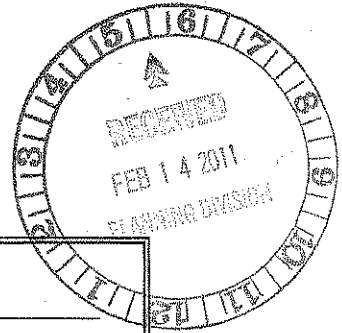


LEGISLATIVE #

110046E



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



OFFICE USE ONLY	
Petition No. <u>7B-11-29 LUC</u>	Fee: \$ _____
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:	<u>City of Gainesville</u>
Address:	<u>910 Land Rights Coordinator</u>
	<u>PO Box 490</u>
	<u>Gainesville, FL 32602</u>
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"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>none / R/AG</u>	Present designation: <u>none / A</u>	Other <input type="checkbox"/> Specify:
Requested designation: <u>PF</u>	Requested designation: <u>PS</u>	

*Madison County*

**INFORMATION ON PROPERTY**

1. Street address: <u>none</u>
2. Map no(s): <u>3252 3253 3255 3256</u>
3. Tax parcel no(s): <u>07871-600-000 and 07874-001-001</u>
4. Size of property: <u>28.1</u> 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):
- Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
  - 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.
  - Must correctly describe the property being submitted for the petition.
  - 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 Unincorporated

South NE 53rd Avenue ROW

East Public Facilities / PS (Public Services operations)

West 7871 - NE 15th Street ROW  
7874-1-1 - unincorporated

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 X

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

No development proposed.

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 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):

none City-owned undeveloped land

Redevelopment \_\_\_\_

Urban Infill \_\_\_\_

Activity Center \_\_\_\_

Urban Fringe \_\_\_\_

Strip Commercial \_\_\_\_

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?

Roadways *none*

Recreation

Water and Wastewater

Solid Waste

Mass Transit

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

NO X

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:	City of Gainesville
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.

Susan  
Owner/Agent Signature

2/16/2011  
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) \_\_\_\_\_

**Legal Descriptions**

Parcel 07871-000-000

THT N 90 FT M/L OF THE S 150 FT OF SEC 16-9-20 LESS E 50 FT ALSO COM SE COR SEC 17-9-20 POB W 3186.67 FT N 45 DEG W 215.13 FT E 3339 FT S 150 FT POB LESS THE S 60 FT M/L ALSO THE N 90 FT M/L OF THE S 150 FT OF SEC LYING W OF PARADISE-STRICKLAND GRADED RD IN SEC 18-9-20 ALSO THE N 90 FT M/L OF THE S 150 FT OF SEC 13-9-19 LESS W 50 FT LESS R/W FOR SR S-23 OR 485/275

Parcel 07874-001-001

COM SW COR OF SE 1/4 SEC N 01 DEG 16 MIN 29 SEC W 150 FT POB N 01 DEG 16 MIN 29 SEC W 150 FT N 88 DEG 37 MIN 57 SEC E 2645.36 FT N 88 DEG 58 MIN 08 SEC E 258.74 FT S 01 DEG 01 MIN 52 SEC E 150 FT S 88 DEG 58 MIN 08 SEC W 258.30 FT S 88 DEG 37 MIN 57 SEC W 2645.60 FT POB OR 3644/0893



## PLANNING &amp; DEVELOPMENT SERVICES DEPARTMENT

PO Box 490, STATION 11  
GAINESVILLE, FL 32602-0490

306 N.E. 6<sup>TH</sup> AVENUE  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

**TO: City Plan Board** **Item numbers: 2 and 3**  
**FROM: Planning and Development Services Staff** **DATE: May 26, 2011**  
**SUBJECT: Summary of Neighborhood Workshop for Petitions PB-11-29LUC and PB-11-30PSZ**

A neighborhood workshop was held Monday, May 23, 2011 to discuss Petitions PB-11-29LUC and PB-11-30PSZ. The workshop was held in a meeting room at the Millhopper branch of the Alachua County Library District.

Staff in attendance included Onelia Lazzari, Principal Planner; Ann Mullins, Land Rights Coordinator for Gainesville Regional Utilities (GRU); and Susan Niemann, Senior Planner. The sign-in sheet listing citizens in attendance is attached.

The meeting began at 6:00 p.m. Staff conducted an informal presentation to describe the subject area and the purpose of the proposed land use and zoning categories, then engaged in an open question-and-answer session. The following subjects were addressed:

- Future plans for the subject area. Staff responded that there are no known plans for new utilities or other development activity in the subject area.
- Types of uses and utilities that will be allowed in the subject area. Staff read the list of uses included as part of the PS rezoning process, and explained that what is permitted in this utility corridor following adoption of the land use and zoning change is no different than what is presently permitted.
- Related questions and concerns about the 53<sup>rd</sup> Avenue corridor. Staff provided information about maintenance responsibilities for the right-of-way and the history and ownership of this road. Staff also discussed the water wells north of the subject area near the Murphree Water Treatment Plant. No new wells are planned at this time.

The meeting continued until the attendees expressed satisfaction with the intent of the petition and stated that their questions had been answered.

The meeting adjourned at 6:30 p.m.



# Please Sign In

Name	Address	Email
Jolaine Jones-Pokorney	3401 NW 54 <sup>th</sup> Ln	jolaine@gmail.com
Dave Pokorney	" "	dp@ntfl.edu
Ann Mullins		mollisam@gmail.com
Onelia Kazazi	City of Gainesville	
Lauren Boehman	2518 NW 52nd	
Irma Hales	3135 NW 54 Ave	
Francis Tracey	3205 NW 54 Ave.	
Beverly Tracey	3205 NW 54 Ave	
Susan Niemann	City of Gainesville	

May 9, 2011  
110046E

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed land use and zoning changes for a City-owned property. This 25-acre parcel (Parcel 07871.000.000) is a long, narrow strip of utility right-of-way on the north side of NW 53rd Avenue. The property currently does not have land use or zoning designations. The proposed land use designation is Public Facilities, and the proposed zoning is PS: Public services and operations.

The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. No development is being proposed. This is not a public hearing.

The meeting will be held Monday, May 23, 2011 at 6:00 p.m. at the Millhopper Branch Library, 3145 NW 43rd Street, Gainesville, Florida. Contact Susan Niemann at (352) 334-5022 for more information.