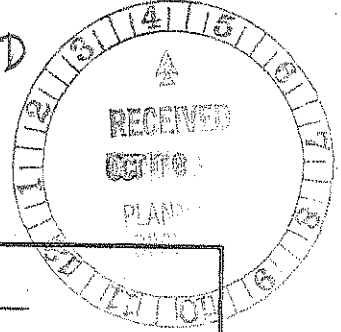


Appendix D Application and Neighborhood Workshop information

GAINESVILLE
FLORIDA

Exhibit D-1

100681D



APPLICATION - CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>FB-10-118Luc</u>	Fee: \$ <u>1575.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>787.50</u>
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 []	
Account No. 001-670-6710-1124 (Enterprise Zone) [<input checked="" type="checkbox"/>]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [<input checked="" type="checkbox"/>]	

Owner(s) of Record (please print)	
Name:	Chowdhury & Chowdhury
Address:	1308 E. University Avenue Gainesville, Florida 32641
Phone:	(352)258-6511 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

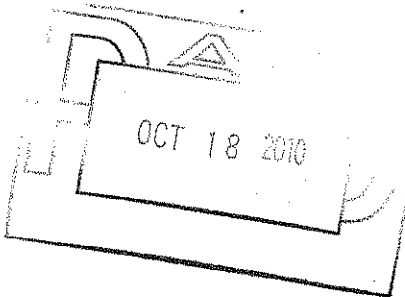
Check applicable request(s) below:

Future Land Use Map [<input checked="" type="checkbox"/>]	Zoning Map [<input checked="" type="checkbox"/>]	Master Flood Control Map []
Present designation: Residential Medium	Present designation: RSF-7	Other [] Specify: _____
Requested designation: MUL	Requested designation: MU-1	

INFORMATION ON PROPERTY

1. Street address: 1308 E. University Avenue
2. Map no(s): 3953
3. Tax parcel no(s): 11526-000-000, portion of 11525-000-000
4. Size of property: <u>0.61</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:



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?

Direction	Future Land Use	Zoning	Property Use
North	Residential Low	RSF-4	Single Family Homes
South	East University Avenue	East University Avenue	East University Avenue
East	Residential Medium, Mixed-Use Low	RMF-7, MU-1	Convenience Stores, Church’s Chicken
West	Mixed-Use Low	MU-1	Convenience Store, Auto Repair

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?

See attached Comprehensive Plan Amendment and Rezoning Report for additional information.

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

See attached Comprehensive Plan Amendment and Rezoning Report.

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 X (If yes, please explain below)

See attached Comprehensive Plan Amendment and Rezoning Report for additional information.

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 _____ Urban Infill X
Activity Center _____ Urban Fringe _____
Strip Commercial _____ Traditional Neighborhood _____

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

See attached Comprehensive Plan Amendment and Rezoning Report.

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

See attached Comprehensive Plan Amendment and Rezoning Report.

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

Roadways
Recreation
Water and Wastewater
Solid Waste
Mass Transit

See attached Comprehensive Plan Amendment and Rezoning Report.

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

NO _____ YES X (please explain)

See attached Comprehensive Plan Amendment and Rezoning Report for additional information.

100681D

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:	Chowdhury & Chowdhury
Address:	1308 E. University Avenue Gainesville, Florida 32641
Phone:	(352)258-6511 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.

J Chowdhury

Owner/Agent Signature

10-18-10

Date

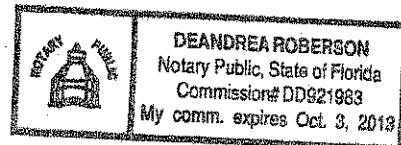
STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 18 day of OCT 2010, by
(Name) Jahedul G Chowdhury

Debra

Signature - Notary Public

Personally Known OR Produced Identification (Type) FL Driver License



100681D

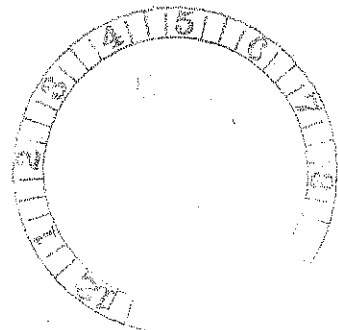
Chowdhury Properties

ORIGINAL LEGAL DESCRIPTION:

LOTS 5, 6, 7, 10 & 11, OF BLOCK 20 AND ALL OF THE ALLEY SOUTH OF LOT 6, BLOCK 20 AND THE NORTH HALF OF THE ALLEY LYING SOUTH OF LOTS 5 & 7, OF BLOCK 20 OF NEW GAINESVILLE, A SUBDIVISION AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK "A" PAGE 65 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS THE SOUTH 8 FEET OF LOTS 10 & 11, BLOCK 20 FOR ROAD RIGHT OF WAY.

LEGAL DESCRIPTION FOR AREA TO BE REZONED MU1 FROM RMF7:

LOTS 5, 6, & 7 OF BLOCK 20 AND ALL OF THE ALLEY SOUTH OF LOT 6, BLOCK 20 AND THE NORTH HALF OF THE ALLEY LYING SOUTH OF LOTS 5 & 7, OF BLOCK 20 OF NEW GAINESVILLE, A SUBDIVISION AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK "A" PAGE 65 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



100681D

Exhibit D-2

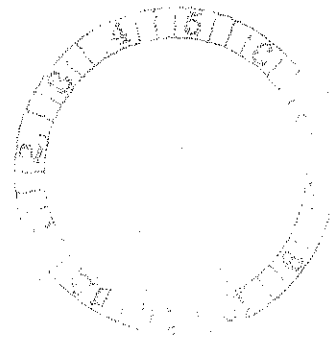
Neighborhood Meeting

for

Chowdhury Properties
(1308 E. University Avenue & 13 NE 13th Street)

Gainesville, Florida

Submittal Date
October 18, 2010



**BROWN &
CULLEN
INC.**

CIVIL ENGINEERS
and
LAND PLANNERS

3530 N.W. 43rd Street
Gainesville, FL 32608
Phone: (352) 375-8999 Fax: (352) 375-0833
E-mail: bci@brown-cullen.com

State of Florida Board of Professional Engineering
Certificate of Authorization No. 8263

Stuart I. Cullen, P.E. (FL Registration No. 51337)

100681D



CIVIL ENGINEERS and LAND PLANNERS
3530 N.W. 43rd Street • Gainesville, Florida 32606
Tel. (352) 375-8999 Fax (352) 375-0833

Neighborhood Workshop Summary
August 3, 2010

The neighborhood workshop for the Chowdhury Properties (1308 E. University Avenue and 13 NE 13th Street) Comprehensive Plan Land Use Amendment and Rezoning changes was advertised for August 3rd at 6:00 pm at the Brown & Cullen office, 3530 NW 43rd Street. Stuart Cullen, P.E. of Brown & Cullen Inc. was in attendance to present the project.

One (1) neighbor and one (1) project representative attended the meeting. Stuart Cullen presented the existing Land Use and Zoning and the proposed changes to the Comprehensive Plan and Zoning Map. In addition, Mr. Cullen described the reasons for requesting the changes. As part of the presentation Mr. Cullen informed the guests about previous discussions with City Staff, possible alternatives that were discussed, and the process that will be necessary to complete the land use and rezoning change.

Following the presentation, questions were requested. No questions were proposed. Mr. Cullen stated that there will be several public hearings for the project, and solicited comments and attendance from all parties.

The neighborhood meeting was adjourned around 6:25 pm.

SIGN-IN SHEET

Chowdhury Rezoning

Neighborhood Workshop

Tuesday, August 3rd, 2010 6:00 PM

<u>NAME</u>	<u>PHONE #</u>	<u>EMAIL ADDRESS</u>
1. JAHEDUL CHOWDHURY	352-258-6511	JChowdhury64@hotmail.com
2. KAMBIZ SHIRVANI	352-246-1930	KAMBIZ850@yahoo.com
3.		
4.		
5.		
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100681D

TUESDAY, JULY 20, 2010 | THE GAINESVILLE SUN | 5B

The Gainesville
SUN

*Your source ...
for your community!*

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Land Use and Zoning Change for Tax Parcel #11525-000-000 (portion) and 11526-000-000.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the Land Use and Zoning change for the properties located at 13 NE 13th Street and 1308 E. University Ave (portion) and to seek their comments.

The meeting will be held on Tuesday, August 3rd at 6:00 PM @ 1530 NW 43rd Street, Gainesville, FL.

Contact person: Stuart Callen at (352) 375-8999

100681D



PLANNING DEPARTMENT
301 N. UNIVERSITY AVE., SUITE 100
GAINESVILLE, FLORIDA 32601

Neighborhood Workshop

A Neighborhood Workshop will be held to discuss a Land Use and Zoning Change for Tax Parcel #11525-000-000 (portion) and 11526-000-000

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the Land Use and Zoning change for the properties located at 13 NE 13th Street and 1308 E. University Ave (portion) and to seek their comments.

Date: Tuesday, August 3rd, 2010

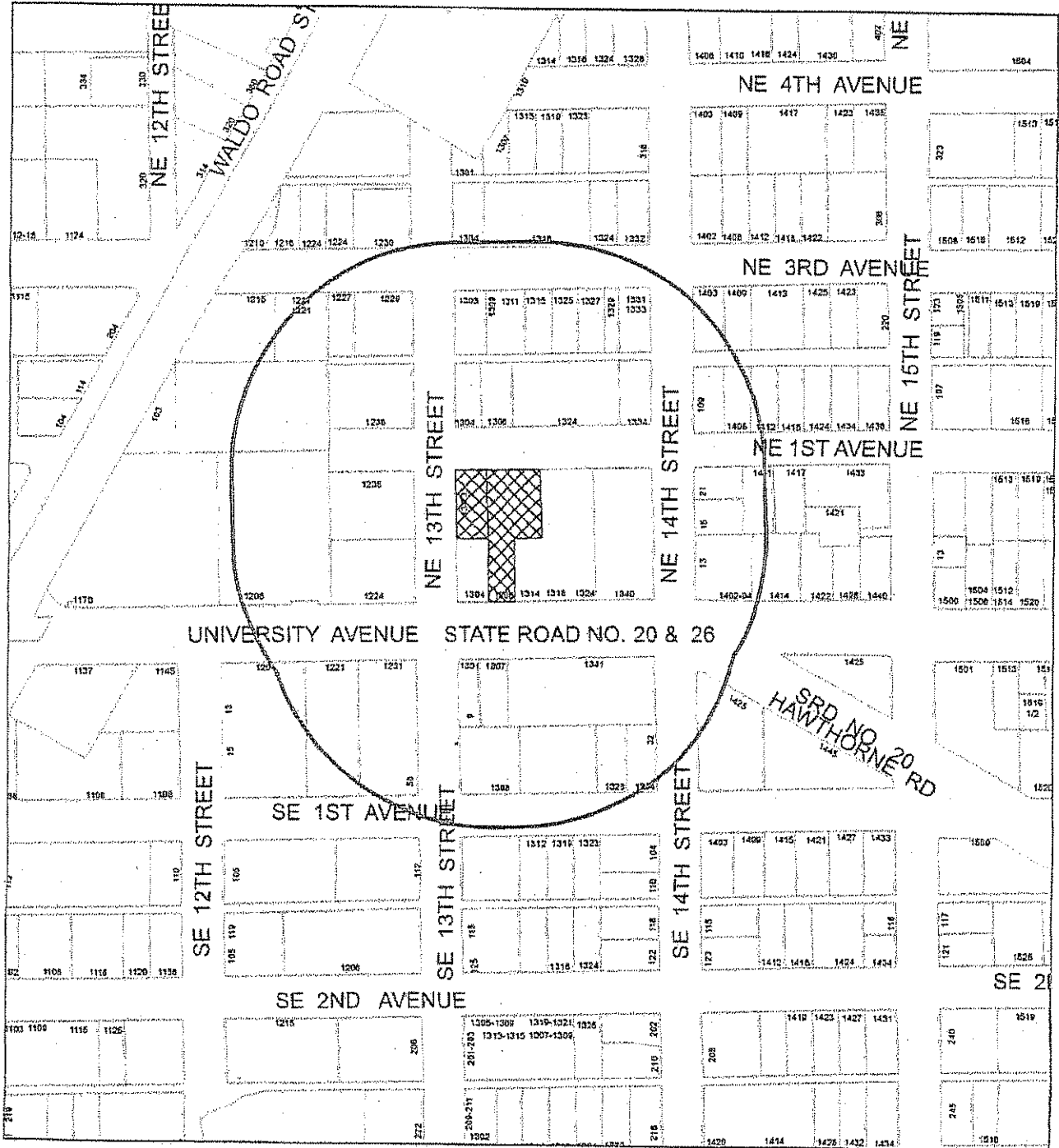
Time: 6:00 pm

Place: Brown & Cullen Inc.
3530 NW 43rd Street
Gainesville, Florida

Contact person: Stuart Cullen (352) 375-8999

Mailed – July 20th, 2010

100681D



Proposed Rezoning/Land Use Change
for Chowhurdy Properties

Parcels #11525-000-000 (portion) & #11526-000-000

400-Foot Notification Radius

Prepared by: Department of Community Development
City of Gainesville, Florida
7.15.2010



1 inch = 276 feet

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.

A	B	C	D	E	F	G	H	I	J
Parcel number	Owner	Pct_nbr	Last_name	First_name	Address_line_1	Address_line_2	City	Slate	Zip_5
1	11555-001-000		Chowhurd ALLEN & ANDERSON & ANDERSET AL	ET AL	104 SE 24TH ST		GAINESVILLE	FL	32601
2	11719-000-000		Chowhurd ANCHOR PROPERTIES		1916 SW 80TH DR	MAILSTOP JAXX	GAINESVILLE	FL	32607
3	11551-000-000		Chowhurd A-Z INVESTORS III		% AUTO-ZONE INC	PO BOX 2198 D	MEMPHIS	TN	38101
4	11427-000-000		Chowhurd BIRDSEY	DAVID L	PO BOX 532		ALACHUA	FL	32616
5	11508-000-000		Chowhurd BOLDEN & MARKHAM & THOMAS		4983 SABLE PINE CIR	APT A2	WEST PALM B	FL	33417
6	11557-000-000		Chowhurd BROWN	WILLIAM Z	229 SE 49TH DR		GAINESVILLE	FL	32601
7	11419-000-000		Chowhurd BRYANT & FLANDERS		% 715 NE 23RD ST		GAINESVILLE	FL	32607
8	11520-000-000		Chowhurd CENTRAL MOTOR SUPPLY OF B		1022 SW 112TH ST		GAINESVILLE	FL	32607
9	11518-000-000		Chowhurd CHAVES	DAVID	108 SW 5TH AVE		GAINESVILLE	FL	32601
10	11525-000-000	****	Chowhurd CHOWDHURY & CHOWDHURY		1326 NW 99TH TER		GAINESVILLE	FL	32606
11	11559-000-000	****	Chowhurd CHOWDHURY & HINES CHICKEN INC		27 TOWN LINE RD		WETHERSFIE	CT	06109
12	11526-000-000	****	Chowhurd CHOWDHURY & KADERY		1326 NW 99TH TER		GAINESVILLE	FL	32606
13	11566-000-000		Chowhurd COLEMAN HEIRS	LEROY	3080 SE 20TH AVE		GAINESVILLE	FL	32641
14	11430-000-000		Chowhurd COLEMAN HEIRS	W M	1316 NE 3RD AVE		GAINESVILLE	FL	32641
15	11561-000-000		Chowhurd DAVISON T J TRUSTEE		% SE MISSIONS IN	12 NW 7TH AVE	GAINESVILLE	FL	32601
16	11510-000-000		Chowhurd EDENFIELD	STUART DOUGLAS	PO BOX 143177		GAINESVILLE	FL	32614
17	11511-000-000		Chowhurd FAUST	RALEIGH	4310 SE 185TH AVE		MICANOPY	FL	32667
18	11498-000-000		Chowhurd FRANKLIN & PURNELL & STANF		1403 NE 3RD AVE		GAINESVILLE	FL	32641
19	11498-001-000		Chowhurd FRANKLIN LIFE ESTATE	MARTHA L	1403 NE 3RD AVE		GAINESVILLE	FL	32641
20	11502-000-000		Chowhurd GAMBLESS SR	NATHAN N	1325 NE 3RD AVE		GAINESVILLE	FL	32601
21	11717-002-000		Chowhurd GIPSON	GWENDOLYN J	5826 NW 26TH ST		GAINESVILLE	FL	32653
22	11718-000-000		Chowhurd GIPSON	FLOYD & GWENDOL	5826 NW 26TH ST		GAINESVILLE	FL	32601
23	11520-001-000		Chowhurd GREEN	LORNE	1224 E UNIVERSITY AVE		GAINESVILLE	FL	32641
24	11530-000-000		Chowhurd ISA INVESTMENTS LLC		8025 WESTMINSTER	ABBY BLVD	ORLANDO	FL	32835
25	11501-000-000		Chowhurd ISAAC	THEODORE	1315 NE 3RD AVE		GAINESVILLE	FL	32641
26	11560-000-000		Chowhurd KHALIFA	NASHERA	1324 NW 16TH AVE # 70		GAINESVILLE	FL	32605
27	11522-000-000		Chowhurd KIM	SUNG HO	1324 E UNIVERSITY AVE		GAINESVILLE	FL	32641
28	11713-000-000		Chowhurd KING HEIRS	ESTHER	637 NE WALDO RD		GAINESVILLE	FL	32641
29	11555-000-000		Chowhurd KITCHEN	ALBERT	1709 NE 15TH TER		GAINESVILLE	FL	32609
30	11512-000-000		Chowhurd LES QUE-ONE INC		PO BOX 22		WORTHINGTQ	FL	32697
31	11513-000-000		Chowhurd LES QUE-ONE INC		PO BOX 22		WORTHINGTQ	FL	32697
32	11741-001-000		Chowhurd LEWCO INC	ISSIE ANN	621 SE DEPOT AVE		GAINESVILLE	FL	32601
33	11503-000-000		Chowhurd LOWE TRUSTEE		931 SW 8TH LN		GAINESVILLE	FL	32601
34	11504-000-000		Chowhurd MARTIN & MARTIN REVOCABLE TRUST	PRISCILLA	6110 NW 32ND ST		GAINESVILLE	FL	32653
35	11506-001-000		Chowhurd MCCOY	BERNICE	1304 NE 1ST AVE		GAINESVILLE	FL	32641
36	11515-000-000		Chowhurd MITCHUM	CORAM	PO BOX 2122		GAINESVILLE	FL	32602
37	11714-000-000		Chowhurd MORGAN	GAYE	910 NE 26TH TER		GAINESVILLE	FL	32641
38	11717-001-000		Chowhurd N.H.D.C.		1408 NE 1ST AVE		GAINESVILLE	FL	32601
39	11552-002-000		Chowhurd PAYNE	ELAINE	633 NW 8TH AVE		GAINESVILLE	FL	32601
40	11514-000-000		Chowhurd RIMES	JOHN O JR	1334 SE 1ST AVE		GAINESVILLE	FL	32601
41	11514-000-000				PO BOX 22		WORTHINGTQ	FL	32697

100681D

A	B	C	D	E	F	G	H	I	J
Parcel number	Owner	Pct nbr	Last name	First name	Address line 1	Address line 2	City	State	Zip 5
1									
43	11527-000-000	Chowhurd	SHIRVANI	KAMBIZ	13230 NW 19TH PL		GAINESVILLE	FL	32606
44	11501-001-000	Chowhurd	SMALL	LENA	2285 PALM AVE APT 147		SAN DIEGO	CA	92154
45	11500-000-000	Chowhurd	WARD	ELAINE	1303 NE 3RD AVE		GAINESVILLE	FL	32641
46	11505-000-000	Chowhurd	WARD	ELAINE	1303 NE 3RD AVE		GAINESVILLE	FL	32641
47	11506-000-000	Chowhurd	WARD	ELAINE	1306 NE 1ST AVE		GAINESVILLE	FL	32641
48	11552-001-000	Chowhurd	WASDO CONSTRUCTION INC		304 NW 35TH TER		GAINESVILLE	FL	32607
49	11509-000-000	Chowhurd	WATKINS	F C	PO BOX 236		GAINESVILLE	FL	32602
50	11720-001-000	Chowhurd	WILLIAMS	FREDDIE & LATRESA	4656 SE 6TH AVE		GAINESVILLE	FL	32641