
Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com>

Mon, Jan 10, 2022 10:48 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan
Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Adam Hall <ad_hall@cityofalachua.org>, Nancy Stevens
<ngcd@msn.com>

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.

As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation

Monday - Thursday, 7:30 AM - 6:00 PM

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

From: **Justin Tabor** <jtabor@cityofalachua.org>
Date: Thu, Jan 6, 2022 at 12:13 PM
Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
To: <al.tilly.25@gmail.com>

Al,

The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed [here](#).

Please feel free to contact me if I can be of further assistance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
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Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Al Tilly <al.tilly.25@gmail.com>

Fri, Jan 14, 2022 09:36 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Clay Sweger <csweiger@edafl.com>

Good morning,

We had a productive workshop last night. I appreciated the opportunity to hear about the project and how it respects the concerns of the area residents. I hope this can get approved and completed as planned. It will be appropriate for the gateway into Alachua.

Thanks all

Al Tilly
nearby City of Alachua resident

On Thu, Jan 6, 2022 at 12:13 PM Justin Tabor <jtabor@cityofalachua.org> wrote:
Al,

The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed [here](#).

Please feel free to contact me if I can be of further assistance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
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FW: Comments on 1/13/22 Neighborhood Meeting

From : Clay Sweger <csweger@edafl.com> Mon, Jan 24, 2022 01:28 PM
Subject : FW: Comments on 1/13/22 Neighborhood Meeting 📎 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>

Adam/Justin:

I received this email from a resident in the County that lives just over a mile south of the project site. I indicated that I would provide the City his comments as part of the backup information.

Thank you,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: rustybeeranch@aol.com <rustybeeranch@aol.com>
Sent: Friday, January 21, 2022 1:32 PM
To: Clay Sweger <csweger@edafl.com>
Subject: Comments on 1/13/22 Neighborhood Meeting

Dear Mr. Sweger:

I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhood will access the proposed development to use the park or other recreational facilities. Despite the

owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

I was also not assured by the comments about impacts to traffic on US 441. This was said to be a FDOT decision, but since they only have to make the decision because of the likely increase in traffic brought about by the development, I think the owner should show some responsibility for responding to this concern. Look at Arbor Greene. We don't want a traffic light and added access lanes northbound and southbound might also cause jams. Impacts on the local public schools wasn't addressed

I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

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Proposed rezoning of ag land

From : City of Alachua <website@cityofalachua.com>

Mon, Jan 24, 2022 09:58 AM

Sender : website@cityofalachua.com

Subject : Proposed rezoning of ag land

To : Tabor, Justin <planning@cityofalachua.org>

Reply To : Brent Weisman <Rustybeeranch@aol.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Brent Weisman

Site Visitor Email: Rustybeeranch@aol.com

Mr. Tabor,

I am sending you by regular mail a copy of my comments in response to the neighborhood workshop hosted by eda on 1/13 on behalf of property owner for tree farm on US 441/NW 188 st.

My main concern is that the underlying assumption of the consultant and property owner (and judging by comments, the participants) is that the rezoning is a "done deal," that the only issues remaining to be discussed relate to the specifics of the development—lot sizes, entrance gates, landscaping, etc. I'm hoping that the formal rezoning process has yet to take place and that the decision has yet to be made. My email comments coming to you list other concerns as well.

Sincerely,

Brent Weisman

14423 NW 193rd Street

Alachua

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From: rustybeeranch@aol.com
Subject: Comments on 1/13/22 Neighborhood Meeting
Date: Jan 21, 2022 at 1:32:28 PM
To: csweger@edaf1.com



Dear Mr. Sweger:

I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

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I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com>

Thu, Feb 03, 2022 08:54 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>

Mr. Tabor and Mr. Hall,

Thank you for taking the time to meet with us yesterday afternoon regarding the subject application for amending the City's Comprehensive Plan and rezoning of the Southeastern Tree Farm property across the street from our house.

As we stated at the outset of the meeting, we enthusiastically support the proposal of EDA, the developer's consultant, to limit the access from the proposed housing development onto NW 188th Street to emergency vehicles only with an appropriate "crash gate". We also appreciate your endorsement EDA's proposal to limit access to emergency vehicles only. The traffic on NW 188th Street was the most prevalent issue discussed at the two community meetings EDA conducted on December 23rd and January 13th. Therefore, we know that our neighbors also support the limitation of access to emergency vehicles as well. If you would like to have additional emails or letters from the neighbors to bolster your position on EDA's proposal on this issue, please let us know.

Some of the other issues we discussed during our meeting are:

- a. moving the emergency vehicle access road and "crash gate" on NW 188th Street from the location in EDA's current PD Master Plan — which is almost directly across from the driveway into our property — to the existing location of the Tree Farm access gate and dirt road across from the southern border of our property following the abandoned railroad line;
- b. installing appropriate "emergency vehicle use only" signage at the gate on NW 188th Street;
- c. preventing construction vehicles from using NW 188th Street to access the property during construction;
- d. preventing the staging of construction vehicles or materials along NW 188th Street during construction;
- e. installing a fence with appropriate screening cloth for dust and debris along NW 188th Street during construction — as opposed to simply low plastic "skirt";

f. discouraging or preventing public parking along NW 188th Street for access to the development by foot once the construction is completed; and

g. encouraging DOT to reduce the speed limit on 441 and/or install a traffic light somewhere along 441 in light of the numerous new housing developments that have been constructed, approved and/or are under consideration, such as the subject application by the Tree Farm.

Finally, please send us a copy of the City's comments to EDA's initial application as we requested yesterday.

Once again, we thank you for meeting with Nancy and me to discuss these important issues. We did not get Kathy's last name, but please thank her as well. Have a good day.

Gary Pappas & Nancy Stevens
16104 NW 188th Street, Alachua, FL 32615
gmpfish@outlook.com
305-213-1121

On Jan 27, 2022, at 11:26 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

Confirming Wednesday, 2/2 at 3 PM. We are located in Alachua City Hall, 15100 NW 142nd Terrace. When you arrive, please let the receptionist know you are here for a meeting with us.

Sincerely,

Justin Tabor, AICP

Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Adam Hall" <ad_hall@cityofalachua.org>, "Nancy Stevens" <ngcd@msn.com>

Sent: Thursday, January 27, 2022 10:07:20 AM

Subject: Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Thank you for the offer. We'd like to lock in Wed. 2/2 at 3 p.m. Please let us know where the meeting will occur. Thanks again.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 27, 2022, at 9:46 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

We are available to meet on Wednesday, 2/2, at 3 PM or on Monday, 2/7 at 11 AM or in the afternoon after 2 PM. Please let me know what day and time work best for your schedule.

Sincerely,

Justin Tabor, AICP

Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Nancy Stevens" <ngcd@msn.com>
Sent: Tuesday, January 25, 2022 9:10:24 AM
Subject: Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Good morning. I would appreciate a response to my emails below.
Thank you.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 20, 2022, at 8:48 AM, Gary Pappas
<gmpfish@outlook.com> wrote:

Good morning Mr. Tabor and Mr. Hall. I am following up on my January 10th email below. Please let me know when my wife and I can meet with you to discuss the developer's application for rezoning at the tree farm across the street from our home. Please respond with some day/time slots that work for you. Thanks very much.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 10, 2022, at 10:48 AM, Gary Pappas
<gmpfish@outlook.com> wrote:

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

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Mr. Pappas,

The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.

As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

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To: "Justin Tabor"
<jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022
6:14:39 PM
Subject: Fwd: NW 188th St/US 441
Large Scale Comp. Plan
Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

From: **Justin Tabor**
<jtabor@cityofalachua.org>
Date: Thu, Jan 6, 2022 at 12:13 PM
Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
To:
<al.tilly.25@gmail.com>

Al,

The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed [here](#).

Please feel free to contact me if I can be of

further assistance.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace

| PO Box 9

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386.418.6100 x 1602 |

fax: 386.418.6130

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**Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning --
OBJECTION to lift station location**

From : Gary Pappas <gmpfish@outlook.com>

Fri, Mar 04, 2022 09:01 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan
Amendment & Rezoning -- OBJECTION to lift station
location

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall
<ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>, kwinburn
<kwinburn@cityofalachua.org>

Good morning, Mr. Tabor and Mr. Hall. We have reviewed the developer's amended applications and have one significant objection. The developer has located a sewage lift station directly across the street from our house next to the emergency access gate on 188th Street. In the City's comments to the initial application, the public works engineer suggested placing the lift station in the north west corner of the property along 441, near where the new City of Alachua sign is located.

We contacted Mr. Sweger and voiced our objection to the proposed lift station location. As always, Mr. Sweger was professional and cooperative, which we greatly appreciate. He stated that the lift station location was an engineering decision and agreed to speak with Mr. Reyes about it. Mr. Sweger called us back after speaking with Mr. Reyes and indicated that EDA would revise the application again to remove the lift station placement for the time being and that the lift station location would be determined at a later date in the development process.

Please let us know if you have received another revision to the application removing the lift station location.

We do not want a lift station across the street from our house. It would be inconsistent with the residential nature of the properties along 188th Street and the proposed residences inside the development near that location. The lift station should be located in the commercial area where the City suggested. Any elevation issues can be engineered to accommodate that location.

Please make sure our objection to the lift station location is noted in the City's file.

Furthermore, assuming the City approves the applications at some point in the future, we want to be notified as to when in the design process the location of the lift station will be decided so we can participate and provide comment.

Thank you for your continuing cooperation with us in this process.

Gary Pappas & Nancy Stevens

Re: Comment on rezoning app

From : Brent Weisman <rustybeeranch@aol.com>

Mon, Apr 11, 2022 09:21 AM

Subject : Re: Comment on rezoning app

To : Justin Tabor <jtabor@cityofalachua.org>

Mr. Tabor,

We are contacting you to state again our opposition to the rezoning application for the property at the corner of US 441 and NW 188 Street, currently a tree farm. The proposed development has no benefit for the existing neighborhood and will increase the deterioration of infrastructure and quality of life. Most importantly, a rezoning will irreversibly remove yet another parcel of agricultural Alachua County. Here is an opportunity to prevent Alachua from becoming another Jonesville if you and the Board consider carefully the consequences of rezoning.

Sincerely,

Brent Weisman

Barbara Cloud-Weisman

14423 NW 193 Street

Alachua

Sent from my iPad