

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022
Time: 5:00 p.m.
Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Contact:

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eda consultants, inc.
(352) 373-3541

Antoinette Endelicato
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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
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Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
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Craig Parenteau
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Gainesville, FL 32641

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Alachua, FL 32616

Lynn Coullias
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Alachua, FL 32615

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Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

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Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

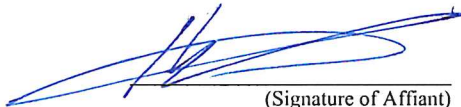
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STATE OF FLORIDA
COUNTY OF ALACHUA:

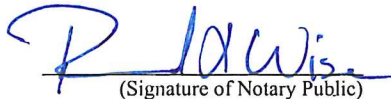
Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

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Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.

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E-mail: csweager@edafl.com

(Published: Alachua County Today - February 10, 2022)



Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

[illegible]

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?

A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?

A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?

A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.

A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?

A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?

A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?

A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.