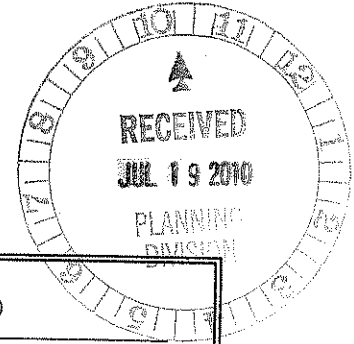


1003746



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

**OFFICE USE ONLY**

Petition No. PB-10-85 ZON Fee: \$ 2929.50  
 1<sup>st</sup> 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: Villas at 39<sup>th</sup> LLC  
 Address: 4207 NW 55<sup>th</sup> Ave  
Gainesville, FL 32606  
2321 NW 41 ST  
 Phone: 352-377-2210 Fax: 352-377-5589  
 (Additional owners may be listed at end of applic.)

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

Name: Howard Wallace  
 Address: SAME  
TOM SPAIN  
2321 A2 NW 41 ST 32606  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
376-6372 376-6376  
 Cell 538-7100

*Handwritten notes:*  
1927/10

Cell: (352) 494-3038

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map ailas, 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:

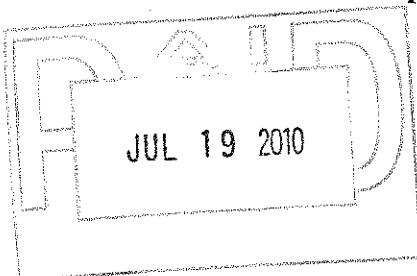
Future Land Use Map [ ]	Zoning Map [ <input checked="" type="checkbox"/> ]	Master Flood Control Map [ ]
Present designation: <u>RL</u>	Present designation: <u>MH</u>	Other [ ] Specify:
Requested designation: <u>RL</u>	Requested designation: <u>RGF4</u>	

**INFORMATION ON PROPERTY**

- Street address: 39 NW 39<sup>th</sup> Ave See Attached Address List (1-100) / R 7/27/10
- Map no(s):
- Tax parcel no(s): 8247-1 thru 8247-100
- Size of property: 14 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 BOS

South Industrial I2

East Business I1 and BOS

West Public Serv. PS

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 NONE

Noise and lighting NONE

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.

Single family stick built homes will add value to the area.

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

Approximately 100 families living close to services in Barnaville. Increasing Tax Base and reducing commuting + pollution.

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

Roadways NONE

Recreation NONE

Water and Wastewater NONE

Solid Waste NONE

Mass Transit NONE

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:	Villas of 39 <sup>th</sup> LLC
Address:	4707 NW 53 Av 4A Gainesville, FL 32652
Phone:	352 377 2240
Fax:	352 373 5663
Signature:	<i>MKW</i>

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

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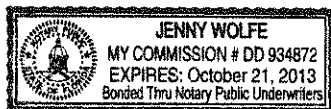
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

*MKW* \_\_\_\_\_  
 7/19/10  
 Owner/Agent Signature  
 Date

*Tom Spain*  
 TOM SPAIN  
 10-27-10

STATE OF FLORIDA  
COUNTY OF Alachua

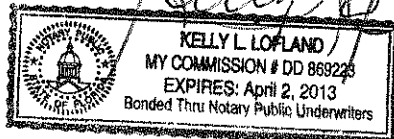
Sworn to and subscribed before me this 19<sup>th</sup> day of July 2010, by (Name)  
Howard Wallaw



*Jenny Wolfe*  
Signature - Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification  (Type) FL DL

TL—Applications—djw



*Kelly Lofland*  
FL DL

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Phone:	352 377 2240 Fax: 352 373 5663
Signature:	<i>MKW</i>

Owner of Record	
Name:	DIANA ROSARIO
Address:	3555 NE 1ST Terrace Gainesville FL 32609 352
Phone:	301-2650 Fax:
Signature:	<i>Diana Rosario</i>

Owner of Record	
Name:	Joy ANN Goodman
Address:	3566 N.E. 1 <sup>st</sup> TERR. GAINESVILLE, FL 32609
Phone:	225-3965 Fax:
Signature:	<i>Joy Ann Goodman</i>

Owner of Record	
Name:	MARJORIE N. GREGORY
Address:	3555 NE 1ST Terrace Gainesville FL 32609 352
Phone:	815 7778 Fax:
Signature:	<i>Marjorie N. Gregory</i>

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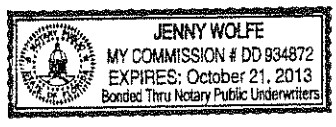
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*MKW* \_\_\_\_\_  
 7/19/10  
 Owner/Agent Signature  
 Date

*Tom Spain*  
 Tom Spain  
 10-27-10

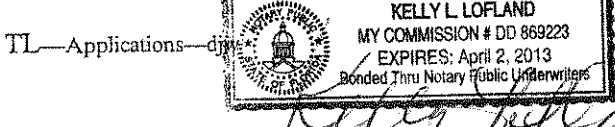
STATE OF FLORIDA  
COUNTY OF Duval

Sworn to and subscribed before me this 19<sup>th</sup> day of July 2010, by (Name)  
Howard Wallaw



*Jenny Wolfe*  
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Personally Known OR Produced Identification  (Type) FL DL



*Kelly Lofland*

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Owner of Record	
Name:	Wallas of 39 <sup>th</sup> LLC
Address:	4707 NW 53 <sup>rd</sup> Ave #A Gainesville, FL 32653
Phone:	352 377 2240
Fax:	352 373 5563
Signature:	<i>[Signature]</i>

Owner of Record	
Name:	Kim E. White
Address:	3703 NE 15 <sup>th</sup> Way
Phone:	(352) 225-3644
Fax:	
Signature:	<i>[Signature]</i>

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

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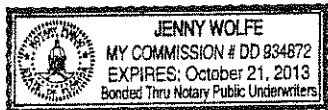
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*[Signature]* *[Signature]*  
 Owner/Agent Signature  
 Date: 7/19/10

*[Signature]*  
 T. ...  
 10-27-10

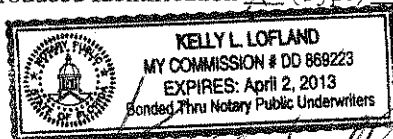
STATE OF FLORIDA  
COUNTY OF Alachua

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Howard Wallaw



*[Signature]*  
Signature - Notary Public

Personally Known  OR Produced Identification  (Type) FL DL



*[Handwritten signature]*

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Name:	Wallas of 397 LLC
Address:	4707 NW 53 RD #A Gainesville, FL 32652
Phone:	352 377 2240 Fax: 352 373 5563
Signature:	<i>[Signature]</i>

Owner of Record	
Name:	Joseph W. Stacey
Address:	145 NE 55th Pl Gainesville Florida 32609
Phone:	352-338-0483 Fax:
Signature:	<i>[Signature]</i>

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	Keri Ann Stacey
Address:	145 NE 35th Pl Gainesville Florida 32609
Phone:	352-338-0483 Fax:
Signature:	<i>[Signature]</i>

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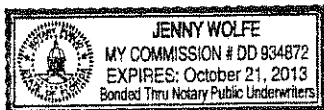
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*[Signature]* \_\_\_\_\_  
 Owner/Agent Signature  
 7/19/10  
 \_\_\_\_\_  
 Date

*[Signature]*  
 TOM CAMPBELL  
 10-27-10

STATE OF FLORIDA  
COUNTY OF Alachua

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Howard Wallaw



*[Signature]*  
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TL—Applications—djw



FL DL



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Phone:	352 377 2240
Fax:	352 373 5663
Signature:	<i>MKW</i>

Owner of Record	
Name:	Jeanette Denson
Address:	3745 N Main Terr Gainesville, FL 32609
Phone:	
Fax:	
Signature:	<i>Jeanette Denson</i>

Owner of Record	
Name:	Nathaniel Denson
Address:	3745 N Main Terr Gainesville, FL 32609
Phone:	
Fax:	
Signature:	<i>Nathaniel Denson</i>

Owner of Record	
Name:	Dominique D Denson
Address:	3745 N Main Terr Gainesville, FL 32609
Phone:	
Fax:	
Signature:	<i>Dominique D Denson</i>

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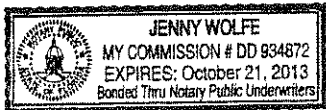
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*MKW* \_\_\_\_\_  
 7/19/10 \_\_\_\_\_  
 Owner/Agent Signature \_\_\_\_\_  
 Date 7/19/10

*[Signature]*  
 Tom Sp...  
 10-27-10

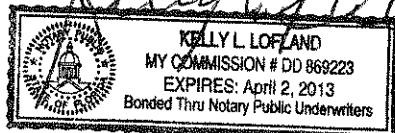
STATE OF FLORIDA  
COUNTY OF Alachua

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Howard Wallace



*Jenny Wolfe*  
Signature - Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification X (Type) FL DL



FL DL

100374G

NE 38TH AVE

5  
13  
21  
29

48  
47  
46  
45

44  
43  
42  
41

40  
39  
38  
37

36  
35  
34  
33

3542 3556 3562 3580 3618 3624 3636 3642 3706 3714 3722 3730

N MAIN TER

3543 3551 3559 3567 3575 3613 3621 3629 3637 3645 3707 3715 3723 3731 3739 3745

37  
49  
80  
41

31  
30  
29  
28  
27

NE 35TH PL

34  
35  
39  
45  
47

3540 3548 3556 3564 3572 3616 3622 3628 3634 3640 3702 3710 3718 3726 3734 3742

NE 1ST WAY

3537 3545 3553 3561 3569 3611 3619 3625 3631 3637 3703 3711 3719 3727 3735 3743

105  
113  
121  
129

NE 35TH AVE

106  
118  
3536

NE 37TH PL

107  
81  
131  
100

3614 3620 3626 3632 3638 3703 3711 3719 3727 3735 3743

NE 1ST TER

3531 3539 3547 3555 3563 3615 3621 3627 3633 3639

145  
137  
22  
21

NE 2nd Street

3751

3739

3637

3

317

100374G

Name Villas at 39th

SECTION 29 TOWNSHIP 9 RANGE 20

MAP 3551 ZONING MH Current Parcel # 08247-000-000

Lot #	Address	Parcel #
1	3743 NE 1 <sup>st</sup> Way	
2	3735 NE 1 <sup>st</sup> Way	
3	3727 NE 1 <sup>st</sup> Way	
4	3719 NE 1 <sup>st</sup> Way	
5	3711 NE 1 <sup>st</sup> Way	
6	3703 NE 1 <sup>st</sup> Way	
7	126 NE 37 Place	
8	134 NE 37 Place	
9	142 NE 37 Place	
10	150 NE 37 Place	
11	3639 NE 1 <sup>st</sup> Ter	
12	3633 NE 1 <sup>st</sup> Ter	
13	3627 NE 1 <sup>st</sup> Ter	
14	3621 NE 1 <sup>st</sup> Ter	
15	3615 NE 1 <sup>st</sup> Ter	
16	3563 NE 1 <sup>st</sup> Ter	
17	3555 NE 1 <sup>st</sup> Ter	
18	3547 NE 1 <sup>st</sup> Ter	
19	3539 NE 1 <sup>st</sup> Ter	
20	3531 NE 1 <sup>st</sup> Ter	
21	145 NE 35 Place	
22	137 NE 35 Place	
23	129 NE 35 Place	
24	121 NE 35 Place	
25	113 NE 35 Place	
26	105 NE 35 Place	
27	47 NE 35 Place	
28	45 NE 35 Place	
29	39 NE 35 Place	
30	35 NE 35 Place	
31	31 NE 35 Place	
32	27 NE 35 Place	

	Name Villas at 39th	Page 2
Lot #	Address	Parcel #
33	3542 N Main Ter	
34	3556 N Main Ter	
35	3562 N Main Ter	
36	3580 N Main Ter	
37	3618 N Main Ter	
38	3624 N Main Ter	
39	3636 N Main Ter	
40	3642 N Main Ter	
41	3706 N Main Ter	
42	3714 N Main Ter	
43	3722 N Main Ter	
44	3730 N Main Ter	
45	29 NE 38 Ave	
46	21 NE 38 Ave	
47	13 NE 38 Ave	
48	5 NE 38 Ave	
49	37 NE 38 Ave or 3745 N Main Ter	Corner lot
50	3739 N Main Ter	
51	3731 N Main Ter	
52	3723 N Main Ter	
53	3715 N Main Ter	
54	3707 N Main Ter	
55	3645 N Main Ter	
56	3637 N Main Ter	
57	3629 N Main Ter	
58	3621 N Main Ter	
59	3613 N Main Ter	
60	3575 N Main Ter	
61	3567 N Main Ter	
62	3559 N Main Ter	
63	3551 N Main Ter	
64	34 NE 35 Pl or 3543 N Main Ter	Corner lot

	Name Villas at 39 <sup>th</sup>	Page 3
Lot #	Address	Parcel #
65	40 NE 35 Pl or 3540 NE 1 <sup>st</sup> Way	Corner lot
66	3548 NE 1 <sup>st</sup> Way	
67	3556 NE 1 <sup>st</sup> Way	
68	3564 NE 1 <sup>st</sup> Way	
69	3572 NE 1 <sup>st</sup> Way	
70	3616 NE 1 <sup>st</sup> Way	
71	3622 NE 1 <sup>st</sup> Way	
72	3628 NE 1 <sup>st</sup> Way	
73	3634 NE 1 <sup>st</sup> Way	
74	3640 NE 1 <sup>st</sup> Way	
75	3702 NE 1 <sup>st</sup> Way	
76	3710 NE 1 <sup>st</sup> Way	
77	3718 NE 1 <sup>st</sup> Way	
78	3726 NE 1 <sup>st</sup> Way	
79	3734 NE 1 <sup>st</sup> Way	
80	41 NE 38 Ave or 3742 NE 1 <sup>st</sup> Way	Corner lot
81	107 NE 37 Pl or 3637 NE 1 <sup>st</sup> Way	Corner lot
82	3631 NE 1 <sup>st</sup> Way	
83	3625 NE 1 <sup>st</sup> Way	
84	3619 NE 1 <sup>st</sup> Way	
85	3611 NE 1 <sup>st</sup> Way	
86	3569 NE 1 <sup>st</sup> Way	
87	3561 NE 1 <sup>st</sup> Way	
88	3553 NE 1 <sup>st</sup> Way	
89	3545 NE 1 <sup>st</sup> Way	
90	106 NE 35 Pl or 3537 NE 1 <sup>st</sup> Way	Corner lot
91	118 NE 35 Pl or 3536 NE 1 <sup>st</sup> Ter	Corner lot
92	3544 NE 1 <sup>st</sup> Ter	
93	3552 NE 1 <sup>st</sup> Ter	

100374G

	Name Villas at 39 <sup>th</sup>	Page 4
Lot #	Address	Parcel #
94	3558 NE 1 <sup>st</sup> Ter	
95	3566 NE 1 <sup>st</sup> Ter	
96	3614 NE 1 <sup>st</sup> Ter	
97	3620 NE 1 <sup>st</sup> Ter	
98	3626 NE 1 <sup>st</sup> Ter	
99	3632 NE 1 <sup>st</sup> Ter	
100	131 NE 37 Pl or 3638 NE 1 <sup>st</sup> Ter	Corner Lot