

**Appendix C Application**

**EXHIBIT**  
130436E  
C-1

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

RECEIVED  
SEP 16 2011  
PLANNING DEPARTMENT  
CITY OF GAINESVILLE, FLORIDA

<b>OFFICE USE ONLY</b>	
Petition No. <u>B-13-94 LUC</u>	Fee: \$ <u>Gov't</u>
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:	
Address:	<u>See Page 5</u>
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

<b>Applicant(s)/Agent(s), if different</b>	
Name:	<u>City Plan Board</u>
Address:	<u>P.O. Box 490 Station 11</u> <u>Gainesville, FL 32627</u>
Phone: <u>(352)</u>	Fax: _____
<u>334-5022</u>	<u>334-2648</u>

*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:

<input checked="" type="checkbox"/> <b>Future Land Use Map</b>	<input type="checkbox"/> <b>Zoning Map</b>	<input type="checkbox"/> <b>Master Flood Control Map</b>
Present designation: <u>See #</u>	Present designation:	<b>Other</b> [ ] Specify:
Requested designation: <u>See #</u>	Requested designation:	

*below*

**INFORMATION ON PROPERTY**

- Street address: Generally located in SW quadrant of intersection of E. Univ. AVE & RE 43 ST
- Map no(s):
- Tax parcel no(s): 10890-000-000-10899-000-000-10899-002-000-10899-003-000
- Size of property: Approx 123 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:**

- Alachua County Medium Density Residential (4-B du/ac)
- Residential Low Density (up to 12 units per acre)

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 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 Conservation (Morningside Park) across E. Univ. Ave to the north.  
 Alachua County: Institutional; Medium Density Residential.  
 Undeveloped; single-family residential; place of religious assembly.

South Alachua County: Medium Density Residential; Institutional;  
 Mixed-Use Residential Medium Density (4-8 units/acre).  
 Undeveloped

East Alachua County: Institutional; Medium Density Residential;  
 undeveloped; Low-Density Residential.  
 Lake Forest Elementary School; single-family residential;  
 Place of Religious assembly.

West Public facilities (Cone Park), Conservation

B. Are there other properties or vacant buildings within 1/2 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?

There are undeveloped properties within 1/2 mile that allow for residential development (multiple-family and single-family) of 4-8 units per acre. These properties are in unincorporated Alachua County and proximate to the subject property are of lesser extent than the subject property.

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 N/A

Noise and lighting N/A

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)

The majority of the property has strategic ecosystem designation. The property has areas of significant natural communities and listed species habitat. The property contains creeks, floodplains, and wetlands. The property is adjacent to Lone Park and other City lands to the west, and is across E. University Avenue ~~to the~~ and south of the City's Morningside Park.

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

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

There is no proposed development at this time. This is a land use (and related zoning) action that is required because City land use and zoning need to be placed on lands annexed from unincorporated Adams County.

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

The potential long-term economic benefits are generally positive. The proposed City land use (and related zoning) represents an increase in potential density over the existing County land use (and related zoning) category for this undeveloped property.

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

Roadways This segment of E. Univ. Ave (SR 26) is operating at LOS "B", as is the adjacent segment of SE 43rd St. There are no major transportation issues associated with the land use or zoning petition, but the project will be subject to the pending Transportation Mobility Program at the time of development plan review.

Recreation No recreation issues are associated with the land use or zoning petition for this property.

Concurrently review will occur at the time of development plan review.

Water and Wastewater There are main adjacent to this property for both water and wastewater collection, but would need to evaluate the impact on GWS systems. The water distribution and sewer collection systems may require off-site upgrade. Such evaluation will occur at the time of development plan review.

Solid Waste There are no major solid waste impacts associated with the land use or zoning petition. Review for solid waste concurrently will occur at the time of development plan review.

Mass Transit RTS Route 11 provides service every 30-60 minutes Mon.-Fri., every 60 minutes on Saturdays and every 60 minutes on Sundays.

The service is provided along E. University Ave and along SE 43rd St in this route between the Downtown Station and Eastwood Meadows (SE 44th between 92nd & 101st Place)

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities? YES NO YES

NO YES (please explain)

The proposed site is accessible by transit (RTS Route 11) and pedestrian facilities (sidewalks along E. University Avenue to the north and SE 43rd St to the east).

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).

<b>Owner of Record</b> (B)
Name: <u>Demetree of Forest Creek, LLC</u>
Address: <u>1350 Orange AVE, Suite 100</u> <u>Orlando, FL 32789</u>
Phone: <u>407-422-8191</u> Fax:
Signature:

<b>Owner of Record</b> (B)(C)
Name: <u>DMFC Gainesville, LLC</u>
Address: <u>1350 Orange AVE, Suite 100</u> <u>Orlando, FL 32789</u>
Phone: <u>407-422-8191</u> Fax:
Signature:

<b>Owner of Record</b>
Name:
Address:
Phone: Fax:
Signature:

<b>Owner of Record</b>
Name:
Address:
Phone: Fax:
Signature:

(B) Parcel No. 10890-000-000

(B)(C) Parcel Nos. 10889-000-000; 10889-002-000;  
and 10889-003-000

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.

Eric S. Peiser  
Owner/Agent Signature

10-01-2013  
Date

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me this 1 day of October 2013, by (Name)  
Eric Peiser

Monica Megill  
Signature - Notary Public

Personally Known X OR Produced Identification      (Type)     

