

## Appendix B: Plan Review Application

### PLAN REVIEW APPLICATION

#### OVERVIEW:

<b>Project Name:</b> Gamma Phi Beta	<b>Tax Parcel Number:</b> 15529, 15531, 15532
<b>Property Address:</b> 1251, 1235, and 1243 SW 9th Avenue	
<b>First Step Meeting Date:</b> 03/16/17	<b>GRU Project Meeting Date:</b> 03/15/17

#### Proposed Uses/Type of Development (Check all that apply)

<input checked="" type="checkbox"/> Residential	<b>Density</b>	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Multi-family	Units/acre: 0.85 acres	<input type="checkbox"/> Commercial <input type="checkbox"/> Office
Total Units: 72 beds	Total bedrooms: 35	<input type="checkbox"/> Industrial <input type="checkbox"/> Other
Sorority House		Gross floor area:

#### PROJECT MANAGEMENT:

<b>Owner(s) of Record (please print)</b>	
<b>Name:</b> Gamma Phi Beta Facilities Management Co., LLC	
<b>Mailing Address:</b> 12737 East Euclid Drive, Centennial, CO 80111	
<b>Phone:</b> 303-799-1874, ext. 325 <b>Fax:</b> <b>E-Mail:</b> kwilms@gammaphibeta.org	

<b>Applicant/Engineer of Record/Project Coordinator (please print)</b>		
<b>Name:</b> eda engineers-surveyors-planners, inc.		
<b>Mailing Address:</b> 2404 NW 43rd Street, Gainesville, FL 32606		
<b>Phone:</b> 352-373-3541	<b>Fax:</b> 352-373-7249	<b>E-Mail:</b> sreyes@edafl.com
Project Coordinator Name: Stephanie Sutton - ssutton@edafl.com & permitting@edafl.com		

#### FEES:

Level of Review (check one)		<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Enterprize Zone	<input checked="" type="checkbox"/>
<b>MINOR</b>	<b>INTERMEDIATE</b>	<b>MAJOR</b>	<b>CONCEPT</b>	<b>MASTER</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fees are determined at First Step Meeting or GRU Project Meeting and are based on level of review and EZ Zone. More information about EZ Zones can be found at <a href="http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf">http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf</a>	
<b>Plan Review Fee:</b> \$2,025.88 Intermediate Review - EZ	
<b>GRU Fee:</b> \$	<b>GRU Business Acct No.:</b> New Account
<b>Plan review fee will be paid by:</b> Gamma Phi Beta Facilities Management Co., LLC	
<b>Name:</b> Kay Wilms	<b>E-Mail:</b> kwilms@gammaphi <b>Phone:</b> 303-799-1874, ext. 325

Applicant Signature: \_\_\_\_\_

Date: 5/13/17

#### THIS SECTION FOR OFFICE USE ONLY

Petition Number: \_\_\_\_\_

SUFFICIENCY CHECKLIST BELOW. PLEASE FILL OUT

SUFFICIENCY CHECKLIST: PLEASE FILL OUT Y/N/NA SHEET #

Reviewer Comment	Met Y/N/NA	Sheet #
PLANNING: Wellfield exemption and protection permit provided	N/A	
PLANNING: Property owner authorization provided	Y	
PLANNING: Neighborhood workshop information provided	Y	
PLANNING: First Step Meeting held	Y	
PLANNING: Stormwater Management Plan provided	Y	
PLANNING: Signed Concurrence Exemption or Long Form provided	Y	
PLANNING: Fire Flow Calculations provided	Y	
PLANNING: Environmental mitigation plan for impacted environmental areas provided	N/A	
PLANNING: Photometric plan/ lighting plan provided	Y	
PLANNING: Landscape plan provided	Y	
PLANNING: Construction staging plan provided	Y	C0.20
PLANNING: Boundary survey with a legal description provided	Y	1 of 2, 2 of 2
PLANNING: Utility Plan provided	Y	C3.00
PLANNING: Building elevations with basic floorplans provided	Y	A101-A204
PLANNING: Trip generation study provided	Y	C0.00
PLANNING: Traffic study provided	N/A	
PLANNING: [Insert Comments]	Y	
GRU GENERAL - Is this plan review 2 or greater? If yes, were all previous comments addressed?	N	
GRU GENERAL - Did you coordinate with Electric Engineer or tech and provide a layout on plan? If yes, provide name	Y	Melodee
Include contact information, Owners name, project name, address and phase(s)	Y	C0.00
GRU GENERAL - Clear and legible plans on 24" x 36" sheets	Y	All
GRU GENERAL - GRU Energy Delivery Electric System Design reflecting proposed W/WW utility design. Note on cover page/plans as δElectric Design Provided by GRU Energy Deliveryδ.	Y	C0.00
GRU GENERAL - ALL GRU standard utility notes must be shown on utility plans (see Section 1. III.C.21 of the GRU Water/Wastewater Design Standards)	Y	C3.00
GRU GENERAL - Project location map with North Arrow	Y	C0.00
GRU GENERAL - On utility master site plan show and label all existing & proposed utilities (note 'end of GRU maintenance')	Y	C3.00
GRU GENERAL - Existing and proposed easements	Y	C3.00
GRU GENERAL - Right-of-way lines	Y	C3.00
GRU GENERAL - Parcels and/or lot numbers of site location and adjacent property	Y	C3.00
GRU GENERAL - Street names	Y	C3.00
GRU GENERAL - Proposed structures (i.e. buildings, walls fences, signs)	Y	C3.00
GRU GENERAL - Proposed subdivision plat, if project is a subdivision	N/A	
GRU GENERAL - Signed & sealed boundary survey, including legal description and parcel number(s)	Y	1 of 2, 2 of 2

"GRU W-WW - Show and label connections to existing utilities. Label existing facilities which cross or are adjacent to the property as well as elevations (manhole tops and inverts), pipe diameter and material of all existing W/WW, Electric, Gas, GRUCom and Stormwater facilities which cross and/or are adjacent to the property"	Y	C3.00
GRU W-WW - Existing and proposed site contours must be shown on utility plan	Y	C3.00
"GRU W-WW - Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)"	Y	C2.00
"GRU W-WW Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)"	N/A	
GRU ELECTRIC: All Proposed electric infrastructure shown to scale per EDSG	Y	C3.00
GRU ELECTRIC Proposed meter/service delivery point shown	Y	C3.00
"GRU ELECTRIC If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan. (Note: provide copy of waiver application that is submitted to the City)"	N/A	
"GRU ELECTRIC - All electric equipment, cable/conduits must be contained within a PUE ÷ coordinate with GRU Real Estate "	Y	C3.00
GRU ELECTRIC - Provide proper clearances around all electric structures and equipment as per EDSG	Y	C3.00
GRU ELECTRIC - Provide required voltage (single phase or three phase)and any load information that you have	Y	Sent to Melodee
GRU GAS - Gas shown on plans	Y	C3.00
GRU GAS - Gas usage statement: include notes on items contractor will provide to mitigate aid in construction costs and whether there will be natural gas generator on-site	Y	C3.00
GRU GAS - Gas meter location	Y	C3.00
GRU GAS - Acceptable service delivery point	Y	C3.00
"GRU GAS - Include gas department notification statements, one week for demolition services, 72 hours prior to casing installations, one week for gas main installations and 72 hours for meter se"	Y	C3.00
GRU GRUCom - Are you considering GRUCom services	N/A	



**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW  
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM  
(352) 334-5022**

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ TMPA Zone ☐ A ☐ B ☐ C ☐ D ☐ E ☐ M

**TYPE OF CERTIFICATION REQUESTED:**

☐ Concurrency Determination (non-binding)

☐ Certificate of Preliminary Concurrency

☒ Certificate of Final Concurrency

☐ Certificate of Conditional Concurrency Reservation

**Owner Name(s) (please print)**

Name(s):

Gamma Phi Beta Facilities Management Co., LLC

12737 East Euclid Drive

Centennial, CO 8011

E-Mail Address:

Phone:

Fax:

(If additional owners, please include on separate sheet)

**Agent(s) Name (please print)**

Name: eda engineers-surveyors-planners, inc.

Mailing Address:

2404 NW 43rd Street

Gainesville, FL 32606

E-Mail Address: sreyes@edafl.com

Phone: 352-373-3541

Fax: 352-373-7249

(Attach notarized authorization for agent to act on owner's behalf.)

**PROJECT INFORMATION**

Project Name: Gamma Phi Beta

Phase:

Location of Project (attach an 8 1/2" x 11" map showing location) See attached Vicinity Map.

1. Street address: 1251, 1235, and 1243 SW 9th Avenue

2. Legal description (may be attached): See attached Legal Description.

3. Tax parcel number(s): 15529, 15531, 15532

4. Map number(s): 08-10-20

Existing Land Use Category: RH2

Existing Zoning: RH2



Application for Concurrency Certification & TMPA Review

2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. ☐ Yes ☐ No  
Zone A ☐ Zone B ☒ Zone C ☐ Zone D ☐ Zone E ☐ Zone M ☐
3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. ☐ Yes ☒ No
4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.)
5. Does this application involve demolition or re-use of any structure(s)? ☒ Yes ☐ No

If yes, what is the size of the structure(s) to be demolished or re-used? 5,748 SF (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?  
single family residences

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  
☒ Yes ☐ No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)

☐ ☐ ☐ ☐ ☐

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. 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 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.

[Signature]  
Owner/Agent Signature

5/18/17  
Date

STATE OF FLORIDA

COUNTY OF Dade

Sworn to and subscribed before me this 18<sup>th</sup> day of May, 2017.

[Signature]  
Signature - Notary Public

Personally Known ☒ OR Produced Identification ☐

