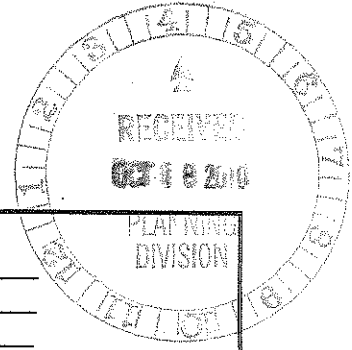




Exhibit D-1

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



<b>OFFICE USE ONLY</b>	
Petition No. <u>PB-10-119 ZON</u>	Fee: \$ <u>2929.50</u>
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ <u>1464.75</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:	<b>Chowdhury &amp; Chowdhury</b>
Address:	<b>1308 E. University Avenue</b> <b>Gainesville, Florida 32641</b>
Phone:	<b>(352)258-6511</b> 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**

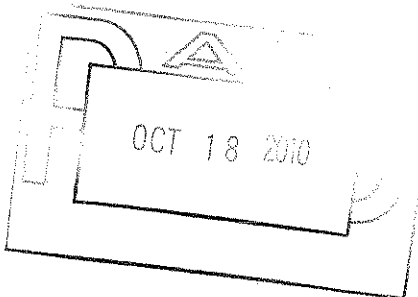
Check applicable request(s) below:

Future Land Use Map [ X ]	Zoning Map [ X ]	Master Flood Control Map [ ]
Present designation: <b>Residential Medium</b>	Present designation: <b>RSF-7</b>	Other [ ] Specify: _____
Requested designation: <b>MUL</b>	Requested designation: <b>MU-1</b>	

**INFORMATION ON PROPERTY**

- Street address: **1308 E. University Avenue**
  - Map no(s): **3953**
  - Tax parcel no(s): **11526-000-000, portion of 11525-000-000**
  - Size of property: 0.61 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?

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.*

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

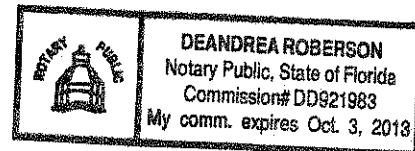
STATE OF FLORIDA  
COUNTY OF Alachua

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



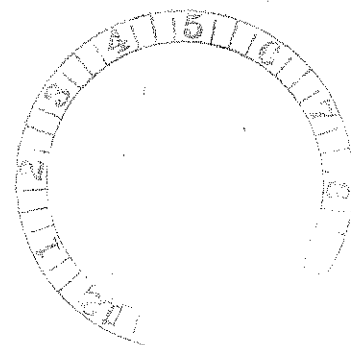
# Chowdhury Properties

**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.



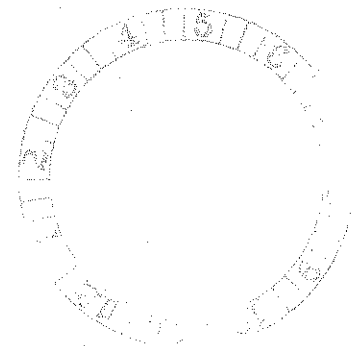
# Neighborhood Meeting

for

**Chowdhury Properties**  
(1308 E. University Avenue & 13 NE 13<sup>th</sup> Street)

Gainesville, Florida

Submittal Date  
**October 18, 2010**



**BROWN &  
CULLEN  
INC.**

CIVIL ENGINEERS  
and  
LAND PLANNERS

3530 N.W. 43<sup>rd</sup> Street  
Gainesville, FL 32606

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)



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

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### **Neighborhood Workshop Summary** August 3, 2010

The neighborhood workshop for the Chowdhury Properties (1308 E. University Avenue and 13 NE 13<sup>th</sup> Street) Comprehensive Plan Land Use Amendment and Rezoning changes was advertised for August 3<sup>rd</sup> at 6:00 pm at the Brown & Cullen office, 3530 NW 43<sup>rd</sup> 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. <u>JAHEDUL CHOWDHURY</u>	<u>352-258-6511</u>	<u>JChowdhury66@hotmail.com</u>
2. <u>KAMBIZ SHIRVANI</u>	<u>352-246-1930</u>	<u>KAMBIZ850@yahoo.com</u>
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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 @ 3530 NW 43rd Street, Gainesville, FL.

Contact person: Stuart Cullen at (352) 375-8990



OFFICE OF THE CITY CLERK  
CITY OF GAINESVILLE, FLORIDA

**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 3<sup>rd</sup>, 2010

Time: 6:00 pm

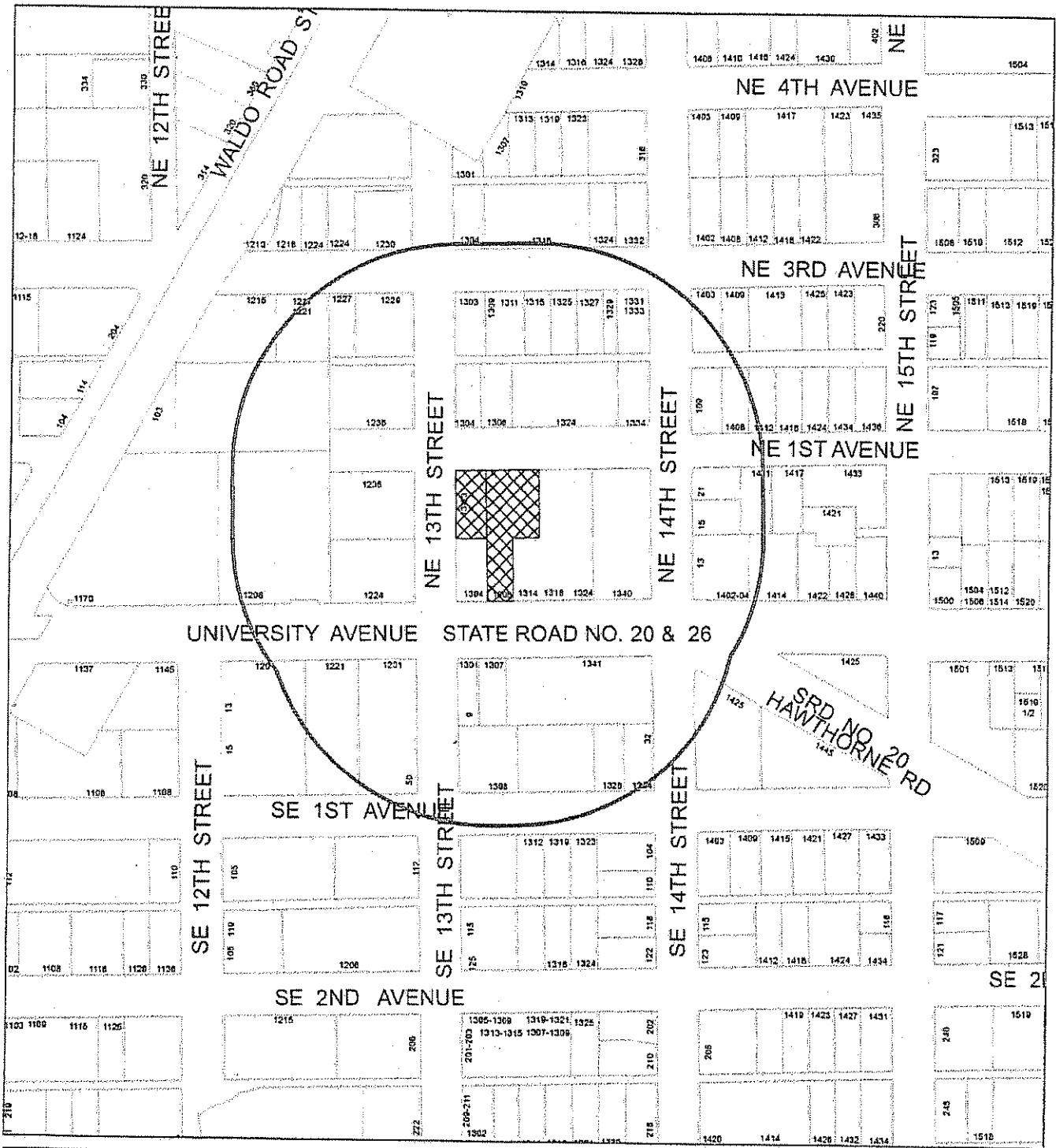
Place: Brown & Cullen Inc.

3530 NW 43rd Street

Gainesville, Florida

Contact person: Stuart Cullen (352) 375-8999

Mailed – July 20th, 2010



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	Pat_nbr	Last_name	First_name	Address_line_1	Address_line_2	City	State	Zip_5
1	11555-001-000	Chowhurd	ALLEN & ANDERSON & ANDERSET AL	AL	104 SE 24TH ST		GAINESVILLE	FL	32601
2	11719-000-000	Chowhurd	ANCHOR PROPERTIES		1916 SW 80TH DR	MAILSTOP JAX	GAINESVILLE	FL	32607
3	11551-000-000	Chowhurd	A-Z INVESTORS III		% AUTO-ZONE INC	PO BOX 2198	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 BEACH	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	CHAYES	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		WETHERSFIELD	CT	06109
12	11526-000-000	Chowhurd	CHOWDHURY & KADERY		1326 NW 99TH TER		GAINESVILLE	FL	32606
13	11556-000-000	Chowhurd	CLAY	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	GAMBLES 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	GREEN	FLOYD & GWENDOLYN	5826 NW 26TH ST		GAINESVILLE	FL	32601
23	11520-001-000	Chowhurd	ISA INVESTMENTS LLC	LORNE	1224 E UNIVERSITY AVE		GAINESVILLE	FL	32641
24	11530-000-000	Chowhurd	ISAAC	THEODORE	8025 WESTMINSTER ABBY BLVD		ORLANDO	FL	32835
25	11560-000-000	Chowhurd	KHALIFA	NASHERA	1315 NE 3RD AVE		GAINESVILLE	FL	32641
26	11522-000-000	Chowhurd	KIM	SUNG HO	1324 NW 16TH AVE # 70		GAINESVILLE	FL	32605
27	11713-000-000	Chowhurd	KING HEIRS	ESTHER	1324 E UNIVERSITY AVE		GAINESVILLE	FL	32641
28	11555-000-000	Chowhurd	KITCHEN	ALBERT	637 NE WALDO RD		GAINESVILLE	FL	32641
29	11512-000-000	Chowhurd	LES QUE-ONE INC		1709 NE 15TH TER		GAINESVILLE	FL	32609
30	11513-000-000	Chowhurd	LES QUE-ONE INC		PO BOX 22		WORTHINGTQFL		32697
31	11741-001-000	Chowhurd	LEWCO INC	ISSIE ANN	PO BOX 22		WORTHINGTQFL		32697
32	11503-000-000	Chowhurd	LOWE TRUSTEE		621 SE DEPOT AVE		GAINESVILLE	FL	32601
33	11504-000-000	Chowhurd	MARTIN & MARTIN REVOCABLE TRUST		931 SW 8TH LN		GAINESVILLE	FL	32601
34	11506-001-000	Chowhurd	MCCLAIN	PRISCILLA	6110 NW 32ND ST		GAINESVILLE	FL	32653
35	11515-000-000	Chowhurd	MCCOY	BERNICE	1304 NE 1ST AVE		GAINESVILLE	FL	32641
36	11715-000-000	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.	ELAINE	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					PO BOX 22		WORTHINGTQFL		32697

A	B	C	D	E	F	G	H	I	J
Parcel number	Owner	Par_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