

**CITY OF ALACHUA
BOARD OF ADJUSTMENT MEETING
MAY 2, 2017
5:00 PM**

ADDENDUM TO AGENDA MATERIALS

ITEM A., ZONING VARIANCE PERMIT – WAL-MART #3873

- **DRAFT PROPOSED ORDER GRANTING ZONING VARIANCE PERMIT BASED
UPON STAFF'S RECOMMENDATION**

POSTED TO MEETING AGENDA MATERIALS ON MAY 1, 2017

CITY OF ALACHUA

Board of Adjustment

***IN RE: CPH, Inc.'s Application
On behalf of Wal-Mart Stores East, LP
For a Zoning Variance Permit from Section 6.8.3(E)(2)
Located on Tax Parcel Number 03869-013-000***

**ORDER GRANTING CPH, INC.'S APPLICATION
ON BEHALF OF WAL-MART STORES EAST, LP
FOR A ZONING VARIANCE PERMIT FROM SECTION 6.8.3(E)(2)
WITH CONDITIONS**

On May 2, 2017, the City of Alachua Board of Adjustment ("Board") conducted a quasi-judicial hearing on an application for a Zoning Variance Permit from Section 6.8.3(E)(2), requesting a reduction in the number of required pedestrian connections between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, as required by Section 7.3.2(C), in association with a development proposed on Tax Parcel Number 03869-013-000 ("Application"), by CPH, Inc., on behalf of Wal-Mart Stores East, LP ("Applicant") (herein referred to as the "Hearing"). Based upon the competent substantial evidence presented during the Hearing, the Board finds that the development proposed by the Application, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development Regulations ("LDRs.")

Accordingly, the Board voted ____ - ____ to approve the Application with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. To further the application's compliance with the standards of Section 2.4.7(C)(4), to provide the maximum number of pedestrian connections that can reasonably be accommodated for the proposed development, and to fulfill the purpose and intent of the requirements of the City's Comprehensive Plan and Land Development Regulations pertaining to interconnectivity and pedestrian facilities, the applicant agrees to:
 - a. Provide five foot (5') sidewalks within the right of way of "Seller Road 2" to the north and south the road, as depicted and labeled on Sheet C-6B of the Site Plan, and to provide a 5 foot (5') sidewalk and any necessary crosswalks from the terminus of the right-of-way of "Seller Road 2" connecting said sidewalks along "Seller Road 2" to the primary customer entrances of the development. Sidewalks shall be designed and constructed to comply with the City of Alachua Land

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Development Regulations and all applicable Florida Department of Transportation (FDOT) standards; and,

- b. Provide funding to the City for a five foot (5') sidewalk along the south right-of-way line of the NW 151st Boulevard, from the existing terminus of the sidewalk at the intersection of NW 151st Boulevard and NW 148th Drive to the existing terminus of NW 151st Boulevard, which is contiguous to the location of proposed sidewalk improvements as depicted on Sheet C-6B of the companion Site Plan application. A Professional Engineer registered in the State of Florida shall prepare the calculation of the funding amount. The calculation shall include the cost of all materials and labor to construct a sidewalk which complies with the City of Alachua Land Development Regulations and all Florida Department of Transportation (FDOT) standards. Funding required by this condition shall be provided to the City prior to applying for a building permit for the building shown on the companion Site Plan application.

Attached to this Order as Exhibit "A" and incorporated by reference is the May 2, 2017, staff report to the Board of Adjustment submitted to the Board at the Hearing, with all exhibits thereto.

DATED this 2nd day of May, 2017. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Board of Adjustment

By: _____
Gib Coerper, Chair

Accepted and filed in the Official Records of
the City of Alachua, Florida, this ____ day of
_____, 20____.

By: _____
Traci L. Gresham, Clerk

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