

LEGISLATIVE #

110110E

Petition PB-11-47 LUC
April 28, 2011

Appendix C Application

Exhibit C-1

Application

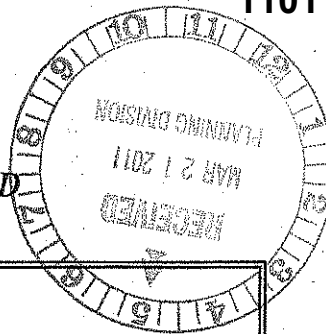


EXHIBIT

C-1

APPLICATION—CITY PLAN BOARD

Planning & Development Services

**OFFICE USE ONLY**

Petition No. PB-11-47 LUC Fee: \$ _____
 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: The Emory Group
 Address: 2145 SW 94 TERRACE
GAINESVILLE FL 32607
 Phone: _____ Fax: _____
 (Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different

Name: City Plan Board
 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

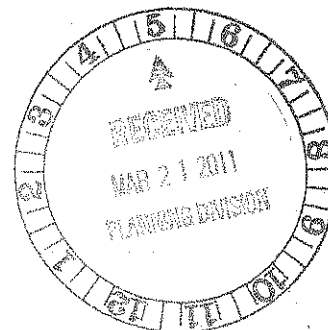
Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>Comm</u>	Present designation: _____	Other <input type="checkbox"/> Specify: _____
Requested designation: <u>COM</u>	Requested designation: _____	

INFORMATION ON PROPERTY

1. Street address: 7225 - 7341 NW 4th BLVD
 2. Map no(s): 3940
 3. Tax parcel no(s): 06654-003-000/001
 4. Size of property: 27.58 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 Commercial, Tourist/Entertainment, I-75

South Commercial, Medium High Density Residential
(8-14 DU/acre)

East Commercial, I-75

West Commercial, Office

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?

- 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

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)

- 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.

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

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

none additional

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

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

NO ____

YES ____ (please explain)

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:	The Emory Group
Address:	2145 SW 94 TERRACE Gainesville, FL 32607
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.

Don Minner, AICP, Agent for City Plan Board
Owner/Agent Signature

3/21/11
Date


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) _____

Emory Group Annexation Gainesville, Florida

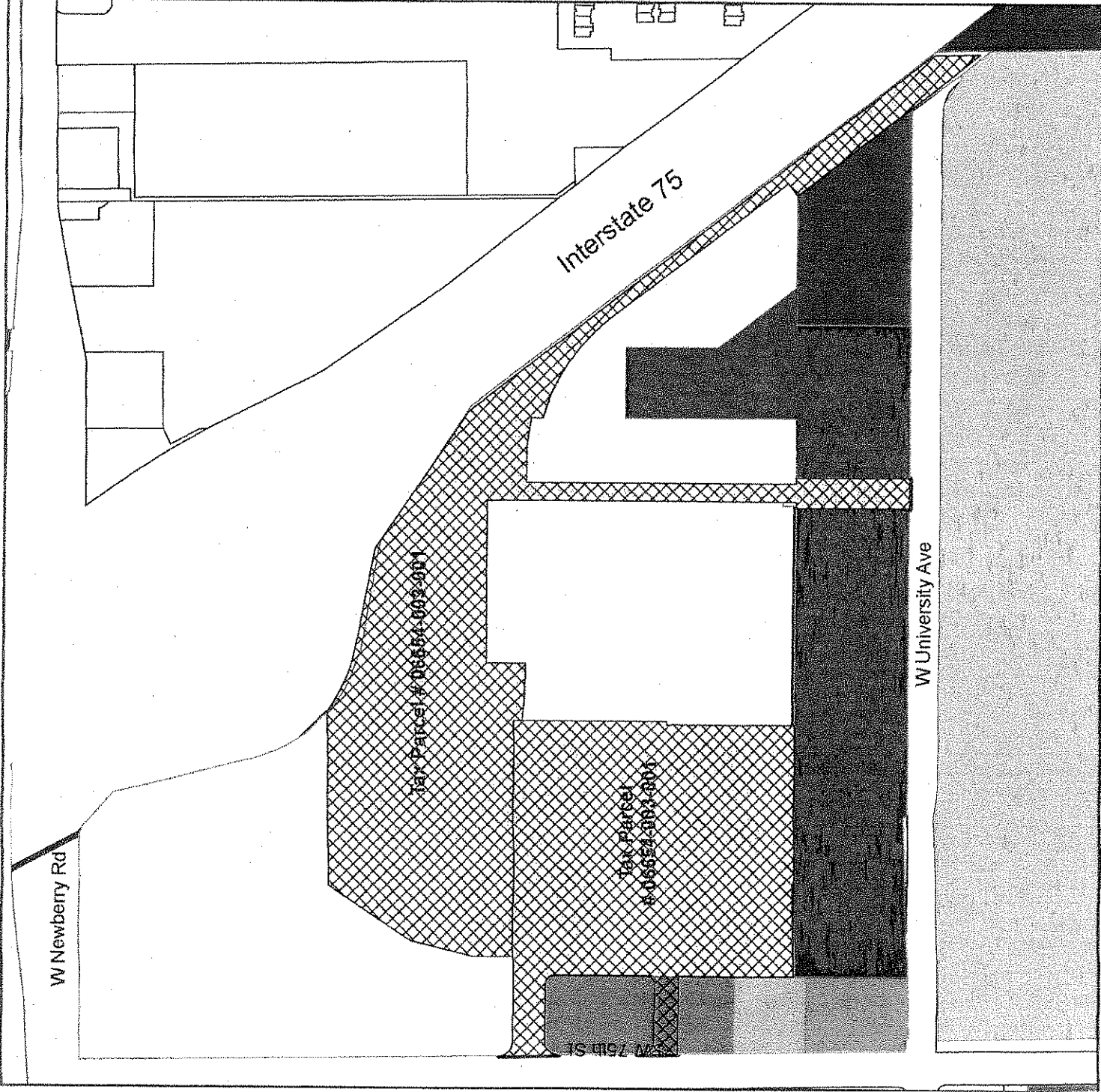
 Gainesville City Limits

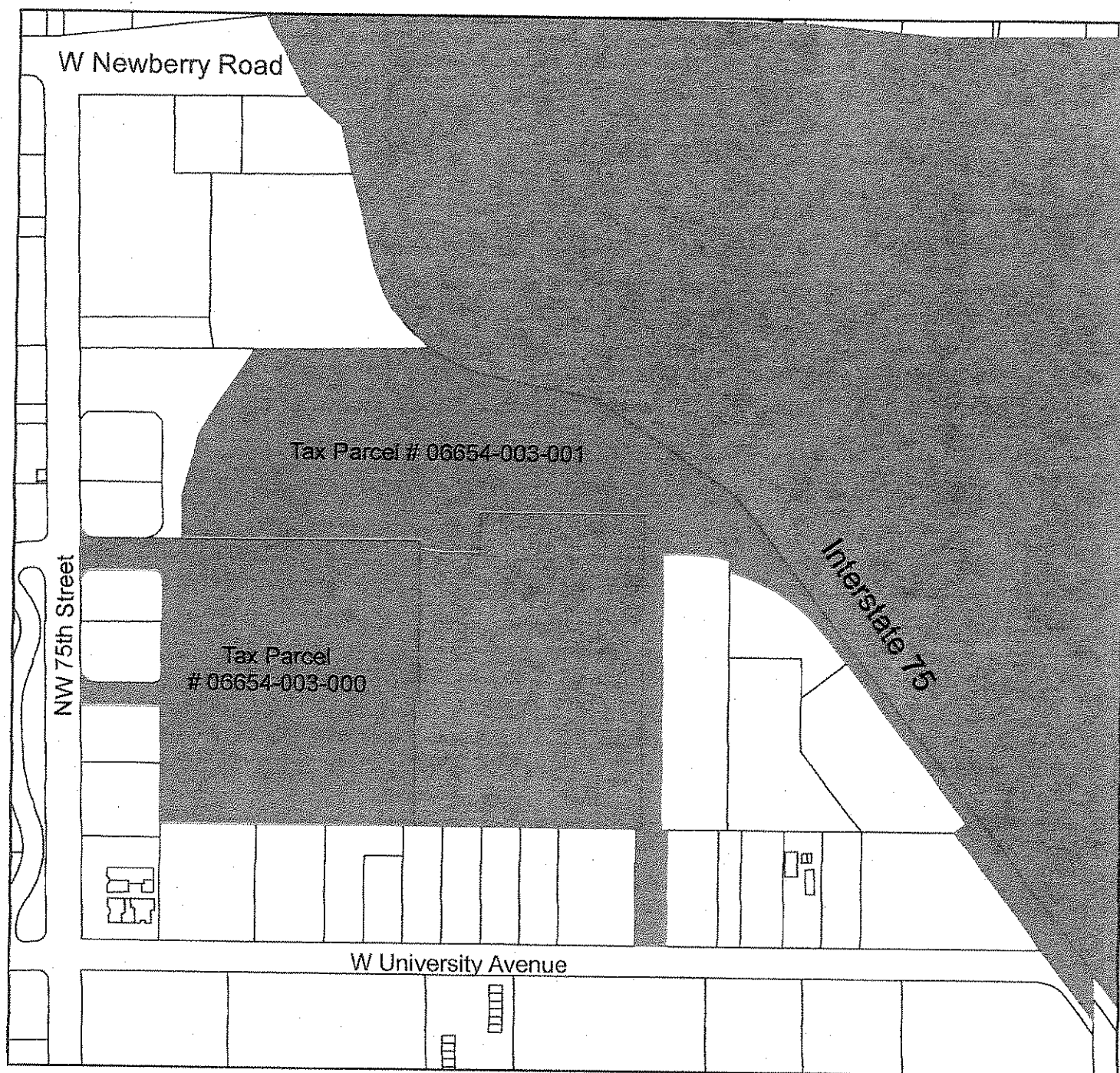
County Zoning DESCRIPT

-  Administrative and Professional (AP)
-  Agricultural (A)
-  Business and Professional (BP)
-  Business, Retail Sales, and Services (BR)
-  Highway Oriented Business (BH)
-  Manufactured/Mobile Home Park (RM)
-  Manufacturing and Services Industrial (MS)
-  Residential Multi-Family (R-3)
-  Residential and Professional (RP)
-  Travel Trailer Park and Campground (RM-1)
-  Wholesale and Warehousing (BW)





This map is intended to indicate the zoning/land use on the properties as shown. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida. Prepared by Planning Department/GIS November 24, 2009. File: Jesse2009\KarenB_2ndProposed-Emory-Group-Annex_11-19\Emory-Group-Annexation-2_FLU_11-24.mxd



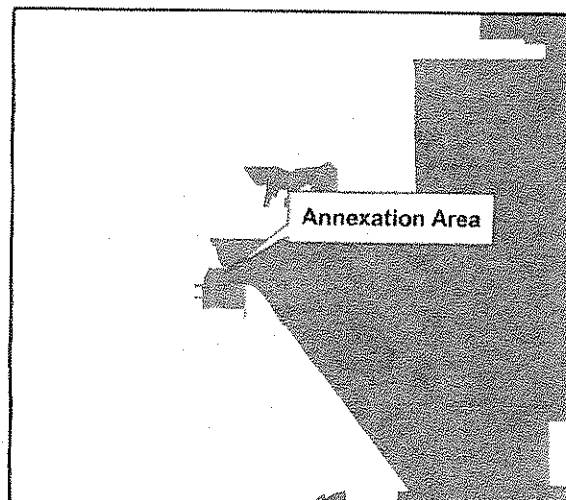


Proposed Emory Group Annexation City of Gainesville, FL

-  Proposed Annexation Area (Approximately 27.58 acres)
-  Gainesville City Limits

0 155 310 620
Feet

Prepared by Planning and Development Services/GIS November 24, 2009
File: Jesse2009KarenB_2nd-Proposed-Emory-Group-Annex_11-19



Search Criteria**Parcel From:** 06654-003-000**Parcel Thru:** 06654-003-001**Search Date:** 3/21/2011 at 12:45:22
PM**Data updated:** 03/21/11

Parcel: GIS Map (best
06654-003- viewed with IE)
000

Taxpayer:	THE EMORY GROUP
Mailing:	2145 SW 94TH TER GAINESVILLE, FL 32607
Location:	7225 NW 4TH BLVD County HUD 7229 NW 4TH BLVD County HUD 7233 NW 4TH BLVD County HUD 7237 NW 4TH BLVD County HUD 7241 NW 4TH BLVD County HUD 7245 NW 4TH BLVD County HUD 7249 NW 4TH BLVD County HUD 7253 NW 4TH BLVD County HUD 7257 NW 4TH BLVD County HUD 7261 NW 4TH BLVD County HUD 7265 NW 4TH BLVD County HUD 7303 NW 4TH BLVD County HUD 7321 NW 4TH BLVD County HUD 7327 NW 4TH BLVD County HUD 7331 NW 4TH BLVD County HUD

Legal: COM NW COR SEC S 00 DEG 50 MIN 48 SEC E 801.31 FT N 89 DEG 26 MIN 12 SEC E 39.53 FT S 00 DEG 50 MIN 48 SEC E 399.65 FT POB SELY ALG CURVE 55.99 FT S 89 DEG 57 MIN 23 SEC E 223.51 FT S 89 DEG 57 MIN 23 SEC E 620.37 FT S 00 DEG 05 MIN 46 SEC E 398.25 FT S 89 DEG 41 MIN 31 SEC W 8.21 FT S 00 DEG 03 MIN 18 SEC W 335.06 FT N 89 DEG 57 MIN 23 SEC W 660.37 FT N 00 DEG 02 MIN 37 SEC E 300 FT N 89 DEG 57 MIN 23 SEC W 204.22 FT N 00 DEG 50 MIN 48 SEC W 97.75 FT SELY ALG CURVE 55.99 FT S 89 DEG 57 MIN 23 SEC E 148.74 FT NELY ALG CURVE 32.99 FT N 00 DEG 02 MIN 37 SEC E 243.96 FT NWLY ALG CURVE 32.99 FT N 89 DEG 57 MIN 23 SEC W 152.07 FT SWLY ALG CURVE 57.11 FT N 00 DEG 50 MIN 48 SEC 157.02 FT POB OR 3509/1384
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	7337 NW 4TH BLVD County HUD
	7341 NW 4TH BLVD County HUD
Sec-Twn-Rng:	4-10-19
Use:	SH CTR CMMITY
Tax	
Jurisdiction:	Gainesville 3600
Area:	Com N&S E&W I-75 OaksMall
Subdivision:	

Parcel: [GIS Map \(best viewed with IE\)](#)
06654-003-
001

Taxpayer:	THE EMORY GROUP	Legal:	COM NW COR SEC S 00 DEG 50 MIN 48
Mailing:	2145 SW 94TH TER GAINESVILLE, FL 32607		SEC E 801.31 FT S 89 DEG 26 MIN 12 SEC E
Location:			39.53 FT S 00 DEG 50 MIN 48 SEC E
Sec-Twn-Rng:	4-10-19		399.65FT SELY ALG CURVE 55.99 FT S 89
Use:	RIGHT-OF-WAY		DEG 57 MIN 23 SEC E 223.51 FT POB S 89
Tax			DEG 57 MIN 23 SEC E 620.37 FT S 20.43
Jurisdiction:	Gainesville 3600		FTS 83 DEG 05 MIN 52 SEC E 61.62 FT E
Area:	Com N&S E&W I-75 OaksMall		90.51 FT N 103.82 FT E 426 FT S 809.51 FT
Subdivision:			W 16 FT S 300 FT E 80 FT N 300 FTW 16 FT
			N 706.25 FT E 54.65 FT ELY ALG CURVE
			116.51 FT S 30.85 FT SELY ALG CURVE
			319.56 FT 37 DEG 37 MIN 23 SEC E 584.82
			FT S 52 DEG 22 MIN 37 SEC W 41 FTS 37
			DEG 37 MIN 12 SEC E 608.12 FT N 01 DEG
			00 MIN 00 SEC W 125.72 FT N 37 DEG 37
			MIN 12 SEC W 1091.53 FT N 37 DEG 37
			MIN 23 SEC W 446.05 FT N 55 DEG 24 MIN
			06 SEC W 434.05 FT N 78 DEG 37 MIN 23
			SEC W 290.79 FT NWLY ALG CURVE
			160.79 FT W 456.70 FT S 33 DEG 23 MIN 34
			SEC W 263 FT S 13 DEG 47 MIN 38 SEC W
			170 FT S 105 FT POB OR 3509/1384

There were 2 parcels found with this search.

Displaying parcels 1 thru 2.

Create download file of selected parcels

Map selected Parcels on GIS

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute.

The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 12 SE 1st Street • Gainesville, FL 32601 • 352-374-5230
(FAX) 352-374-5278
