELECTRIC	100
HEAT/AC	01 - PACKAGED HVAC	1
HVAC	03-CENTRAL	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	100
Roof Type	09-RIGID FR/JOIST	100
Roofing	04-TAR & GRAVEL	100
Total Rooms	8-Rooms	1

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

## Improvement Details

## Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
4680	PAVING 1	4770		C1	COMM	-- N/A --		
3882	FENCE CB	120		C1	COMM			

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2016-10-25	550000	No	02-Qualified Credible Eviden	4470	0534	WD	<a href="#">Official Public Record</a>
1994-11-30	159000	No	Q-OLD SALE - QUALIFIED	1990	727	WD	<a href="#">Official Public Record</a>
1988-03-01	100	No	U-OLD SALE - UNQUALIFIED	1694	455	DD	<a href="#">Official Public Record</a>

## Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

Permit Number	Permit Type	Permit Desc	Issue Date	Final Date	Appraisal Date	Comment
17-03756	RR		2017-06-30	2017-07-14	2018-05-23	REROOF
17-01681	SI		2017-04-21		2017-12-25	BOOST MOBILE

[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:11:58 PM

PRINTER FRIENDLY PAGE

Parcel: 14826-001-000 [GIS Map](#)

<b>Taxpayer:</b>	ROBERTSON & ROBERTSON TRUSTEES	<b>Legal:</b> PROTER SURVEY PB A-63 E 31.40 FT OF LOT 2 & 20 FT ADJ ON E SIDE OR 1913/2209 & OR 3741/0697
<b>Mailing:</b>	18203 NW 23RD PL NEWBERRY, FL 32669	
<b>9-1-1 Address:</b>	1309 NW 5TH AVE GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01100 - STORES	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	SECONDARY COMM	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	STORES	86700	0	61285	147985	86	147899	147985	0	0	147899	147985

## History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	STORES	104000	0	64000	168000	98	144590	168000	0	0	144590	168000
2017	Stores	69400	0	64000	133400	1950	131450	133400	0	0	131450	133400
2016	Stores	55500	0	64000	119500	0	119500	119500	0	0	119500	119500
2015	Stores	55500	0	66700	122200	0	122200	122200	0	0	122200	122200
2014	Stores	55500	0	66700	122200	0	122200	122200	0	0	122200	122200

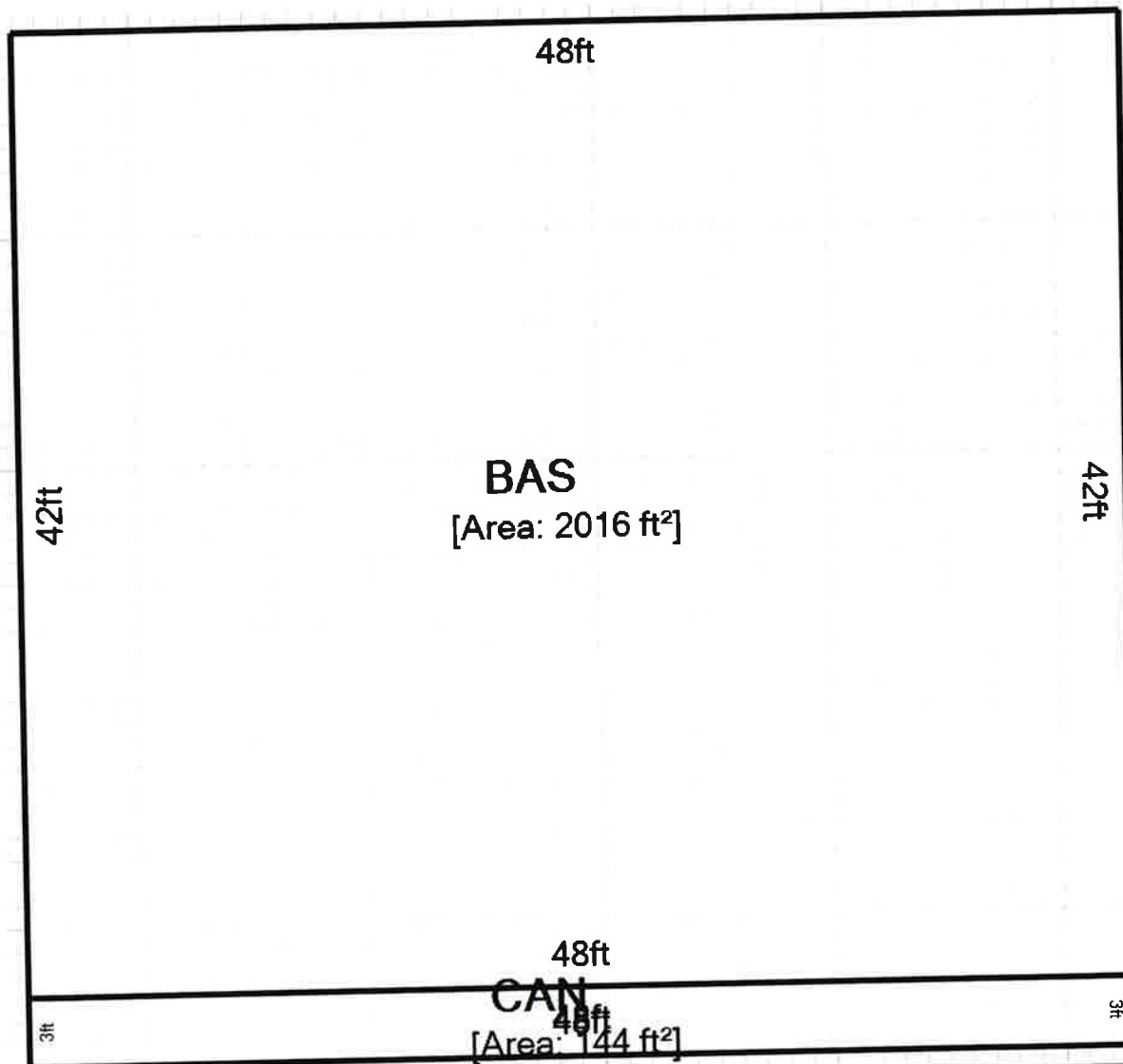
## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
1101	STORE 1 FLOOR	U8	LAND ZONE: U8	1	0.0796	3468	SF

Improvement: 14826-001-000 / 89086 - 629449

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
3500	STORE RETAIL	1961	1961	2016	1





## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	2016	3	3500	STORE RETAIL
CAN	CANOPY (NO SIDES)	144	3	3500	STORE RETAIL

## Improvement Attributes

Attribute	Attribute Desc	Units
Bath Fixtures	Num Extra Fixtures	3
Exterior Wall	08-WOOD SHEATH	25
Exterior Wall	17-CB STUCCO	75
Floor Cov	14-CARPET	100
Frame	03-MASONRY	100
HC&V	04-FORCED AIR	100
Heat System	03-GAS	100
HEAT/AC	02 - SPLIT HVAC	1
HVAC	04-ROOF TOP AIR	100
Interior Wall	01-MINIMUM/MASON	50
Interior Wall	05-DRYWALL	50
Num Res Units	Num Res Units	100
Roof Type	09-RIGID FR/JOIST	100
Roofing	04-TAR & GRAVEL	100
Total Rooms	5-Rooms	1

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				



Improvement Details						Improvement Attributes		
Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
4680	PAVING 1	1300		C1	COMM	-- N/A --		

**Sale**

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2008-02-07	100	No	U-OLD SALE - UNQUALIFIED	3741	697	WD	<a href="#">Official Public Record</a>
1993-06-29	100000	No	U-OLD SALE - UNQUALIFIED	1913	2209	WD	<a href="#">Official Public Record</a>
1982-11-01	85100	No	Q-OLD SALE - QUALIFIED	1447	849	WD	<a href="#">Official Public Record</a>
1978-11-01	63000	No	Q-OLD SALE - QUALIFIED	1172	510	WD	<a href="#">Official Public Record</a>

**Permit**

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[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:10:55 PM

PRINTER FRIENDLY PAGE

Parcel: 14826-000-000 [GIS Map](#)

<b>Taxpayer:</b>	BUSH GERALD L LIFE ESTATE	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 2 LESS E 31.40 FT OR 1172/510) DEED APPEARS IN ERROR PER OR 2343/1959
<b>Mailing:</b>	1311 NW 5TH AVE GAINESVILLE, FL 32603-1301	
<b>9-1-1 Address:</b>	1311 NW 5TH AVE GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	02500 - SERVICE SHOPS	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	SECONDARY COMM	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	SERVICE SHOPS	125800	0	33425	159225	287	156123	159225	0	0	156123	159225

## History

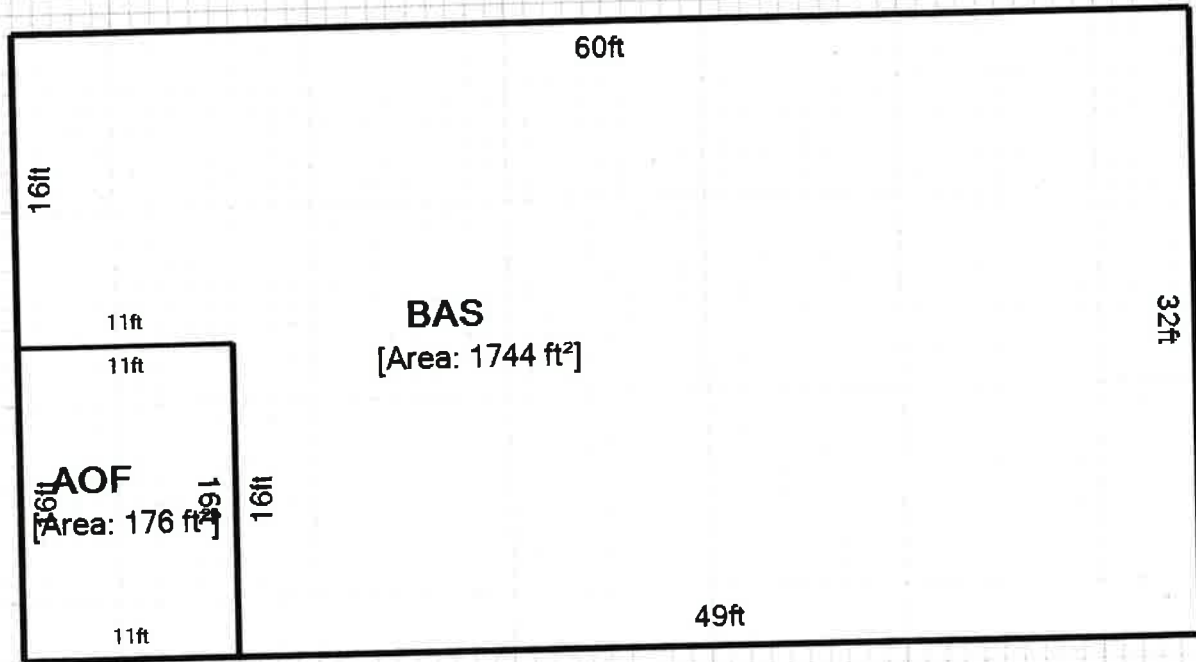
	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	SERVICE SHOPS	151000	0	36800	187800	440	141930	187800	0	0	141930	187800
2017	Service Shops	100600	0	36800	137400	8370	129030	137400	0	0	129030	137400
2016	Service Shops	80500	0	36800	117300	0	117300	117300	0	0	117300	117300
2015	Service Shops	80500	0	36800	117300	0	117300	117300	0	0	117300	117300
2014	Service Shops	80500	0	36800	117300	0	117300	117300	0	0	117300	117300

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
2501	SERVICE SHOP	U8	LAND ZONE: U8	1	0.1155	5032	SF

Improvement: 14826-000-000 / 89085 - 629448

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
6700	SERVICE SHOP	1955	1981	1920	1



## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	1744	3	6700	SERVICE SHOP
AOF	AVERAGE OFFICE	176	3	6700	SERVICE SHOP

## Improvement Attributes

Attribute	Attribute Desc	Units
Exterior Wall	15-CONCRETE BLOCK	100
Floor Cov	03-FIN CONCRETE	100
Frame	03-MASONRY	100
HC&V	02-CONVECTION	100
Heat System	02-OIL	100
HEAT/AC	00 - N/A	1
HVAC	01-NONE	100
Interior Wall	01-MINIMUM/MASON	100
Num Half Baths	2.0-Half Baths	1
Num Res Units	Num Res Units	100
Roof Type	01-FLAT	100
Roofing	04-TAR & GRAVEL	100
Total Rooms	1-Rooms	1

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

## Improvement Details

## Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
4680	PAVING 1	3100		C1	COMM	-- N/A --		

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2001-03-16	100	No	U-OLD SALE - UNQUALIFIED	2343	1959	MS	<a href="#">Official Public Record</a>
1974-03-15	100	No	U-OLD SALE - UNQUALIFIED	881	28	WD	<a href="#">Official Public Record</a>

## Permit

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[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:07:15 PM

PRINTER FRIENDLY PAGE

Parcel: 14827-000-000 [GIS Map](#)

<b>Taxpayer:</b>	BUSH GERALD L LIFE ESTATE	<b>Legal:</b>	PORTER SURVEY PB A-63 LOT 3 OR 1866/0459 & OR 2343/1959
<b>Mailing:</b>	1311 NW 5TH AVE GAINESVILLE, FL 32603-1301		
<b>9-1-1 Address:</b>			
<b>Sec-Twn-Rng:</b>	06-10-20		
<b>Property Use:</b>	01000 - VACANT COMM		
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600		
<b>Neighborhood/Area:</b>	HUB TRANSITION		
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36		

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	VACANT COMM	128500	0	0	128500	0	128500	128500	0	0	128500	128500

## History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	128500	0	0	128500	0	128500	128500	0	0	128500	128500
2017	Vacant Comm	128500	0	0	128500	0	128500	128500	0	0	128500	128500
2016	Vacant Comm	128500	0	0	128500	0	128500	128500	0	0	128500	128500
2015	Vacant Comm	128500	0	0	128500	0	128500	128500	0	0	128500	128500
2014	Vacant Comm	128500	0	0	128500	0	128500	128500	0	0	128500	128500

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
1000	VACANT COMMERCIAL	U8	LAND ZONE: U8	1	0.1639	7140	SF

## Sale

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.



Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2006-12-24	100	No	U-OLD SALE - UNQUALIFIED	3522	368	QD	<a href="#">Official Public Record</a>
2001-03-16	100	Vac	U-OLD SALE - UNQUALIFIED	2343	1959	MS	<a href="#">Official Public Record</a>
1988-01-08	100	Vac	U-OLD SALE - UNQUALIFIED	1866	459	QD	<a href="#">Official Public Record</a>

**Permit**

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[Link to TaxCollector Record](#)



# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:13:30 PM

PRINTER FRIENDLY PAGE

Parcel: 14828-000-000

[GIS Map](#)

<b>Taxpayer:</b>	KREIZEL & SWITZER JR & TEITELBAUM	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 4 OR 4407/1422
<b>Mailing:</b>	PO BOX 192 HEWLETT, NY 11557-0192	
<b>9-1-1 Address:</b>	1320 NW 4TH LN GAINESVILLE 419 NW 14TH ST - APT A GAINESVILLE 419 NW 14TH ST - APT B GAINESVILLE 419 NW 14TH ST GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	00800 - MFR <10 UNITS	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	HUB TRANSITION	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2019	MFR <10 UNITS	192800	0	60131	252931	0	252931	252931	0	0	252931	252931

## History

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2018	MFR <10 UNITS	192800	0	61200	254000	0	254000	254000	0	0	254000	254000
2017	Mfr <10 Units	214200	0	88400	302600	0	302600	302600	0	0	302600	302600
2016	Mfr <10 Units	141400	0	53700	195100	0	195100	195100	0	0	195100	195100
2015	Mfr <10 Units	128500	0	54700	183200	0	183200	183200	0	0	183200	183200
2014	Mfr <10 Units	128500	0	52500	181000	0	181000	181000	0	0	181000	181000

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
0801	MFR<10 UNITS	U8	LAND ZONE: U8	1	0.1639	7140	SF

Improvement: 14828-000-000 / 89088 - 629450

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
2700	DUPLEX	1920	1976	1107	1

The diagram shows a property layout on a grid. The main area is labeled 'BAS' with a note '[Area: 1107 ft²]'. It has a vertical dimension of 26ft on the left, a horizontal dimension of 11ft at the top, and a vertical dimension of 45ft on the right. A smaller area at the bottom right is labeled 'FOP' with a note '[Area: 126 ft²]'. It has a horizontal dimension of 18ft at the top, a vertical dimension of 7ft on the right, and a horizontal dimension of 18ft at the bottom. The FOP area is connected to the BAS area by a horizontal dimension of 12ft and a vertical dimension of 12ft. The total area is 1233 sq ft (1107 + 126).

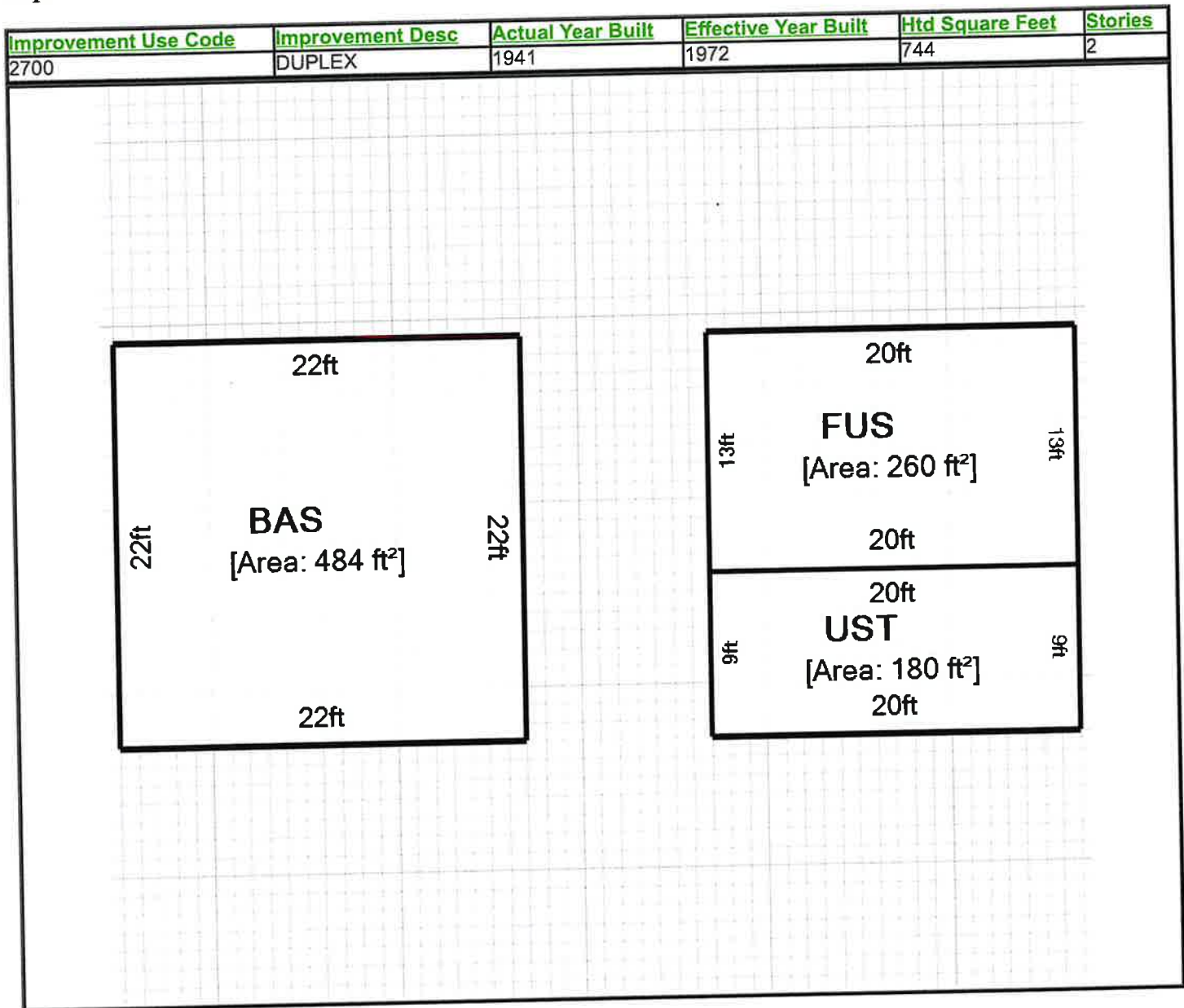
#### Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	1107	3	2700	DUPLEX
FOP	FINISHED OPEN PORCH	126	3	2700	DUPLEX

#### Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	2.0-Baths	1
Bedrooms	3-3 BEDROOMS	1
Exterior Wall	05-AVERAGE	100
Floor Cov	12-HARDWOOD	100
HC&V	04-FORCED AIR	100
Heat System	04-ELECTRIC	100
HVAC	03-CENTRAL	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	1
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100

Improvement: 14828-000-000 / 89088 - 629451



## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	484	3	2700	DUPLEX
FUS	FINISHED UPPER STORY	260	3	2700	DUPLEX
UST	UNFINISHED STORAGE	180	3	2700	DUPLEX

## Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	2.0-Baths	1
Bedrooms	2-2 BEDROOMS	1
Exterior Wall	05-AVERAGE	100
Floor Cov	09-PINE/SOFT WOOD	100
HC&V	04-FORCED AIR	100
Heat System	03-GAS	100
HVAC	03-CENTRAL	100
Interior Wall	02-WALL BOARD/WD	100
Num Res Units	Num Res Units	1
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
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SOHM

SOH MISC

## Improvement Details

## Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
0959	FP 2	1		R7	RES	-- N/A --		
3984	GARAGE SAL	1		C2	COMM			

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2016-01-29	350000	No	02-Qualified Credible Eviden	4407	1422	WD	<a href="#">Official Public Record</a>
2014-12-23	247500	No	12-Financial Inst Deed	4321	653	SD	<a href="#">Official Public Record</a>
2013-03-03	0	No	11-Corrective Deed	4261	1263	CT	<a href="#">Official Public Record</a>
2008-03-25	245000	No	U-OLD SALE - UNQUALIFIED	3763	597	SD	<a href="#">Official Public Record</a>
2008-03-25	100	No	U-OLD SALE - UNQUALIFIED	3763	595	QD	<a href="#">Official Public Record</a>
2007-12-17	100	No	U-OLD SALE - UNQUALIFIED	3719	838	CT	<a href="#">Official Public Record</a>
2006-01-13	325000	No	Q-OLD SALE - QUALIFIED	3302	654	WD	<a href="#">Official Public Record</a>
2002-05-16	188000	No	Q-OLD SALE - QUALIFIED	2461	272	WD	<a href="#">Official Public Record</a>
1998-04-17	143500	No	Q-OLD SALE - QUALIFIED	2163	2358	WD	<a href="#">Official Public Record</a>
1998-04-17	55000	No	U-OLD SALE - UNQUALIFIED	2163	2357	WD	<a href="#">Official Public Record</a>
1993-10-20	55000	No	Q-OLD SALE - QUALIFIED	1932	8	CO	<a href="#">Official Public Record</a>

## Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

[Link to TaxCollector Record](#)



# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:14:47 PM

PRINTER FRIENDLY PAGE

Parcel: 14829-000-000 [GIS Map](#)

<b>Taxpayer:</b>	LCD GATOR OWNER LLC	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 5 & 10 FT ADJ ON E SIDE DB 317 PG 233 OR 4388/0979
<b>Mailing:</b>	CUSHMAN & WAKEFIELD PO BOX 130339 CALSBAD, CA 92013	
<b>9-1-1 Address:</b>		
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01000 - VACANT COMM	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	HUB MF<10 UNITS UNI/13	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2019	VACANT COMM	255000	0	0	255000	0	162910	255000	0	0	162910	255000

## History

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2018	VACANT COMM	255000	0	0	255000	0	148100	255000	0	0	148100	255000
2017	Vacant Comm	255000	0	0	255000	120360	134640	255000	0	0	134640	255000
2016	Misc. Residence	153000	0	100	153100	0	153100	153100	0	0	153100	153100
2015	Mfr <10 Units	153000	0	100	153100	0	153100	153100	0	0	153100	153100
2014	Mfr <10 Units	170000	0	100	170100	0	170100	170100	0	0	170100	170100

## Land

<a href="#">Land Use</a>	<a href="#">Land Use Desc</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Lots</a>	<a href="#">Acres</a>	<a href="#">Sq Feet</a>	<a href="#">Land Type</a>
1000	VACANT COMMERCIAL	U8	LAND ZONE: U8	1	0.1951	8500	SF

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2015-10-23	1789000	No	05-Qualified, Multi Trans	4388	979	MS	<a href="#">Official Public Record</a>
2014-10-29	100	No	11-Corrective Deed	4314	1303	MS	<a href="#">Official Public Record</a>
2014-10-07	100	No	11-Corrective Deed	4308	1150	MS	<a href="#">Official Public Record</a>
2011-08-25	100	No	11-Corrective Deed	4052	1112	MS	<a href="#">Official Public Record</a>
1994-12-01	140000	No	U-OLD SALE - UNQUALIFIED	1990	1307	MS	<a href="#">Official Public Record</a>
1979-11-01	0	No	U-OLD SALE - UNQUALIFIED	1249	651	WD	<a href="#">Official Public Record</a>

### Permit

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Permit Number	Permit Type	Permit Desc	Issue Date	Final Date	Appraisal Date	Comment
15-06226	DE	DEMOLITION PERMIT	2015-11-19		2015-12-18	DEMO RESIDENTIAL

[Link to TaxCollector Record](#)



# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:16:00 PM

PRINTER FRIENDLY PAGE

Parcel: 14830-000-000 [GIS Map](#)

<b>Taxpayer:</b>	GLIKES & GLIKES	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 6 LESS R/W DB 314/424 LEAVING 90.07 FT OF N SIDE & 88.90 FT ON S SIDE & 30 FT ADJ ON W SIDE OR 2232/0115
<b>Mailing:</b>	66 FAIRFIELD LN CHESTER SPRINGS, PA 19425- 2224	
<b>9-1-1 Address:</b>	420 NW 13TH ST GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01100 - STORES	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	PRIMARY N13TH/3RD-8TH	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1- 36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	STORES	257040	0	60093	317133	269	243431	317133	0	0	243431	317133

## History

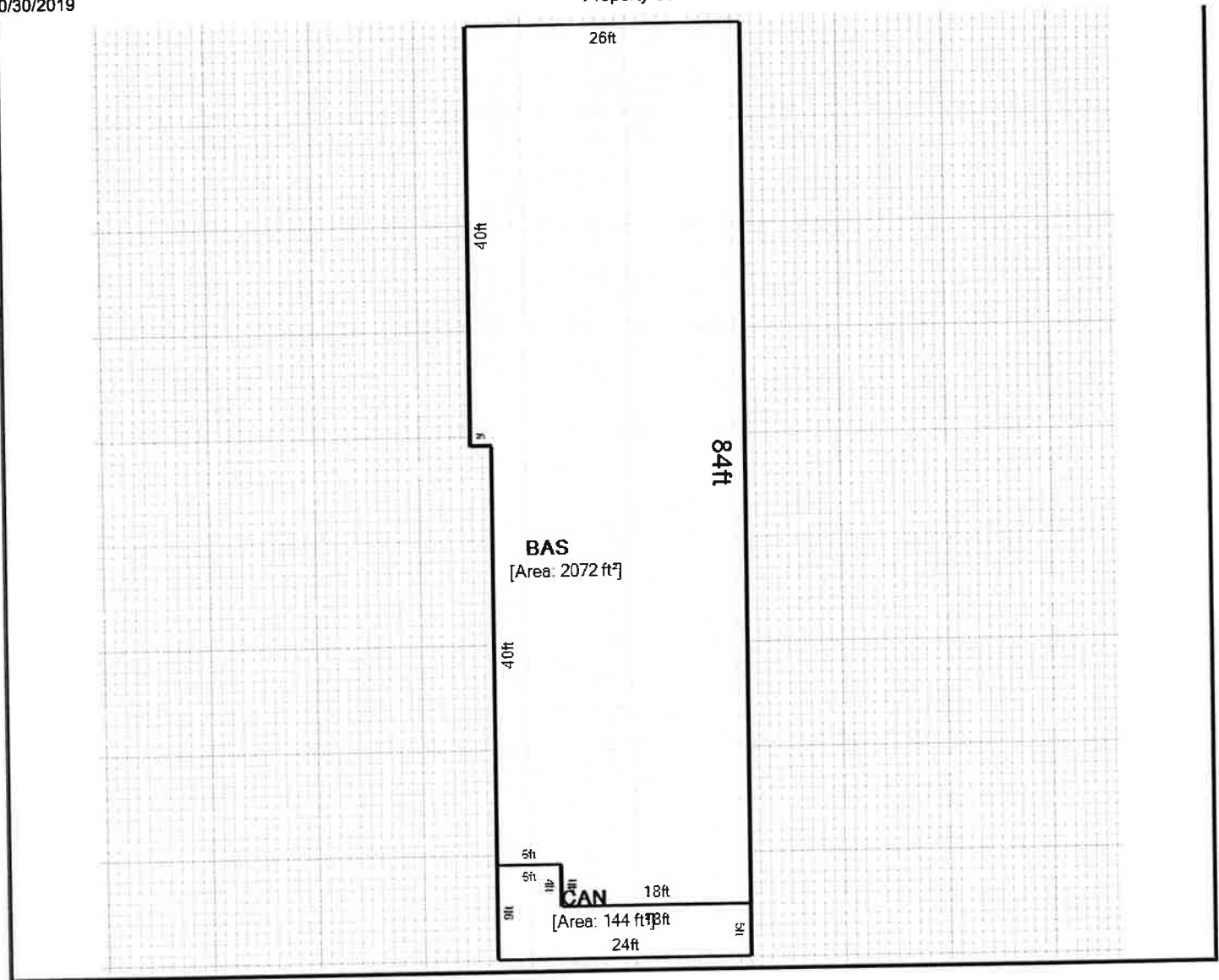
	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	STORES	214200	0	61500	275700	454	221300	275700	0	0	221300	275700
2017	Stores	214200	0	61500	275700	74510	201190	275700	0	0	201190	275700
2016	Stores	121400	0	61500	182900	0	182900	182900	0	0	182900	182900
2015	Stores	121400	0	62700	184100	0	184100	184100	0	0	184100	184100
2014	Stores	142800	0	63700	206500	0	206500	206500	0	0	206500	206500

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
1101	STORE 1 FLOOR	U8	LAND ZONE: U8	1	0.1639	7140	SF

Improvement: 14830-000-000 / 89090 - 629453

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
3500	STORE RETAIL	1935	1965	2072	1



## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	2072	3	3500	STORE RETAIL
CAN	CANOPY (NO SIDES)	144	3	3500	STORE RETAIL

## Improvement Attributes

Attribute	Attribute Desc	Units
Bath Fixtures	Num Extra Fixtures	2
Common Wall	30-30% COMMON WALL	1
Exterior Wall	15-CONCRETE BLOCK	100
Floor Cov	08-SHEET VINYL	50
Floor Cov	14-CARPET	50
Frame	03-MASONRY	100
HC&V	04-FORCED AIR	100
Heat System	04-ELECTRIC	100
HEAT/AC	01 - PACKAGED HVAC	1
HVAC	04-ROOF TOP AIR	100
Interior Wall	03-PLASTER	100
Num Res Units	Num Res Units	100
Roof Type	09-RIGID FR/JOIST	100
Roofing	04-TAR & GRAVEL	100
Total Rooms	2-Rooms	1

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

Improvement Details						Improvement Attributes		
Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
4680	PAVING 1	4000		C1	COMM	-- N/A --		

**Sale**

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
1999-05-14	220000	No	U-OLD SALE - UNQUALIFIED	2232	115	WD	<a href="#">Official Public Record</a>
1984-05-01	106000	No	Q-OLD SALE - QUALIFIED	1562	2536	WD	<a href="#">Official Public Record</a>
1981-10-01	100	No	U-OLD SALE - UNQUALIFIED	1375	302	WD	<a href="#">Official Public Record</a>
1980-05-01	70000	No	Q-OLD SALE - QUALIFIED	1211	56	WD	<a href="#">Official Public Record</a>

**Permit**

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[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:17:14 PM

PRINTER FRIENDLY PAGE

Parcel: 14831-000-000

[GIS Map](#)

<b>Taxpayer:</b>	PARADIGM 413 LLC	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 7 LESS R/W AS PER DB 314/422 ALSO 20 FT E & W ADJ ON W SIDE OR 804/151) OR 3506/0146
<b>Mailing:</b>	220 N MAIN ST GAINESVILLE, FL 32601	
<b>9-1-1 Address:</b>		
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01000 - VACANT COMM	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	PRIMARY N13TH/3RD-8TH	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2019	VACANT COMM	257040	0	0	257040	0	161579	257040	0	0	161579	257040

## History

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2018	VACANT COMM	214200	0	0	214200	0	146890	214200	0	0	146890	214200
2017	Vacant Comm	214200	0	0	214200	80660	133540	214200	0	0	133540	214200
2016	Vacant Comm	121400	0	0	121400	0	121400	121400	0	0	121400	121400
2015	Vacant Comm	121400	0	0	121400	0	121400	121400	0	0	121400	121400
2014	Vacant Comm	142800	0	0	142800	0	142800	142800	0	0	142800	142800

## Land

<a href="#">Land Use</a>	<a href="#">Land Use Desc</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Lots</a>	<a href="#">Acres</a>	<a href="#">Sq Feet</a>	<a href="#">Land Type</a>
1000	VACANT COMMERCIAL	U8	LAND ZONE: U8	1	0.1639	7140	SF

## Sale

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.



Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2006-11-30	400000	No	Q-OLD SALE - QUALIFIED	3506	146	WD	<a href="#">Official Public Record</a>
2006-06-30	375000	No	U-OLD SALE - UNQUALIFIED	3412	1042	WD	<a href="#">Official Public Record</a>
1994-06-03	100	No	U-OLD SALE - UNQUALIFIED	1968	1595	QD	<a href="#">Official Public Record</a>

**Permit**

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[Link to TaxCollector Record](#)



# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 7:27:03 PM

PRINTER FRIENDLY PAGE

Parcel: 14832-001-000 [GIS Map](#)

<b>Taxpayer:</b>	LCD GATOR OWNER LLC	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 8 & 20 FT ST ADJ ON E SIDE OR 4388/0979
<b>Mailing:</b>	CUSHMAN & WAKEFIELD PO BOX 130339 CALSBAD, CA 92013	
<b>9-1-1 Address:</b>		
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01000 - VACANT COMM	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	SECONDARY COMM	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	VACANT COMM	212500	0	0	212500	0	212500	212500	0	0	212500	212500

## History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	255000	0	0	255000	0	205700	255000	0	0	205700	255000
2017	Vacant Comm	212500	0	0	212500	25500	187000	212500	0	0	187000	212500
2016	Vacant Comm	170000	0	0	170000	0	170000	170000	0	0	170000	170000
2015	Misc. Residence	170000	0	13800	183800	0	183800	183800	0	0	183800	183800
2014	Misc. Residence	170000	0	14500	184500	0	184500	184500	0	0	184500	184500

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
1000	VACANT COMMERCIAL	U8	LAND ZONE: U8	1	0.1951	8500	SF

## Sale

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.

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
2015-10-23	1789000	No	05-Qualified, Multi Trans	4388	979	MS	<a href="#">Official Public Record</a>
2014-10-29	100	No	11-Corrective Deed	4314	1303	MS	<a href="#">Official Public Record</a>
2014-10-07	100	No	11-Corrective Deed	4308	1150	MS	<a href="#">Official Public Record</a>
2011-08-25	100	No	11-Corrective Deed	4052	1112	MS	<a href="#">Official Public Record</a>
1994-12-01	140000	No	U-OLD SALE - UNQUALIFIED	1990	1307	MS	<a href="#">Official Public Record</a>
1979-11-01	0	No	U-OLD SALE - UNQUALIFIED	1249	651	WD	<a href="#">Official Public Record</a>

**Permit**

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<u>Permit Number</u>	<u>Permit Type</u>	<u>Permit Desc</u>	<u>Issue Date</u>	<u>Final Date</u>	<u>Appraisal Date</u>	<u>Comment</u>
15-06224	DE	DEMOLITION PERMIT	2015-11-19		2015-12-18	STORAGE COMPLETE DEMO

[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:18:34 PM

PRINTER FRIENDLY PAGE

Parcel: 14832-000-000

[GIS Map](#)

<b>Taxpayer:</b>	LCD GATOR OWNER LLC	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 11 & 20 FT ST ADJ ON E SIDE OR 4388/0979
<b>Mailing:</b>	CUSHMAN & WAKEFIELD PO BOX 130339 CALSBAD, CA 92013	
<b>9-1-1 Address:</b>		
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01000 - VACANT COMM	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	HUB TRANSITION	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2019	VACANT COMM	229500	0	0	229500	0	185130	229500	0	0	185130	229500

## History

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2018	VACANT COMM	229500	0	0	229500	0	168300	229500	0	0	168300	229500
2017	Vacant Comm	153000	0	0	153000	0	153000	153000	0	0	153000	153000
2016	Vacant Comm	153000	0	0	153000	0	153000	153000	0	0	153000	153000
2015	Single Family	153000	0	22300	175300	0	175300	175300	0	0	175300	175300
2014	Single Family	153000	0	22100	175100	0	175100	175100	0	0	175100	175100

## Land

<a href="#">Land Use</a>	<a href="#">Land Use Desc</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Lots</a>	<a href="#">Acres</a>	<a href="#">Sq Feet</a>	<a href="#">Land Type</a>
1000	VACANT COMMERCIAL	U8	LAND ZONE: U8	1	0.1951	8500	SF

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2015-10-23	1789000	No	05-Qualified, Multi Trans	4388	979	MS	<a href="#">Official Public Record</a>
2014-10-29	100	No	11-Corrective Deed	4314	1303	MS	<a href="#">Official Public Record</a>
2014-10-07	100	No	11-Corrective Deed	4308	1150	MS	<a href="#">Official Public Record</a>
2011-08-25	100	No	11-Corrective Deed	4052	1112	MS	<a href="#">Official Public Record</a>
1993-09-29	100	No	U-OLD SALE - UNQUALIFIED	1928	827	MS	<a href="#">Official Public Record</a>
1987-08-07	300000	No	U-OLD SALE - UNQUALIFIED	1673	2709	MS	<a href="#">Official Public Record</a>
1979-12-01	100	No	U-OLD SALE - UNQUALIFIED	1251	300	WD	<a href="#">Official Public Record</a>

#### Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

Permit Number	Permit Type	Permit Desc	Issue Date	Final Date	Appraisal Date	Comment
15-06225	DE	DEMOLITION PERMIT	2015-11-19		2015-12-18	COMPLETE RESD DEMO

[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:19:36 PM

PRINTER FRIENDLY PAGE

Parcel: 14833-000-000

[GIS Map](#)

<b>Taxpayer:</b>	GATOR GRANDE LLC	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 9 OR 3531/0911
<b>Mailing:</b>	220 N MAIN ST GAINESVILLE, FL 32601	
<b>9-1-1 Address:</b>	411 NW 14TH ST GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	00100 - SINGLE FAMILY	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	HUB TRANSITION	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	SINGLE FAMILY	154200	0	21649	175849	23026	152823	175849	0	0	152823	175849

## History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	SINGLE FAMILY	154200	0	22900	177100	38170	138930	177100	0	0	138930	177100
2017	Single Family	102800	0	23500	126300	0	126300	126300	0	0	126300	126300
2016	Single Family	102800	0	22200	125000	0	125000	125000	0	0	125000	125000
2015	Single Family	102800	0	22800	125600	0	125600	125600	0	0	125600	125600
2014	Single Family	102800	0	23100	125900	0	125900	125900	0	0	125900	125900

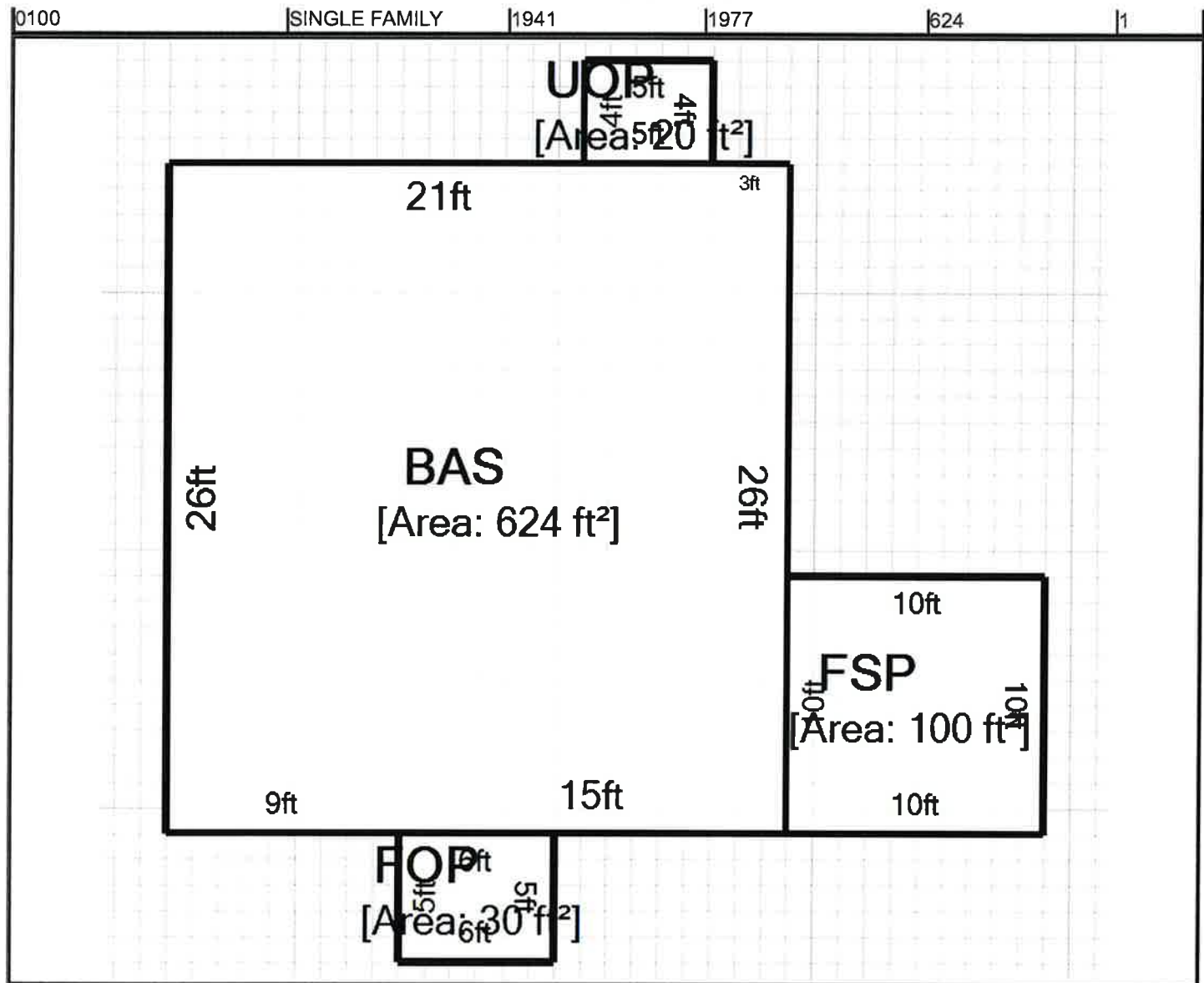
## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
0101	SFR	U8	LAND ZONE: U8	1	0.1639	7140	SF

Improvement: 14833-000-000 / 89094 - 629455

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
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## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	624	3	0100	SINGLE FAMILY
UOP	UNFIN OPEN PORCH	20	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	30	3	0100	SINGLE FAMILY
FSP	FIN SCREENED PORCH	100	3	0100	SINGLE FAMILY

## Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	2-2 BEDROOMS	1
Exterior Wall	05-AVERAGE	100
Floor Cov	09-PINE/SOFT WOOD	100
HC&V	04-FORCED AIR	100
Heat System	03-GAS	100
HVAC	01-NONE	100
Interior Wall	03-PLASTER	100
Num Res Units	Num Res Units	1
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
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2007-01-17	375000	No	Q-OLD SALE - QUALIFIED	3531	911	DD	<a href="#">Official Public Record</a>
2000-03-07	100	No	U-OLD SALE - UNQUALIFIED	3255	1086	WD	<a href="#">Official Public Record</a>
1992-08-05	100	No	U-OLD SALE - UNQUALIFIED	1886	1372	WD	<a href="#">Official Public Record</a>
1988-12-20	21700	No	Q-OLD SALE - QUALIFIED	1722	534	WD	<a href="#">Official Public Record</a>
1976-01-01	21500	No	Q-OLD SALE - QUALIFIED	1015	826	WD	<a href="#">Official Public Record</a>

**Permit**

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[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:21:58 PM

PRINTER FRIENDLY PAGE

Parcel: 14834-001-000 [GIS Map](#)

<b>Taxpayer:</b>	SWAIN ROSEMARY S	<b>Legal:</b> PORTER SURVEY PB A-63 E 41.44 FT OF LOT 10 OR 1898/2398 & OR 3464/263
<b>Mailing:</b>	1730 NW 11TH RD GAINESVILLE, FL 32605-5322	
<b>9-1-1 Address:</b>	1324 NW 4TH PL GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	00100 - SINGLE FAMILY	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	HUB TRANSITION	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	SINGLE FAMILY	61700	0	24286	85986	6852	79134	85986	0	0	79134	85986

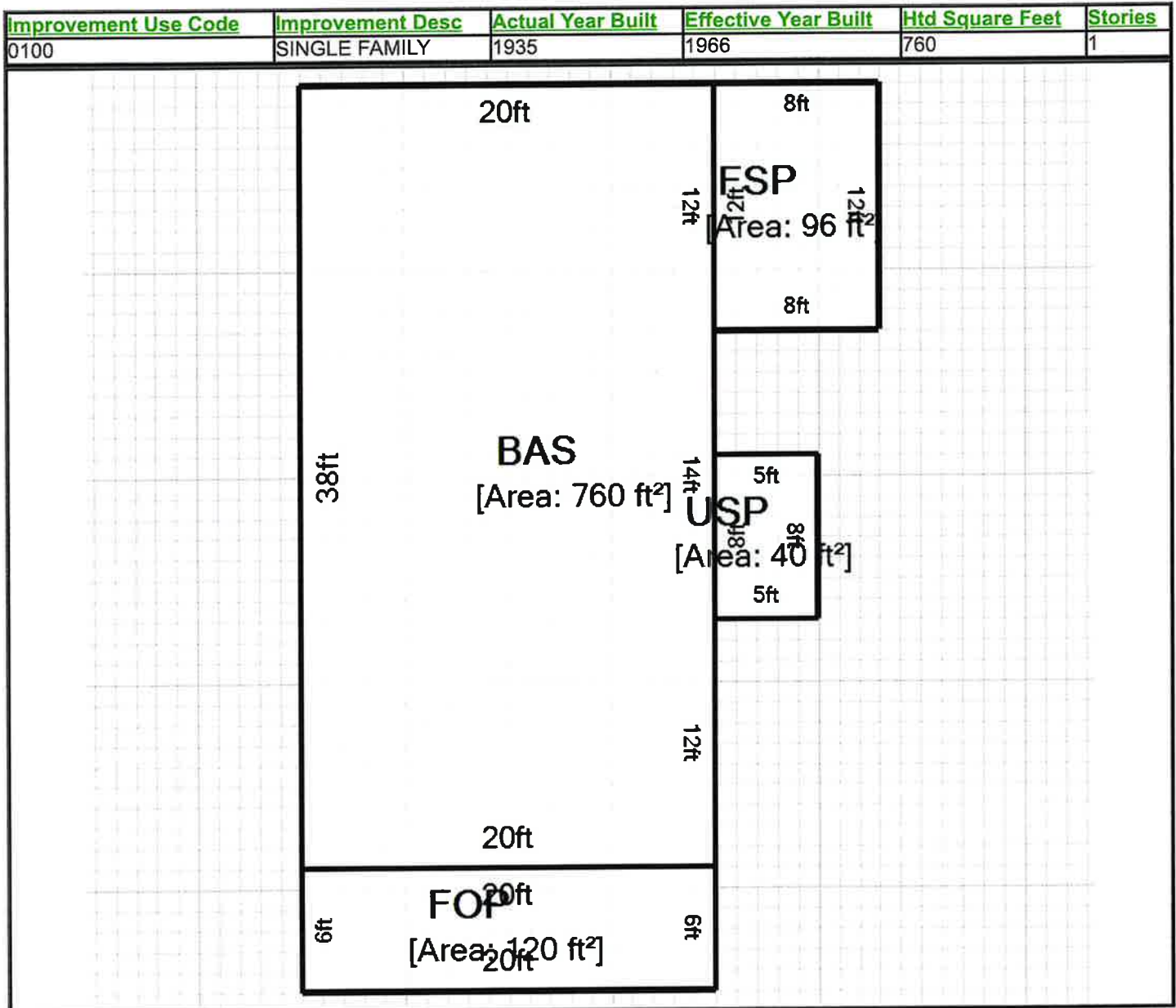
## History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	SINGLE FAMILY	61700	0	24300	86000	14060	71940	86000	0	0	71940	86000
2017	Single Family	41100	0	24300	65400	0	65400	65400	0	0	65400	65400
2016	Single Family	41100	0	22300	63400	0	63400	63400	0	0	63400	63400
2015	Single Family	41100	0	22300	63400	0	63400	63400	0	0	63400	63400
2014	Single Family	41100	0	22100	63200	0	63200	63200	0	0	63200	63200

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
0101	SFR	U8	LAND ZONE: U8	1	0.0656	2856	SF

Improvement: 14834-001-000 / 89096 - 629457



## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	760	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	120	3	0100	SINGLE FAMILY
USP	UNFIN SCREENED PORCH	40	3	0100	SINGLE FAMILY
FSP	FIN SCREENED PORCH	96	3	0100	SINGLE FAMILY

## Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	1.0-Baths	1
Bedrooms	2-2 BEDROOMS	1
Exterior Wall	05-AVERAGE	100
Floor Cov	09-PINE/SOFT WOOD	100
HC&V	02-CONVECTION	100
Heat System	03-GAS	100
HVAC	01-NONE	100
Interior Wall	02-WALL BOARD/WD	100
Num Res Units	Num Res Units	1
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

## Improvement Details

## Improvement Attributes

<u>Detail Type</u>	<u>Description</u>	<u>SqFt/Unit</u>	<u>Quality</u>	<u>Imprv Use</u>	<u>Imprv Use Desc</u>	<u>Attribute</u>	<u>Attribute Desc</u>	<u>Units</u>
0958	FP 1	1		R7	RES	-- N/A --		

**Sale**

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.

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
2006-09-05	100	No	U-OLD SALE - UNQUALIFIED	3464	263	QD	<a href="#">Official Public Record</a>
1991-09-01	100	No	U-OLD SALE - UNQUALIFIED	1898	2398	QD	<a href="#">Official Public Record</a>
1989-06-16	23500	No	Q-OLD SALE - QUALIFIED	1738	2866	WD	<a href="#">Official Public Record</a>

**Permit**

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[Link to TaxCollector Record](#)



# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:20:40 PM

PRINTER FRIENDLY PAGE

Parcel: 14834-000-000 [GIS Map](#)

<b>Taxpayer:</b>	GATOR GRANDE LLC	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 10 LESS E 41.44 FT OR 3910/576
<b>Mailing:</b>	220 N MAIN ST GAINESVILLE, FL 32601	
<b>9-1-1 Address:</b>	30 NW 4TH PL GAINESVILLE 405 NW 14TH ST GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	00800 - MFR <10 UNITS	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	HUB TRANSITION	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2019	MFR <10 UNITS	115700	0	58223	173923	0	173923	173923	0	0	173923	173923

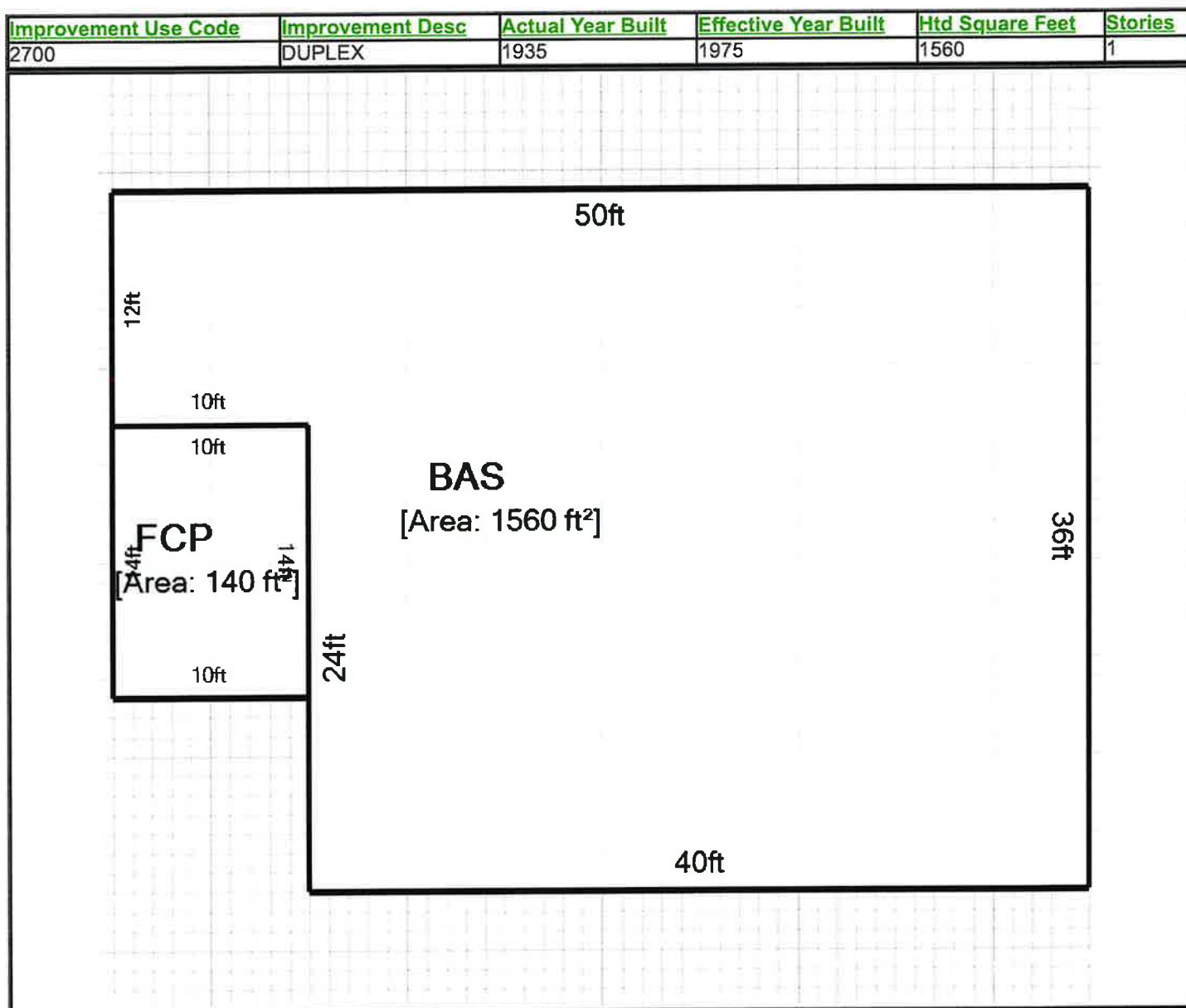
## History

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2018	MFR <10 UNITS	115700	0	60400	176100	9490	166610	176100	0	0	166610	176100
2017	Mfr <10 Units	128500	0	87300	215800	64330	151470	215800	0	0	151470	215800
2016	Mfr <10 Units	84800	0	52900	137700	0	137700	137700	0	0	137700	137700
2015	Mfr <10 Units	77100	0	53300	130400	0	130400	130400	0	0	130400	130400
2014	Mfr <10 Units	77100	0	54200	131300	0	131300	131300	0	0	131300	131300

## Land

<a href="#">Land Use</a>	<a href="#">Land Use Desc</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Lots</a>	<a href="#">Acres</a>	<a href="#">Sq Feet</a>	<a href="#">Land Type</a>
0801	MFR<10 UNITS	U8	LAND ZONE: U8	1	0.0983	4284	SF

Improvement: 14834-000-000 / 89095 - 629456



## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	1560	3	2700	DUPLEX
FCP	FINISHED CARPORT	140	3	2700	DUPLEX

## Improvement Attributes

Attribute	Attribute Desc	Units
Bathrooms	2.0-Baths	1
Bedrooms	4-4 BEDROOMS	1
Exterior Wall	19-COMMON BRICK	100
Floor Cov	12-HARDWOOD	100
HC&V	02-CONVECTION	100
Heat System	02-OIL	100
HVAC	02-WIND/WALL UNIT	100
Interior Wall	03-PLASTER	100
Num Res Units	Num Res Units	1
Roof Type	03-GABLE/HIP	100
Roofing	03-ASPHALT	100

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

## Improvement Details

## Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
0959	FP 2	1		R7	RES	-- N/A --		
1641	PATIO 1	96		R1	RES			
1641	PATIO 1	96		R1	RES			

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2009-09-28	100	No	11-Corrective Deed	3910	576	WD	<a href="#">Official Public Record</a>
2007-07-31	375000	No	Q-OLD SALE - QUALIFIED	3652	637	WD	<a href="#">Official Public Record</a>
1991-04-25	100	No	U-OLD SALE - UNQUALIFIED	1809	119	MS	<a href="#">Official Public Record</a>
1986-10-01	55000	No	Q-OLD SALE - QUALIFIED	1641	1838	WD	<a href="#">Official Public Record</a>
1977-01-01	22000	No	Q-OLD SALE - QUALIFIED	1053	19	WD	<a href="#">Official Public Record</a>

## Permit

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[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:23:42 PM

PRINTER FRIENDLY PAGE

Parcel: 14836-000-000 [GIS Map](#)

<b>Taxpayer:</b>	PFEIFFER CYLDE T	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 12 LESS R/W AS PER DB 314/420 LEAVING 87.69 FT ON N SIDE & 87.68 FT ON S SIDE & E 1/2 OF 40 FT ST ADJ ON W SIDE OR 1403/0716 & OR 1771/1209
<b>Mailing:</b>	4422 NW 22ND ST GAINESVILLE, FL 32605-1758	
<b>9-1-1 Address:</b>	402 NW 13TH ST GAINESVILLE	
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	02500 - SERVICE SHOPS	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	PRIMARY N13TH/3RD-8TH	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	SERVICE SHOPS	257040	0	38564	295604	188	216283	295604	0	0	216283	295604

## History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	SERVICE SHOPS	214200	0	41100	255300	253	196620	255300	0	0	196620	255300
2017	Service Shops	214200	0	41100	255300	76550	178750	255300	0	0	178750	255300
2016	Service Shops	121400	0	41100	162500	0	162500	162500	0	0	162500	162500
2015	Service Shops	121400	0	37900	159300	0	159300	159300	0	0	159300	159300
2014	Service Shops	142800	0	37800	180600	0	180600	180600	0	0	180600	180600

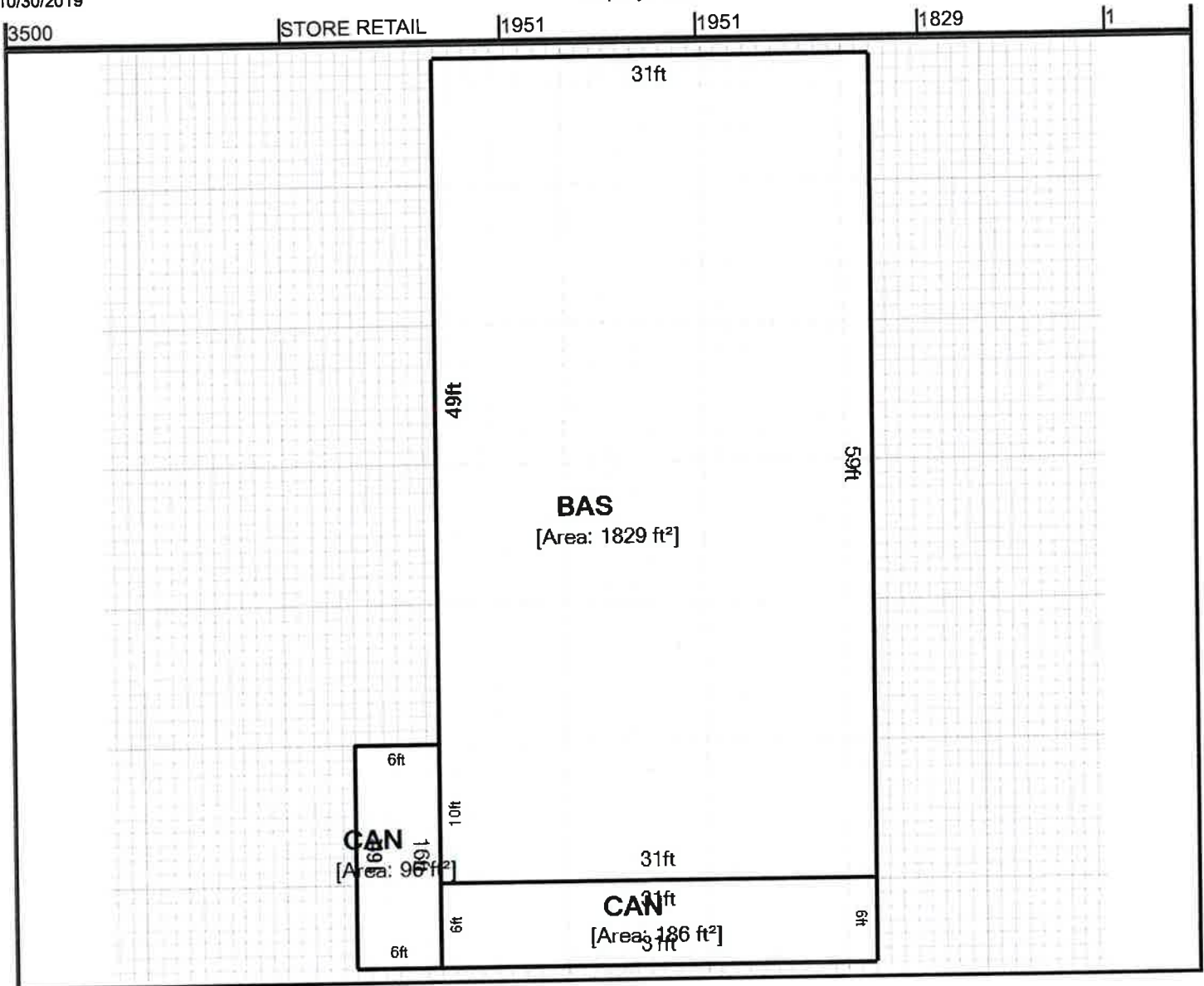
## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
2501	SERVICE SHOP	U8	LAND ZONE: U8	1	0.1639	7140	SF

Improvement: 14836-000-000 / 89097 - 629458

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories





## Improvement Details

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc
BAS	BASE AREA	1829	3	3500	STORE RETAIL
CAN	CANOPY (NO SIDES)	96	3	3500	STORE RETAIL
CAN	CANOPY (NO SIDES)	186	3	3500	STORE RETAIL

## Improvement Attributes

Attribute	Attribute Desc	Units
Bath Fixtures	Num Extra Fixtures	3
Exterior Wall	15-CONCRETE BLOCK	80
Exterior Wall	17-CB STUCCO	20
Floor Cov	05-ASPHALT TILE	100
Frame	03-MASONRY	100
HC&V	01-NONE	100
Heat System	01-NONE	100
HEAT/AC	00 - N/A	1
HVAC	02-WIND/WALL UNIT	100
Interior Wall	01-MINIMUM/MASON	100
Num Res Units	Num Res Units	100
Roof Type	04-WOOD TRUSS	100
Roofing	04-TAR & GRAVEL	100
Total Rooms	1-Rooms	1

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				



## Improvement Details

## Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
4680	PAVING 1	1947		C1	COMM	-- N/A --		

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
1990-03-28	100	No	U-OLD SALE - UNQUALIFIED	1771	1209	QD	<a href="#">Official Public Record</a>
1982-01-01	100000	No	Q-OLD SALE - QUALIFIED	1403	716	WD	<a href="#">Official Public Record</a>

## Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

[Link to TaxCollector Record](#)

# Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 10/30/2019 at 6:26:37 PM

PRINTER FRIENDLY PAGE

Parcel: 14840-000-000

[GIS Map](#)

<b>Taxpayer:</b>	LCD GATOR OWNER LLC	<b>Legal:</b> PORTER SURVEY PB A-63 LOT 14 & E 88.07 FT OF LOT 17 & 20 FT ST ADJ ON E SIDE OR 4388/0979
<b>Mailing:</b>	CUSHMAN & WAKEFIELD PO BOX 130339 CALSBAD, CA 92013	
<b>9-1-1 Address:</b>		
<b>Sec-Twn-Rng:</b>	06-10-20	
<b>Property Use:</b>	01000 - VACANT COMM	
<b>Tax Jurisdiction:</b>	GAINESVILLE 3600	
<b>Neighborhood/Area:</b>	SECONDARY COMM	
<b>Subdivision:</b>	PORTER ADDN TO GV LOTS 1-36	

## 2019 TRIM Values

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	VACANT COMM	393175	0	0	393175	0	393175	393175	0	0	393175	393175

## History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT COMM	1061600	0	0	1061600	0	380540	1061600	0	0	380540	1061600
2017	Vacant Comm	393200	0	0	393200	47250	345950	393200	0	0	345950	393200
2016	Vacant Comm	314500	0	0	314500	0	314500	314500	0	0	314500	314500
2015	Wareh/Dist Term	314500	0	107400	421900	0	421900	421900	0	0	421900	421900
2014	Wareh/Dist Term	314500	0	107000	421500	0	421500	421500	0	0	421500	421500

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
1000	VACANT COMMERCIAL	U8	LAND ZONE: U8	1	0.361	15727	SF

## Sale

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.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
------	-------	---------	-----------	---------	---------	------------	-----------------

2015-10-23	1789000	No	05-Qualified, Multi Trans	4388	979	MS	<a href="#">Official Public Record</a>
2014-10-29	100	No	11-Corrective Deed	4314	1303	MS	<a href="#">Official Public Record</a>
2014-10-07	100	No	11-Corrective Deed	4308	1150	MS	<a href="#">Official Public Record</a>
2011-08-25	100	No	11-Corrective Deed	4052	1112	MS	<a href="#">Official Public Record</a>
1993-09-29	100	No	U-OLD SALE - UNQUALIFIED	1928	827	MS	<a href="#">Official Public Record</a>
1987-08-01	300000	No	U-OLD SALE - UNQUALIFIED	1673	2709	MS	<a href="#">Official Public Record</a>
1979-11-01	100	No	U-OLD SALE - UNQUALIFIED	1249	651	WD	<a href="#">Official Public Record</a>

**Permit**

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<a href="#">Permit Number</a>	<a href="#">Permit Type</a>	<a href="#">Permit Desc</a>	<a href="#">Issue Date</a>	<a href="#">Final Date</a>	<a href="#">Appraisal Date</a>	<a href="#">Comment</a>
15-06226	DE	DEMOLITION PERMIT	2015-11-19		2015-12-18	

[Link to TaxCollector Record](#)



## 2018 Roll Details — Real Estate Account At 424 NW 13TH ST # SUIT A

[Print this page](#)

Real Estate Account #14825 000 000

[Parcel details](#)
[Latest bill](#)
[View/Print full bill history](#)

<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>...</b>	<b>2002</b>
<b>PAID</b>	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>		<b>PAID</b>

[Get Bills by Email](#)
**PAID** 2018-12-06 \$10,107.52

Effective 2018-11-30

Receipt #18-0048313

Owner: GLIKES & GLIKES  
 66 FAIRFIELD LANE  
 CHESTER SPRINGS, PA 19425  
 Situs: 424 NW 13TH ST # SUIT A

Account number: 14825 000 000

Alternate Key: 1086283

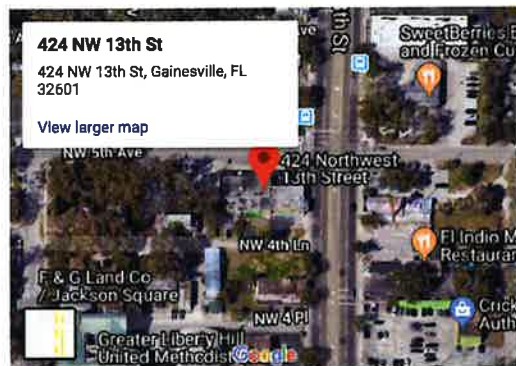
Millage code: 3800

Millage rate: 21.7808

Assessed value: 488,300

School assessed value: 468,300

Unimproved land value: 289,400

**424 NW 13th St**

424 NW 13th St, Gainesville, FL 32601

[View larger map](#)

Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Report a map error  
 Location is not guaranteed to be accurate.

[Property Appraiser](#)

## 2018 Annual bill

[View](#)

Ad valorem: \$10,198.95  
 Non-ad valorem: \$328.72  
 Total Discountable: 10528.67  
 No Discount NAVA: 0.00  
 Total tax: \$10,628.67

## Legal description

PORTER SURVEY PB A-63 LOT 1 LESS R/W DB 314/426 LEAVING 90.06 FT ON N SIDE & 90.07 FT ON S SIDE ALSO 20 FT ADJ TO W SIDE OR 4470/0534

## Location

Book, page, item: 4470-0534-

Geo number: 06-10-20-14825000000

Range: 20

Township: 10

Section: 06

Neighborhood: 136100.05

Use code: 01100

Total acres: 0.186





# 2018 Roll Details — Real Estate Account At 1309 NW 5TH AVE

Real Estate Account #14826 001 000

Parcel details

Latest bill

View/Print full bill history

Print this page

2019  
4 InstallmentsPAID TO  
DATE2018  
4 Installments

PAID

2017  
4 Installments

PAID

2016  
4 Installments

PAID

...

2002  
4 Installments

PAID

Installment 1  
PaidInstallment 2  
PaidInstallment 3  
PaidInstallment 4  
Paid

Get Bills by Email

PAID 2019-03-28 \$991.08  
Receipt #18-0139532

Owner: ROBERTSON &amp; ROBERTSON TRUSTEES

18203 NW 23RD PL

NEWBERRY, FL 32060

Site: 1309 NW 5TH AVE

Account number: 14826 001 000

Alternate Key: 1086265

Millage code: 3800

Millage rate: 21.7808

Assessed value: 144,590

School assessed value: 168,000

Unimproved land value: 104,000

Flags

Installments



Location is not guaranteed to be accurate.

Property Appraiser

2018 Installment bill #4

View

Ad valorem: \$3,319.33

Non-ad valorem: \$281.76

Total Discountable: 3601.09

No Discount NAVA: 0.00

Total tax: \$3,601.09

Legal description

PROTER SURVEY PB A-63 E 31.40 FT OF LOT 2 &amp; 20 FT ADJ ON E SIDE OR 1913/2289 &amp; OR 3741/8697

Location

Book, page, Item: 3741-687-

Geo number: 06-10-20-14826001000

Range: 20

Township: 10

Section: 06

Neighborhood: 136100.20

Use code: 01100

Total acres: 0.080







## 2018 Roll Details — Real Estate Account At 1311 NW 5TH AVE

Real Estate Account #14826 000 000

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)

PAID 2019-07-02 \$4,348.66

Receipt #19-0204259

Owner: BUSH, GERALD L LIFE ESTATE

1311 NW 5TH AVE

GAINESVILLE, FL 32603-1301

Situe: 1311 NW 5TH AVE

Account number: 14826 000 000

Alternate Key: 1066284

Millage code: 3600

Millage rate: 21.7808

Assessed value: 141,930

School assessed value: 187,800

Unimproved land value: 151,000



Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

## 2018 Annual bill

Ad valorem: \$3,424.54

Non-ad valorem: \$321.26

Total Discountable: 3745.79

No Discount NAVA: 0.00

Total tax: \$3,745.79

## Legal description

PORTER SURVEY PB A-63 LOT 2 LESS E 31.40 FT OR 1172/510 DEED APPEARS IN ERROR PER OR 2343/1959

## Location

Book, page, item: 2343-1959-

Geo number: 06-10-20-14826000000

Range: 20

Township: 10

Section: 06

Neighborhood: 136100.20

Use code: 02500

Total acres: 0.116

## Certificate #3842

This parcel has a redeemed certificate for 2018.

Advised number: 4519

Face amount: \$4,135.65

Issued date: 06/01/2019

Expiration date: 08/01/2026

Buyer: Bidder number 3318512

ASSEMBLY TAX 36, LLC

ASSEMBLY TAX 36 LLC CARE OF CUSTODIAN AND SECURED PARTY

PO BOX 31001-2727

PASADENA, CA 91110

Interest rate: 0.25%





## 2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #14827 000 000

[Parcel details](#)
[Latest bill](#)
[View/Print full bill history](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)

PAID 2019-07-02 \$3,257.68

Receipt #18-0204265

Owner: BUSH, GERALD L LIFE ESTATE

1311 NW 5TH AVE

GAINESVILLE, FL 32603-1301

Situe: Unassigned Location RE

Account number: 14827 000 000

Alternate Key: 1086286

Millage code: 3800

Millage rate: 21.7808

Assessed value: 128,500

School assessed value: 128,500

Unimproved land value: 128,500


[View larger map](#)

Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$2,798.83

Non-ad valorem: \$0.00

Total Discountable: 2798.83

No Discount NAVA: 0.00

Total tax: \$2,798.83

Legal description

PORTER SURVEY PB A-63 LOT 3 OR 1866/8459 &amp; OR 2343/1959

Location

Book, page, item: 3522-366-

Geo number: 06-10-20-14827000000

Range: 20

Township: 10

Section: 06

Neighborhood: 138030.31

Use code: 01000

Total acres: 0.164

## Certificate #3843

This parcel has a redeemed certificate for 2018.

Advertised number: 4520

Face amount: \$3,096.60

Issued date: 06/01/2019

Expiration date: 06/01/2026

Buyer: Bidder number 3316512

ASSEMBLY TAX 36, LLC

ASSEMBLY TAX 36 LLC CARE OF CUSTODIAN AND SECURED PARTY

PO BOX 31001-2727

PASADENA, CA 91110

Interest rate: 0.25%





# 2018 Roll Details — Real Estate Account At 1324 NW 4TH LN

Real Estate Account #14828 000 000

Parcel details

Latest bill

View/Print full bill history

Print this page

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-11-26 \$5,582.60

Receipt #18-0030105

Owner: KREIZEL &amp; SWITZER JR &amp; TEITELBAUM

PO BOX 192

HEWLETT, NY 11857-0192

Situe: 1324 NW 4TH LN

Account number: 14828 000 000

Alternate Key: 1086287

Millage code: 3800

Millage rate: 21.7808

Escrow company: FREEDOM MORTGAGE (CL-0010185)

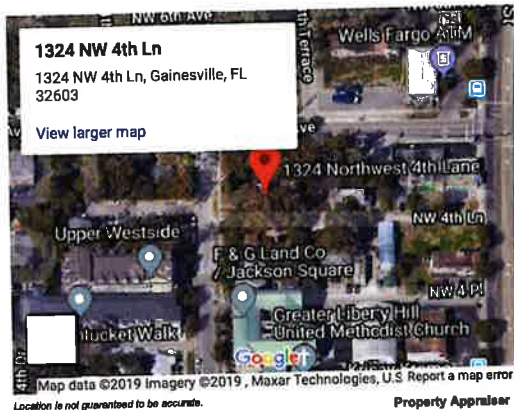
95 METHODIST HILL DRIVE

ROCHESTER, NY 14823

Assessed value: 254,000

School assessed value: 254,000

Unimproved land value: 192,600



## 2018 Annual bill

Ad valorem: \$5,532.32  
 Non-ad valorem: \$282.89  
 Total Discountable: 5815.21  
 No Discount NAVA: 0.00  
 Total tax: \$5,815.21

## Location

Book, page, item: 4407-1422-

Geo number: 06-10-20-14828000000

Range: 20

Township: 10

Section: 06

Neighborhood: 138030.31

Use code: 00800

Total acres: 0.164

[View](#)

## Legal description

PORTER SURVEY PB A-63 LOT 4 OR 4487/1422





2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #14829 000 000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

[Print this page](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

**PAID** 2018-11-20 \$3,857.98  
Receipt #18-0025191

Owner: LCD GATOR OWNER LLC  
CUSHMAN & WAKEFIELD  
PO BOX 130339  
CALSBAD, CA 92013  
Situe: Unassigned Location RE

Account number: 14829 000 000  
Alternate Key: 1088288  
Millage code: 3800  
Millage rate: 21.7808  
  
Assessed value: 148,100  
School assessed value: 255,000  
Unimproved land value: 255,000



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$4,002.26  
Non-ad valorem: \$16.47  
Total Discountable: 4018.73  
No Discount NAVA: 0.00  
Total tax: \$4,018.73

Legal description

PORTER SURVEY PB A-63 LOT 5 & 18 FT ADJ ON E SIDE DB 317 PG 233 OR 4388/0979

Location

Book, page, item: 4388-979-  
Geo number: 06-10-20-14829000000  
Range: 20  
Township: 10  
Section: 06  
Neighborhood: 138030.80  
Use code: 01000  
Total acres: 0.196





## 2018 Roll Details — Real Estate Account At 420 NW 13TH ST

Real Estate Account #14830 000 000

Parcel details

Latest bill

View/Print full bill history

Print this page

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2018-12-27 \$5,370.41  
Receipt #18-0069295

Owner: GLIKES & GLIKES  
66 FAIRFIELD LN  
CHESTER SPRINGS, PA 19425-2224  
Situe: 420 NW 13TH ST

Account number: 14830 000 000

Alternate Key: 1086289

Millage code: 3600

Millage rate: 21.7808

Assessed value: 221,300

School assessed value: 275,700

Unimproved land value: 214,200



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$5,216.26  
Non-ad valorem: \$321.26  
Total Discountable: 5536.51  
No Discount NAVA: 0.00  
Total tax: \$5,536.51

## Legal description

PORTER SURVEY PB A-63 LOT 6 LESS R/W DB 314/424 LEAVING 90.07 FT OF N SIDE & 88.90 FT ON S SIDE & 30 FT ADJ ON W SIDE  
OR 2232/0115

## Location

Book, page, item: 2232-115-

Geo number: 06-10-20-14830000000

Range: 20

Township: 10

Section: 06

Neighborhood: 136100.05

Use code: 01100

Total acres: 0.164







## 2018 Roll Details — Real Estate Account At 410 NW 13TH ST # 1

Real Estate Account #14831 000 000

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>...</b>	<b>2002</b>
<b>PAID</b>	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>		<b>PAID</b>

[Get Bills by Email](#)**PAID** 2018-11-19 \$3,835.86

Receipt #18-0023563

Owner: PARADIGM 413 LLC  
 PO BOX 13116  
 GAINESVILLE, FL 32604  
 Situs: 410 NW 13TH ST # 1

Account number: 14831 000 000

Alternate Key: 1088290

Millage code: 3800

Millage rate: 21.7808

Assessed value: 146,890

School assessed value: 214,200

Unimproved land value: 214,200



Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$3,888.33

Non-ad valorem: \$98.82

Total Discountable: 3787.15

No Discount NAVA: 0.00

Total tax: \$3,787.15

Legal description

PORTER SURVEY PB A-63 LOT 7 LESS R/W AS PER DB 314/422 ALSO 20 FT E & W ADJ ON W SIDE OR 804/151) OR 3506/8146  
 Location

Book, page, item: 3506-146-

Geo number: 06-10-20-14831000000

Range: 20

Township: 10

Section: 06

Neighborhood: 136100.05

Use code: 01000

Total acres: 0.184





## 2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #14832 001 000

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)**PAID** 2018-11-20 \$4,860.89

Receipt #18-0025191

Owner: LCD GATOR OWNER LLC  
 CUSHMAN & WAKEFIELD  
 PO BOX 130338  
 CALSBAD, CA 92013  
 Site: Unassigned Location RE

Account number: 14832 001 000

Alternate Key: 1086292

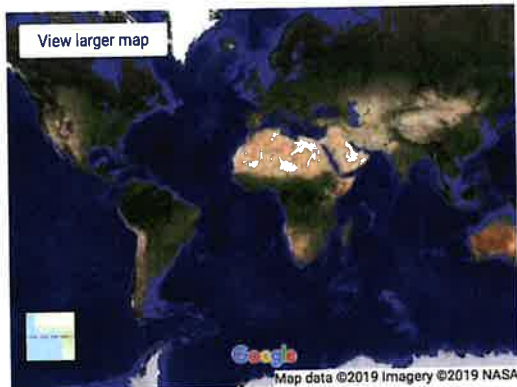
Millage code: 3800

Millage rate: 21.7808

Assessed value: 205,700

School assessed value: 255,000

Unimproved land value: 255,000

[View larger map](#)

Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$4,838.42

Non-ad valorem: \$16.47

Total Discountable: 4854.89

No Discount NAVA: 0.00

Total tax: \$4,854.89

## Legal description

PORTER SURVEY PB A-63 LOT 8 &amp; 20 FT ST ADJ ON E SIDE OR 4388/8979

## Location

Book, page, item: 4388-879-

Geo number: 06-10-20-14832001000

Range: 20

Township: 10

Section: 06

Neighborhood: 136100.20

Use code: 01000

Total acres: 0.195





## 2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #14832 000 000

[Parcel details](#)
[Latest bill](#)
[View/Print full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

**PAID** 2018-11-20 \$3,961.67  
Receipt #18-0026191

Owner: LCD GATOR OWNER LLC  
CUSHMAN & WAKEFIELD  
PO BOX 130339  
CALSBAD, CA 92013  
Situe: Unassigned Location RE

Account number: 14832 000 000

Alternate Key: 1086291

Millage code: 3600

Millage rate: 21.7808

Assessed value: 168,300

School assessed value: 229,500

Unimproved land value: 229,500



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$4,110.27  
Non-ed valorem: \$16.47  
Total Discountable: 4126.74  
No Discount NAVA: 0.00  
Total tax: \$4,126.74

## Legal description

PORTER SURVEY PB A-63 LOT 11 &amp; 20 FT ST ADJ ON E SIDE OR 4388/6979

## Location

Book, page, item: 4388-679-

Geo number: 06-10-20-14832000000

Range: 20

Township: 10

Section: 06

Neighborhood: 138030.31

Use code: 01000

Total acres: 0.196





## 2018 Roll Details — Real Estate Account At 411 NW 14TH ST

Real Estate Account #14833 000 000

Parcel details

Latest bill

View/Print full bill history

Print this page

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2018-11-19 \$3,282.93

Receipt #18-0022545

Owner: GATOR GRANDE LLC  
220 N MAIN ST  
GAINESVILLE, FL 32601  
Situa: 411 NW 14TH ST

Account number: 14833 000 000

Alternate Key: 1086283

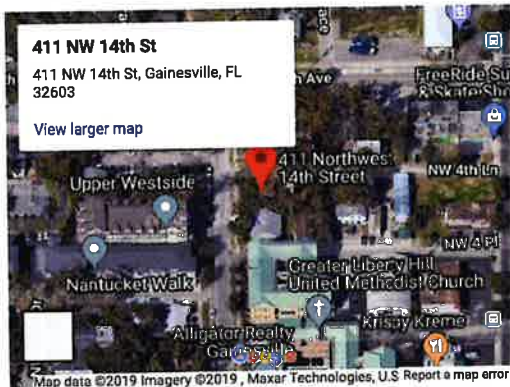
Millage code: 3600

Millage rate: 21.7808

Assessed value: 138,930

School assessed value: 177,100

Unimproved land value: 154,200



Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Report a map error  
Location is not guaranteed to be accurate.

Property Appraiser

## 2018 Annual bill

View

Ad valorem: \$3,303.27

Non-ad valorem: \$116.46

Total Discountable: 3419.72

No Discount NAVA: 0.00

Total tax: \$3,419.72

## Legal description

PORTER SURVEY PB A-63 LOT 9 OR 3531/8911

## Location

Book, page, Item: 3531-911-

Geo number: 06-10-20-14833000000

Range: 20

Township: 10

Section: 06

Neighborhood: 138030.31

Use code: 00100

Total acres: 0.164





## 2018 Roll Details — Real Estate Account At 1324 NW 4TH PL

[Print this page](#)

Real Estate Account #14834 001 000

[Parcel details](#)
[Latest bill](#)
[View/Print full bill history](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)

**PAID** 2018-11-16 \$1,714.08  
Receipt #18-0019633

Owner: SWAIN, ROSEMARY S  
1730 NW 11TH RD  
GAINESVILLE, FL 32605-5322  
Site: 1324 NW 4TH PL

Account number: 14834 001 000

Alternate Key: 1086296

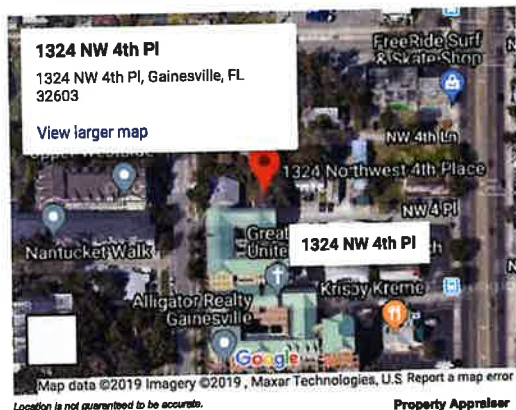
Millage code: 3600

Millage rate: 21.7808

Assessed value: 71,940

School assessed value: 86,000

Unimproved land value: 61,700



Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

## 2018 Annual bill

Ad valorem: \$1,669.05

Non-ad valorem: \$116.45

Total Discountable: 1785.50

No Discount NAVA: 0.00

Total tax: \$1,785.50

## Legal description

PORTER SURVEY PB A-63 E 41.44 FT OF LOT 18 OR 1898/2396 & OR 3464/263  
Location

Book, page, item: 3454-263-

Geo number: 06-10-20-14834001000

Range: 20

Township: 10

Section: 06

Neighborhood: 138030.31

Use code: 00100

Total acres: 0.066







## 2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #14834 000 000

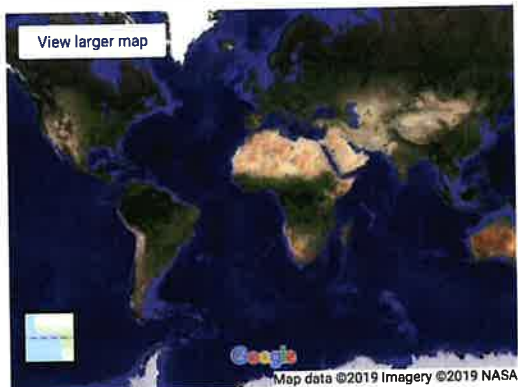
[Parcel details](#)
[Latest bill](#)
[View/Print full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

**PAID** 2018-11-19 \$3,708.70  
 Receipt #18-0022555

**Owner:** GATOR GRANDE LLC  
 220 N MAIN ST  
 GAINESVILLE, FL 32601  
**Situs:** Unassigned Location RE

**Account number:** 14834 000 000**Alternate Key:** 1086294**Millage code:** 3600**Millage rate:** 21.7808**Assessed value:** 186,810**School assessed value:** 176,100**Unimproved land value:** 116,700

Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

## 2018 Annual bill

**Ad valorem:** \$3,697.83  
**Non-ad valorem:** \$166.44  
**Total Discountable:** 3864.27  
**No Discount NAVA:** 0.00  
**Total tax:** \$3,864.27

## Legal description

PORTER SURVEY PB A-63 LOT 18 LESS E 41.44 FT OR 3918/576  
 Location

**Book, page, item:** 3910-576-**Geo number:** 06-10-20-14834000000**Range:** 20**Township:** 10**Section:** 06**Neighborhood:** 138030.31**Use code:** 00800**Total acres:** 0.098



## 2018 Roll Details — Real Estate Account At 402 NW 13TH ST

[Print this page](#)

Real Estate Account #14836 000 000

[Parcel details](#)
[Latest bill](#)
[View/Print full bill history](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)

**PAID** 2019-03-28 \$4,990.53  
Receipt #18-0142185

**Owner:** PFEIFFER, CYLDE T  
4422 NW 22ND ST  
GAINESVILLE, FL 32605-1758  
**Situs:** 402 NW 13TH ST

**Account number:** 14836 000 000**Alternate Key:** 1086296**Millage code:** 3800**Millage rate:** 21.7808**Assessed value:** 196,820**School assessed value:** 255,300**Unimproved land value:** 214,200

2018 Annual bill

**Ad valorem:** \$4,708.77  
**Non-ad valorem:** \$281.76  
**Total Discountable:** 4980.53  
**No Discount NAVA:** 0.00  
**Total tax:** \$4,990.53

## Legal description

PORTER SURVEY PB A-63 LOT 12 LESS R/W AS PER DB 314/420 LEAVING 87.69 FT ON N SIDE & 87.68 FT ON S SIDE & E 1/2 OF 40 FT ST ADJ ON W SIDE OR 1483/8716 & OR 1771/1289  
**Location**

**Book, page, item:** 1771-1209-**Geo number:** 06-10-20-14836000000**Range:** 20**Township:** 10**Section:** 06**Neighborhood:** 136100.05**Use code:** 02500**Total acres:** 0.184



## 2018 Roll Details — Real Estate Account At 1309 NW 4TH PL

Real Estate Account #14840 000 000

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>...</b>	<b>2002</b>
<b>PAID</b>	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>		<b>PAID</b>

[Get Bills by Email](#)

**PAID** 2018-11-20 \$12,708.26  
 Receipt #18-0025221

**Owner:** LCD GATOR OWNER LLC  
 CUSHMAN & WAKEFIELD  
 PO BOX 130338  
 CALSBAD, CA 92013  
**Situs:** 1309 NW 4TH PL

**Account number:** 14840 000 000  
**Alternate Key:** 1086355  
**Millage code:** 3800  
**Millage rate:** 21.7808

**Assessed value:** 380,540  
**School assessed value:** 1,061,600  
**Unimproved land value:** 1,061,600



Location is not guaranteed to be accurate.

**Property Appraiser**

2018 Annual bill

[View](#)

**Ad valorem:** \$13,235.69  
**Non-ad valorem:** \$0.00  
**Total Discountable:** 13235.69  
**No Discount NAVA:** 0.00  
**Total tax:** \$13,235.69

## Legal description

PORTER SURVEY PB A-63 LOT 14 &amp; E 88.07 FT OF LOT 17 &amp; 20 FT ST ADJ ON E SIDE OR 4388/8979

## Location

**Book, page, item:** 4388-879-  
**Geo number:** 06-10-20-14840000000  
**Range:** 20  
**Township:** 10  
**Section:** 06  
**Neighborhood:** 136100.20  
**Use code:** 01000  
**Total acres:** 0.361



## Appendix E Development Plan