



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

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

<b>Owner(s) of Record (please print)</b>
Name: Hawes Family LP
Address:
830 Fruit Cove Rd
Fruit Cove, FL 32259-2851
Phone: _____ Fax: _____
(Additional owners may be listed at end of applic.)

<b>Applicant(s)/Agent(s), if different</b>
Name: eda consultants, inc.
Address: 720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601
Phone: (352) 373-3541 Fax: _____

\*See end of application for additional owners

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

**REQUEST**

Check applicable request(s) below:			
Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Resubmittal for land use change only	Master Flood Control Map <input type="checkbox"/>
Present designation: PUD	Present designation: PD	Other	Specify:
Requested designation:	Requested designation: <del>RMF-8, RSF-4, BA</del>		

Commercial, ~~Res Med~~ & Res Low Residential Medium changed to "Urban Mixed Use" per 6/3 city commission recommendation

CB

**INFORMATION ON PROPERTY**

1. Street address: 750 - 1100 blocks of NE 39th Ave., South Side , east of N. Main Street
2. Map no(s):
3. Tax parcel no(s): 08231-000-000, 08231-008-001, 08231-008-003, 08231-008-002
4. Size of property: 83.79 +/- _____ acre(s)

*All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.*

**Certified Cashier's Receipt:**

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North NE 39th Ave.; Vacant Commercial & Office land use

South Developed Single-family land use; Vacant Residential Low (used for wetland mitigation)

East Developed Single-family residential

West Developed Commercial (primarily automobile dealerships)

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES  If yes, please explain why the other properties cannot accommodate the proposed use?

See Justification Report

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets  
See Justification Report

Noise and lighting  
See Justification Report

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO  YES  (If yes, please explain below)

See Justification Report

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO  YES

b. Property with archaeological resources deemed significant by the State?

NO  YES

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment   
Activity Center   
Strip Commercial

Urban Infill   
Urban Fringe   
Traditional Neighborhood

See Justification Report

Explanation of how the proposed development will contribute to the community.

See Justification Report

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See Justification Report

- H. What impact will the proposed change have on level of service standards?

Roadways

See Justification Report

Recreation

See Justification Report

Water and Wastewater

See Justification Report

Solid Waste

See Justification Report

Mass Transit

See Justification Report

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES  (please explain)

There are existing sidewalks along NE 39th Avenue. There is a sidewalk along the south side of NE 31st Ave. Transit Routes 15 & 39 run on NE 39th Avenue in front of the property. There are existing painted bike lanes on both sides of NE 39th Ave.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: Allen Z. Osbrach	
Address:	
1255 Faulkingham Rd	
Merritt Island, FL 32952	
Phone:	Fax:
Signature: See owner affidavit	

Owner of Record	
Name: David K. Crapps	
Address:	
5000 SW 25th Blvd, Apt 2111	
Gainesville, FL 32608	
Phone:	Fax:
Signature: See owner affidavit	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.



*David K. Crapps*  
 Owner/Agent Signature  
12/11/20  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 1st day of December 2020 by (Name)  
Clay Sweager

*Audra Burrell*  
Signature – Notary Public

Personally Known  OR Produced Identification  (Type) \_\_\_\_\_