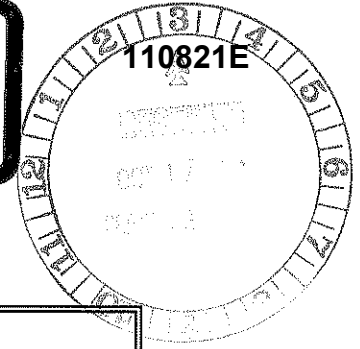
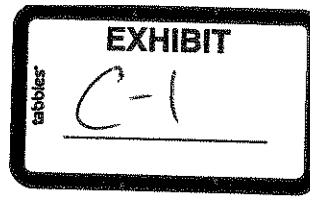


LEGISLATIVE #

110821E

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-11-136 LUC</u>	Fee: \$ <u>GOVT</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 []	
Account No. 001-670-6710-1124 (Enterprise Zone) []	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name:	<u>Alachua County</u>
Address:	_____
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 <input checked="" type="checkbox"/>	Zoning Map []	Master Flood Control Map []
Present designation: <u>AC/COMM</u>	Present designation:	Other [] Specify:
Requested designation: <u>UMU-2</u>	Requested designation:	

INFORMATION ON PROPERTY

1. Street address: <u>2320 SW 34th Street</u>
2. Map no(s): <u>4245</u>
3. Tax parcel no(s): <u>06691-002-000</u>
4. Size of property: <u>0.27 MOL</u> 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 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 UMU-2 (Retail; Apartment complex)

South UMU-2 (Retail center; analytical laboratory)

East SW 34th ST, east of which is Education land use (UF's Natural Area Teaching laboratory)

West UMU-2 (office building)

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?

N/A

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)

Property has groundwater contamination and is in State of Florida's Dry Cleaner Clean-up Program.

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.

The proposed UMCU-2 land use is consistent with UMCU-2 land use of adjacent properties and is supporting of the mill & redevelopment goals of the Comprehensive Plan.

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

Positive - this site is in need of redevelopment.

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

Roadways No major transportation issues. TCEA Zone M. Future development/redevelopment will have to meet requirements of Policy 1.1.13, Concj Mgmt Element

Recreation No impact if redeveloped for commercial or office development. Any impacts from residential redevelopment to be determined at time of development for approval.

Water and Wastewater Property will continue to be served by City water & wastewater lines. No LOS issues

Solid Waste Service available. LOS not impacted by future redevelopment or development

Mass Transit There is no adopted LOS for transit. See I. for RTS service information

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

NO

YES (please explain)

RTS Routes 22, 28 & 34 provide Mon-Fri service
Bike lanes are along SW 34th St and sidewalks are along SW 34th St and SW 24th Avenue.

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:	
Address:	
Phone:	Fax:
Signature:	

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.

Ornelia Lazzari
 Owner/Agent Signature
 Date 10/17/11 (updated 11/15/11 by DLm)

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____ 20____, by (Name)

Signature – Notary Public

Personally Known _____ OR Produced Identification _____ (Type) _____