

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st 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)	Applicant(s)/Agent(s), if different
Name: Gardenia Garden Apartments Limited Partnership	Name: Causseaux, Hewett, & Walpole, Inc.
Address: 1727 NE 8th Avenue	Address: 132 NW 76th Drive
Gainesville, FL 32641	Gainesville, FL 32607
Phone: _____ Fax: _____	Phone: 352-331-1976 Fax: 352-331-2476
(Additional owners may be listed at end of applic.)	

***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 []	Master Flood Control Map []
Present designation: RL	Present designation:	Other [] Specify:
Requested designation: RM	Requested designation:	

INFORMATION ON PROPERTY

1. Street address: **1715 NE 18th Avenue, Gainesville, FL 32641**
 2. Map no(s): _____
 3. Tax parcel no(s): **A Portion of 10970-000-000**
 4. Size of property: **±3.47** 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 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?

North

Residential Medium-Density (RM)

South

Single Family

East

Residential Low-Density (RL)

West

Residential Low-Density (RL)

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 _____

YES X

If yes, please explain why the other properties cannot accommodate the proposed use?

Our client does not own those properties.

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

This request does not involve nonresidential development. See Justification Report.

Noise and lighting

This request does not involve nonresidential development. See Justification 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 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):

Redevelopment X
Activity Center _____
Strip Commercial _____

Urban Infill X
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)?
The amendment will facilitate the long-term sustainability of a federally subsidized multi-family housing development.

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

Roadways

See Justification Report.

Recreation

See Justification Report.

Water and Wastewater

See Justification Report.

Solid Waste

See Justification Report.

Mass Transit

See Justification Report.

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

NO

YES (please explain)

The site faces NE 8th Avenue and NE 18th Street, which both have sidewalks. The development also has sidewalks running throughout, connecting buildings, facilities, and parking areas. RTS bus routes 24 and 25 run along NE Waldo Road, which is located approximately four (4) blocks west of the site.

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:	
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.

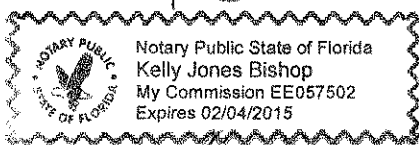
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Gerry Dedenbach
Owner/Agent Signature

February 14th, 2013
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 14th day of February 2013, by (Name)
Gerry Dedenbach



Kelly Jones Bishop
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____