

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-15-160115c</u>	Fee: \$ <u>N/A - Gov't</u>
1 st 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) []	

Owner(s) of Record (please print)	
Name:	<u>1015 NW Third Avenue, LLC</u>
Address:	<u>6881 Veronese ST Coral Gables, FL 33146</u>
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	<u>City Plan Board</u>
Address:	
Phone:	Fax:

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

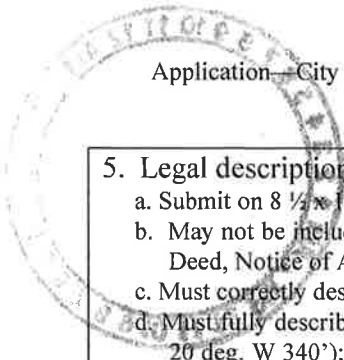
Check applicable request(s) below:

Future Land Use Map []	Zoning Map []	Master Flood Control Map []
Present designation:	Present designation:	Other <input checked="" type="checkbox"/> Specify: <u>Amend the Universi</u>
Requested designation:	Requested designation: <u>Heights - North Historic District Map to delete a structure at 1015 NW 3rd Avenue</u>	

INFORMATION ON PROPERTY (east side of property) incorp

1. Street address: <u>1015 NW 3rd Avenue</u>	<u>shown as a contributing structure</u>
2. Map no(s):	
3. Tax parcel no(s): <u>13973-000-000</u>	
4. Size of property: _____ acre(s)	
<i>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.</i>	

Certified Cashier's Receipt:



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

South

East

West

NA

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?

NA

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

NA

Noise and lighting

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)

NA

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

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

NO ___ YES X

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

NO X 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 ___

Urban Infill ___

Activity Center ___

Urban Fringe ___

Strip Commercial ___

Traditional Neighborhood ___

NA

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

NA

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

NA

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

Roadways

Recreation

Water and Wastewater

NA

Solid Waste

Mass Transit

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

NO ____

YES ____ (please explain)

NA

