



City of Gainesville
 Department of Sustainable Development
 Planning Division

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

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: February 22, 2024
PROJECT NAME AND NUMBER: LD23-000167 SVA
APPLICATION TYPE: Right-of-Way Vacation (Quasi-Judicial)
RECOMMENDATION: Approve
CITY PROJECT CONTACT: Jason Simmons

APPLICATION INFORMATION:

Agent/Applicant: CHW Professional Consultants
Adjacent Property Owner(s): Issie Ann Lowe Trustee, David J. Locascio, State of Florida IIF, Locascio & Locascio Trustee, and Depot Avenue Investments LLC
Related Petition(s): PB-21-00063 SVA
Legislative History: Ordinance 210107 (Right-of-Way vacation of portion of SW 8th Lane)
Neighborhood Workshop: Yes, held on November 29, 2023.

SITE INFORMATION:

Address: Portion of SW 8th Lane abutting three tax parcels located in the 900 block of SW 8th Lane and the SW 8th Road right-of-way that abuts four tax parcels
Parcel Number(s): 15568-008-000, 15569-002-000 and 15569-004-000 abut SW 8th Lane; SW 8th Road abuts 15569-004-000, 15572-000-000, 15570-001-000, and 15569-005-000
Acreage: 0.35 +/- acres of Right-of-Way
Existing Use(s): Public Right-of-Way
Land Use Designation(s): Surrounding properties are UMUH (Urban Mixed-Use High-Intensity)
Zoning Designation(s): Surrounding properties are Urban 9 (U9)
Overlay District(s): N/A
Transportation Mobility Program Area (TMPA): Zone A

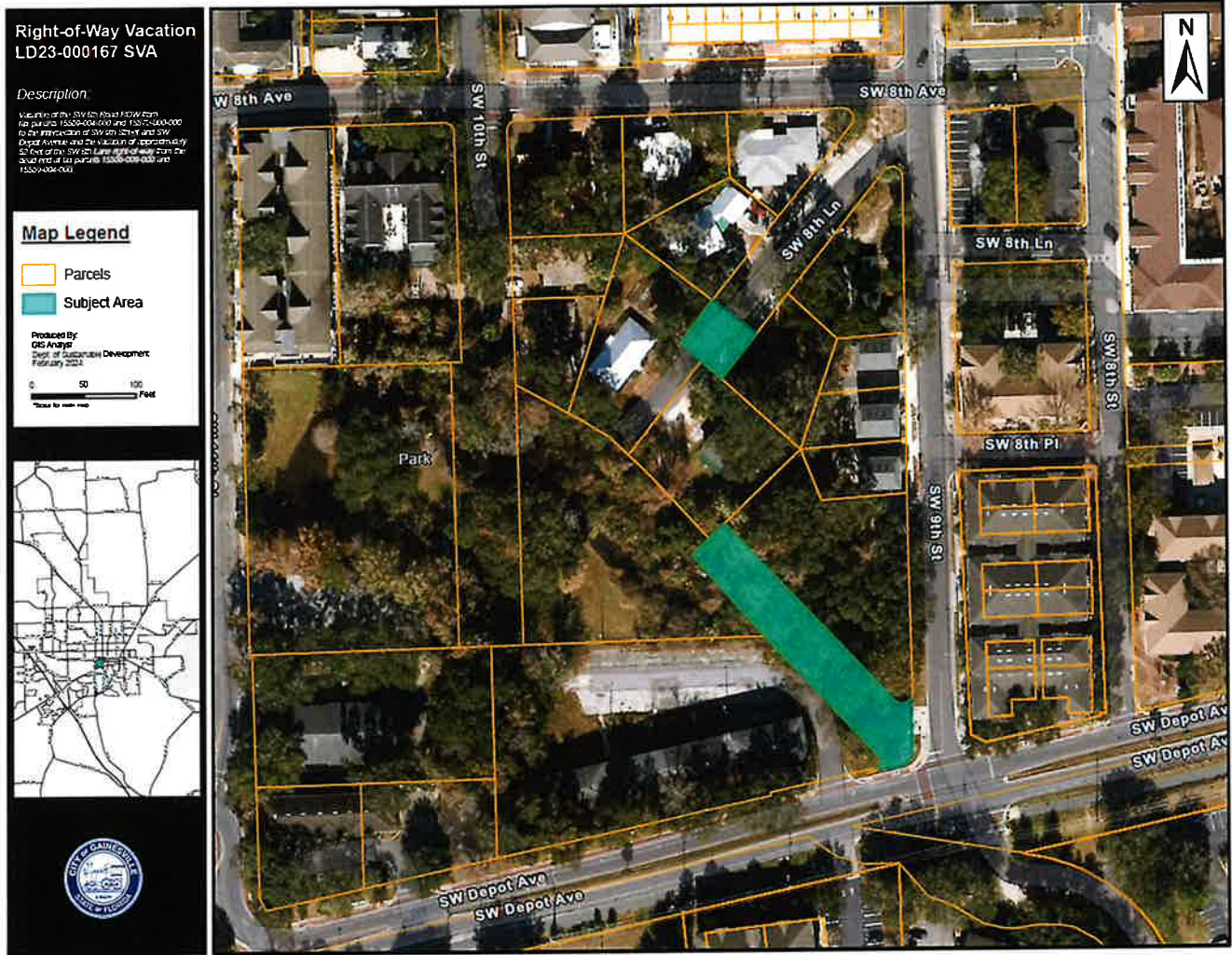


Figure 1: Location Map

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Multi-Family Dwellings	(Urban Mixed-Use High-Intensity) UMUH	Urban 9 (U9)
South	Single-Family Dwelling	(Urban Mixed-Use High-Intensity) UMUH	Urban 9 (U9)

East	Single-Family Dwelling	(Urban Mixed-Use High-Intensity) UMUH	Urban 9 (U9)
West	Multi-Family Dwellings	(Urban Mixed-Use High-Intensity) UMUH	Urban 9 (U9)

PURPOSE AND DESCRIPTION:

CHW Professional Consultants are the agents representing several property owners in the area who have initiated this petition. The purpose of this request is to vacate segments of two rights-of-way that lie in the area of the northwest corner of the intersection of SW 9th Street and SW Depot Avenue. The vacation of the rights-of-way will allow for additional land that can be combined with abutting and nearby properties for the creation of one unified development site for developing multiple-family residential housing. The location of the right-of-way segments do not allow for the possibility of a future connection. The SW 8th Road right-of-way currently serves as a stormwater runoff channel from the intersection of SW 9th Street and SW Depot Avenue to an adjacent retention area. If the vacation is approved the runoff will be conveyed by a stormwater pipe instead of an open drainage ditch. The other right-of-way involves the vacation of the southern 52 feet +/- of SW 8th Lane. Part of this right-of-way has previously been vacated, with the segment currently running from SW 9th Street to a dead-end that terminates at tax parcels 15568-008-000 and 15569-004-000. The total amount of right-of-way to be vacated is approximately 0.35 acres.

STAFF ANALYSIS AND RECOMMENDATION:

The staff recommendation is based on the review criteria stated in Section 30-3.41. Right-of-way vacation in the Land Development Code and in Policy 10.2.1 of the Transportation Mobility Element of the Comprehensive Plan. The following review criteria are stated below:

1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;
 - b. Whether the proposed action is consistent with the Comprehensive Plan;
 - c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;
 - d. Whether the proposed action would deny access to private property;
 - e. The effect of the proposed action upon public safety;
 - f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;

February 22, 2024

City Plan Board Staff Report
LD23-000167 SVA

- g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;
 - h. The necessity to relocate utilities both public and private; and
 - i. The effect of the proposed action on the design and character of the area.
2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:
- a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;
 - b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;
 - c. For public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and
 - d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

ANALYSIS

1. **The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:**
- a. Whether the public benefits from the use of the subject right-of-way as part of the city street system:
The requested area of SW 8th Lane for ROW vacation currently serves as access to the two abutting properties that have existing residential dwellings. These areas will be part of the redevelopment area for the future development that will be proposed for the site. The requested area of SW 8th Road for ROW vacation currently serves as a conveyance for stormwater runoff from SW Depot Avenue and SW 9th Street to a pond located on tax parcel 15572-000-000. After the vacation of the ROW, the runoff will be transported to the pond by a stormwater pipe as compared to an open drainage ditch.
 - b. Whether the proposed action is consistent with the Comprehensive Plan:

The subject ROW vacation is consistent with the goals, objectives, and policies of the Comprehensive Plan. Specifically, the proposed action is consistent with Policy 10.2.1 of the Transportation Mobility Element, which outlines conditions that are appropriate for right-of-way vacation, as further outlined in criteria 2.a-2.d below.

Additionally, the subject right-of-way vacation is consistent with Policy 1.2.1 of the Future Land Use Element, which states that the City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips. The abutting properties will continue to have frontage and access to the remaining portion of SW 8th Lane. The SW 8th Lane ROW segment currently provides access to residential dwellings on the street but do not provide transit access.

c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;

The proposed ROW vacation of the two subject ROW segments is consistent with the minimum block size requirements. As the vacated rights-of-way take on the adjacent U9 (Urban 9) transect zoning, the properties will have to comply with the block size requirements of the U9 district. It should be noted that the two ROW segments to be vacated are internal to the block and if in the development of the property new local streets or urban walkways are required to be built, the resulting blocks will meet the maximum block perimeter requirements.

d. Whether the proposed action would deny access to private property;

The abutting property owners signed the application to request the ROW vacation. The SW 8th Road ROW does not provide access to private property as it is largely a drainage swale. The subject portion of SW 8th Lane that is proposed to be vacated would not deny access to private property if vacated. The previously vacated portions of SW 8th Lane are still open for resident traffic to reach their particular dwelling units. Tax parcel 15569-004-000 would become a landlocked parcel on paper with the ROW vacations. However, the property is under the same ownership as parcel 15568-008-000, which is now an abutting property. As commonly owned properties, access would still be available for parcel 15569-004-000. The remaining segment of SW 8th Lane will continue to provide access to the nearby properties.

e. The effect of the proposed action upon public safety;

The proposed street vacations involving the SW 8th Road segment and the SW 8th Lane segment to be vacated will not negatively impact public safety. The existing open drainage swale will be changed to a piped stormwater conveyance system that may limit erosion of the swale section, thus improving public safety. The remaining portion of SW 8th Lane will still be able to be serviced by fire, police, solid waste, and other essential services.

f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;

The proposed street vacation is not expected to have a negative impact on pedestrian safety and vehicular traffic. There are no existing sidewalks or other pedestrian facilities being removed as part of the proposed street vacation. Fire, police, and other services that use emergency vehicles will be able to access the properties along the remaining portion of SW 8th Lane. Vacating the right-of-way segments and replacing them with an overall development plan, which relies on the established streets for connectivity, will minimize any impacts to traffic safety.

g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;

The Gainesville Fire Rescue Department has indicated that the right-of-way vacation is approvable. The proposed street vacation will not impact the ability for the existing properties along the remaining portion of SW 8th Lane to be served by emergency and waste collection services. Solid waste collection will remain as it is currently operating.

h. The necessity to relocate utilities both public and private; and

Gainesville Regional Utilities (GRU) has indicated that there are existing utilities in the proposed vacated right-of-way. The ordinance to vacate the right-of-way will need to provide a public utility easement to be reserved over the vacated areas.

i. The effect of the proposed action on the design and character of the area.

The proposed street vacation will not affect the design or character of the area. The SW 8th Road segment is a drainage swale that if anything is a detriment to the overall design and character of the area. The SW 8th Lane ROW segment leads to a dead-end that

runs into residential land. The proposed area for street vacation does not contribute to the character of the neighborhood, so redevelopment of this area will improve the design and character of the area.

2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:

- a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;

There are no bicycle lanes or sidewalks along SW 8th Lane. Redevelopment of the area will likely result in sidewalks and bicycle lanes to be added in the overall area and on the remaining portion of SW 8th Lane. The SW 8th Road drainage swale segment is not seen as a future bicycle/pedestrian facility.

- b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;

The loss of the right-of-way segments will not foreclose any non-motorized access to adjacent land uses or transit stops. There are no transit stops along SW 8th Lane and the remaining portion of this road segment will still provide access to adjacent properties. A transit stop along SW 9th Street just north of Depot Avenue will remain in place.

- c. For public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and

The subject street vacation will allow for the development of residential units within close proximity of mixed uses including the University of Florida, Innovation Square, Depot Park, and other residential and non-residential uses.

- d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

There is no reasonably foreseeable need for a transportation corridor connecting to SW 8th Lane. The properties at the end of SW 8th Lane include residential dwelling units and

beyond that, open space land owned by the State of Florida/University of Florida. This property is designated as open space/green space on the Campus Master Plan of the university.

RECOMMENDATION

Staff recommends approval of Petition LD23-000167 SVA.

DRAFT MOTION FOR CONSIDERATION

I move to approve Petition LD23-000167 SVA.

POST-APPROVAL REQUIREMENTS:

The subject petition is required to be heard by the City Commission at a public hearing where it will be considered for further action.

LIST OF APPENDICES:

- Appendix A Application Documents**
- Appendix B Comprehensive Plan Goals, Objectives and Policies**
- Appendix C Land Development Code Regulations**
- Appendix D Maps**

Appendix A

Application Documents

DRAFT



December 8, 2023

Forrest Eddleton, AICP, Director
 City of Gainesville Department of Sustainable Development
 Thomas Center
 306 NE 6th Ave, Bldg B
 Gainesville, FL 32601

RE: Depot Avenue / SW 9th Street and SW 8th Lane Right-of-Way (ROW) Vacation *[Digital Submittal]*

Dear Mr. Eddleton,

Please find the following items enclosed for review and approval of the above referenced project:

- Application to Vacate Public ROW
- Certified Legal Description
- Property Owner Affidavits
- Property Deeds
- Tax Sheets
- Property Appraisers Sheet
- Neighborhood Workshop Package
- Map Set
- ROW Vacation Justification Report

One (1) check in the amount of \$584.40 for an Application to Vacate Public ROW made payable to City of Gainesville has been delivered in person to the City of Gainesville's Department of Sustainability on 12/8/2023.

This application requests to vacate portions of two (2) ROW located in the northwest quadrant of the SW Depot Avenue / 9th Street intersection. Vacating the two (2) subject ROW provides an opportunity to increase the available land for redevelopment across a unified site. Surrounding properties are included in a redevelopment plan and are under contract to be brought into common ownership. Future development intent includes multi-family, student housing.

The subject ROW do not allow for potential connection to any other streets or ROW, and vacating the subject ROW directly supports infill development proximal to UF's main campus and downtown core. One ROW currently conveys stormwater runoff from Depot Avenue and 9th Street to an adjacent retention area. However, once vacated, the water will be conveyed via a stormwater pipe versus an open drainage ditch. This improved stormwater conveyance will better serve the public as the current open ditch is prone to erosion and inhibits water from reaching its destination. Applicant has coordinated with the City of Gainesville Public Works, GRU, and University of Florida to ensure re-routing of stormwater is feasible.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (386) 518-5120 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Thank you,

Craig Brashier, AICP, Director of Planning

N:\2023\23-0194\Departments\02_Planning\City-County\Working Files\231208 Cover Letter Depot ROW.docx

***Application to Vacate Public Right-of-Way
Planning Division***

OFFICE USE ONLY

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

Applicant Information (Please PRINT)

Name: **CHW Professional Consultants / Craig Brashier, AICP, Director of Planning**
 Address: **11801 Research Drive**
 City: **Alachua**
 State: **FL** Zip: **32615**
 Phone: **(352) 331-1976** Fax: _____

CRITERIA FOR VACATION OR CLOSURE

At the public hearing, the City Commission shall consider the following criteria in determining whether the general public welfare would be best served by the proposed action:

1. Whether the public benefits from the use of the subject right-of-way as part of the city street system.
2. Whether the proposed action is consistent with the city's comprehensive plan.
3. Whether the proposed action would violate individual private property rights.
4. The availability of alternative action to alleviate the identified problems.
5. The effect of the proposed action upon traffic circulation.
6. The effect of the proposed action upon crime.
7. The effect of the proposed action upon the safety of pedestrians and vehicular traffic.
8. The effect of the proposed action upon the provision of municipal services including but not limited to emergency services and waste removal services.
9. The necessity to relocate utilities both public and private.
10. The effect the proposed action will have upon property values in the immediate and surrounding areas.
11. The effect of the proposed action on geographic areas which may be impacted.
12. The effect of the proposed action on the design and character of the area.

Certified Cashier's Receipt:

Under the provisions of Section 30-192(b) of the Land Development Code, City of Gainesville, **THE ABUTTING PROPERTY OWNERS/THE CITY COMMISSION** hereby petition(s) to have the following public right-of-way vacated (a legal description and a map is required):
See accompanying legal description and map.

Provide reasons for vacating this right-of-way (please add additional sheet(s) to provide more information, if needed):

See accompanying Justification Report.

The recording of the approved ordinance abandoning public property effects an automatic reverter of the property back to the fee owners of the property out of which the street was carved. The City of Gainesville does not issue any formal deed instruments. The local title companies will be able to track the accretion of the property to the appropriate abutting property owners.

The signature of all abutting property owners is required for petitions initiated by property owners.

ABUTTING PROPERTY OWNERS' INFORMATION			
PARCEL NO.	PROPERTY OWNER	ADDRESS	SIGNATURE
15568-008-000	Issie Ann Lowe Trustee		(see attached Property Owner Affidavit)
15569-002-000	David J. Locasio		(see attached Property Owner Affidavit)
15569-004-000	Issie Ann Lowe Trustee		(see attached Property Owner Affidavit)
15569-005-000	Salvadore J. Locasio and Locasio Trustee		(see attached Property Owner Affidavit)
15570-001-000	Depot Avenue Investments LLC		(see attached Property Owner Affidavit)
15572-000-000	State of Florida IIF		(see attached Property Owner Affidavit)

Petition must be filed with the Department of Community Development in accordance with the application cut-off dates as adopted by the City Plan Board (Development Review Board application cut-off dates). A copy of the schedule may be obtained from the Planning Division, Room 158, Planning Counter, Thomas Center B, 306 NE 6th Avenue. Phone: 334-5022.

Petitioner's Signature:  Date: 12/4/23

LEGAL DESCRIPTION



DATE: December 4, 2023
CLIENT: 908 Group
PROJECT NAME: 908 Depot Ave
PROJECT NO: 23-0194
DESCRIPTION FOR: ROW Vacation SW 8th Lane

That portion of SW 8th Lane (A 50' wide R/W, Formerly Fern Street, University Gardens, according to the Plat thereof recorded in Plat Book B, Page 96 of the Public Records of Alachua County, FL), lying 50 feet northeasterly and parallel with the northeasterly line of that portion of SW 8th Lane previously vacated under City of Gainesville Ordinance No. 210107.


LEGAL DESCRIPTION



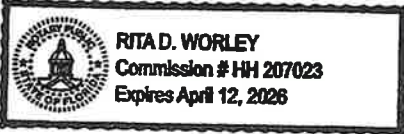
DATE: December 4, 2023
CLIENT: 908 Group
PROJECT NAME: 908 Depot Ave
PROJECT NO: 23-0194
DESCRIPTION FOR: ROW Vacation Green Street

That portion of Green Street (A 50' Wide R/W), University Gardens, according to the Plat thereof recorded in Plat Book B, Page 96 of the Public Records of Alachua County, FL, lying South of that portion of Green Street previously vacated under City of Gainesville Ordinance No 3661, and North of SW Depot Avenue.

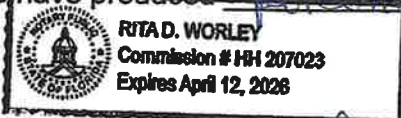
PROPERTY OWNER AFFIDAVIT

Owner Name: Issie Ann Lowe Trustee			
Address: 1900 SW 36th St Gainesville, FL 32607		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 15568-008-000 and 15569-004-000			
Acreage: ±0.55	S: 08	T: 10	R: 20
Requested Action: To submit and obtain approvals from City of Gainesville for public right-of-way vacation and site plans, Gainesville Regional Utilities, St. Johns River Water Management District, 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>Martine Lowe, Trustee</u>			
Printed name: <u>Martine Lowe, Trustee</u>			
Date: <u>11/21/23</u>			
The foregoing affidavit is acknowledged before me this <u>21st</u> day of <u>November</u> , 20 <u>23</u> , by <u>Martine Lowe, Trustee</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL		<u>Angela Bowen</u>	
 <p>ANGELA LEE BOWEN Commission # HH 129075 Expires September 5, 2025 Bonded thru Budget Notary Services</p>		Signature of Notary Public, State of <u>Florida</u>	



PROPERTY OWNER AFFIDAVIT

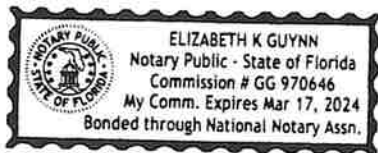
Owner Name: J. David Locascio			
Address: 6834 NW 81st Blvd, Gainesville, FL 32653		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 15569-002-000			
Acreage: ±0.19	S: 08	T: 10	R: 20
Requested Action: To submit and obtain approvals from City of Gainesville for public right-of-way vacation and site plans, Gainesville Regional Utilities, St. Johns River Water Management District, 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>J. David Locascio</u>			
Printed name: <u>J. David Locascio</u>			
Date: <u>11/20/23</u>			
The foregoing affidavit is acknowledged before me this <u>20</u> day of <u>November</u> , 20 <u>23</u> by <u>J. David Locascio</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL <u>Rita D. Worley</u>  RITA D. WORLEY Signature of Notary Public, State of <u>Florida</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Salvadore J. Locascio Trustee			
Address: 6834 NW 81st Blvd, Gainesville, FL 32653		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive, Alachua, FL 32615		Phone: (352) 331-1976	
Parcel No.: 15569-005-000			
Acreage: ±0.5		S: 08	T: 10
R: 20			
Requested Action: To submit and obtain approvals from City of Gainesville for public right-of-way vacation and site plans, Gainesville Regional Utilities, St. Johns River Water Management District, 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>Salvadore J. Locascio</u>			
Printed name: <u>Salvadore J. Locascio</u>			
Date: <u>11/20/23</u>			
The foregoing affidavit is acknowledged before me this <u>20</u> day of <u>November</u> , 2023 by <u>Salvadore J. Locascio</u> who is/are personally known to me, or who has/have produced personally known as identification.			
			
NOTARY SEAL RITA D. WORLEY		<u>Rita D. Worley</u> Signature of Notary Public, State of <u>Florida</u>	

PROPERTY OWNER AFFIDAVIT

Owner Name: <u>Depot Avenue Investments LLC</u>			
Address: <u>321 SW 13th St, Gainesville, FL 32601</u>		Phone: <u>Contact Agent</u>	
Agent Name: <u>CHW</u>			
Address: <u>11801 Research Drive, Alachua, FL 32615</u>		Phone: <u>(352) 331-1976</u>	
Parcel No.: <u>15570-001-000</u>			
Acreage: <u>+1.0</u>	S: <u>08</u>	T: <u>10</u>	R: <u>20</u>
Requested Action: <u>To submit and obtain approvals from City of Gainesville for public right-of-way vacation and site plans, Gainesville Regional Utilities, St. Johns River Water Management District, and Florida Department of Environmental Protection.</u>			
I hereby certify that: <u>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.</u>			
Property owner signature: <u></u>			
Printed name: <u>JOHN FLEMING</u>			
Date: <u>11.20.23</u>			
The foregoing affidavit is acknowledged before me this <u>20</u> day of <u>November</u> , 20 <u>23</u> by <u>JOHN FLEMING</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL <u></u>			
Signature of Notary Public, State of <u>Florida</u>			





Planning Division
PO Box 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023
Email: planning@gainesvillefl.gov

Public Notice Signage Affidavit

Petition Name LD23-000167 - Vacate Public Right-of-Way - Depot Ave - SW 9th St
Applicant (Owner or Agent) CHW, Agent Applicant
Tax parcel(s) N/A (unimproved right-of-way in the northwest quadrant of SW Depot Avenue and SW 9th Street intersection; and approximately 52 feet of the SW 8th Lane right-of-way)

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Braxton Linton III Applicant (signature)
Braxton Linton III Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>9th</u> day of <u>February</u>, 20 <u>24</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit to be signed.</p> <p><u>Shannon W Braddy</u> Public Notary</p> <p>My Commission Expires: <u>October 28, 2026</u></p>	<p>RECORDING SPACE</p>
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-What's going on?

Right-of-way vacation for unimproved right-of-way in the northwest quadrant of SW Depot Avenue and SW 9th Street and for approximately 52-feet of the SW 8th Lane right-of-way for multi-family residential project.

Petition Number/ Project

LD23-000167 / Vacate Public Right-of-Way - Depot Ave. - SW 9th St.

Hearing Date/Time

February 22, 2024 / 6:30 PM
City Hall Auditorium
200 East University Avenue

PUBLIC HEARING

Want to learn more?
352-334-5023 | cogplanning@cityofgainesville.org



THIS INSTRUMENT PREPARED
BY AND RETURN TO:
W. ALLEN CROUCH, ESQUIRE
113 N.E. 16TH AVENUE
GAINESVILLE, FL 32601

RETURN

Record: \$11.50
Doc Stamp .70
Total: \$12.20

Grantee's S.S. No. [REDACTED]

WARRANTY DEED

Dec. St. Amt. \$ 0.70
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By *Jan S. [Signature]*

THIS INDENTURE, made this 9th day of March, 1995, between ISSIE ANN LOWE, also known as Issie Ann (Cope) Lowe, also known as Issie Ann Cope Lowe, also known as Issie A. Lowe, a single person, whose mailing address is 931 S.W. Eighth Lane, Gainesville, Alachua County, Florida 32601, Grantor, and ISSIE ANN LOWE, AS TRUSTEE OF ISSIE ANN LOWE REVOCABLE TRUST UNDER UNRECORDED TRUST AGREEMENT DATED NOVEMBER 10, 1994, whose mailing address is 931 S.W. Eighth Lane, Gainesville, Florida 32601, of the County of Alachua and State of Florida, Grantee;

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, the following described land, situate, lying and being in Alachua County, Florida, to wit:

All lands owned by Grantor in Alachua County, Florida.

It is the intent of the Grantor to convey all of her title and interest, of whatever nature, to all land owned by her in Alachua County, Florida.

SUBJECT TO TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS.

Full power and authority is hereby granted to said Trustee to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein.

No party dealing with said Trustee in relation to said property in any manner whatsoever shall be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee to see that the terms of the Trust have been complied with.

TO HAVE AND TO HOLD the said described property with all and singular rights, interest and appurtenances thereunto appertaining unto the said Trustee, in trust, nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement to which reference is made, and it is made a part hereof by reference.

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

Upon the death, resignation or incapacity of the Trustee, the Successor Trustee under the Trust Agreement referred to above shall be MARTINE DENISE LOWE. If she should be unable to act as a Trustee because of death, incapacity or resignation, then ORIAN P. WELLS, JR., CPA, shall be the successor Trustee.

The written acceptance of the successor Trustee recorded upon the public records in the county where the real property described above is located, together with evidence of the current Trustee's death, incapacity or resignation shall be deemed conclusive proof

**WARRANTY DEED (Alachua County)
 Lowe to Issie Ann Lowe Trust
 Page Two**

that the successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of a Trustee's death shall consist of recording a certified copy of that Trustee's death certificate. Evidence of a Trustee's incapacity shall consist of an affidavit signed by two physicians licensed to practice medicine in Florida establishing that that Trustee is incapable of performing duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by that Trustee and recorded.

The successor Trustee shall have all powers as granted herein to the initial Trustee.

AS STATED, IT IS THE INTENT OF THE GRANTOR TO CONVEY ANY AND ALL TITLE AND INTEREST OF WHATEVER NATURE TO ANY LANDS THAT SHE INDIVIDUALLY OWNS IN ALACHUA COUNTY, FLORIDA, TO HER REVOCABLE TRUST, AS AFORESAID. FOR INFORMATIONAL PURPOSES, GRANTOR POINTS OUT THAT THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS REFLECT HER OWNERSHIP IN VARIOUS PARCELS OF LAND LOCATED IN ALACHUA COUNTY, FLORIDA. TO REITERATE, GRANTOR CONVEYS ALL OF HER LAND IN ALACHUA COUNTY, FLORIDA, TO THE GRANTEE, NOTWITHSTANDING THAT THE PARCEL IDENTIFICATION NUMBERS MAY NOT BE LISTED BELOW. LISTING OF THE TAX IDENTIFICATION NUMBERS IS GIVEN FOR POSSIBLE ASSISTANCE TO THE APPROPRIATE COUNTY OFFICIALS RESPECTING THIS TRANSFER OF OWNERSHIP UPON THE PUBLIC RECORDS.

The Property Appraiser's Parcel Identification Numbers are as follows:

03968-100-038	10733-014-000
10733-031-000	10733-062-000
10733-065-000	10766-001-000
11125-005-001	11125-005-002
11199-003-000	12115-001-000
12500-000-000	13756-000-000
13902-000-000	13909-000-000
13964-000-000	15568-008-000
15764-000-000	15966-000-000
16972-032-000	10974-000-000

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

Signed, sealed and delivered in our presence as witnesses:

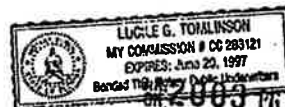
T. Allen Crouch *Issie Ann Lowe*
 T. ALLEN CROUCH ISSIE ANN LOWE
Lucile G. Tomlinson
 LUCILE G. TOMLINSON

STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing Warranty Deed was acknowledged before me this 9th day of March, 1995, by ISSIE ANN LOWE, who is personally known to me.

Lucile G. Tomlinson
 Notary Public, State of Florida

b: lowe.wd3



2003 Pg 464

REC. OS 4 5.00 1.50

WARRANTY DEED-(Statutory Form.)

This Instrument prepared by ANTHONY V. LEVA, P.A. Attorney at Law 403 W. University Ave., Suite 601 Gainesville, Florida 32601

executive line

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 30th day of December 1986, Between

HELEN C. ELLERBE,

of the County of Alachua, State of Florida, grantor, and

J. DAVID LOCASCIO

whose post-office address is 410 NW 32ND STREET, GAINESVILLE, 32607 of the County of Alachua, State of Florida, grantee.

Witnesseth: That said grantor, for and in consideration of the sum of ---- (\$10.00)----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

Lots 2 and 3 of Block 3 UNIVERSITY GARDENS, as recorded in Plat Book B, Page 96 of the Public Records of Alachua County, Florida.

Subject to taxes for 1987 and subsequent years and easements and restrictions of record.

RECORDED OFFICIAL RECORDS '86 DEC 31 PM 6 34 ALACHUA COUNTY FL

DOC. ST. - AMT \$ 44.50 A. CURTIS POWERS, Clerk of Circuit Court Alachua County - by Janet Collins

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Margaret A. Nealer Paula S. Hayker

Helen Cubberly Ellerbe (Seal) HELEN CUBBERLY ELLERBE (Seal)

STATE OF FLORIDA COUNTY OF ALACHUA

U.S. 1648 PAGE 895

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

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December, 1986.

818152

NOTARY PUBLIC STATE OF FLORIDA AT Large My commission expires MARCH 27, 1988

RETURN TO

THIS INSTRUMENT PREPARED BY AND RETURN TO: T. ALLEN CROUCH, ESQUIRE 113 N.E. 16TH AVENUE GAINESVILLE, FL 32601

Record: \$11.50 Doc Stamp .70 Total: \$12.20

Grantee's S.S. No. [REDACTED] Property Appraiser's I.D. No. 15569-004-000

WARRANTY DEED

THIS INDENTURE, made this 8 day of March, 1995, between ISSIE ANN LOWE, also known as Issie Ann (Cope) Lowe, also known as Issie Ann Cope Lowe, also known as Issie A. Lowe, a single person, whose mailing address is 931 S.W. Eighth Lane, Gainesville, Alachua County, Florida 32601, Grantor, and ISSIE ANN LOWE, AS TRUSTEE OF ISSIE ANN LOWE REVOCABLE TRUST UNDER UNRECORDED TRUST AGREEMENT DATED NOVEMBER 10, 1994, whose mailing address is 931 S.W. Eighth Lane, Gainesville, Florida 32601, of the County of Alachua and State of Florida, Grantee;

Doc. St. Amt. \$0.70 J.K. "Buddy" Irby, Clerk of Circuit Court Alachua County - By [Signature]

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, the following described land, situate, lying and being in Alachua County, Florida, to wit:

Lot Four (4) of Block Three (3) of UNIVERSITY GARDENS, as per plat thereof recorded in Plat Book "B", Page 96 of the Public Records of Alachua County, Florida.

SUBJECT TO TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS.

GRANTOR, ISSIE ANN LOWE, RESERVES UNTO HERSELF A LIFE ESTATE, AND SHE SHALL BE ENTITLED TO THE POSSESSION AND PROFITS OF THE CONVEYED PREMISES AS LONG AS SHE LIVES.

Full power and authority is hereby granted to said Trustee to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein.

No party dealing with said Trustee in relation to said property in any manner whatsoever shall be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee to see that the terms of the Trust have been complied with.

TO HAVE AND TO HOLD the said described property with all and singular rights, interest and appurtenances thereunto appertaining unto the said Trustee, in trust, nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement to which reference is made, and it is made a part hereof by reference.

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

Upon the death, resignation or incapacity of the Trustee, the Successor Trustee under the Trust Agreement referred to above shall be MARTINE DENISE LOWE. If she should be unable to act as a Trustee because of death, incapacity or resignation, then ORIAN P. WELLS, JR., CPA, shall be the successor Trustee.

The written acceptance of the successor Trustee recorded upon the public records in the county where the real property described above is located, together with evidence of the current Trustee's death, incapacity or resignation shall be deemed conclusive proof

1320571

O.R. 2003 PG 1461 BK

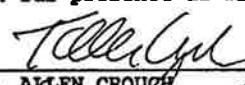
WARRANTY DEED (HOMESTEAD)
Lowe to Issie Ann Lowe Trust
Page Two

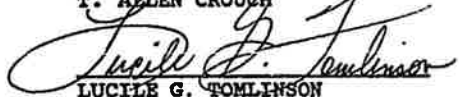
that the successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of a Trustee's death shall consist of recording a certified copy of that Trustee's death certificate. Evidence of a Trustee's incapacity shall consist of an affidavit signed by two physicians licensed to practice medicine in Florida establishing that that Trustee is incapable of performing duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by that Trustee and recorded.


The successor Trustee shall have all powers as granted herein to the initial Trustee.

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

Signed, sealed and delivered
in our presence as witnesses:


T. ALLEN CROUCH


LUCILE G. TOMLINSON

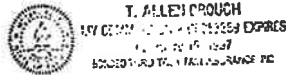
 (SEAL)
ISSIE ANN LOWE

STATE OF FLORIDA
COUNTY OF ALACHUA

8 The foregoing Warranty Deed was acknowledged before me this day of March, 1995, by ISSIE ANN LOWE, who is personally known to me.


 Notary Public, State of Florida

b:lowe.rwd



Doc. St. Amt. \$ 0.70
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By *Janet Collins*



THIS INSTRUMENT PREPARED
BY AND RETURN TO:
T. ALLEN CROUCH, ESQ.
T. ALLEN CROUCH LAW OFFICES
113 N.E. 16TH AVENUE
GAINESVILLE, FL 32601

RECORD: \$24.00
STAMPS: .70
TOTAL: \$24.70

RECORDED
OFFICIAL RECORDS
83 DEC 14 PM 14:09
ALACHUA COUNTY, FL

Grantee's Tax Identification Number: [REDACTED]

WARRANTY DEED

THIS INDENTURE, made this 10 day of December, 1993, between SALVADORE J. LOCASCIO, a single person, whose mailing address is 410 N.W. 32nd Street, Gainesville, Alachua County, Florida 32605, Grantor, and SALVADORE J. LOCASCIO, TRUSTEE OF SALVADORE J. LOCASCIO REVOCABLE TRUST UNDER TRUST AGREEMENT DATED APRIL 13, 1992, whose mailing address is 410 N.W. 32nd Street, Gainesville, Alachua County, Florida 32605, Grantee;

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTIONS, HAVING THE SAME EFFECT AS IF SET FORTH IN THE BODY HEREOF.

Full power and authority is hereby granted to said Trustee to protect, to conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property described herein.

No party dealing with said Trustee in relation to said property in any manner whatsoever shall be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee to see that the terms of the Trust have been complied with.

TO HAVE AND TO HOLD the said described property with all and singular rights, interest and appurtenances thereunto appertaining unto the said Trustee, in trust, nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement to which reference is made, and it is made a part hereof by reference.

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

Upon the death, resignation or incapacity of the Trustee, then Grantors' son, JOHN DAVID LOCASCIO, shall be the Successor Trustee. If he should be unable to act, then Grantor's son, PAUL A. LOCASCIO, and Grantor's daughter, JUDITH L. LOCASCIO, shall be the Successor Trustee.

The written acceptance of the Successor Trustee recorded upon the public records in the county where the real property described above is located, together with evidence of the current Trustee's death, disability or resignation shall be deemed conclusive proof that the successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of a Trustee's death shall consist of recording a certified copy of that Trustee's death certificate. Evidence of a Trustee's disability shall consist of an affidavit signed by two physicians licensed to practice medicine in Florida establishing that that Trustee is incapable of performing duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by that Trustee and recorded.

MINIMUM STATE DOCUMENTARY STAMPS HAVE BEEN PAID; TRANSFER TO GRANTOR'S TRUST

WARRANTY DEED
LOCASCIO TO LOCASCIO TRUST
PAGE TWO

The successor Trustee shall have all powers as granted herein to the initial Trustee.

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

Signed, sealed and delivered in our presence as witnesses:


T. ALLEN CROUCH

 (SEAL)
SALVADORE J. LOCASCIO


LUCILE G. TOMLINSON

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Warranty Deed was acknowledged before me this 10 day of December, 1993, by SALVADORE J. LOCASCIO, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



T. ALLEN CROUCH
MY COMMISSION # 00256289 EXPIRES
February 16, 1997
BONDED THROUGH TRUST FARM INSURANCE, INC.

WARRANTY DEED

Salvadore J. Locascio to Salvadore J. Locascio Trust

EXHIBIT "A"**PARCEL #1:**

Lot Eleven (11), Block Twelve (12), known and numbered on Plat of University Heights, as recorded in Mortgage Book 104, page 10, and in Plat Book "A", page 99, public records of Alachua County, Florida, said Subdivision being in Section Five (5), Township Ten (10) South, Range Twenty (20) East, Alachua County, Florida.

Parcel #13161-002-000

PARCEL #2:

Lot Nine (9), of Block Twelve (12) of University Heights Subdivision in the City of Gainesville; said Subdivision lying and being in a portion of the Southwest Quarter (SW 1/4) of Section Five (5), Township Ten (10) South, Range Twenty (20) East, as per plat recorded in Plat Book "A", page 99 of the public records of Alachua County, Florida.

Parcel #13161-000-000

PARCEL #3:

Lot 10, of Block 12, Mosley Subdivision, according to the Plat thereof, as recorded in Plat Book "A", page 111 of the public records of Alachua County, Florida, the same being the East 1/2 of Block 12 of Brown Addition, according to plat thereof recorded in Plat Book "A", page 64 of the public records of Alachua County, Florida.

Parcel #13980-000-000

PARCEL #4:

An undivided one-half (1/2) interest in the following described land:

Commence at the Southwest corner of Lot 32 of Paradise, a subdivision, as per plat recorded in Plat Book "A", page 4 of the public records of Alachua County, Florida, and run North, along the West line of said Lot 32, a distance of 330 feet to the point of beginning; thence run East 600.15 feet, more or less, to State Highway No. 25 (NW 13th Street, Gainesville, Florida); thence run North 212 feet along State Highway No. 25 (NW 13th Street, Gainesville, Florida); thence run West 601.91 feet, more or less, to the West line of said Lot 32; thence run South 212 feet, more or less, to the point of beginning. All being in said Lot 32 of Paradise, Section 19, Township 9 South, Range 20 East.

Parcel #7904-000-000

PARCEL #5:

An undivided one-half (1/2) interest to the following described property:

Parcel #A: Lots One Hundred Nine and One Hundred Ten (109 and 110) of O.A. PORTER'S ADDITION to Gainesville as per plat recorded in Plat Book "A", page 54 of the public records of Alachua County, Florida.

Parcel #13441-000-000/13442-000-000

WARRANTY DEED

Salvadore J. Locascio to Salvadore J. Locascio Trust

Exhibit "A" continued

Page 2

Parcel #B: Lot Nine (9), less the South 95 feet of the West 5 feet thereof and Lots Eleven (11), Thirteen (13), Fifteen (15), and the South 5 feet of Lot Twelve (12) of Block Thirteen (13) of UNIVERSITY HEIGHTS, a subdivision of the City of Gainesville in the Southwest quarter (SW 1/4) of Section 5, Township 10 South, Range 20 East, as per Plat thereof recorded in Plat Book "A", page 99 and Mortgage Book 104, page 10 of the public records of Alachua County, Florida.

Parcel #13170-000-000

ALSO: Begin at the Southwest corner of Lot Eleven (11); run West 10 feet to the Southeast corner of Lot Nine (9); thence run North along the East line of Lot Nine (9) 140 feet to the Northeast corner of said Lot Nine (9); run thence West 45 feet; run thence North 5 feet; run thence East 55 feet to the Northwest corner of said Lot Eleven (11); run thence South along the West line of Lot Eleven (11) 145 feet to the Point of Beginning. All of the above property lying and being in Block Thirteen (13) of UNIVERSITY HEIGHTS, a subdivision of the City of Gainesville in the Southwest quarter (SW 1/4) of Section 5, Township 10 South, Range 20 East, as per Plat thereof recorded in Plat Book "A", page 99 and Mortgage Book 104, page 10, of the public records of Alachua County, Florida.

Parcel #13442-000-000

PARCEL #6:

An undivided one-half (1/2) interest to the following described property:

Lots 5, 6, 7 and 8, Block 3, UNIVERSITY GARDENS, a Subdivision as per plat thereof, recorded in Plat Book "B", page 96 of the public records of Alachua County, Florida.

Parcel #15569-005-000

PARCEL #7:

An undivided one-half (1/2) interest to the following described property:

Lot Thirty-seven (37) of O.A. PORTER'S RESURVEY AND SUBDIVISION of the East Half (E 1/2) of Lot One (1) of Voyle's Survey of the North Half (N 1/2) of Section Six (6), Township Ten (10) South, Range Twenty (20) East, according to Plat thereof recorded in Plat Book "A", page 67 of the public records of Alachua County, Florida.

Parcel #14860-000-000

WARRANTY DEED

Salvadore J. Locascio to Salvadore J. Locascio Trust
Exhibit "A" continued
Page 3

PARCEL #8:

Lot One (1) of Black Acres, Unit No. Six (6), as per plat recorded in Plat Book H, Page 84, of the Public Records of Alachua County, Florida.

IT IS THE INTENT TO CONVEY ALL OF LOT ONE (1) OF BLACK ACRES, UNIT NO. SIX (6), WHICH WILL INCLUDE TECHNICAL CORRECTION TO THE DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 822, PAGES 828 THROUGH 830, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Parcel #6470-010-001

A:LOC-EP.LG1

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 3442426 3 PG(S)
 8/30/2022 11:29 AM
 BOOK 5034 PAGE 162
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1103532
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$10,500.00
 Intang. Tax: \$0.00

Prepared by and return to:

Denise Lowry Hutson
Attorney at Law
Salter Feiber, P.A.
3940 N.W. 16th Boulevard Bldg B
Gainesville, FL 32605
352-376-8201
File Number: 21-0960.3 AB

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Special Warranty Deed

This Special Warranty Deed made this 29th day of August, 2022 between Wood River Apartments, LLC, a Florida limited liability company whose post office address is 6116 NW 19th Place, Gainesville, FL 32605, grantor, and Depot Avenue Investments, LLC, a Florida limited liability company whose post office address is 321 SW 13th Street, Gainesville, FL 32601, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO.

Parcel Identification Number: 15570-001-000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors, but against none other.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Denise Lowry Hutson

[Signature]
Witness Name: Angela Lee Bowen

[Signature]
Witness Name: Denise Lowry Hutson

[Signature]
Witness Name: Angela Lee Bowen

Wood River Apartments, LLC,
a Florida limited liability company

By: Vincent N. Schroeder Revocable Trust Agreement
dated September 18, 1995,
as Authorized Member

[Signature]
By: Vincent M. D. Schroeder, Sole Successor Trustee

By: West Family Trust dated January 1, 2013,
as Authorized Member

[Signature]
By: Jane W. O'Neal, Trustee

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of August, 2022 by Vincent M. D. Schroeder, Sole Successor Trustee of the Vincent N. Schroeder Revocable Trust Agreement dated September 18, 1995, as Authorized Member of Wood River Apartments, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



DENISE LOWRY HUTSON
Commission # GG 250418
Expires December 12, 2022
Bonded thru Budget Notary Services

[Signature]
Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: _____

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of August, 2022 by Jane W. O'Neal, Trustee of the West Family Trust dated January 1, 2013, as Authorized Member of Wood River Apartments, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



DENISE LOWRY HUTSON
Commission # GG 250418
Expires December 12, 2022
Bonded thru Budget Notary Services

[Signature]
Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: _____

Exhibit A

Lots 1, 2, 3, 4, 5 and 6, Block 4, UNIVERSITY GARDENS, according to the plat thereof as recorded in Plat Book B, Page 96, Public Records of Alachua County, Florida and the South Half of SW 9th Ave to the North and adjacent to the above described lands, closed by the City of Gainesville, Florida, Ordinance Number 2117 and the East Half of SW 10th Street to the West and adjacent to the above described lands, closed by the City of Gainesville, Florida, Ordinance Number 3968.

LESS AND EXCEPT lands described in Order of Taking recorded in Official Records Book 4188, Page 1480, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 15570-001-000

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 3323770 2 PG(S)
 3/17/2021 2:37 PM
 BOOK 4869 PAGE 1874
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1002091
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$4,375.00
 Intang. Tax: \$0.00

Consideration: \$625,000.00

Prepared by and return to:

Dorene E. Erickson
 Legal Assistant
 Salter Feiber, P.A.
 3940 N.W. 16th Boulevard Bldg B
 Gainesville, FL 32605
 352-376-8201
 File Number: 21-0127.2 DE

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on **March 16, 2021** between **John David Locascio** whose post office address is **6834 N.W. 81st Boulevard, Gainesville, FL 32653**, grantor, and **Bruce David Kaercher and Willine L. Kaercher, husband and wife** whose post office address is **22261 S.W. 92nd Place, Cutler Bay, FL 33190**, grantee:

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

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

Lots 10 and 11, Block 2, University Gardens, according to the map or plat thereof as recorded in Plat Book B, Page 96, Public Records of Alachua County, Florida.

Parcel Identification Number: 15568-010-000

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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


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

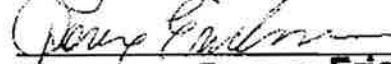
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:


Witness Name: JAMES D. SALTER


John David Locascio


Witness Name: Dorene Erickson

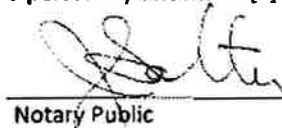
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of February, 2021 by John David Locascio, who is personally known or has produced a driver's license as identification.

[Notary Seal]



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



Notary Public

Printed Name: _____

My Commission Expires: _____



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #15568 008 000

Owner:
LOWE, ISSIE ANN TRUSTEE
MARTINE LOWE

Situs:
930 SW 8TH LN
GAINESVILLE 32601

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



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Amount Due

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2023 Annual Bill	\$7,392.80

Add To Cart




[Print \(PDF\)](#)

Total Amount Due: \$7,392.80

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$7,392.80	Unpaid	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$6,792.40	11/22/2022 Receipt # 22-0030502 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$6,152.88	12/16/2021 Receipt # 21-0065177 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$5,637.73	11/24/2020 Receipt # 20-0034193 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$5,460.38	12/02/2019 Receipt # 19-0044580 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$4,211.16	11/30/2018 Receipt # 18-0042756 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$3,897.42	01/02/2018 Receipt # 17-0076901 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$3,958.44	11/23/2016 Receipt # 16-0030146 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$4,964.27	04/29/2016 Receipt # 15-0144541 Print (PDF)
2014 ⓘ			
2014 Annual Bill	\$0.00	Paid \$4,981.86	09/30/2015 Receipt # 14-0224772 Print (PDF)
Certificate #4428		Redeemed	09/30/2015 Face \$4,738.68, Rate 0.25%
		Paid \$4,981.86	
2013 ⓘ			
2013 Annual Bill	\$0.00	Paid \$4,631.73	07/31/2015 Receipt # 14-0190876 Print (PDF)
Certificate #4308		Redeemed	07/31/2015 Face \$4,405.22, Rate 0.25%
		Paid \$4,631.73	
2012 ⓘ			
2012 Annual Bill	\$0.00	Paid \$4,110.58	03/20/2015 Receipt # 14-0113839 Print (PDF)
Certificate #4536		Redeemed	03/20/2015 Face \$3,908.89, Rate 0.25%
Total Amount Due	\$7,392.80		

BILL	AMOUNT DUE	STATUS		ACTION
		Paid \$4,110.58		
2011 ⓘ				
2011 Annual Bill	\$0.00	Paid \$4,286.14	05/31/2013	Receipt #12-0146942
Certificate #5186		Redeemed	05/31/2013	Face \$4,076.09, Rate 0.25%
		Paid \$4,286.14		 Print (PDF)
2010 ⓘ				
2010 Annual Bill	\$0.00	Paid \$4,401.93	04/29/2013	Receipt #12-0130512
Certificate #5679		Redeemed	04/29/2013	Face \$4,130.63, Rate 3.5%
		Paid \$4,401.93		 Print (PDF)
2009 ⓘ				
2009 Annual Bill	\$0.00	Paid \$5,274.73	04/29/2011	Receipt #2010-1074043
Certificate #5674		Redeemed	05/03/2011	Face \$5,017.60, Rate 0.25%
		Paid \$5,274.73		 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$4,394.50	04/29/2009	Receipt #2008-8079751
2007 Annual Bill ⓘ	\$0.00	Paid \$4,058.97	02/29/2008	Receipt #2007-7014808
2006 Annual Bill ⓘ	\$0.00	Paid \$4,089.31	12/31/2006	Receipt #2006-9098648
2005 Annual Bill ⓘ	\$0.00	Paid \$2,984.41	11/30/2005	Receipt #2005-5007555
2004 Annual Bill ⓘ	\$0.00	Paid \$2,504.23	11/30/2004	Receipt #2004-9015688
2003 Annual Bill ⓘ	\$0.00	Paid \$2,398.60	11/30/2003	Receipt #2003-3023096
2002 Annual Bill ⓘ	\$0.00	Paid \$1,401.37	11/30/2002	Receipt #2002-0221018
Total Amount Due	\$7,392.80			

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #15568 010 000

Owner: KAERCHER BRUCE DAVID & WILLINE L
Situs: 918 SW 8TH LN
 GAINESVILLE 32601

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



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your last payment was made on **11/22/2023** for **\$11,000.51**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00 Paid \$11,000.51	11/22/2023 Receipt #23-0034020	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$10,679.02	11/28/2022 Receipt #22-0038511	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$7,753.56	11/23/2021 Receipt #21-0037695	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$7,273.50	01/08/2021 Receipt #20-0082931	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$7,797.89	12/17/2019 Receipt #19-0063316	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$5,729.50	11/30/2018 Receipt #18-0042308	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$5,207.69	12/28/2017 Receipt #17-0072938	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$5,401.87	01/20/2017 Receipt #16-0085494	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$5,464.78	11/19/2015 Receipt #15-0023503	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$4,946.56	11/24/2014 Receipt #14-0026740	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$4,541.47	11/22/2013 Receipt #13-0027055	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$4,559.76	11/29/2012 Receipt #12-0040380	Print (PDF)
2011 ⓘ			
2011 Annual Bill	\$0.00 Paid \$5,215.05	11/28/2011 Receipt #2011-9000638	Print (PDF)
Refund	Processed \$465.46	02/03/2012 To CHASE	
	Paid \$5,215.05		
2010 Annual Bill ⓘ	\$0.00 Paid \$5,325.25	11/20/2010 Receipt #2010-9013707	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$5,770.99	11/28/2009 Receipt #2009-9710632	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$5,861.14	11/29/2008 Receipt #2008-9714818	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$5,812.95	11/24/2007 Receipt #2007-9717439	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$5,984.40	11/25/2006 Receipt #2006-9715497	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$5,049.68	11/26/2005 Receipt #2005-9711773	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$4,192.54	11/27/2004 Receipt #2004-9710816	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$3,888.84	11/01/2003 Receipt #2003-3036309	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$3,457.07	11/01/2002 Receipt #2002-0242159	Print (PDF)
Total Amount Due	\$0.00		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #15569 002 000

Owner: LOCASCIO J DAVID
Situs: 923 SW 8TH LN
 GAINESVILLE 32601

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



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your last payment was made on **11/21/2023** for **\$4,735.76**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00 Paid \$4,735.76	11/21/2023 Receipt #23-0030145	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$4,418.92	01/10/2023 Receipt #22-0081906	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$4,026.71	11/30/2021 Receipt #21-0046795	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$3,802.31	11/25/2020 Receipt #20-0037351	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$3,751.83	12/17/2019 Receipt #19-0063326	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$3,483.99	11/30/2018 Receipt #18-0042304	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$2,984.77	12/28/2017 Receipt #17-0072934	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$2,574.00	01/20/2017 Receipt #16-0085491	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$2,599.14	11/19/2015 Receipt #15-0023504	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$2,631.99	11/24/2014 Receipt #14-0026740	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$2,667.67	11/22/2013 Receipt #13-0027055	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$2,682.87	11/29/2012 Receipt #12-0040380	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$2,787.34	11/28/2011 Receipt #2011-9000639	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$2,811.83	11/20/2010 Receipt #2010-9013708	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$3,052.97	11/28/2009 Receipt #2009-9710633	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$2,864.54	11/29/2008 Receipt #2008-9714819	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$2,856.14	11/24/2007 Receipt #2007-9716150	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$2,942.65	11/25/2006 Receipt #2006-9715498	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$2,608.51	11/26/2005 Receipt #2005-9711774	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$2,166.10	11/27/2004 Receipt #2004-9710817	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$2,019.69	11/01/2003 Receipt #2003-3036310	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$1,760.35	11/01/2002 Receipt #2002-0242160	Print (PDF)
Total Amount Due	\$0.00		

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #15569 004 000

Owner:
LOWE, ISSIE ANN TRUSTEE
MARTINE LOWE

Situs:
931 SW 8TH LN
GAINESVILLE 32601

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



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Amount Due

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2023 Annual Bill	\$6,474.88

Add To Cart

[Print \(PDF\)](#)

Total Amount Due: \$6,474.88

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$6,474.88	Unpaid	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$5,933.72	11/22/2022 Receipt #22-0030502 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$5,170.46	12/16/2021 Receipt #21-0065177 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$4,874.58	11/24/2020 Receipt #20-0034193 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$4,655.64	12/02/2019 Receipt #19-0044580 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$4,463.46	11/30/2018 Receipt #18-0042756 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$4,005.93	01/02/2018 Receipt #17-0076901 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$3,373.67	11/23/2016 Receipt #16-0030146 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$3,723.90	04/29/2016 Receipt #15-0144541 Print (PDF)
2014 ⓘ			
2014 Annual Bill	\$0.00	Paid \$4,213.23	09/30/2015 Receipt #14-0224772 Print (PDF)
Certificate #4429		Redeemed	09/30/2015 Face \$4,006.65, Rate 0.25%
		Paid \$4,213.23	
2013 ⓘ			
2013 Annual Bill	\$0.00	Paid \$4,264.63	07/31/2015 Receipt #14-0190876 Print (PDF)
Certificate #4309		Redeemed	07/31/2015 Face \$4,055.60, Rate 0.25%
		Paid \$4,264.63	
2012 ⓘ			
2012 Annual Bill	\$0.00	Paid \$4,267.02	03/20/2015 Receipt #14-0113839 Print (PDF)
Certificate #4537		Redeemed	03/20/2015 Face \$4,057.88, Rate 0.25%
Total Amount Due	\$6,474.88		

BILL	AMOUNT DUE	STATUS		ACTION	
		Paid \$4,267.02			
2011 ⓘ					
2011 Annual Bill	\$0.00	Paid \$4,416.10	05/31/2013	Receipt #12-0146942	Print (PDF)
Certificate #5187		Redeemed	05/31/2013	Face \$4,199.86, Rate 0.25%	
		Paid \$4,416.10			
2010 ⓘ					
2010 Annual Bill	\$0.00	Paid \$4,631.94	04/29/2013	Receipt #12-0130512	Print (PDF)
Certificate #5680		Redeemed	04/29/2013	Face \$4,405.42, Rate 0.25%	
		Paid \$4,631.94			
2009 ⓘ					
2009 Annual Bill	\$0.00	Paid \$4,999.40	04/29/2011	Receipt #2010-1074043	Print (PDF)
Certificate #5675		Redeemed	05/03/2011	Face \$4,755.38, Rate 0.25%	
		Paid \$4,999.40			
2008 Annual Bill ⓘ	\$0.00	Paid \$946.10	04/29/2009	Receipt #2008-8079751	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$1,181.29	12/28/2007	Receipt #2007-7009503	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$1,237.48	11/30/2006	Receipt #2006-9089828	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$1,227.17	12/30/2005	Receipt #2005-5010909	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,172.79	11/30/2004	Receipt #2004-9015686	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$1,167.05	11/30/2003	Receipt #2003-3023096	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$1,138.11	11/30/2002	Receipt #2002-0221018	Print (PDF)
Total Amount Due	\$6,474.88				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

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Real Estate Account #15569 005 000

Owner:
LOCASCIO & LOCASCIO TRUSTEE

Situs:
838 SW 9TH ST
GAINESVILLE 32601

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



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/21/2023** for **\$4,580.57**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00 Paid \$4,580.57	11/21/2023 Receipt #23-0030153	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$4,302.24	01/10/2023 Receipt #22-0081910	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$3,913.85	11/30/2021 Receipt #21-0046798	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$3,695.53	11/25/2020 Receipt #20-0037344	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$3,596.67	12/10/2019 Receipt #19-0057502	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$3,332.18	11/30/2018 Receipt #18-0042313	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$2,756.99	12/28/2017 Receipt #17-0072930	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$2,398.37	12/21/2016 Receipt #16-0064648	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$2,447.08	12/16/2015 Receipt #15-0054722	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$2,426.27	11/25/2014 Receipt #14-0030481	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$2,438.97	11/18/2013 Receipt #13-0018430	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$2,420.60	11/30/2012 Receipt #12-0048000	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$2,494.88	12/14/2011 Receipt #2011-3022363	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$2,476.76	11/09/2010 Receipt #2010-3003473	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$2,752.45	11/23/2009 Receipt #2009-1011495	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$2,664.06	12/11/2008 Receipt #2008-9020690	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$2,665.07	12/11/2007 Receipt #2007-9035270	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$2,734.83	12/13/2006 Receipt #2006-9094560	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$1,863.97	11/18/2005 Receipt #2005-9042231	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$1,588.42	01/14/2005 Receipt #2004-4019904	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$1,497.77	11/17/2003 Receipt #2003-3008165	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$1,177.31	11/27/2002 Receipt #2002-0219742	Print (PDF)
Total Amount Due	\$0.00		

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #15570 001 000

Owner:
DEPOT AVENUE INVESTMENTS LLC

Situs:
920 SW DEPOT AVE
GAINESVILLE 32601

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



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/28/2023** for **\$32,991.59**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE			STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$32,991.59	11/28/2023	Receipt #23-0040742	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$26,172.41	11/29/2022	Receipt #22-0038981	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$21,637.71	11/16/2021	Receipt #21-0024995	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$24,110.86	11/24/2020	Receipt #20-0035171	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$24,729.25	11/29/2019	Receipt #19-0046141	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$23,651.75	11/08/2018	Receipt #18-0008909	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$24,300.63	11/30/2017	Receipt #17-0051146	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$24,613.40	11/04/2016	Receipt #16-0003278	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$22,697.94	11/28/2015	Receipt #15-0033703	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$22,772.44	12/24/2014	Receipt #14-0059087	Print (PDF)
2013 ⓘ					
2013 Annual Bill	\$0.00	Paid \$20,355.48	12/02/2013	Receipt #13-0043344	Print (PDF)
Refund		Processed \$115.83	01/02/2014	To VINCENT D SCHRODER LEELA WEST	
		Paid \$20,355.48			
2012 Annual Bill ⓘ	\$0.00	Paid \$21,230.64	03/22/2013	Receipt #12-0108593	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$21,779.44	01/31/2012	Receipt #2011-3026988	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$21,646.53	11/29/2010	Receipt #2010-3013136	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$24,148.34	11/17/2009	Receipt #2009-1005391	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$22,605.69	11/30/2008	Receipt #2008-9013927	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$22,522.19	11/08/2007	Receipt #2007-9013862	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$23,210.94	12/28/2006	Receipt #2006-9096619	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$14,720.57	11/30/2005	Receipt #2005-9052025	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$12,805.33	11/29/2004	Receipt #2004-4009253	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$13,086.25	11/25/2003	Receipt #2003-3019636	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$11,824.20	11/27/2002	Receipt #2002-0218480	Print (PDF)
Total Amount Due	\$0.00				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #15572 000 000

Owner:
STATE OF FLA IIF
TIITF DEPT OF EDUCATION-AGRICULTURE EXPR STATION

Situs:
839 SW 11TH ST
GAINESVILLE 32601

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



[Get bills by email](#)

Amount Due

Your account has **no balance due** at this time.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
Total Amount Due	\$0.00		

f

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

2024-130A

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Sign Up for Property Watch

Parcel Summary

Parcel ID 15568-008-000
 Prop ID 90488
 Location Address 930 SW 8TH LN
 GAINESVILLE, FL 32601
[see more addresses...](#)
 Neighborhood/Area (136030.38)
 Subdivision FIRST BOND & MORTGAGE CO.UNIV GARDENS
 Brief Legal UNIVERSITY GARDENS PB B-96 LOTS 8 9 BK 2 AND THE NE1/2 OF CLOSED SW 8TH RD ABUTTIG
 Description* THE SW LINE OF LOT 8 BK 2 ALSO VACATED R/W OF SW 8TH AVE ADJ ON E PER ORD 210107 OR 4959/0841) OR 1964/2340 & OR 2003/1463
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code MFR <10 UNITS (00800)
 Sec/Twp/Rng 08-10-20
 Tax District GAINESVILLE (District 3600)
 Millage Rate 21.4793
 Acreage 0.290
 Homestead N



[View Map](#)

Owner Information

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

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$129,936	\$108,431	\$90,516	\$158,786	\$110,000
Land Value	\$284,229	\$225,423	\$225,423	\$152,250	\$90,600
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$414,165	\$333,854	\$315,939	\$311,036	\$200,600
Assessed Value	\$273,626	\$248,751	\$226,137	\$205,579	\$186,890
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$273,626	\$248,751	\$226,137	\$205,579	\$186,890
Maximum Save Our Homes Portability	\$140,539	\$85,103	\$89,802	\$105,457	\$13,710

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

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0801	MFR <10 UNITS	0.29	12632.4	0	0	U9

Building Information

Type	DUPLEX	Heat	ELECTRIC
Total Area	2,461	HC&V	FORCED AIR
Heated Area	1,776	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	2.0-Baths
Interior Walls	PLASTER	Bedrooms	4 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.5
Frame		Actual Year Built	1955
Floor Cover	HARDWOOD	Effective Year Built	1970
Type	SOH MISC	Heat	
Total Area	160	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,109	3	2700	DUPLEX
BAS	BASE AREA	667	3	2700	DUPLEX
CAN	CANOPY (NO SIDES)	18	3	2700	DUPLEX
FOP	FINISHED OPEN PORCH	12		2700	DUPLEX
UST	UNFINISHED STORAGE	667	3	2700	DUPLEX

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3722	DECK 2	160		C2	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/9/1995	\$100	WD	2003	1463	U - UNQUALIFIED	Improved	* LOWE F/K/A ISSIE ANN	LOWE ISSIE ANN	Link (Clerk)
5/17/1994	\$68,000	WD	1964	2340	Q - QUALIFIED	Improved	* STARK JOANN	* LOWE F/K/A ISSIE ANN	Link (Clerk)
5/11/1990	\$100	QD	1777	2249	U - UNQUALIFIED	Improved		* STARK JOANN	Link (Clerk)
10/12/1989	\$100	QD	1750	2257	U - UNQUALIFIED	Improved		* UNASSIGNED	Link (Clerk)
5/1/1979	\$41,000	WD	1210	57	Q - QUALIFIED	Improved		* UNASSIGNED	Link (Clerk)

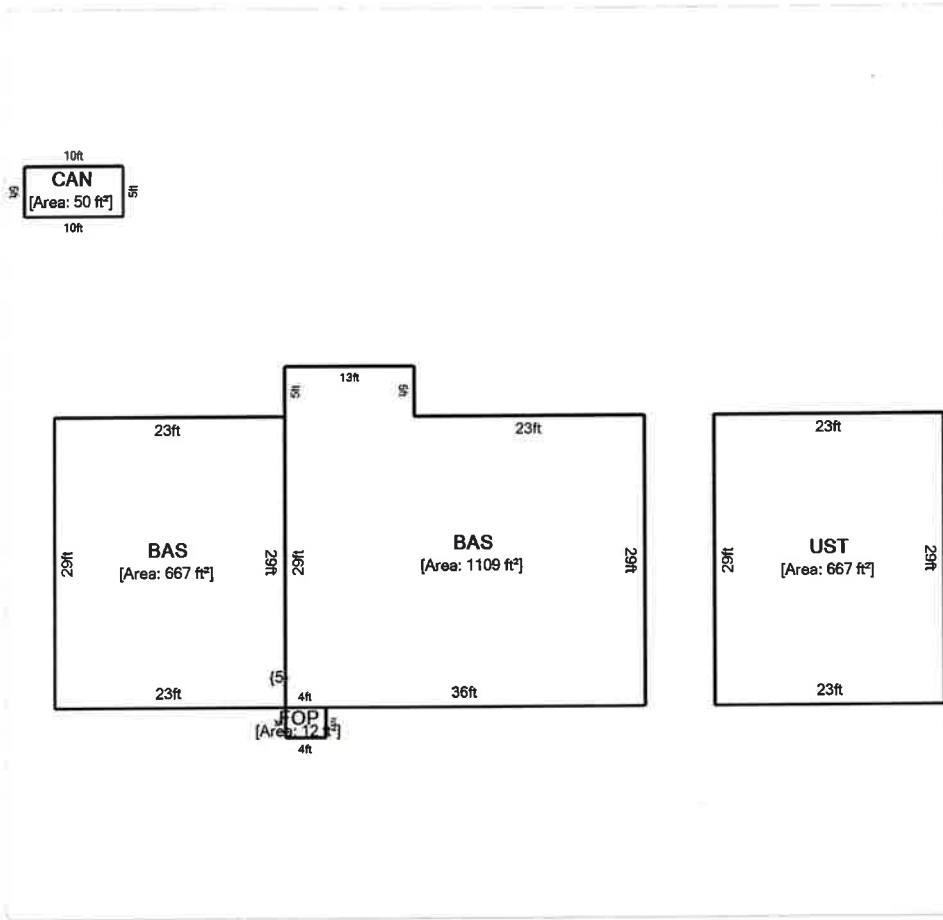
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
R22-001472	ROOFING	Yes	No	9/15/2022	\$0
18-07610	MECHANICAL	Yes	No	11/6/2018	\$0
17-02665	COMM REMODEL PERMIT	Yes	No	5/18/2017	\$0
08-5067	APT BLDG>4	Yes	No	8/19/2008	\$1
07-5015	SERVICE UPGRADE	Yes	No	7/26/2007	\$0
05-3222	COMMERCIAL BUILDING	Yes	No	3/27/2006	\$232,432
05-03223	MISCELLANEOUS	Yes	No	5/13/2005	\$2,000
92-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1992	\$0

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

Sketches



Map



Photos

No data available for the following modules: Extra Features.

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

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Version 2.0.251



Sign Up for Property Watch

Parcel Summary

Parcel ID 15569-002-000
 Prop ID 90491
 Location Address 923 SW 8TH LN
 GAINESVILLE, FL 32601
 (136030.35)
 Neighborhood/Area FIRST BOND & MORTGAGE CO.UNIV GARDENS
 Subdivision UNIVERSITY GARDENS PB B-96 LOTS 2 & 3 BK 3 OR 1648/0895
 Brief Legal Description* (Note: *The Description above is not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (00100)
 Sec/Twp/Rng 08-10-20
 Tax District GAINESVILLE (District 3600)
 Millage Rate 21.4793
 Acreage 0.190
 Homestead N

[View Map](#)



Owner Information

[LOCASCIO J DAVID](#)
 6834 NW 81ST BLVD
 GAINESVILLE, FL 32653

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$62,918	\$55,613	\$57,298	\$59,929	\$75,900
Land Value	\$155,800	\$139,400	\$139,400	\$139,400	\$139,400
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$218,718	\$195,013	\$196,698	\$199,329	\$215,300
Assessed Value	\$191,505	\$174,095	\$158,268	\$143,880	\$130,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$191,505	\$174,095	\$158,268	\$143,880	\$130,800
Maximum Save Our Homes Portability	\$27,213	\$20,918	\$38,430	\$55,449	\$84,500

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

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0101	SFR	0.19	8200	0	0	U9

Building Information

Type	SINGLE FAMILY	Heat	GAS
Total Area	1,340	HC&V	FORCED AIR
Heated Area	1,340	HVAC	CENTRAL
Exterior Walls	ASBESTOS	Bathrooms	2.0-Baths
Interior Walls	DRYWALL	Bedrooms	3 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1948
Floor Cover	HARDWOOD	Effective Year Built	1980

Type	SOH MISC	Heat	
Total Area	547	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2000

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,340	3	0100	SINGLE FAMILY
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0722	DECK 2	36		R2	RES
0722	DECK 2	32		R2	RES
0800	DRIVE/WALK	275		R1	RES
1641	PATIO 1	204		R1	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/1/1986	\$8,900	WD	1648	895	U - UNQUALIFIED	Vacant		LOCASCIO J DAVID	Link (Clerk)

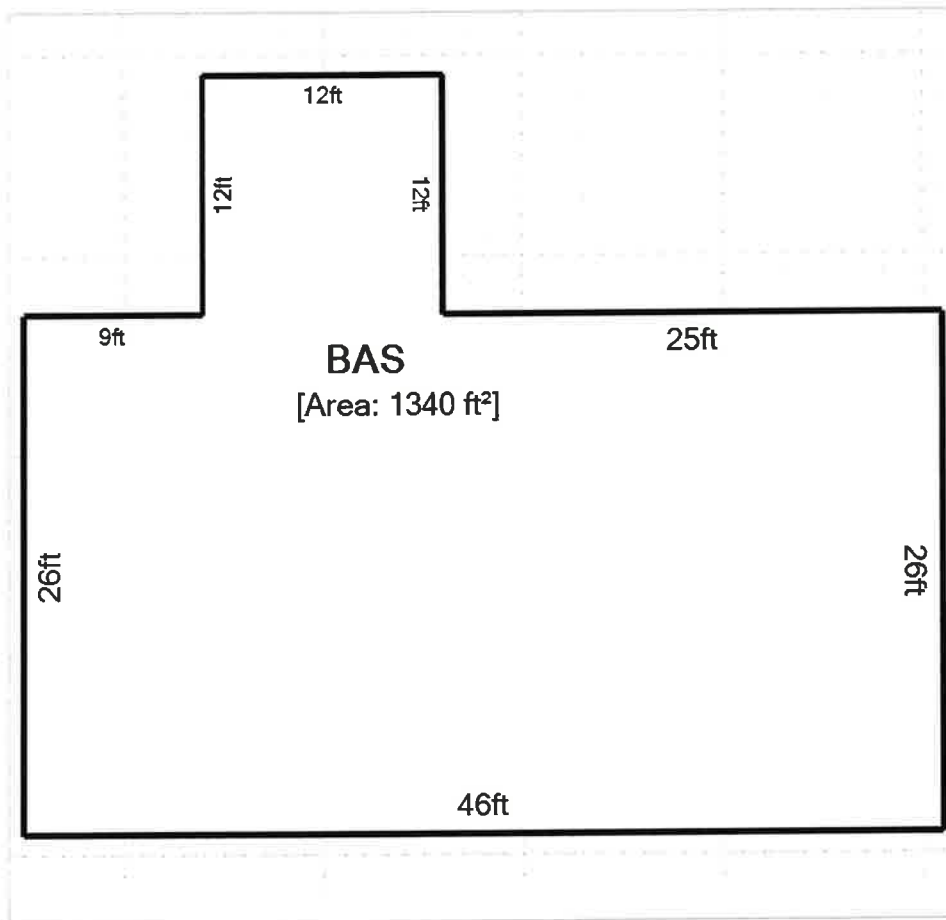
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

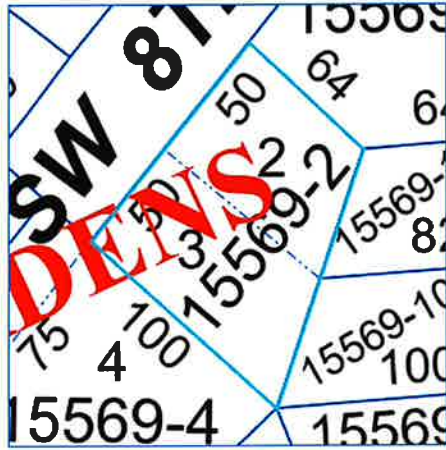
Permit Number	Type	Primary	Active	Issue Date	Value
15-06322	MECHANICAL	Yes	No	11/9/2015	\$5,100
10-02555	NON-RES ADDN/ALT CONVERT	Yes	No	5/28/2010	\$6,532
00-00000	OVER THE COUNTER INSPECT	Yes	No	2/1/2000	\$0
99-07233	REMODEL SFD	Yes	No	1/10/2000	\$1,000
99-07112	REMODEL SFD	Yes	No	12/10/1999	\$0

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

Sketches



Map



Photos

No data available for the following modules: Extra Features.

This web application displays data prepared for the convenience of our customers from within Alachua County, and is provided for informational purposes only. The data herein are hereby notified that the information is not intended to be used for any other purpose. Alachua County Property Appraiser's Office is not responsible for any information or omissions herein.



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Version 2.0.0.1



Sign Up for Property Watch

Parcel Summary

Parcel ID 15569-004-000
 Prop ID 90492
 Location Address 931 SW 8TH LN
 GAINESVILLE, FL 32601
 Neighborhood/Area (136030.35)
 Subdivision FIRST BOND & MORTGAGE CO.UNIV GARDENS
 Brief Legal UNIVERSITY GARDENS PB B-96 LOT 4 BK 3 OR 420/118 & OR 2003/1461 ALSO THAT PART OF SW
 Description* 8TH ROAD ADJ ON SW SIDE OF LOT ORD 3661 ALSO VACATED R/W OF SW 8TH AVE ADJ ON W
 PER ORD 210107 OR 4959/0841
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (00100)
 Sec/Twp/Rng 08-10-20
 Tax District GAINESVILLE (District 3600)
 Millage Rate 21.4793
 Acreage 0.260
 Homestead N



[View Map](#)

Owner Information

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

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$110,918	\$79,937	\$82,187	\$72,037	\$110,600
Land Value	\$215,186	\$149,260	\$149,260	\$149,260	\$149,300
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$326,104	\$229,197	\$231,447	\$221,297	\$259,900
Assessed Value	\$252,117	\$229,197	\$212,137	\$192,852	\$175,320
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$252,117	\$229,197	\$212,137	\$192,852	\$175,320
Maximum Save Our Homes Portability	\$73,987	\$0	\$19,310	\$28,445	\$64,580

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

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0801	MFR<10 UNITS	0.26	11325.6	0	0	U9

Building Information

Type	SINGLE FAMILY	Heat	ELECTRIC
Total Area	2,019	HC&V	FORCED AIR
Heated Area	1,823	HVAC	CENTRAL
Exterior Walls	BOARD & BATTEN; COMMON BRICK	Bathrooms	2.0-Baths
Interior Walls	PANEL; PLASTER	Bedrooms	3 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	2.0
Frame		Actual Year Built	1966
Floor Cover	CARPET; TERRAZZO	Effective Year Built	1990

Type	SOH MISC	Heat	
Total Area	321	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1966

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,087	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	28	3	0100	SINGLE FAMILY
FST	FINISHED STORAGE	168	3	0100	SINGLE FAMILY
FUS	FINISHED UPPER STORY	736	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0200	A/C 1	1		R7	RES
0800	DRIVE/WALK	135		R1	RES
0959	FP 2	1		R7	RES
1601	OP 1	184		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/8/1995	\$100	WD	2003	1461	U - UNQUALIFIED	Improved	* LOWE A/K/A COPE ISSIE ANN	LOWE ISSIE ANN	Link/Clerk

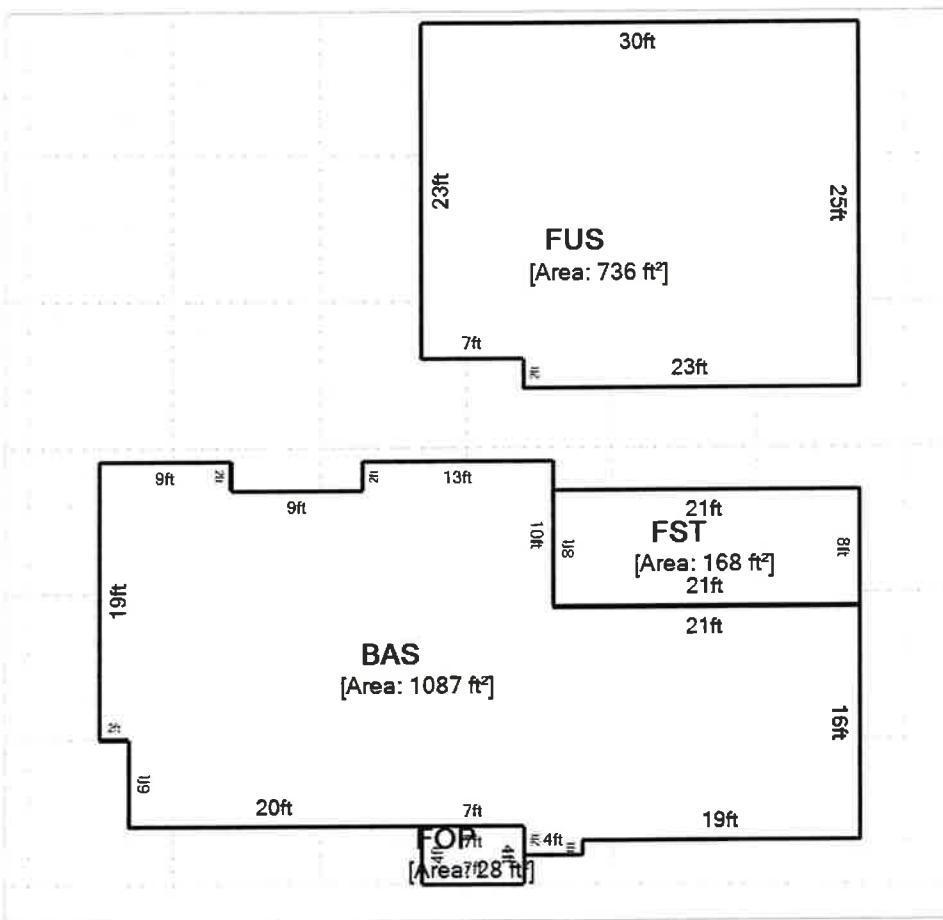
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
18-08607	ROOFING	Yes	No	12/21/2018	\$0
92-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1992	\$0

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

Sketches



Map



Photos

No data available for the following modules: Extra Features.

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Last Data Upload: 3/10/2023, 10:21:02 AM



Version: 2.0.251



Sign Up for Property Watch

Parcel Summary

Parcel ID 15569-005-000
 Prop ID 90493
 Location Address 838 SW 9TH ST
 GAINESVILLE, FL 32601
 Neighborhood/Area (136030.35)
 Subdivision FIRST BOND & MORTGAGE CO.UNIV GARDENS
 Brief Legal Description* UNIVERSITY GARDENS PB B-96 LOTS 5 6 7 8 BK 3 OR 1804/2877 & OR 1940/0759
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (00100)
 Sec/Twp/Rng 08-10-20
 Tax District GAINESVILLE (District 3600)
 Millage Rate 21.4793
 Acreage 0.500
 Homestead N

[View Map](#)



Owner Information

LOCASCIO & LOCASCIO TRUSTEE
 6834 NW 81ST BLVD
 GAINESVILLE, FL 32653

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$47,895	\$41,521	\$42,279	\$36,798	\$48,700
Land Value	\$183,084	\$163,812	\$163,812	\$163,812	\$163,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$230,979	\$205,333	\$206,091	\$200,610	\$212,500
Assessed Value	\$182,648	\$166,043	\$150,948	\$137,226	\$124,751
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$182,648	\$166,043	\$150,948	\$137,226	\$124,751
Maximum Save Our Homes Portability	\$48,331	\$39,290	\$55,143	\$63,384	\$87,749

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

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0101	SFR	0.50	21900	0	0	U9

Building Information

Type	SINGLE FAMILY	Heat	ELECTRIC
Total Area	750	HC&V	FORCED AIR
Heated Area	735	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	1.0-Baths
Interior Walls	PLASTER	Bedrooms	2 BEDROOMS
Roofing	MINIMUM	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1955
Floor Cover	HARDWOOD	Effective Year Built	1985

Type	SOH MISC	Heat	
Total Area	516	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1955

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	735	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	15	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	240		R1	RES
0800	DRIVE/WALK	276		R1	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/10/1993	\$100	MS	1940	759	U - UNQUALIFIED	Improved	* SALVADORE J LOCASCIO	LOCASCIO & LOCASCIO TRUSTEE	Link (Click)
3/8/1991	\$16,500	WD	1804	2877	U - UNQUALIFIED	Improved	* LUCS G P	* SALVADORE J LOCASCIO	Link (Click)

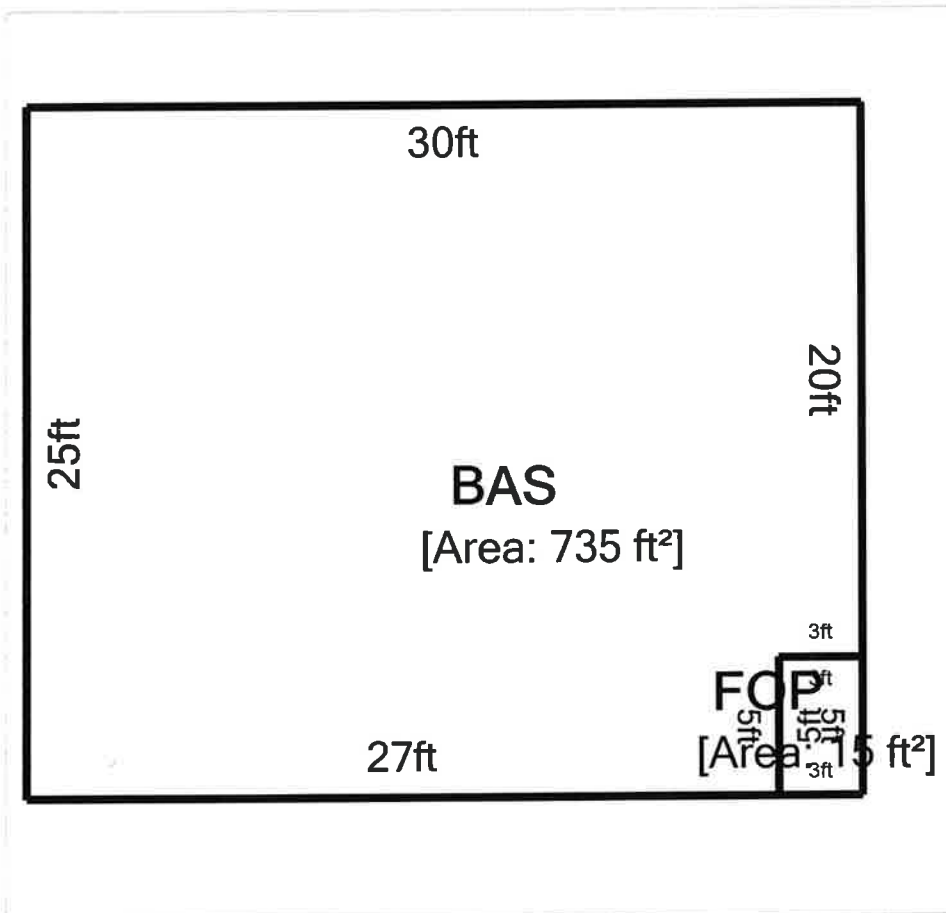
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
18-06006	ROOFING	Yes	No	8/29/2018	\$4,950
18-05534	MECHANICAL	Yes	No	8/15/2018	\$2,500
16-03877	MISCELLANEOUS	Yes	No	8/11/2016	\$4,440
92-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1992	\$0

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

Sketches





Sign Up for Property Watch

Parcel Summary

Parcel ID 15570-001-000
 Prop ID 90497
 Location Address 920 SW DEPOT AVE
 GAINESVILLE, FL 32601
[see more addresses...](#)
 Neighborhood/Area (136030.73)
 Subdivision FIRST BOND & MORTGAGE CO.UNIV GARDENS
 Brief Legal UNIVERSITY GARDENS PB B-96 LOTS 1 2 3 4 5 6 BK 4 OR 930/428 ALSO S1/2 OF 50 FT STRIP N
 Description* THEREOF (ALSO THAT PORTION OF SW 10TH ST VACATED PER ORD 3968 PER OR 1961/0002
 (LESS R/W PER OR 4188/1480) OR 5034/0162
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code MULTIFAMILY (00300)
 Sec/Twp/Rng 08-10-20
 Tax District GAINESVILLE (District 3600)
 Millage Rate 21.4793
 Acreage 1.020
 Homestead N



[View Map](#)

Owner Information

DEPOT AVENUE INVESTMENTS LLC
 321 SW 13TH ST
 GAINESVILLE, FL 32601

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$365,152	\$232,271	\$285,500	\$285,500	\$285,500
Land Value	\$1,183,748	\$732,829	\$799,100	\$799,100	\$799,100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,548,900	\$965,100	\$1,084,600	\$1,084,600	\$1,084,600
Assessed Value	\$1,061,610	\$965,100	\$1,084,600	\$1,084,600	\$1,084,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,061,610	\$965,100	\$1,084,600	\$1,084,600	\$1,084,600
Maximum Save Our Homes Portability	\$487,290	\$0	\$0	\$0	\$0

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

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0821	APARTMENTS	1.02	44394	0	0	U9

Building Information

Type	APARTMENT	Heat	ELECTRIC
Total Area	18,398	HC&V	FORCED - NO DT
Heated Area	16,048	HVAC	WIND/WALL UNIT
Exterior Walls	CONCRETE BLOCK; WOOD SHEATH	Bathrooms	1.0-Baths
Interior Walls	PLASTER	Bedrooms	1 BEDROOM
Roofing	ASPHALT	Total Rooms	26-Rooms
Roof Type	GABLE/HIP	Stories	2.0
Frame	MASONRY	Actual Year Built	1975
Floor Cover	CARPET; VINYL TILE	Effective Year Built	1975

Type	SOH MISC	Heat	
Total Area	17,250	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1976

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	6,154	3	2600	APARTMENT

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,870	3	2600	APARTMENT
FOP	FINISHED OPEN PORCH	220	3	2600	APARTMENT
FOP	FINISHED OPEN PORCH	1,126	3	2600	APARTMENT
FOP	FINISHED OPEN PORCH	988	3	2600	APARTMENT
FUS	FINISHED UPPER STORY	6,154	3	2600	APARTMENT
FUS	FINISHED UPPER STORY	1,870	3	2600	APARTMENT
UST	UNFINISHED STORAGE	16	3	2600	APARTMENT

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	1,150		R1	RES
0883	FENCE CL	1,860		R4	RES
0884	FENCE WD	540		R4	RES
0884	FENCE WD	360		R4	RES
1680	PAVING 1	13,000		R1	RES
2200	STAIRWAY	115		R5	RES
2200	STAIRWAY	70		R5	RES
2200	STAIRWAY	60		R5	RES
2200	STAIRWAY	55		R5	RES
2200	STAIRWAY	40		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/29/2022	\$1,500,000	SD	5034	0162	02 - CREDIBLE EVIDENCE	Improved	WOOD RIVER APARTMENTS LLC	DEPOT AVENUE INVESTMENTS LLC	Link (Clerk)
12/3/2014	\$100	DD	4320	1274	11 - CORRECTIVE DEED	Improved	* O'NEAL TRUSTEE & SCHRODER TR	WOOD RIVER APARTMENTS LLC	Link (Clerk)
11/26/2013	\$100	MS	4245	626	11 - CORRECTIVE DEED	Improved	* JANE W O'NEAL AS TRUSTEE FOR	* O'NEAL TRUSTEE & SCHRODER TR	Link (Clerk)
7/11/2003	\$100	QD	2907	981	U - UNQUALIFIED	Improved	* WEST FAMILY HG LTD PARTNERSH	* JANE W O'NEAL AS TRUSTEE FOR	Link (Clerk)
7/11/2003	\$100	QD	2907	960	U - UNQUALIFIED	Improved	* WEST FAMILY HG LTD PARTNERSH	* WEST FAMILY HG LTD PARTNERSH	Link (Clerk)
12/17/1999	\$100	QD	2268	98	U - UNQUALIFIED	Improved	* SCHRODER & WEST // SHERLIE H	* WEST FAMILY HG LTD PARTNERSH	Link (Clerk)
12/17/1999	\$100	QD	2268	100	U - UNQUALIFIED	Improved	* SCHRODER & WEST FAMILY HG LT	* SCHRODER & WEST	Link (Clerk)
6/1/1984	\$525,000	WD	1568	719	U - UNQUALIFIED	Improved		* SCHRODER & WEST FAMILY HG LT	Link (Clerk)
1/1/1977	\$365,000	WD	1088	332	Q - QUALIFIED	Improved		* UNASSIGNED	Link (Clerk)

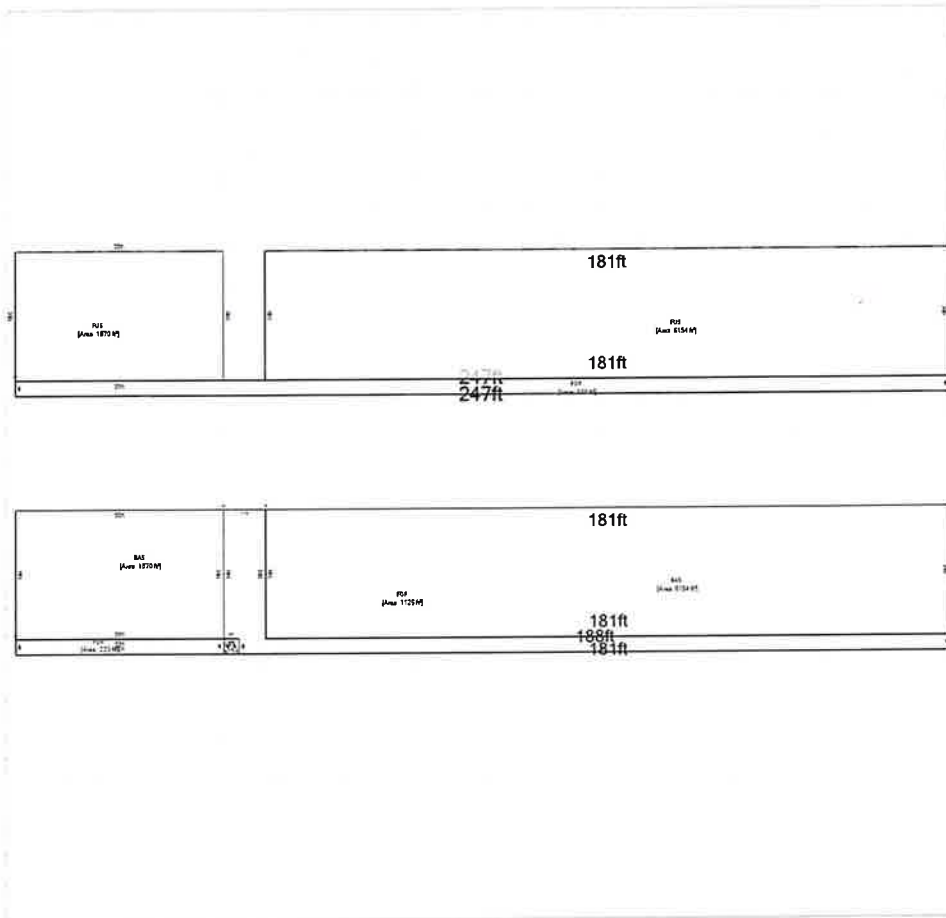
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
13-01326	COMM REMODEL PERMIT	Yes	No	3/25/2013	\$0
11-05577	COMM REMODEL PERMIT	Yes	No	11/14/2011	\$12,720
11-02913	ROOFING	Yes	No	6/14/2011	\$2,300

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

Sketches



Map



Photos

No data available for the following modules: Extra Features.

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Version 2.3.251



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

Detail by Entity Name

Florida Limited Liability Company
908 GROUP HOLDINGS, LLC

Filing Information

Document Number L15000209394
FEI/EIN Number 81-0877240
Date Filed 12/17/2015
State FL
Status ACTIVE

Principal Address

109 N. Brush St, Ste 500
TAMPA, FL 33602

Changed: 04/27/2022

Mailing Address

109 N. Brush St, Ste 500
TAMPA, FL 33602

Changed: 04/27/2022

Registered Agent Name & Address

908 GROUP MANAGER LLC
109 N. Brush St, Ste 500
TAMPA, FL 33602

Name Changed: 04/27/2022

Address Changed: 04/27/2022

Authorized Person(s) Detail

Name & Address

Title Manager

Wilson, Justin J
109 N. Brush St, Ste 500
TAMPA, FL 33602

Title Manager

3/10/23, 12:21 PM

Detail by Entity Name

English, Alex
109 N. Brush St, Ste 500
TAMPA, FL 33602

Annual Reports

Report Year	Filed Date
2020	03/17/2020
2021	04/19/2021
2022	04/27/2022

Document Images

04/27/2022 -- ANNUAL REPORT	View image in PDF format
04/19/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/19/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
12/17/2015 -- Florida Limited Liability	View image in PDF format

Sign Up for Property Watch

Parcel Summary

Parcel ID 15568-010-000
Prop ID 90489
Location Address 918 SW 8TH LN
 GAINESVILLE, FL 32601
Neighborhood/Area 136030.38
Subdivision FIRST BOND & MORTGAGE CO.UNIV GARDENS
Legal Description UNIVERSITY GARDENS PB B-96 LOTS 10 & 11 BK 2 OR
 4869/1874
*(Note: *The Description above is not to be used on legal documents.)*
Property Use Code MFR <10 UNITS (00800)
Sec/Twp/Rng 08-10-20
Tax Area GAINESVILLE (3600)
Acres 0.19
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 22.1775

Owner Information

KAERCHER BRUCE DAVID & WILLINE L
 749 N STATE ROAD 21
 MELROSE, FL 32666-4428

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$278,745	\$277,124	\$164,706	\$137,708	\$225,961
Land Value	\$223,463	\$223,463	\$223,463	\$223,463	\$252,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$502,208	\$500,587	\$388,169	\$361,171	\$477,961
Assessed Value	\$502,208	\$500,587	\$332,791	\$302,537	\$275,033
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$502,208	\$500,587	\$332,791	\$302,537	\$275,033
Maximum Save Our Homes Portability	\$0	\$0	\$55,378	\$58,634	\$202,928

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0801	MFR<10 UNITS	0.19	8276.4	0	0	U9

Building Information

Type	DUPLEX	Heat	GAS
Total Area	1,910	HC&V	FORCED AIR
Heated Area	1,910	HVAC	CENTRAL
Exterior Walls	AVERAGE; CONCRETE BLOCK	Bathrooms	2.0-Baths
Interior Walls	PLASTER	Bedrooms	4 BEDROOMS
Roofing	ASPHALT	Total Rooms	

Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1955
Floor Cover	HARDWOOD	Effective Year Built	1994

Type	DUPLEX	Heat	GAS
Total Area	1,172	HC&V	FORCED AIR
Heated Area	1,152	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	2.0-Baths
Interior Walls	PLASTER	Bedrooms	3 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	2.0
Frame		Actual Year Built	1955
Floor Cover	ASPHALT TILE	Effective Year Built	1994

Type	SOH MISC	Heat	
Total Area	464	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1955

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,910	3	2700	DUPLEX

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	576	3	2700	DUPLEX
FUS	FINISHED UPPER STORY	576	3	2700	DUPLEX
UST	UNFINISHED STORAGE	20	3	2700	DUPLEX

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0200	A/C 1	1		R7	RES
0800	DRIVE/WALK	462		R1	RES
0959	FP 2	1		R7	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/16/2021	\$625,000	WD	4869	1874	Qualified (Q)	Improved	LOCASCIO JOHN DAVID	KAERCHER BRUCE DAVID & WILLINE	Link (Clerk)
7/29/1993	\$45,000	WD	1918	1299	Qualified (Q)	Improved	* ELLERBE HELEN CUBBERLY	LOCASCIO JOHN DAVID	Link (Clerk)

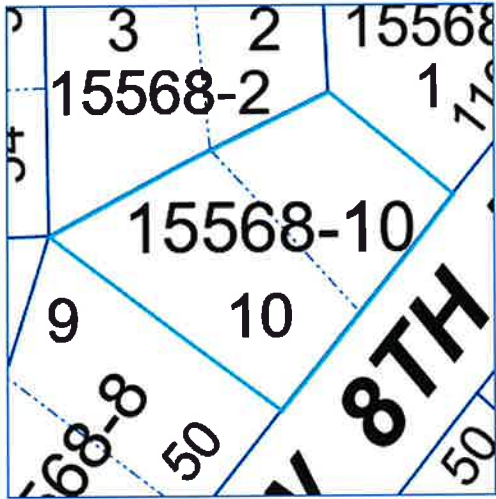
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
21-02727	ROOFING	Yes	No	4/15/2021	\$16,400
93-04771	REMODEL SFD	Yes	No	8/26/1993	\$5,000
93-04911	MECHANICAL	Yes	No	8/26/1993	\$1,200
92-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1992	\$0

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

Map



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

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Contact Us

Developed by
 Schneider
GEOSPATIAL

Sign Up for Property Watch

Parcel Summary

Parcel ID 15572-000-000
Prop ID 90501
Location Address 839 SW 11TH ST
 GAINESVILLE, FL 32601
Neighborhood/Area 145406.99
Subdivision FIRST BOND & MORTGAGE CO.UNIV GARDENS
Legal Description UNIVERSITY GARDENS PB B-96 BKS 6 7 & S1/2 OF ST ADJ
 ON N SIDE OR 831/515 ALSO N1/2 OF ST ON S SIDE OR
 997/232 ALSO S 1/2 ST ADJ ON NE SIDE ORD 3661 ALSO
 VACATED R/W OF SW 8TH AVE PER ORD 210107 OR
 4959/0841
 (Note: "The Description above is not to be used on legal
 documents.)
Property Use Code STATE(TIITF) VACANT/XF (08030)
Sec/Twp/Rng 08-10-20
Tax Area GAINESVILLE (3600)
Acres 1.29
Homesteaded False



[View Map](#)

Millage Rate Value

Millage Rate: 22.1775

Owner Information

[STATE OF FLA IIF](#)
 TIITF DEPT OF EDUCATION-
 AGRICULTURE EXPR STATION
 3900 COMMONWEALTH BLVD
 TALLAHASSEE, FL 32399

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$6,711	\$6,711	\$6,711	\$6,711	\$6,711
Land Value	\$561,924	\$563,057	\$550,000	\$550,000	\$550,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$568,635	\$569,768	\$556,711	\$556,711	\$556,711
Assessed Value	\$568,635	\$569,768	\$556,711	\$556,711	\$540,507
Exempt Value	\$568,635	\$569,768	\$556,711	\$556,711	\$540,507
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$16,204

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

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
8701	STATE OWNED	1.29	56192.4	0	0	CON

Building Information

Type	SOH MISC	Heat	
Total Area	11,670	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2000

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
4680	PAVING 1	11,670		C1	COMM

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
14-05691	SLAB/DRIVE/WALL RES.	Yes	No	10/21/2014	\$0

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

Map



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

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

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Contact Us



**Public Participation
Memorandum**

MEMORANDUM

908 Group

23-0194



To: Forrest Eddleton, AICP, Director, City of Gainesville Department of Sustainable Development
From: Margot Maurer, Project Planner, CHW
Date: November 29, 2023
RE: Vacate 8th Road (Green Street) Right-of-Way (ROW) and a portion of SW 8th Lane ROW – Public Participation Report and Consistency with Land Development Code Sec. 30-3.7.C

This memorandum is submitted as part of an Application to Vacate Public Right-of-Way at 8th Road (Green Street) and a portion of SW 8th Lane. The two (2) ROW are ±0.35 acres in the northwest quadrant of the 9th Street / SW Depot Avenue intersection in the City of Gainesville.

This memorandum serves to demonstrate the application's consistency with City of Gainesville Land Development Code (LDC) Sec. 30-3.7.C – Public Participation, "workshop and public participation report." LDC language is provided in normal font; consistency statements are provided in **bold font**.

- C. *Workshop and public participation report.* When required in accordance with this section, the applicant shall as part of the development application hold a workshop and submit a written public participation report documenting the results of the public participation effort.
1. The applicant shall hold a workshop prior to submittal of the development application. The applicant shall provide notification of the workshop by certified mail to all owners of property located within 400 feet of the subject property and to all neighborhood associations registered with the city and located within one-half-mile of the property, as well as to any other persons, organizations, or agencies as deemed appropriate by the city manager or designee. If requested, the city manager or designee may provide mailing labels to the applicant. The applicant shall mail these notices with proper postage at least 15 calendar days before the date of the workshop. The applicant shall also post notice signs of the workshop at the property that is the subject of the application at least 15 calendar days before the date of the workshop which notice must include a description of the application, potential uses, and other information as required by the city manager or designee, as well as the date, time, and location of the workshop.

The applicant held a virtual neighborhood workshop for the application on November 29, 2023, prior to application submittal.

Notification was provided by certified mail to all owners of property located within 400 feet of the subject property and all neighborhood associations registered with the City. No other persons, organizations, or agencies were deemed appropriate for notice by the City Manager or designee. The mailing labels were provided to the applicant by the City of Gainesville. These are included in this package.

Notice was mailed November 14, 2023, 15 calendar days before the date of the workshop. Notice signs were posted on the property on November 14, 2023, 15 calendar days before the date of the workshop, placed in accordance with the requirements listed on the Posted Notice Signage Affidavit. Both forms of notice included a description of the applications and the date, time, and location of the workshop.

2. The workshop shall start between 6:00 p.m. and 8:00 p.m. on a weekday or between 9:00 a.m. and 5:00 p.m. on a weekend. If held in person, the workshop must be held in a location generally near the subject property and must be held in a facility that is ADA compliant. Applicants may hold a virtual workshop in lieu of an in-person workshop by both using an interactive online video conferencing software as well as providing attendees the ability to call in with a telephone with no internet access. Virtual workshops must meet all applicable requirements provided in this section and the applicant must provide virtual attendees with the ability to receive all information that would be available in an in-person workshop.

The neighborhood workshop was held on November 14, 2023, a Wednesday. The workshop began at 6:00 PM. The workshop was held virtually via the Zoom meeting platform, which allows for interactive online

video conferencing. A call-in telephone number was also provided. Virtual attendees were informed by public notice that additional materials and information can be obtained by contacting the applicant.

3. The applicant shall hold an additional workshop(s) if the initial workshop has occurred more than three months prior to submittal of the application, or if subsequent to the initial workshop there has been in the subject development application a 20 percent or greater increase in proposed building area, an increased number of proposed floors, or the addition of or increase of intensity of a drive-through use.

The workshop was held within the three month submittal time window stated in this requirement. This application requests to vacate public ROW and does not include a development or site plan application.

4. The public participation report must be on or in a form as approved by the city manager or designee and must at a minimum include the following information:
 - a. A list of the owners of property located within 400 feet of the subject property, all neighborhood associations registered with the city and located within one-half-mile of the property, as well as any other persons, organizations, or agencies deemed appropriate by the city manager or designee for notice of the workshop, together with a description of how the applicant will inform those parties any time the development application has a 20 percent or greater increase in proposed building area, an increased number of proposed floors, or the addition of or increase of intensity of a drive-through use.

A list of owners of property located within 400 feet of the subject property and all neighborhood associations registered with the City is provided in the form of mailing labels as part of this submittal package. These mailing labels were provided by the City of Gainesville Planning Department. No other persons, organizations, or agencies were deemed appropriate for notice by the City Manager or designee.

This application is not submitted with any development or site plans.

- b. A narrative description of the methods the applicant used to involve the public, which may include: a) dates and locations of all meetings where the public or the parties listed above were invited to discuss the application, including the required workshop; b) the contents, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and all other forms of notice used; c) a general description of where all parties listed above are located; and d) the number of people who participated in the process.

To involve the public, the applicant held the required Neighborhood Workshop.

- a. **Date and location of meeting**
 - i. **Date: November 29, 2023**
 - ii. **Location: Zoom video conference**
- b. **Contents, dates mailed, number of mailings, forms of notice used**
 - i. **Contents mailed: Please see provided mailed memorandum**
 - ii. **Date mailed: November 14, 2023**
 - iii. **Number of mailings: 146**
 - iv. **Forms of notice used: direct mailing via Certified Mail, posted notice.**
- c. **General description of where all parties are located**
 - i. **The group of owners of property located within 400 feet of the subject property includes individuals, groups, companies, and the City itself. Mailing addresses list cities including Gainesville, Florida; Wellington, Florida; Jacksonville, Florida; Niceville, Florida; Tampa, Florida; Ocala, Florida; Naples, Florida; Winter Park, Florida; Miami, Florida; Worthington Springs, Florida; Alachua, Florida; Monroe, Connecticut; Newberry, Florida, and Fort Worth, Texas. Representatives of registered neighborhood associations are located in and around the Gainesville area.**
- d. **The number of people who participated in the process**
 - i. **In total, zero (0) members of the public participated in the process by attending the Neighborhood Workshop.**

- c. A summary of the substance of concerns and issues expressed during the process, and a description of how the applicant has addressed or intends to address the concerns and issues expressed or, in the alternative, why the expressed concerns and issues will not be addressed.

A summary of the questions expressed during the neighborhood workshop is provided in the Meeting Minutes included in this package.

Mailed Memorandum



NEIGHBORHOOD WORKSHOP NOTIFICATION

PN 23-0194

To: Neighbors of SW Depot Avenue, SW 9th Street, and SW 8th Lane
From: Braxton Linton, Project Planner
Date: Tuesday, November 14, 2023
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a right-of-way vacation for unimproved right-of-way in the northwest quadrant of SW Depot Avenue and SW 9th Street, as well as approximately 52-feet of the SW 8th Lane right-of-way.

Meeting Details

Date: Wednesday, November 29th, 2023
Time: 6:00 p.m.
Link: <https://bit.ly/DepotROW>
Call-in Number: +1 305 224 1968
Meeting ID: 896 9877 3127
Contact: Craig Brashier, AICP
 11801 Research Drive
 Alachua, FL 32615
 (352) 331-1976
 Live@CHW-inc.com

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

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

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

N:\2023\23-0194\Admin & Information\06_NHWS\Ad and Mailing\MAIL 908 Depot Ave ROW Vacation 231114.docx

Mailing Labels

LDC §30-3.7.C.4.a.

*"List of Owners of Property within 400
feet of the subject property and
Registered Neighborhood
Associations"*

Neighborhood Workshop Notice

15636-307-000 SW Depot & 9th ROW vacation
921 SW DEPOT AVENUE LLC
6066 ST AUGUSTINE RD
JACKSONVILLE FL 32217

Neighborhood Workshop Notice

15636-312-000 SW Depot & 9th ROW vacation
ABSPIN REALTY LLC
9677 NW 49TH PL
POMPANO BEACH FL 33076

Neighborhood Workshop Notice

15636-309-000 SW Depot & 9th ROW vacation
ABUMAHFOUZ OMAR
801 RIVER POINT DR #101A
NAPLES FL 34102-3403

Neighborhood Workshop Notice

13446-306-000 SW Depot & 9th ROW vacation
ABUMAHFOUZ OMAR
801 RIVER POINT DR APT 101A
NAPLES FL 34102

Neighborhood Workshop Notice

13446-001-000 SW Depot & 9th ROW vacation
ACKROYD HOLDINGS LLC
1226 SE 24TH RD
OCALA FL 34471

Neighborhood Workshop Notice

15636-402-000 SW Depot & 9th ROW vacation
ADVANTA IRA SERVICES LLC
13191 STARKEY RD #9
LARGO FL 33773

Neighborhood Workshop Notice

15636-409-000 SW Depot & 9th ROW vacation
AFZAL YASEEN
1705 NW 22ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

15636-212-000 SW Depot & 9th ROW vacation
AJB DEPOT 212 LLC
289 MAPLEWOOD RD
HUNTINGTON STATION NY 11746

Neighborhood Workshop Notice

15636-304-000 SW Depot & 9th ROW vacation
ALGNJ INVESTMENTS LLC
468 GALLARDO CIR
ST AUGUSTINE FL 32086

Neighborhood Workshop Notice

15636-405-000 SW Depot & 9th ROW vacation
BARRINGER AMY & JASON
12877 SHIREWOOD LN
JACKSONVILLE FL 32224

Neighborhood Workshop Notice

13446-307-000 SW Depot & 9th ROW vacation
BEE NICE FLORIDA LLC
4058 13TH ST #1108
SAINT CLOUD FL 34769

Neighborhood Workshop Notice

15636-310-000 SW Depot & 9th ROW vacation
BLUE FINS PROPERTIES IV LLC
687 CREIGHTON RD
FLEMING ISLAND FL 32003

Neighborhood Workshop Notice

15567-001-000 SW Depot & 9th ROW vacation
CAMELOT 2000 INC
2627 NW 43RD ST #300
GAINESVILLE FL 32606-7484

Neighborhood Workshop Notice

13446-207-000 SW Depot & 9th ROW vacation
CHEN & CHEN TRUSTEES
12650 HOMESTED
TUSTIN CA 92782-1061

Neighborhood Workshop Notice

13446-311-000 SW Depot & 9th ROW vacation
COMISKEY JOHN PATRICK
129 CANYON RIDGE TRAIL
ALEDO TX 76008

Neighborhood Workshop Notice

15636-410-000 SW Depot & 9th ROW vacation
DAFONTE RICHARD J & KATHLEEN
921 SW DEPOT AVE #410
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-210-000 SW Depot & 9th ROW vacation
DAKOTA REAL ESTATE PROPERTIES LLC
835 SW 9TH ST 210
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-208-000 SW Depot & 9th ROW vacation
DANG & NGUYEN W/H & NGUYEN
5302 CLIFTON RD
JACKSONVILLE FL 32211

Neighborhood Workshop Notice

15636-205-000 SW Depot & 9th ROW vacation
DAWSON ROSA
9 ROTHBURY PL THE GAP 4061
BRISBANE QUEENSL&

Neighborhood Workshop Notice

15570-001-000 SW Depot & 9th ROW vacation
DEPOT AVENUE INVESTMENTS LLC
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-304-000 SW Depot & 9th ROW vacation
DESAI DEVANG
8107 SW 72ND AVE #310E
MIAMI FL 33143

Neighborhood Workshop Notice

13446-308-000 SW Depot & 9th ROW vacation
DEWAR MARVIN A DR
835 SW 9TH ST #308
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-209-000 SW Depot & 9th ROW vacation
DOSHI GLOBUS HOLDINGS LLC
31118 LINDENTREE DR
WESLEY CHAPEL FL 33543

Neighborhood Workshop Notice

15636-209-000 SW Depot & 9th ROW vacation
FARACH & SIMON
921 SW DEPOT AVE #209
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-203-000 SW Depot & 9th ROW vacation
FRIEDMAN STEVEN & SUZANNE
835 SW 9TH ST #203
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-106-000 SW Depot & 9th ROW vacation
GAINESOX LLC
822 S BAYSIDE DR
TAMPA FL 33609

Neighborhood Workshop Notice

13446-100-000 SW Depot & 9th ROW vacation
YBMILLER LLC
10822 BOCA POINTE DRIVE
ORLANDO FL 32836

Neighborhood Workshop Notice

15635-002-000 SW Depot & 9th ROW vacation
GATOR UNITS 1000 LLC
24849 AVE ASOLEADA
CALABASAS CA 91302

Neighborhood Workshop Notice

13446-201-000 SW Depot & 9th ROW vacation
GATORS LIVE HERE RENTALS LLC
749 NORTH SR 21
MELROSE FL 32666

Neighborhood Workshop Notice

15636-204-000 SW Depot & 9th ROW vacation
GMSPIN REALTY LLC
9677 NW 49TH PL
CORAL SPRINGS FL 33076

Neighborhood Workshop Notice

15636-301-000 SW Depot & 9th ROW vacation
GOLDENBELL1986 LLV
13317 MAJESTIC WAY
COOPER CITY FL 33330

Neighborhood Workshop Notice

15636-407-000 SW Depot & 9th ROW vacation
GRIMM LAURENCE S & COURTNEY K
511 BRANSCOMB RD
GREEN COVE SPRINGS FL 32043

Neighborhood Workshop Notice

15568-004-000 SW Depot & 9th ROW vacation
HENNES PAUL & CAROL
927 SW 8TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15635-002-001 SW Depot & 9th ROW vacation
HOUSING FOR THE HANDICAPPED
3303 NW 83RD ST
GAINESVILLE FL 32606-6227

Neighborhood Workshop Notice

13446-303-000 SW Depot & 9th ROW vacation
JMMR INVESTMENTS LLC
194 CATESBY LN
ST AUGUSTINE FL 32095-9018

Neighborhood Workshop Notice

13446-111-000 SW Depot & 9th ROW vacation
KATTANA LLC
4623 NW 53RD AVE SUITE 4
GAINESVILLE FL 32653

Neighborhood Workshop Notice

15636-412-000 SW Depot & 9th ROW vacation
LEUNG DAVID & MAN YING
2936 SOUTHWEST 139TH AVE
MIRAMAR FL 33027

Neighborhood Workshop Notice

15569-002-000 SW Depot & 9th ROW vacation
LOCASCIO J DAVID
6834 NW 81ST BLVD
GAINESVILLE FL 32653

Neighborhood Workshop Notice

15636-408-000 SW Depot & 9th ROW vacation
MAHER FAMILY REVOCABLE TRUST
3001 ALAMO DR
ORLANDO FL 32805

Neighborhood Workshop Notice

15636-303-000 SW Depot & 9th ROW vacation
MCGUIRE THOMAS & VICKI
15187 RUSSELL BRIDGE DR
SAINT JOHNS FL 32259-7057

Neighborhood Workshop Notice

13446-108-000 SW Depot & 9th ROW vacation
GOMES BRUNO
601 NW 82ND AVE #621
PLANTATION FL 33324-1404

Neighborhood Workshop Notice

15636-406-000 SW Depot & 9th ROW vacation
GVILLE CONDO LLC
16709 HUTCHINSON RD
ODESSA FL 33556

Neighborhood Workshop Notice

15567-005-000 SW Depot & 9th ROW vacation
HERITAGE INVESTMENT GROUP OF
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-002-000 SW Depot & 9th ROW vacation
J SQUARED PROPERTIES LLC
608 FURLONG DR
AUSTIN TX 78746

Neighborhood Workshop Notice

15568-010-000 SW Depot & 9th ROW vacation
KAERCHER BRUCE DAVID & WILLINE L
749 N STATE ROAD 21
MELROSE FL 32666-4428

Neighborhood Workshop Notice

13446-105-000 SW Depot & 9th ROW vacation
KAWAR YASER
835 SW 9TH ST #105
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-401-000 SW Depot & 9th ROW vacation
LIPSCOMB ROBERT W & CHRISTINE F
PO BOX 536562
ORLANDO FL 32853

Neighborhood Workshop Notice

13444-000-000 SW Depot & 9th ROW vacation
LOWE ISSIE ANN TRUSTEE
1900 SW 36TH ST
GAINESVILLE FL 32607

Neighborhood Workshop Notice

15636-202-000 SW Depot & 9th ROW vacation
MAHER MARY CATHERINE
3001 ALAMO DRIVE
ORLANDO FL 32805

Neighborhood Workshop Notice

13424-000-000 SW Depot & 9th ROW vacation
MIDTOWN PROPERTIES OF GAINESVILLE
321 SW 13TH ST
GAINESVILLE FL 32606

Neighborhood Workshop Notice

15569-001-000 SW Depot & 9th ROW vacation
GRIECO GIANVITO
415 LIGHTHOUSE DR
NORTH PALM BEACH FL 33408-4317

Neighborhood Workshop Notice

15568-002-000 SW Depot & 9th ROW vacation
HARRISON PAUL M
48 S&RA DR
ORMOND BEACH FL 32176

Neighborhood Workshop Notice

15636-403-000 SW Depot & 9th ROW vacation
HO JACOB
921 SW DEPOT AVE #403
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-306-000 SW Depot & 9th ROW vacation
J2P CAPITAL LLC
4053 FOXHOUND DR
CLERMONT FL 34711

Neighborhood Workshop Notice

15568-001-000 SW Depot & 9th ROW vacation
KALT BRIAN & LAURA
6924 SE 183RD PL
MICANOPY FL 32667

Neighborhood Workshop Notice

15636-311-000 SW Depot & 9th ROW vacation
LANG HOWARD W
8424 JUNCTION CT
CHARLOTTE NC 28215-4500

Neighborhood Workshop Notice

15569-005-000 SW Depot & 9th ROW vacation
WINN & WINN
3810 WEST BARCELONA ST
TAMPA FL 33629

Neighborhood Workshop Notice

13446-206-000 SW Depot & 9th ROW vacation
MAGNOLIA1986 LLC
13317 MAJESTIC WAY
COOPER CITY FL 33330

Neighborhood Workshop Notice

13446-102-000 SW Depot & 9th ROW vacation
MCGOWAN PETER
835 SW 9TH ST #102
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-305-000 SW Depot & 9th ROW vacation
OHMKAR INVESTMENTS LLC
2942 SW 35TH PL #34
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13446-109-000 SW Depot & 9th ROW vacation
O'KEEFE FAMILY UF LLC
11068 BAYSHORE DR
WINDERMERE FL 34786

Neighborhood Workshop Notice

13446-309-000 SW Depot & 9th ROW vacation
PARSONS PRIVATE MORTGAGE INC
14825 CORAL BERRY DR
TAMPA FL 33626

Neighborhood Workshop Notice

13446-211-000 SW Depot & 9th ROW vacation
PEREZ CALIXTO
11300 FORTUNE CIR #4
WEST PALM BEACH FL 33414

Neighborhood Workshop Notice

15636-201-000 SW Depot & 9th ROW vacation
ROLLINS MICHAEL & CLAUDIA
886 PINE LAKE DR
TARPON SPRINGS FL 34688

Neighborhood Workshop Notice

13446-104-000 SW Depot & 9th ROW vacation
SAAK HOLDINGS LLC
3201 STONEYBROOK LN
TAMPA FL 33618

Neighborhood Workshop Notice

15636-207-000 SW Depot & 9th ROW vacation
SEY ENTERPRISES LLC
11675 GLOWING SUNSET LN
LAS VEGAS NV 89135

Neighborhood Workshop Notice

15572-000-000 SW Depot & 9th ROW vacation
STATE OF FLA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

Neighborhood Workshop Notice

15636-206-000 SW Depot & 9th ROW vacation
TEDESCO & TEDESCO & TEDESCO
8212 MARSH GLEN CT
TAMPA FL 33647

Neighborhood Workshop Notice

13446-204-000 SW Depot & 9th ROW vacation
US GATORS LLC
14 FILLMORE DR
MILLSTONE TOWNSHIP NJ 08510

Neighborhood Workshop Notice

15636-210-000 SW Depot & 9th ROW vacation
OXFORD TERRACE HOLDINGS LLC
9101 SW 100TH ST
MIAMI FL 33176

Neighborhood Workshop Notice

13446-205-000 SW Depot & 9th ROW vacation
PATEL & PATEL
835 SW 9TH ST #205
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-411-000 SW Depot & 9th ROW vacation
PQT-921DEPOT LLC
5627 ATLANTIC BLVD STE 1-4
JACKSONVILLE FL 32207

Neighborhood Workshop Notice

13446-107-000 SW Depot & 9th ROW vacation
SAKHUJA FURNIER PROPERTIES LLC
5390 BAY SIDE DRIVE
ORLANDO FL 32819

Neighborhood Workshop Notice

13446-208-000 SW Depot & 9th ROW vacation
SODEN PROPERTIES II LLC
2736 LAKE HOWELL LN
WINTER PARK FL 32792

Neighborhood Workshop Notice

15568-007-000 SW Depot & 9th ROW vacation
TOMLINSON J D JR TRUSTEE
3024 SW 70TH LN
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15636-203-000 SW Depot & 9th ROW vacation
VAN VALKENBURGH & CO-TRUSTEES
2205 LAKE CRESCENT CT
WINDERMERE FL 34786

Neighborhood Workshop Notice

15571-001-000 SW Depot & 9th ROW vacation
PARKSIDE COMMUNITIES LC
220 N MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-101-000 SW Depot & 9th ROW vacation
PATRIOTIC AMERICAN LLC
3356 ZACK DR
DUNEDIN FL 34698

Neighborhood Workshop Notice

15636-308-000 SW Depot & 9th ROW vacation
RAZA WAJIHA
12989 UPPER HARDEN AVE
ORLANDO FL 32827-7263

Neighborhood Workshop Notice

15569-010-000 SW Depot & 9th ROW vacation
ROSEN & ROSEN TRUSTEES
24823 GREENBRIER DR
STEVENSON RANCH CA 91381

Neighborhood Workshop Notice

13421-000-000 SW Depot & 9th ROW vacation
ROYAL GAINESVILLE LTD PARTNER
PO BOX 530292
BIRMINGHAM AL 35253

Neighborhood Workshop Notice

13446-103-000 SW Depot & 9th ROW vacation
SASHRI STRATEGIES LLC
7560 BLUE QUAIL LN
ORLANDO FL 32835

Neighborhood Workshop Notice

13446-305-000 SW Depot & 9th ROW vacation
SPIRA STEPHANN E & MICHELLE
6335 SPINAKER DR
ROCKLEDGE FL 32955

Neighborhood Workshop Notice

15636-211-000 SW Depot & 9th ROW vacation
STEHLIN & STEHLIN
1033 VALE ORCHARD LN
JACKSONVILLE FL 32209

Neighborhood Workshop Notice

15568-006-000 SW Depot & 9th ROW vacation
TOMLINSON PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE FL 32609

Neighborhood Workshop Notice

13446-310-000 SW Depot & 9th ROW vacation
ZAFAR ZEESHAN
12989 UPPER HARDEN AVE
ORL&O FL 32827-7263

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

School Board
SUZANNE WYNN
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

University Village Neighborhood Assoc.
% BRUCE DELANEY
2706 NW 23 TERR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LYNNAE DAVIS
5416 DRIFTWAY DRIVE
FORTWORTH, TX 76135

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Public Notice Signage

What's going on?

A right-of-way location for unimproved right-of-way
in the northwest quadrant of SW Depot Avenue and
SW 9th Street, approximately 52 feet of the SW 8th Lane right-of-way

Meeting Date/Time

November 29, 3:00 PM - 4:00 PM

Location ZOOM Virtual Meeting

https://bit.ly/DepotROW

Call-in: +1 305 224 1968


Meeting ID: 896 98 77 8127

NEIGHBORHOOD WORKSHOP

Want to learn more?

 Craig Brashear, AICP

 (352) 331-1976

 Live @ CHW-inc.com

What's going on?

A right-of-way Vacation for unimproved right-of-way
in the northwest quadrant of SW Depot Avenue and SW 9th St.

Approximately 52-feet of the SW 8th Lane right-of-way

Meeting Date/Time

November 29 2023 / 6:00 PM

Location ZOOM Virtual Meeting

<https://bit.ly/Depot ROW>

Call-in: +1 305 224 1968

Meeting ID: 896 9877 3127

NEIGHBORHOOD WORKSHOP

Want to learn more?

👤 Craig Brashter, AICP

☎️ (352) 331-1976

📺 Live @ CHW-tre.com

Workshop Presentation

Depot Ave / SW 9th ST & SW 8th LN
Public Right-of-Way
Vacation Application



City of Gainesville
Neighborhood Workshop
November 29, 2023



The purpose of the neighborhood workshop:

The City of Gainesville requires Right-of-Way (“ROW”) Vacation applicants to host a neighborhood workshop;

The purpose is to inform neighbors of the proposed vacation’s nature and to get feedback early in the application process; and

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



REQUEST:

Vacate two ROW as the **first step** in pursuing a multi-family housing project.

ROW Vacation applications are **consistent** with City of Gainesville's Land Development Code (LDC) **Sec. 30-3.41**.

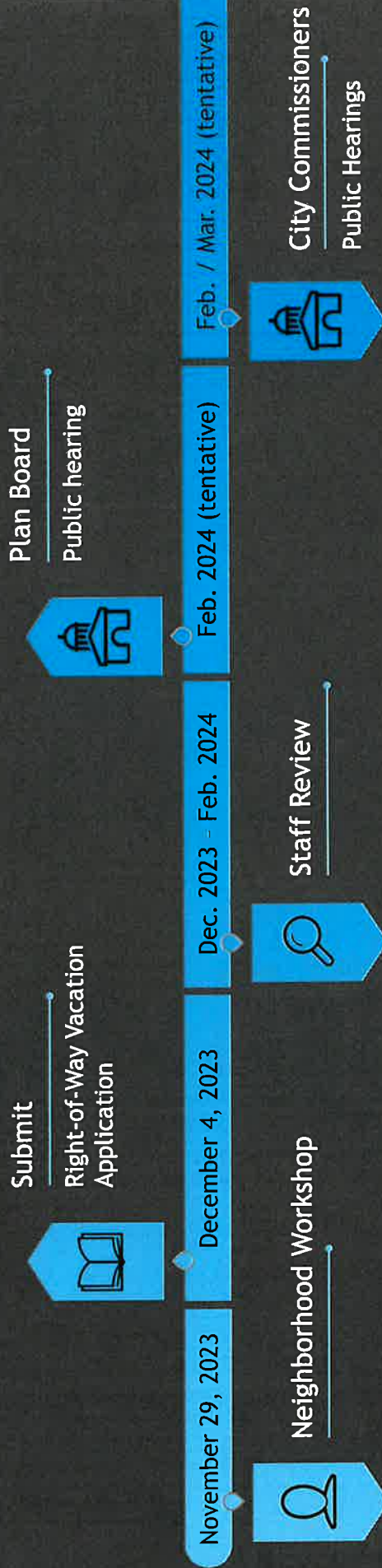


INTENT:

Redevelop surrounding properties across a unified site within the City of Gainesville's **UF Context Area** and in close proximity to the City's **downtown core**.



RIGHT-OF-WAY VACATION TIMELINE

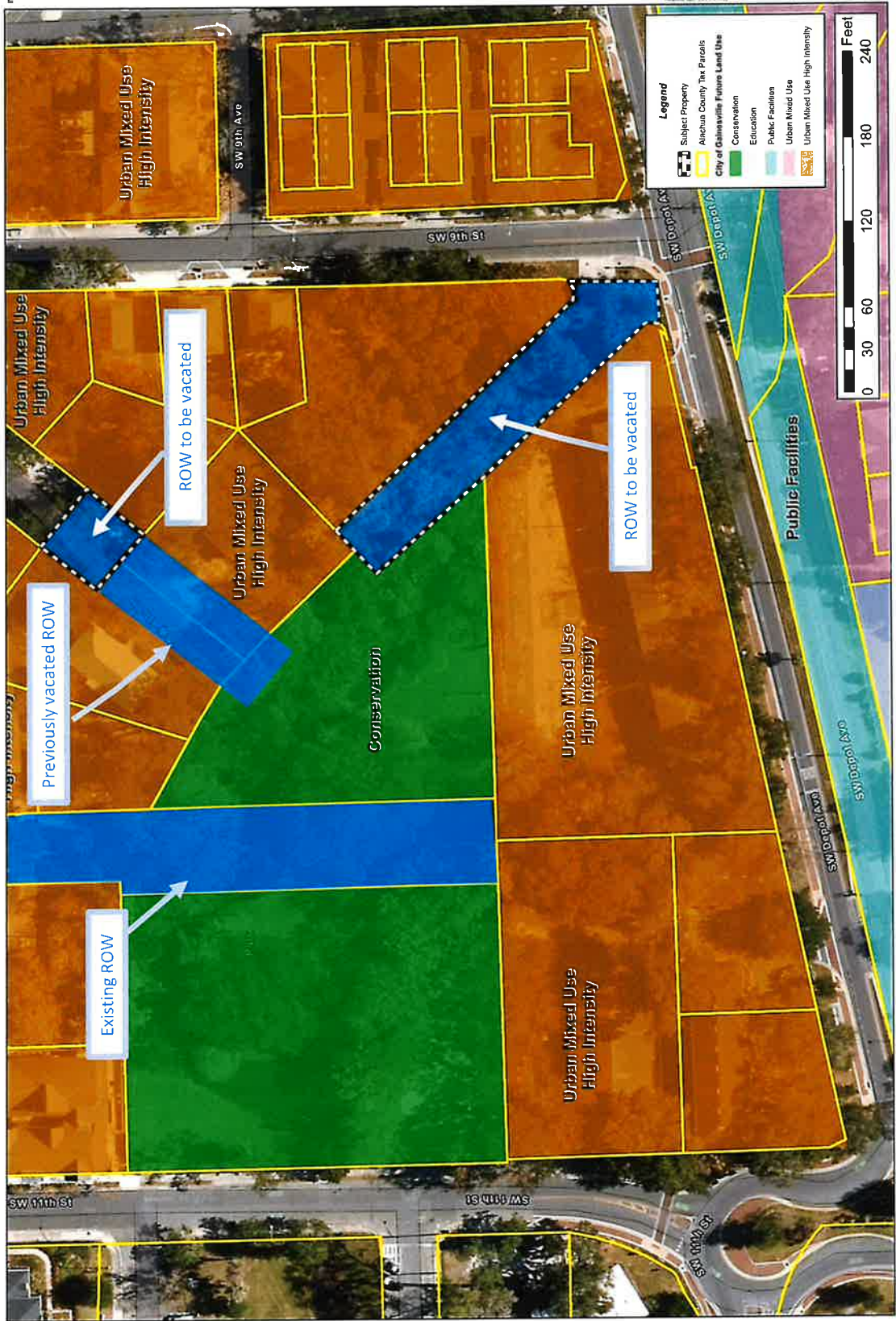


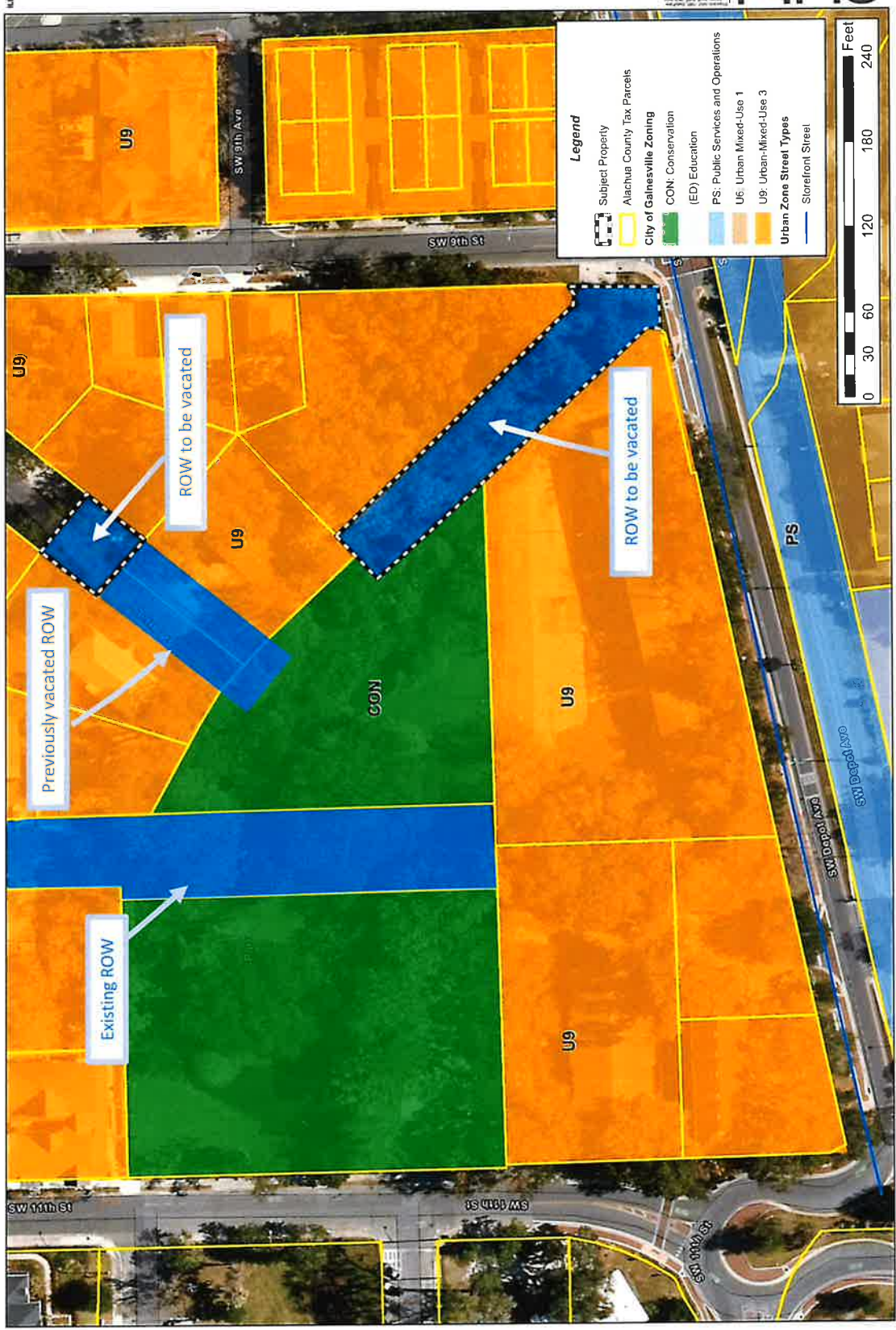
ROW VACATION CRITERIA:

1. Whether the public benefits from the use of the subject right-of-way as part of the city street system.
2. Whether the proposed action is consistent with the city's comprehensive plan.
3. Whether the proposed action would violate individual private property rights.
4. The availability of alternative action to alleviate the identified problems.
5. The effect of the proposed action upon traffic circulation.
6. The effect of the proposed action upon crime.
7. The effect of the proposed action upon the safety of pedestrians and vehicular traffic.
8. The effect of the proposed action upon the provision of municipal services including but not limited to emergency services and waste removal services.
9. The necessity to relocate utilities both public and private.
10. The effect the proposed action will have upon property values in the immediate and surrounding areas.
11. The effect of the proposed action on geographic areas which may be impacted.
12. The effect of the proposed action on the design and character of the area.

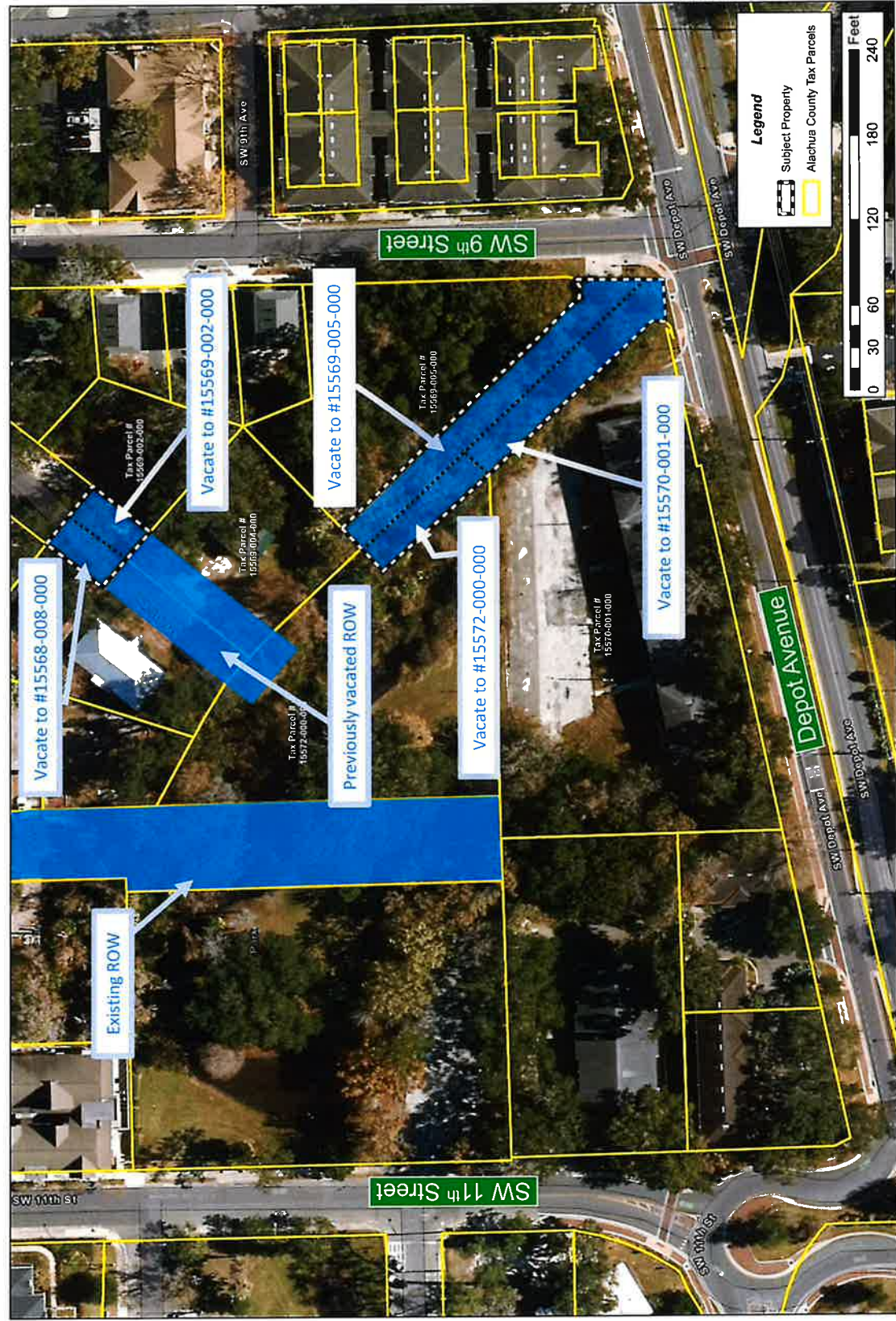
SW Depot Avenue/9th Street Right-of-Way Vacation

ILLUSTRATION 16:
AERIAL MAP





ROW Vacation



SW Depot Avenue/9th Street
Right-of-way Vacation

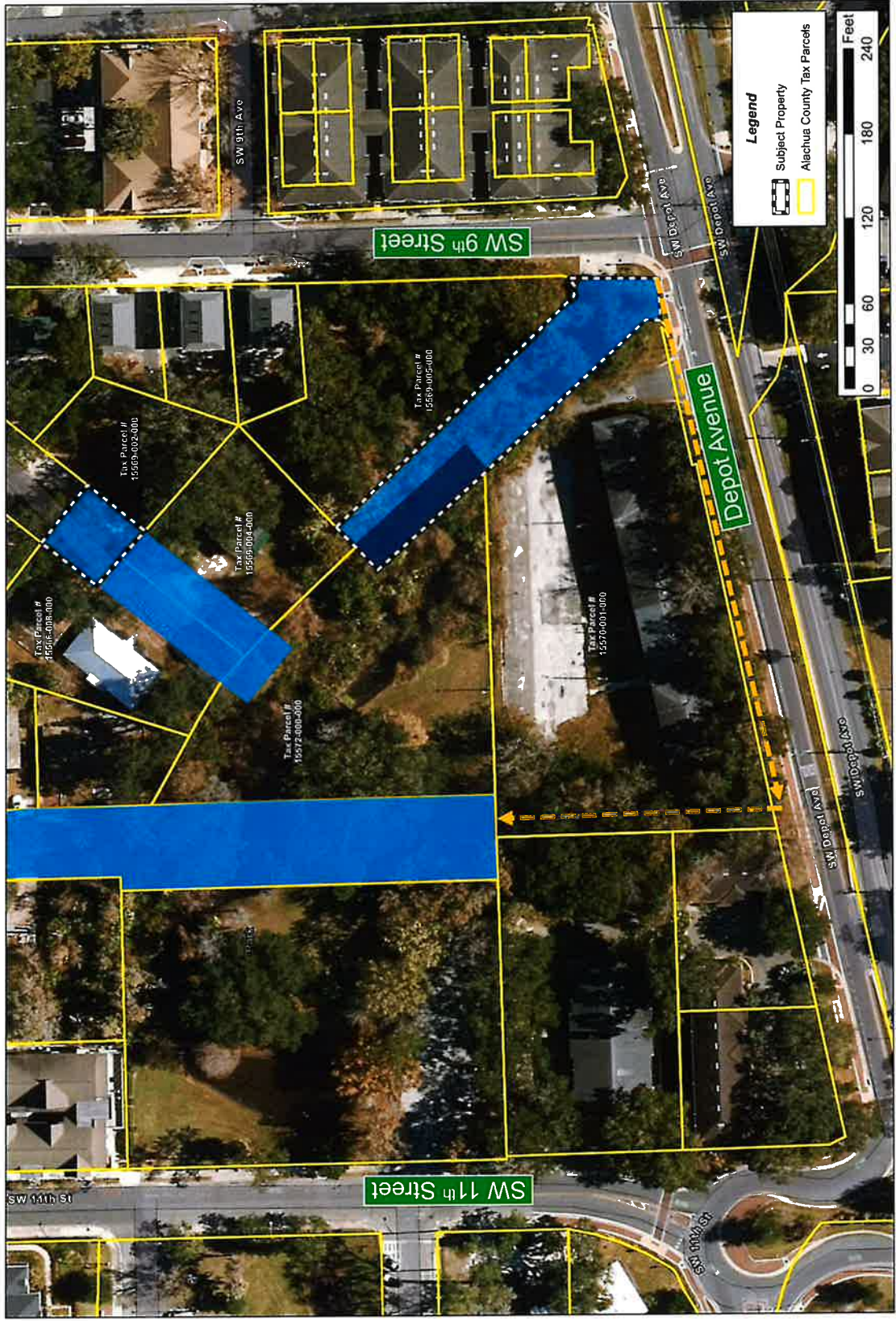
ILLUSTRATION IS
AERIAL MAP

Professional Consultants
CHM
12200 SW 11th Street, Suite 100
Davie, FL 33317
Phone: 954-944-1111
Fax: 954-944-1112
www.chm.com



SW Depot Avenue/9th Street
Right-of-Way Vacation

ILLUSTRATION IS
AERIAL MAP



Stormwater Management



Sign-in Sheet

SIGN-IN SHEET

908 Group
23-0194



Event: Neighborhood Meeting
Date/Time: November 29, 2023 @ 6:00 PM
Place: Zoom Virtual Meeting
Re: Right-of-Way Vacation at SW 9th Street / Depot Avenue

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Andrew Harris		Zoom
2	Cheney Hedrick		Zoom
3	Eric Duda		Zoom
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

LDC §30-3.7.C.4.c.

"A summary of the substance of concerns and issues expressed during the process and a description of how the applicant intends to address the concerns and issues expressed."

NEIGHBORHOOD MEETING MINUTES*908 Group*

23-0194



Event: Neighborhood Meeting
Date/Time: November 29, 2023 @ 6:00 PM
Place: Zoom Virtual Meeting
Re: Vacate 8th Road (Green Street) Right-of-Way (ROW) and a portion of SW 8th Lane ROW

CHW (Agent) Attendees: Craig Brashier, AICP; Margot Maurer
 Public Attendees: 3

CHW, on behalf of the adjacent property owners, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; regulatory requirements for vacating public right-of-way (ROW); and maps illustrating the ROW location and physical characteristics.

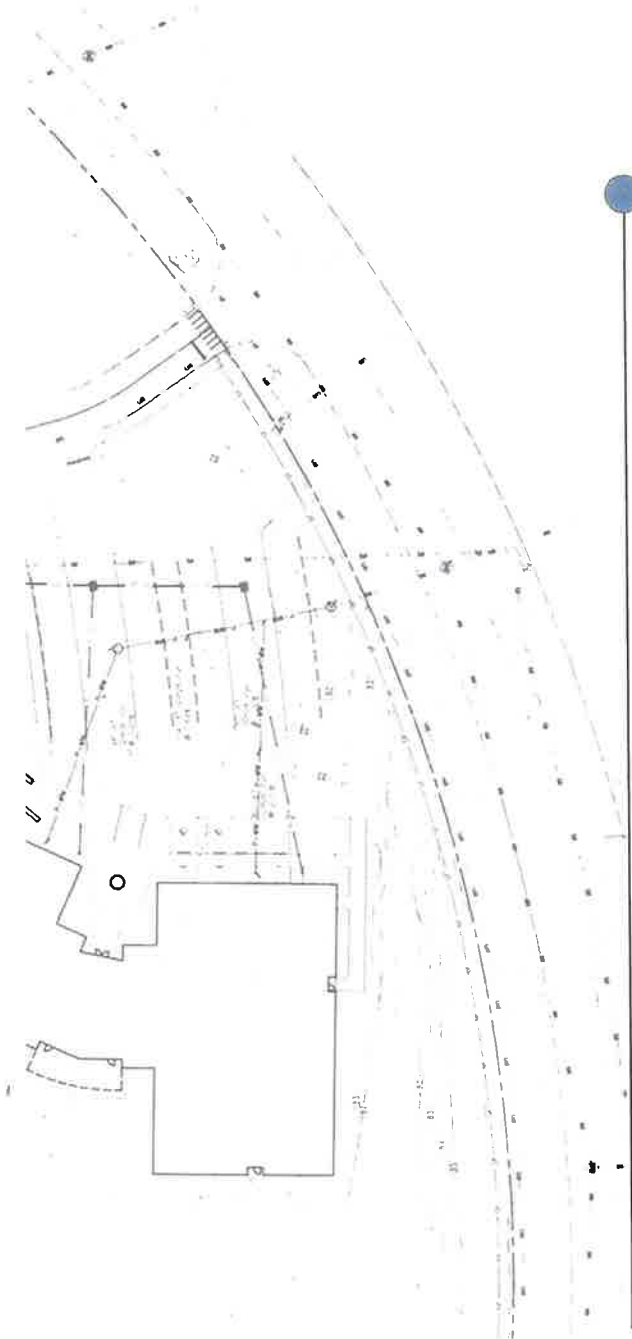
CHW explained vacating the two ROW is the first step in pursuing a multi-family housing project across a unified site within UF's Context Area. The two (2) ROW are located in the northwest quadrant of the SW 9th Street / Depot Avenue intersection.

A timeline with an overview of the ROW application process was provided, as well as the City's criteria for vacating public ROW. CHW showed the adjacent properties with Urban Mixed Use High Intensity and Conservation Future Land Use (FLU) and U9:Urban-Mixed Use and Conservation Zoning. CHW explained the vacated ROW will be split and the land allocated to the adjacent properties.

CHW noted the 8th Road (Green Street) ROW is currently used as an open stormwater swale. Existing stormwater conveyed by the open swale will be piped and routed along Depot Avenue into the adjacent stormwater management facility (SMF). CHW also discussed the multiple coordination meetings with the City of Gainesville Public Works, GRU, and University of Florida to ensure re-routing of stormwater would be feasible.

The meeting was adjourned at approximately 6:20 PM.

CHW staff provided presentation materials in response to two (2) inquiries following the Neighborhood Meeting.



DEPOT AVENUE / SW 9TH STREET & SW 8TH LANE

Public Right-of-Way Vacation – Justification Report

December 4, 2023

Prepared for:

City of Gainesville Department of Sustainable Development

Prepared on behalf of:

Depot Avenue Investments LLC; Issie Ann Lowe Trust; J.
David Locascio; Salvadore J. Locascio Trust; and
State of Florida, Board of Trustees of the Internal
Improvement Trust Fund

Prepared by:

CHW

PN# 23-0194

N:\2023\23-0194\Departments\02_Planning\Reports\RPT 231204 908 Depot ROW Vacation.docx

Table of Contents

1. Executive Summary 1

2. Statement of Proposed Change 2

3. Consistency with City of Gainesville Comprehensive Plan 4

4. Consistency with City of Gainesville Land Development Code 7

List of Figures

Figure 1: Aerial Map 2

Figure 2: Adjacent Site Access Following Right-of-Way Vacation 8

1. EXECUTIVE SUMMARY

To: Forrest Eddleton, AICP, Director, Department of Sustainable Development
From: Margot Maurer, Project Planner, CHW
Date: December 4, 2023
Re: Depot Avenue / SW 9th Street & SW 8th Lane – Public Right-of-Way Vacation

Jurisdiction: City of Gainesville, Florida	Intent of Application: Vacate public right-of-way (ROW) for a multi-family residential project
Physical Address/Description: 8 th Road (Green Street) ROW and a portion of SW 8 th Lane ROW, located in the northwest quadrant of the SW Depot Avenue/ SW 9th Street Intersection.	
Parcel Number(s): N/A	Acres: ±0.35 acres <i>(Source: CHW GIS Maps)</i>

2. STATEMENT OF PROPOSED CHANGE

This application requests to vacate two portions of Public Right-of-Ways ("ROW") located in the northwest quadrant of the SW Depot Avenue / 9th Street intersection. One subject ROW abuts Alachua County Tax Parcels # 15569-004-000, 15569-005-000, 15570-001-000, and 15572-000-000 (the "8th Road (Green Street) ROW"). As referenced in the legal description, the 8th Road (Green Street) ROW is unimproved and terminates at a 45-degree angle to the intersection.

The second subject ROW includes the southern ± 52 -feet of the SW 8th Lane ROW (the "SW 8th Lane ROW") which abuts Alachua County Tax Parcels # 15568-008-000, 15569-002-000, and 15569-004-000. An aerial of the ROW locations can be found in **Figure 1**. Part of the SW 8th Lane ROW was previously vacated, and the remaining ROW terminates in a dead-end between parcels 15568-008-000 and 15569-004-000.

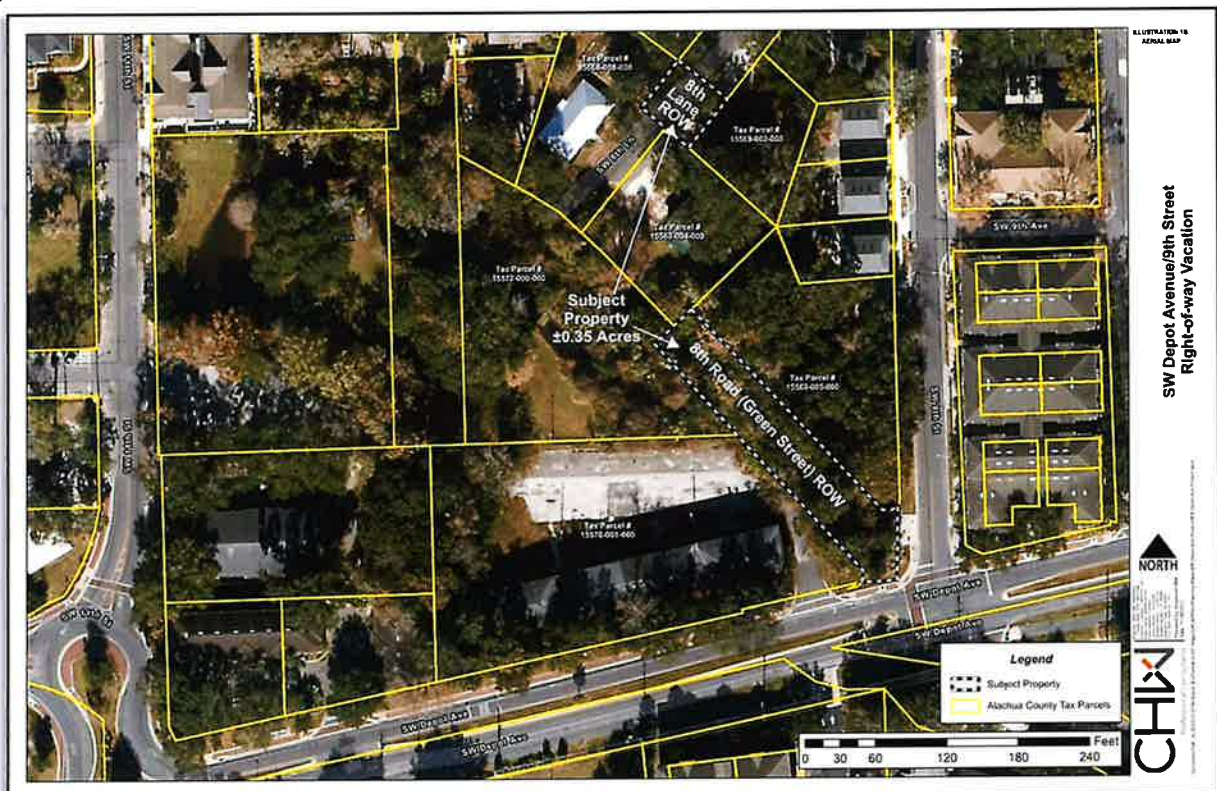


Figure 1: Aerial Map

Vacating the two (2) subject ROW provides an opportunity to increase the available land for redevelopment across a unified site. Five (5) of the surrounding tax parcels (15568-008-000, 15569-002-000, 15569-004-000, 15569-005-000, and 15570-001-000) are included in a redevelopment plan and are under contract to be brought into common ownership. Future development intent includes multi-family housing serving students within the University of Florida ("UF") Context Area. Access to multi-modal transportation will be increased through the development process, which will provide for enhanced pedestrian sidewalks and the preservation of an existing public transportation stop near the corner of Depot Avenue and SW 9th Street.

The 8th Road (Green Street) ROW currently conveys stormwater runoff from Depot Avenue and 9th Street to the pond on tax parcel # 15572-000-000. Once vacated, the water will be conveyed

via a stormwater pipe versus an open drainage ditch. The improved stormwater conveyance will better serve the public as the current open ditch is prone to erosion and inhibits water from reaching its destination, the pond.

The two (2) subject ROW do not allow for potential connection to any other streets or ROW. The 8th Road (Green Street) ROW is currently utilized as an open stormwater management swale, and constructing a roadway within the ROW is not possible, since the only direct connection to the existing street system is at a 45-degree angle into an existing four-way intersection. Also, the northern portion of this ROW was already vacated, which prevents connection to any other public ROW and the street system.

The 52-foot portion of the SW 8th Lane ROW proposed for vacation does not serve the public street system, as there are no roadway improvements in this portion of the ROW. Similar to the 8th Road (Green Street) ROW, a portion of the SW 8th Lane ROW was already vacated, which prevents connection to any other public ROW and the street system.

Approval of this request serves multiple public benefits. Vacation of the subject ROW will:

1. Enhance redevelopment of adjacent property by converting usable public right-of-way to developable private lands across a unified site;
2. Improve conveyance of stormwater runoff by replacing an open swale with a stormwater pipe and stormwater management facilities ("SMF") designed in connection with future development of adjacent property;
3. Increase pedestrian safety and connectivity by enhancing pedestrian sidewalks; and
4. Reduce an existing dead-end street from the City's road network.

Access to abutting properties will be maintained and generally improved through redevelopment facilitated by approval of this ROW vacation. In accordance with current Transect Zone design standards, future development will result in improved sidewalk and pedestrian facilities. In addition to abutting the UF stormwater retention area on tax parcel # 15572-000-000, the 8th Road (Green Street) ROW backs up to three tax parcels with access from adjacent streets: SW 9th Street and Depot Avenue. Properties abutting both the 8th Road (Green Street) ROW and 8th Lane ROW will be brought under common ownership for redevelopment and access will be maintained via SW 9th Street and Depot Avenue.

This application is consistent with City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and Land Development Code (LDC) regulations, as demonstrated throughout the remainder of this report.

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 application is consistent with each. Text from the City's Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element

Policy 1.2.7

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

Vacating the two (2) public rights-of-way ("ROW") in the northwest quadrant at the SW Depot Avenue / 9th Street intersection provides an opportunity to increase the City's interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within the University of Florida ("UF") Context Area. The five (5) abutting parcels are part of an infill development plan to bring the properties common ownership for development including multi-family, student housing.

Approval of the proposed ROW vacation is needed to support redevelopment of the surrounding properties. Future development, facilitated by approval of this application, will adhere to Transect Zone design standards, resulting in improved sidewalk and pedestrian facilities as well as multi-modal transportation options proximal to UF's main campus and the City's downtown core. Furthermore, vacating the southern portion of the SW 8th Lane ROW will shorten an existing dead-end street with no potential for future connection to public streets or ROW.

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 project site is currently surrounded by multi-family, student housing. Future redevelopment of adjacent sites will also consist of multi-family, student housing. Vacation of the two (2) ROW will enhance redevelopment potential by increasing the available land across a unified project site. Future development intent will locate multi-family housing within ½ mile of UF's main campus and in close proximity to the Innovation Square area.

Policy 3.5.5

The City shall coordinate with the University of Florida regarding the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

Meetings with the City and UF throughout the ROW vacation process ensure coordination to implement UF's Campus Master Plan. Vacating the subject ROW will facilitate

redevelopment for multi-family, student housing to support future university growth. Additionally, the subject ROW are adjacent to properties with sufficient public facilities, thereby mitigating impacts on public facilities and services.

Transportation Element

Policy 2.1.1

The City shall enhance the multi-modal transportation system between downtown and the University of Florida (UF) to improve connectivity and promote transportation choice and livability.

This application supports enhanced multi-modal transportation by facilitating infill development proximal to UF. The subject ROW are located between downtown and UF's main campus, and ROW vacation is necessary to enhance development potential across abutting properties through unified site plan and design.

In accordance with Transect Zone standards, future development will further enhance pedestrian connectivity and livability in the area. Redevelopment also ensures a variety of transportation choices will be constructed and made available to students through improved pedestrian sidewalks and direct access to the City's public transportation. Connectivity will be further improved by means of a pedestrian access path to the adjacent UF property.

Policy 2.1.11

Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.

Future development plans submitted to the City will adhere to the above policy. Vacating the subject ROW effectively supports unified site development emphasizing pedestrian and bike access to adjacent and surrounding properties. Future development plans will also include enhanced pedestrian sidewalks, as well as direct access to the existing public transit stop at the corner of Depot Avenue and SW 9th Street serving RTS routes.

Objective 5.1

Develop and expand a trail network that provides multi-modal transportation opportunities for bicyclists and pedestrians.

Redevelopment will support expanding the City's trail network through the addition of pedestrian sidewalks and improved access to the adjacent UF and surrounding properties. Redevelopment will also increase multi-modal transportation opportunities available to pedestrians in the surrounding area.

Policy 5.1.4

The City shall evaluate public lands for pedestrian and bicycle trail connections that link various land use destinations. Utility and stormwater management rights-of-way and easements will also be evaluated for such connections.

The subject ROW will be part of an infill development plan including improved pedestrian connections to surrounding properties. The 8th Road (Green Street) ROW is currently utilized as an open stormwater swale, and as part of future development, existing stormwater conveyed through this open swale will be piped and rerouted to the adjacent SMF.

The future infill development project will be responsible for capturing on-site stormwater with no increase to existing stormwater volumes conveyed to the adjacent SMF. The applicants have coordinated extensively with UF, City of Gainesville Public Works, and GRU to design the necessary infrastructure improvements, ensuring stormwater will be managed in accordance with requisite standards and permitting requirements.

4. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

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

Sec. 30-3.41. – Right-of-Way Vacations

B. Review criteria. Rights-of-way may only be vacated by the City Commission upon its finding that the criteria in both 1 and 2 as provided below have been met:

1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system.

Approval of this request serves multiple public benefits. Vacation of the subject rights-of-way (“ROW”) will:

1. **Enhance infill development of adjacent property by converting usable public right-of-way to developable private lands;**
2. **Improve conveyance of stormwater runoff by replacing an open swale with a stormwater pipe; and**
3. **Increase pedestrian safety and improve connectivity through redevelopment in accordance with Transect Zone design standards.**

The portion that extends from the SW Depot Avenue / 9th Street intersection currently conveys stormwater runoff from Depot Avenue and 9th Street to the pond on tax parcel 15572-000-000. Once vacated, the water will be conveyed via a stormwater pipe versus an open drainage ditch. The SMF will better serve the public because the current open ditch is prone to erosion and inhibits water from reaching its destination, the pond.

Vacating the subject ROW will also facilitate improved pedestrian safety. Future development plans will include enhanced pedestrian sidewalks with improved connectivity to surrounding properties in the University of Florida’s (“UF”) Context Area.

- b. Whether the proposed action is consistent with the city’s comprehensive plan.

Section 3 of the foregoing report demonstrates how the ROW vacation request is consistent with the City of Gainesville Comprehensive Plan.

- c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards.

Approval of this application will allow improved pedestrian sidewalks to be created in the redevelopment process which will result in reduced overall block size for pedestrians. Pedestrian sidewalks will be designed based on Transect Zone standards which prioritize connectivity and access to multi-modal transportation.

Additionally, due to previous ROW vacations, retaining the subject ROW will not minimize the surrounding block size. Intervening private properties prevent additional

public streets from being created because the ROW do not provide opportunities for connection to other public ROW.

d. Whether the proposed action would deny access to private property.

The subject ROW that extends at a 45-degree from the SW Depot Avenue / 9th Street intersection backs up to three tax parcels that have access from adjacent streets: SW 9th Street, Depot Avenue, and SW 11th Street. The other portion of ROW abuts two properties that will be brought under common ownership for future development across a unified site.

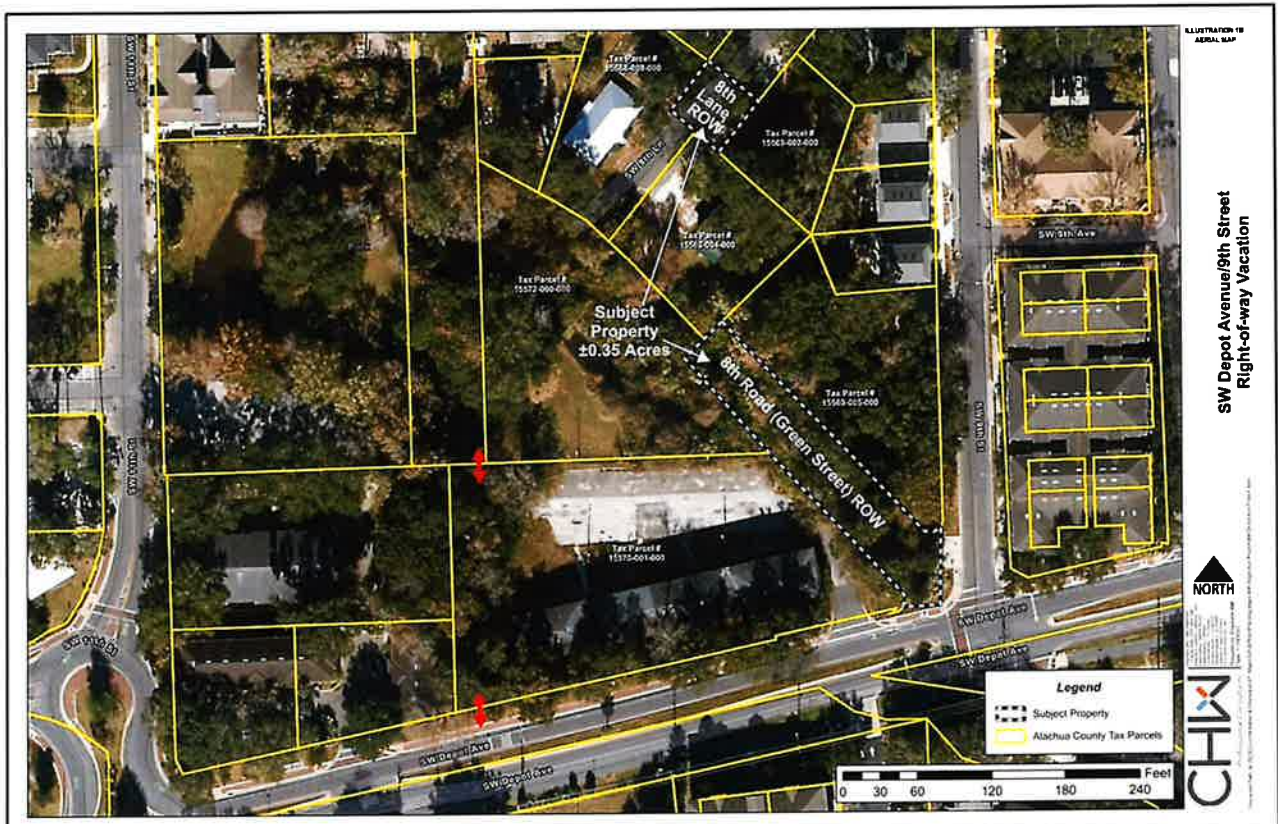


Figure 2: Adjacent Site Access Following Right-of-Way Vacation

e. The effect of the proposed action upon public safety.

Vacating the subject ROW directly supports improved pedestrian safety through redevelopment in the UF Context Area. Facilitated by approval of this application, future development will include enhanced pedestrian sidewalks allowing pedestrians to safely travel from and along the site.

This application also supports enhanced public safety. As part of the redevelopment process, stormwater management along SW Depot Avenue will be improved by converting an existing open drainage swale in the 8th Road (Green Street) ROW to an efficient stormwater conveyance system. The future stormwater conveyance system will contain stormwater runoff from SW 9th Street and Depot Avenue, thereby preventing potential erosion as water travels to the adjacent stormwater pond. Additional downstream flooding in the surrounding area will also be considered through deliberate stormwater management design.

- f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic.

Approval of this application will have a positive effect on pedestrian safety and vehicular traffic around a unified development site. Future redevelopment plans will include a sidewalk along two City block faces: Depot Avenue between SW 9th Street and SW 11th Street; and SW 11th Street between Depot Avenue and SW 8th Avenue. The sidewalk will provide a safe route for pedestrians and bicyclists, while reducing potential conflicts between pedestrians, bicyclists, and cars. Vehicular traffic will not be impacted since these two (2) ROW currently do not provide any through connections to the surrounding street network.

- g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal.

No public utilities, including sanitary sewer, potable water, or electric services, are located within the 8th Road (Green Street) ROW. Additionally, the two (2) ROW do not support emergency services and/or waste removal vehicle access to surrounding properties.

- h. The necessity to relocate utilities both public and private; and

No public utilities, including sanitary sewer, potable water, or electric services, are located within the 8th Road (Green Street) ROW. Furthermore, the 8th Lane ROW subject ROW cannot be used for sanitary sewer, potable water, or electric services in the future.

Through the redevelopment process, existing stormwater conveyance in and around the subject ROW will be improved. The open drainage swale will be replaced with a stormwater pipe and routed around the future project site, ensuring stormwater is efficiently conveyed and avoids pooling.

- i. The effect of the proposed action on the design and character of the area.

Vacation of the subject ROW will allow enhanced design and character of the area through redevelopment across a unified site. Currently, the ROW are underutilized. One contains an open swale that conveys stormwater from Depot Avenue and SW 9th Street. A stormwater pipe is intended to convey the open swale, thereby preventing potential drainage issues including erosion and unintended pooling of runoff on surrounding property.

The portion of SW 8th Lane ROW proposed for vacation terminates into a dead end. Vacation of this ROW facilitates redevelopment of the surrounding properties for multi-family housing. Future redevelopment plans, made possible by approval of this application, will include a sidewalk that enhances the public pedestrian network through increased connectivity and thoughtful site planning intended to support multi-modal transportation.

2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:
 - a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;

This application requests vacation of a portion of SW 8th Lane. This ROW terminates in a dead end with no potential for future connection. Redevelopment of the surrounding property, facilitated by approval of this application, will include plans for improved pedestrian sidewalks and bike lanes, resulting in enhanced pedestrian use.

The 8th Road (Green Street) ROW is an open drainage swale and not subject to the above policy.

- b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;

Vacation of a portion of SW 8th Lane will not result in the foreclosure of non-motorized access to adjacent land uses or transit stops. Conversely, this application supports redevelopment of the properties surrounding the ROW across a unified site. As part of the redevelopment process, future development plans will include improved access and connectivity to adjacent properties and direct RTS access.

The 8th Road (Green Street) ROW is an open drainage swale and not subject to the above policy.

- c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and

Vacation of the SW 8th Lane ROW is necessary for redevelopment across a unified site. Future development intent is for residential use, including multi-family housing, placing residents in close proximity to UF's main campus and Innovation Square.

The 8th Road (Green Street) ROW is an open drainage swale and not subject to the above policy.

- d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

The SW 8th Lane ROW has no potential for future use for any type of transportation corridor for the area. Part of the SW 8th Lane ROW was previously vacated, and the remaining ROW will not support future connection as it dead-ends into two residential properties.

The 8th Road (Green Street) ROW is an open drainage swale and not subject to the above policy.

Appendix B

Comprehensive Plan Goals, Objectives, and Policies



Policy 1.1.6

The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.1

The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2

The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

Policy 1.2.4

The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5

The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6

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

Policy 1.2.7

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

Policy 1.2.8

Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9

The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

25 notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City
 26 Commission; and

27 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
 28 proposed amendment to the reviewing agencies and any other local government unit or state
 29 agency that requested same; and

30 **WHEREAS**, a second advertisement no less that two columns wide by ten (10) inches long was
 31 placed in the aforesaid newspaper and provided the public with at least five (5) days' advance
 32 notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City
 33 Commission; and

34 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
 35 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

36 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
 37 comments received concerning this amendment to the Comprehensive Plan.

38 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

39 **FLORIDA:**

40 **SECTION 1.** Policy 10.2.1 of the Transportation Mobility Element of the City of Gainesville
 41 Comprehensive Plan is amended to read as follows:

42 **Policy 10.2.1** The City shall not close or vacate an improved streets except under the following
 43 conditions:

- 44
- 45 a. the loss of the street will not foreclose reasonable foreseeable future
 46 bicycle or pedestrian use;
- 47
- 48 b. the loss of the street will not foreclose non-motorized access to adjacent
 49 land uses or transit stops;

- 2 -

Petition No. PB-21-07 CPA

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

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- c. for public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for development that includes the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and
- d. there is no reasonably foreseeable need for any type of transportation corridor for the area.

SECTION 2. It is the intent of the City Commission that the provisions of Section 1 of this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to accomplish such intent.

SECTION 3. The City Manager or designee is authorized and directed to make the necessary changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance. The City Manager or designee is authorized to correct any typographical errors that do not affect the intent of this ordinance.

SECTION 4. Within ten (10) working days of the transmittal (first) hearing, the City Manager or designee is authorized and directed to transmit this plan amendment and appropriate supporting data and analyses to the reviewing agencies and to any other local government or governmental agency that has filed a written request for same with the City. Within ten (10) working days of the adoption (second) hearing, the City Manager or designee is authorized and directed to transmit this plan amendment and appropriate supporting data and analyses to the state land planning agency and any other agency or local government that provide timely comments to the City.

Appendix C

Land Development Code Regulations

DRAFT

Sec. 30-3.41. - Right-of-way vacations.

A. *Review procedures.*

1. *Application.* An application to vacate a public right-of-way may be submitted by either the city commission or by all the owners of land abutting the subject right-of-way.
2. *Board review.* Applications to vacate a public right-of-way shall be reviewed by the city plan board and the city commission according to the criteria provided in this section, with notice of the board hearings provided in accordance with law and this article. The city plan board's review shall be a recommendation to the city commission. Prior to the public hearing before the city plan board, the application shall be reviewed by city staff in accordance with the development plan review process as stated in this article.

B. *Review criteria.* Rights-of-way may only be vacated by the city commission upon its finding that the criteria in both subsections 1. and 2. as provided below have been met:

1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;
 - b. Whether the proposed action is consistent with the Comprehensive Plan;
 - c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;
 - d. Whether the proposed action would deny access to private property;
 - e. The effect of the proposed action upon public safety;
 - f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
 - g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;
 - h. The necessity to relocate utilities both public and private; and
 - i. The effect of the proposed action on the design and character of the area.
2. If the public right-of-way is an improved street, the city shall not vacate the right-of-way except if the following additional criteria are met:
 - a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;
 - b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;
 - c.

For public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for development that includes the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and

d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

C. *Vacation conditions.* The applicant shall pay all costs associated with relocating all public facilities, infrastructure, and utilities located within the vacated public right-of-way or as otherwise required by the vacation, and shall also compensate the city with fair market value for the property as may be applicable in accordance with the city's adopted policy for the disposition of real property.

(Ord. No. 200731, § 1, 9-15-22)

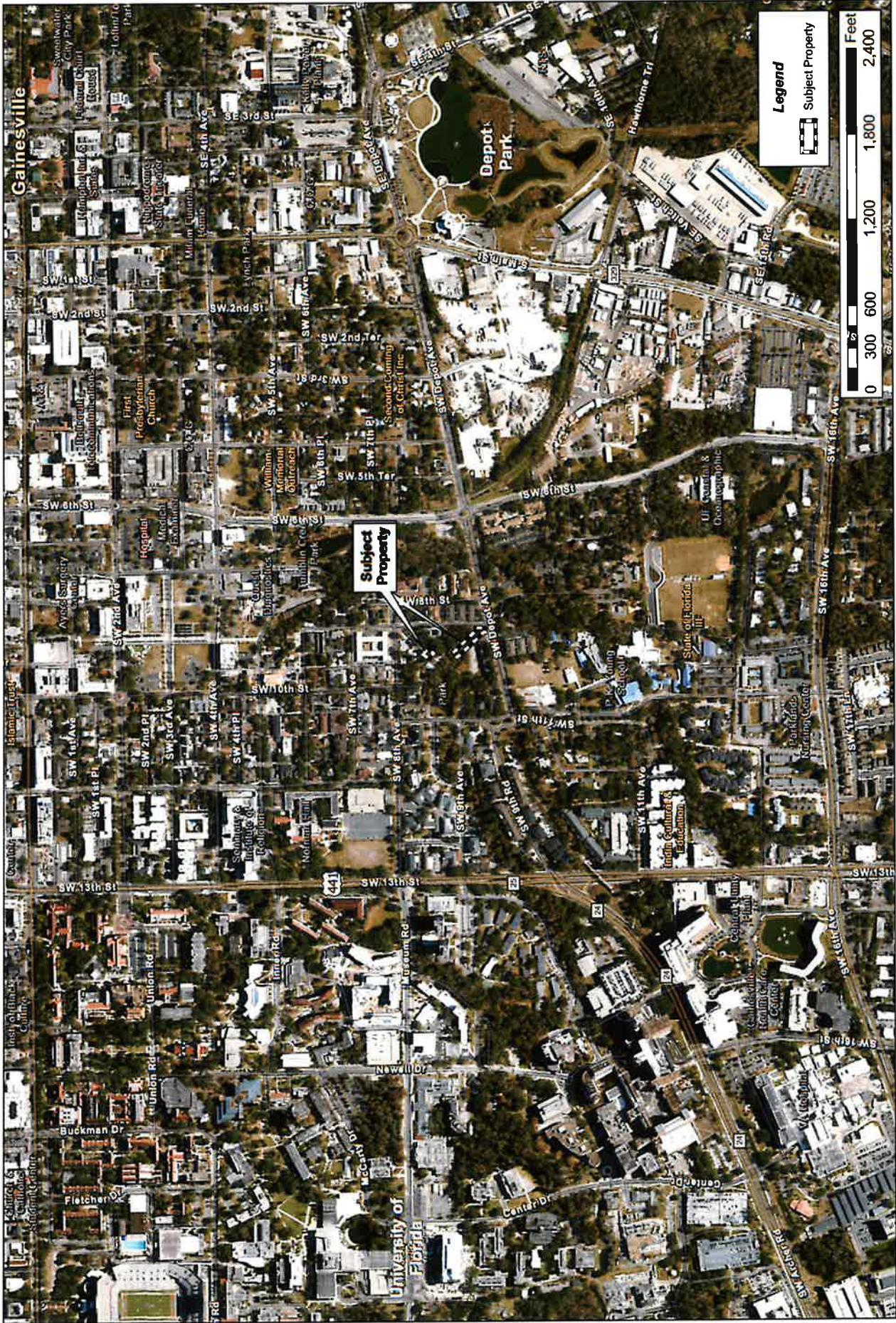
Appendix D

Maps

DRAFT

SW Depot Avenue/9th Street Right-of-way Vacation

ILLUSTRATION ID:
AERIAL MAP



Legend

- Subject Property



SW Depot Avenue/9th Street Right-of-way Vacation

Professional Consultants
 CHM
 CHM CONSULTANTS
 11000 N. W. 11th St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 576-1100
 Fax: (954) 576-1101
 Email: info@chm.com

ILLUSTRATION 1B:
AERIAL MAP





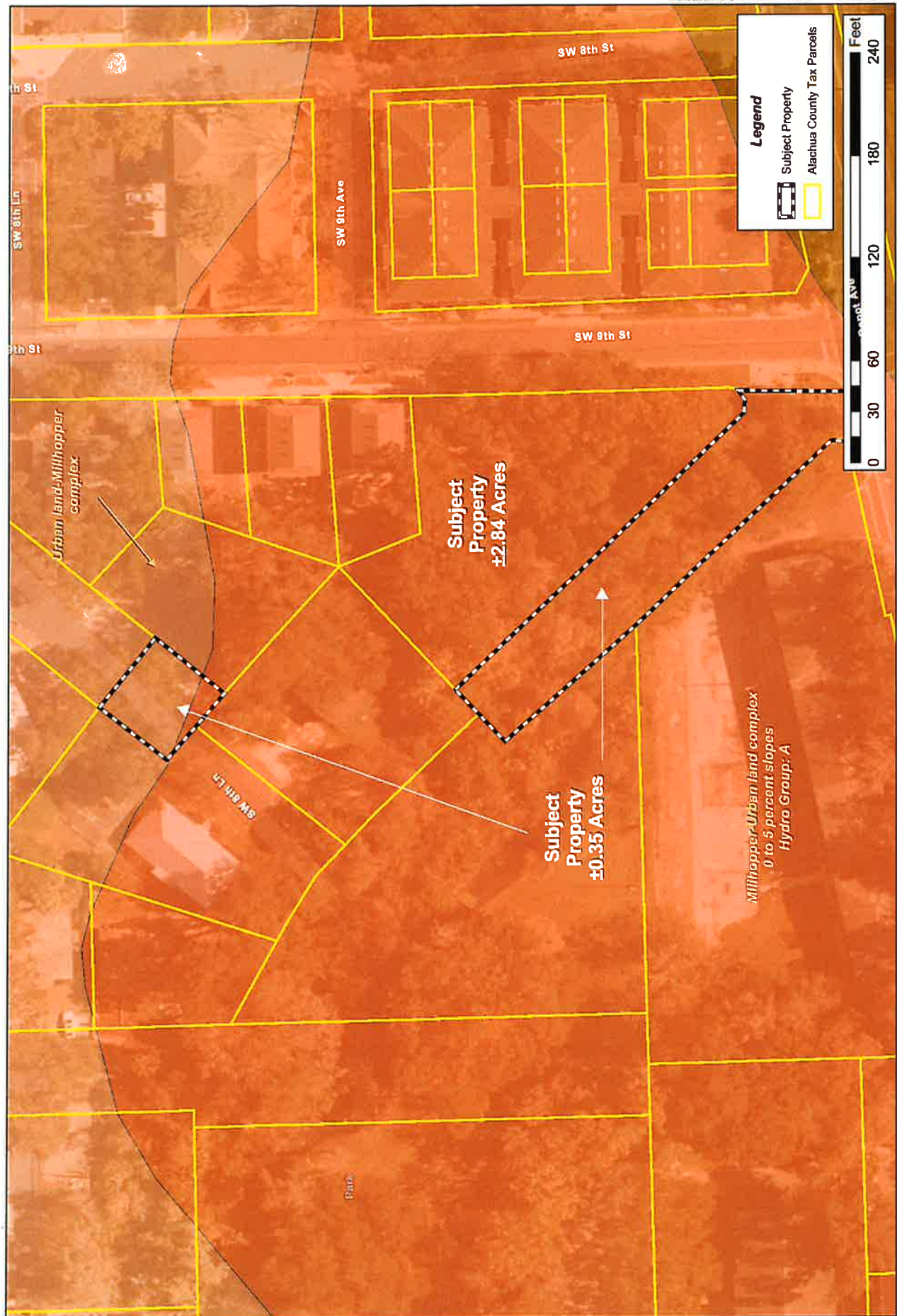
SW Depot Avenue/9th Street Right-of-way Vacation

ILLUSTRATION ID:
AERIAL MAP



SW Depot Avenue/9th Street
Right-of-Way Vacation

ILLUSTRATION IS:
AERIAL MAP



Project No. 2024-130A
Date: 11/20/2023
Scale: 1" = 100'
Author: [illegible]
Checked: [illegible]
Approved: [illegible]