

APPLICATION—CITY PLAN BOARD
Planning & Development Services



OFFICE USE ONLY

Petition No. PB-15-93200 Fee: \$ 3076.00
 1st 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: S. Clark Butler Properties Land Trust
Address: PO Box 141105 Gainesville, FL 32614-1105
Phone: Contact agent Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: CHW c/o Gerry Dedenbach, AICP
Address: 132 NW 76th Drive Gainesville, FL 32607
Phone: 352 331-1976 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 [<input checked="" type="checkbox"/>]	Zoning Map [<input checked="" type="checkbox"/>]	Master Flood Control Map []
Present designation:	Present designation: BUS	Other [] Specify:
Requested designation:	Requested designation: PD	

INFORMATION ON PROPERTY

1. Street address: 3440 SW Archer Road
2. Map no(s): 14-10-19
3. Tax parcel no(s): 06810-01-020
4. Size of property: <u>1.1</u> 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:

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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 Retail/Restaurant

South Retail/Restaurant

East Retail/Restaurant

West Retail/Restaurant

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

The other properties are already included in the PUD.



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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 X YES _____ (If yes, please explain below)

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

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

NO X YES _____

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 X
Activity Center _____
Strip Commercial _____

Urban Infill _____
Urban Fringe _____
Traditional Neighborhood _____

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

Inclusion of the Olive Garden Parcel will allow for better Master Planning of the Town Center and more consolidation of redevelopment.

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

This PUD Amendment will allow for the redevelopment of Olive Garden parcel as a part of the Butler Town Center and provide for jobs through construction and new business, and increased tax base through an increase in land value.

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

Roadways

Recreation Uses allowed by the PD will have no additional impacts above those allowed by current commercial designation.

Water and Wastewater

Uses allowed by the PD will have no additional impacts above those allowed by current commercial designation.

Solid Waste

Uses allowed by the PD will have no additional impacts above those allowed by current commercial designation.

Mass Transit

Uses allowed by the PD will have no additional impacts above those allowed by current commercial designation.

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

NO

YES (please explain)

The Butler PD has been redeveloped and includes transit, bikeways, and pedestrian facilities.

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:	S. Clark Butler Properties Land Trust
Address:	PO Box 141105 Gainesville Fl 32607
Phone:	(352) 372-3581
Fax:	
Signature:	see letter of authorization


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

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

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

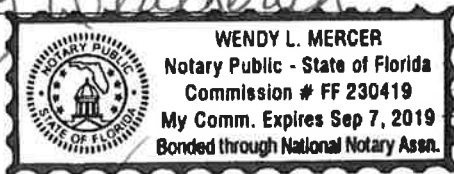
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in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

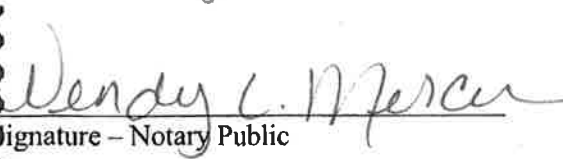
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.


 Owner/Agent Signature
 8/25/15
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 25th day of August 2015, by (Name) Garry Dedenbach




 Signature - Notary Public

Personally Known OR Produced Identification (Type) _____