

**LEGISLATIVE #**

**120222F**

**Appendix D Land Use Application**



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**



**OFFICE USE ONLY**

Petition No. PA-11-51 LUC Fee: \$ \_\_\_\_\_  
 1<sup>st</sup> 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: City of Gainesville  
 Address: P.O. Box 490  
Gainesville, FL 32602-0490  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 (Additional owners may be listed at end of applic.)

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

Name: \_\_\_\_\_  
 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"/> Low	Zoning Map <input checked="" type="checkbox"/> AC	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>M<sub>1</sub> IND<sub>1</sub> IND<sub>2</sub></u>	Present designation: <u>MS, R-3, A, RE-1</u>	Other <input type="checkbox"/> Specify: _____
Requested designation: <u>BI</u>	Requested designation: <u>BI</u>	

**INFORMATION ON PROPERTY**

- Street address: W of I-75 between Ancker Rd. & Williston Rd on SW 41<sup>st</sup> Blvd, aka Fred Ben Rd
- Map no(s): 4644
- Tax parcel no(s): 07240-049-000
- Size of property: 2.85 approx 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 Alachua County IND/L (Light Industrial), AL County Low Density Residential, AL County Medium Density Residential  
 AL County IND (Heavy Industrial)  
 South Alachua County IND (Heavy Industrial), IND/L (Light Industrial), AL City Low Density Residential  
  
 East Alachua County IND (Heavy Industrial), City of Gainesville Industrial, Right of Way  
  
 West Alachua County Low Density Residential

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)

*Environmental issues will be a factor during any development plan proposal.*

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

NA

Urban Infill

Urban Fringe

Traditional Neighborhood

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

*This change implement City land use and zoning designations onto annexed County land.*

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?

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)

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:	Traine View Trust
Address:	3501 S. Main Street Suite 1 Gainesville, FL 32601
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.

Jason Summers  
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) \_\_\_\_\_

EXHIBIT "A"

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 22 AND 23,  
TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCE AT A POINT AT THE INTERSECTION OF THE  
NORTHEASTERLY PROJECTION OF THE SOUTHERLY LINE OF  
THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL  
RECORDS BOOK 2824 PAGE 1263 OF THE OFFICIAL RECORDS  
OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED  
AS ORB\_\_ PAGE\_\_ ACR) AND THE WEST RIGHT-OF-WAY LINE  
OF INTERSTATE 75 (US 93) FOR THE POINT OF BEGINNING,  
SAID POINT BEING ON THE EXISTING CITY OF GAINESVILLE  
LIMIT LINE PER ORDINANCE #061079; THENCE RUN  
SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO  
THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND  
AS DESCRIBED IN ORB 3242 PAGE 404 ACR; THENCE LEAVING  
SAID CITY LIMIT LINE RUN SOUTHWESTERLY AND

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NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT TO THE NORTH CORNER OF SAID TRACT, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 41<sup>ST</sup> BOULEVARD; THENCE RUN WESTERLY, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST 41<sup>ST</sup> BOULEVARD; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 2267 PAGE 1441 ACR; THENCE RUN SOUTHWESTERLY ALONG THE NORTH LINE OF SAID TRACT AND THE NORTH LINES OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 2246 PAGE 1343 ACR AND THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 1736 PAGE 2672 ACR TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 3051 PAGE 1418 ACR; THENCE RUN NORTH ALONG THE EAST LINE OF SAID TRACT TO THE NORTHEAST CORNER OF SAID TRACT; THENCE RUN SOUTHWESTERLY ALONG THE NORTH LINES OF THE 6 TRACTS OF LAND AS DESCRIBED IN THE FOLLOWING

OFFICIAL RECORDS: 1) ORB 3051 PAGE 1418 ACR; 2) ORB 3051 PAGE 1419 ACR; 3) ORB 2537 PAGE 389 ACR; 4) ORB 3051 PAGE 1420 ACR; 5) ORB 3051 PAGE 1422 ACR; 6) ORB 3051 PAGE 1421 ACR TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 3051 PAGE 1421 ACR, SAID CORNER BEING ON THE WEST LINE OF THE GARY GRANT; THENCE RUN NORTHWEST ALONG THE WEST LINE OF SAID GARY GRANT TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 1821 PAGE 2875 ACR; THENCE RUN NORTHEAST ALONG THE NORTH LINE OF SAID GARY GRANT TO THE WEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 2507 PAGE 1285 ACR; THENCE LEAVING SAID NORTH LINE OF THE GARY GRANT RUN EAST ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE RUN NORTH ALONG THE EAST LINE OF SAID TRACT TO THE NORTH CORNER OF SAID TRACT, SAID CORNER BEING ON THE NORTH LINE OF THE GARY GRANT; THENCE RUN NORTHEAST ALONG SAID NORTH LINE OF THE GARY GRANT TO A POINT LYING ON A NORTHWESTERLY

EXTENSION OF THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN ORB 3478 PAGE 798 ACR, SAID POINT ALSO BEING ON THE NORTH LINE OF A 150' WIDE CITY OF GAINESVILLE POWER LINE EASEMENT; THENCE LEAVING THE NORTH LINE OF THE GARY GRANT AND SAID POWER LINE EASEMENT RUN SOUTHEASTERLY ALONG SAID EXTENSION TO THE WEST MOST CORNER OF SAID TRACT DESCRIBED IN 3478 PAGE 798 ACR (BEING THE SAME TRACT DESCRIBED IN ORB 2824 PAGE 1263 ACR); THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID TRACT TO THE SOUTH CORNER OF SAID TRACT BEING ON THE EXISTING CITY LIMIT LINE AS PER ORDINANCE #061079; THENCE RUN NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT AND SAID CITY LIMIT LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 41<sup>ST</sup> BOULEVARD; THENCE CONTINUE NORTHEASTERLY ALONG THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID TRACT AND SAID CITY LIMIT LINE TO THE POINT OF BEGINNING.