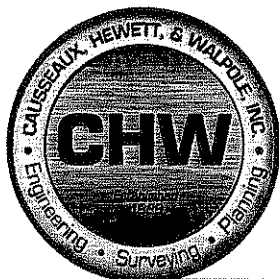


LEGISLATIVE #

110740C

Appendix B.

Required Documents for PD Amendment Petition PB-11-158 PDA



Focused on Excellence
Delivered with Integrity

LETTER OF TRANSMITTAL

DATE: December 22, 2011

TO: City of Gainesville
Planning Department
306 NE 6th Ave.
Thomas Center B
Gainesville, FL 32601

ATTENTION: Lawrence Calderon, Senior Planner

RE: Auto Town Center PD

Project No. 10-0027 (PB-10-18-PDA) PB-11-158 PDA

We are sending the following via: Hand Deliver

COPIES	DESCRIPTION
1	PD Ordinance Condition #24 Amendment Application

THESE ARE TRANSMITTED : As requested

REMARKS:

PB-11-158 PDA
Auto Town Center



Copy to:

Signed: Craig Brashier, AICP

PB-11-158 PDA
Auto Town Center



*Focused on Excellence
Delivered with Integrity*

December 22, 2011

Mr. Lawrence Calderon, Lead Planner
City of Gainesville Planning Department
306 Northeast 6th Street, Thomas Center B
Gainesville, FL 32601

Re: Gainesville Auto Town Center – Planned Development (PD) Amendment
Application

Dear Mr. ~~Calderon~~ *Lawrence*:

Per your request, Causseaux, Hewett, & Walpole, Inc. (CHW) is submitting an application to amend the Auto Town Center Planned Development (PD) Ordinance Condition #24. As CHW has discussed with City staff in recent weeks, the condition, as written, is not consistent with the intent of the PD amendment approved on September 15, 2011. Therefore, the following Condition #24 revision is proposed:

Condition 24. Development plan review for Phase II shall be filed no later than ~~three~~ five years from the date of adoption of this Ordinance No. 100520. Construction must comment no later than eighteen (18) months after the approval of the Final Development Order for Phase II.

CHW submits these items in support of the staff initiated condition. As stated in your December 21, 2011 email, we anticipate that this request will be processed at the February 23, 2012 City Plan Board Meeting. We appreciate your cooperation with handling this minor correction in a timely manner. Please contact Craig Brashier or myself directly if you have any questions or need any additional information.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Gerry R. Dederbach
Gerry R. Dederbach, AICP, LEED® AP
Director of Planning & GIS Services

cc: Mr. Celveland Farnell, Rogers, Taylor & Co.
Scott-McRae Group

6011 NW 1st Place
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

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PB-11-158 PDA
Auto Town Center



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-11-158 PDA</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [<input type="checkbox"/>]	
Account No. 001-670-6710-1124 (Enterprise Zone) [<input type="checkbox"/>]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [<input type="checkbox"/>]	

Owner(s) of Record (please print)
Name: Duval Motorcars of Gainesville, Inc.
Address: 701 Riverside Park Place STE 310 Jacksonville, FL 32304
Phone: Contact Agent Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Causseaux, Hewett, & Walpole, Inc.
Address: 6011 NW 1st Place Gainesville, FL 32607
Phone: 352-331-1976 Fax: 352-331-2476

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 type="checkbox"/>]	Zoning Map [<input type="checkbox"/>]	Master Flood Control Map [<input type="checkbox"/>]
Present designation:	Present designation:	Other [X] Specify:
Requested designation:	Requested designation:	Amend PD Condition #24

INFORMATION ON PROPERTY

1. Street address: 3900 North Main Street
2. Map no(s): 3452
3. Tax parcel no(s): 08159-002-000, 08159-002-001, 08159-002-002, 08159-002-006, & 08159-002-010
4. Size of property: <u>± 18.4</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:

PB-11-158 PDA
Auto Town Center



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 - Residential Low Density

South - Commercial

East - Commercial

West - Residential Low Density

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 X

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

Please see Justification Report

PB-11-158 PDA
Auto Town Center



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 _____



Explanation of how the proposed development will contribute to the community. This application will simply amend PD Condition #24 to be consistent with the intent of the PD amendment approved on September 15, 2011. Please see the Cover Letter for the specific revised language.

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

N/A

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

Roadways

N/A

Recreation

N/A

Water and Wastewater

N/A

Solid Waste

N/A

Mass Transit

N/A

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

NO

YES (please explain)

Not applicable to this application. This application will simply amend PD Condition #24



PB-11-158 PDA
Auto Town Center

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.

Gerry Dedenbach
Owner/Agent Signature

12-22-2011
Date

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me this 22 day of December 2011, by (Name)
Gerry Dedenbach

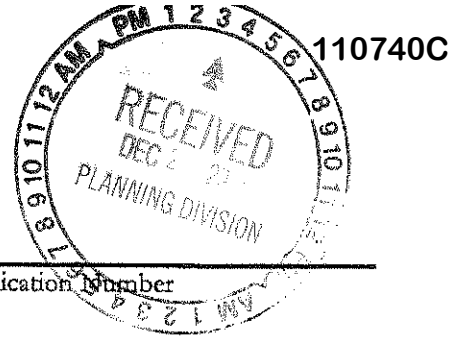


WENDY L. MERCER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE128256
Expires 9/7/2015

Wendy L. Mercer
Signature - Notary Public



Personally Known OR Produced Identification (Type) _____



AFFIDAVIT

Duval Motorcars of Gainesville, Inc.

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc.

Appointed Agent(s)

08159-002-000, 08159-002-001, 08159-002-002, 08159-002-006, and 08159-002-010

Parcel Number(s)

21 Section 9 Township 20 Range

PD Amendment Application

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

- 1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Handwritten signature]

Owner (Signature)

Owner (Signature)

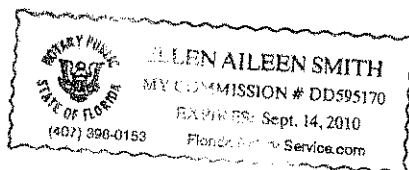
STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 5th DAY OF March, 2010 BY Jeffery S. Curry WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)

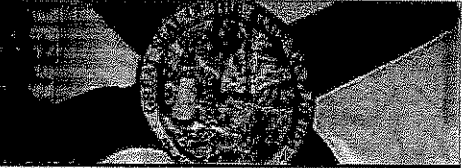
[Handwritten signature: Ellen Aileen Smith]
Ellen Aileen Smith



Name of Notary typed, printed or stamped

Commission Number

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



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[Events](#)

[Name History](#)

Detail by Entity Name

Florida Profit Corporation

DUVAL MOTORCARS OF GAINESVILLE, INC.

Filing Information

Document Number 217784
 FEI/EIN Number 596077952
 Date Filed 12/03/1958
 State FL
 Status ACTIVE
 Last Event NAME CHANGE AMENDMENT
 Event Date Filed 03/04/2005
 Event Effective Date NONE

Principal Address

3525 NW 95TH BOULEVARD
 GAINESVILLE FL 33606 US

Changed 03/17/2009

Mailing Address

701 RIVERSIDE PARK PLACE
 SUITE 310
 JACKSONVILLE FL 32204 US

Changed 04/23/2002

Registered Agent Name & Address

WIKER, PAMELA L
 701 RIVERSIDE PARK PL ACE
 SUITE 310
 JACKSONVILLE FL 32204 US

Name Changed: 04/11/2007

Address Changed: 03/14/2008

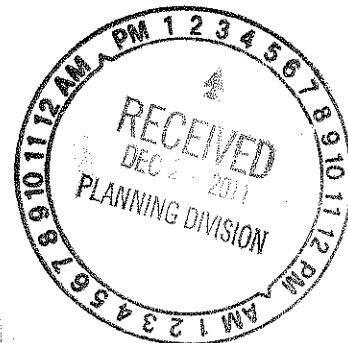
Officer/Director Detail

Name & Address

Title C/D

GRAHAM, HENRY H JR
 701 RIVERSIDE PARK PLACE, SUITE 310
 JACKSONVILLE FL 32204 US

PB-11-158 PDA
 Auto Town Center



Title P/D

HODGES, DAVID C JR.
701 RIVERSIDE PARK PLACE, SUITE 310
JACKSONVILLE FL 32204 US

Title VSTD

CURRY, JEFFERY S
701 RIVERSIDE PARK PLACE, SUITE 310
JACKSONVILLE FL 32204-3343 US

Title VD

GRAHAM, ALEXANDER M
701 RIVERSIDE PARK PLACE, SUITE 310
JACKSONVILLE FL 32204 US

Title VD

GRAHAM, HAMPTON H
701 RIVERSIDE PARK PLACE, SUITE 310
JACKSONVILLE FL 32204 US

Annual Reports

Report Year Filed Date

2008	03/14/2008
2009	03/17/2009
2010	02/18/2010

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