

CITY OF ALACHUA

Planning & Zoning Board

**IN RE: A. Mason Grace Rentals, LLC's Application
for a Site Plan for a ±5,145 square foot building
located on a portion of Tax Parcel 03053-001-005**

ORDER GRANTING A. MASON GRACE RENTALS, LLC'S APPLICATION FOR A SITE PLAN FOR A ±5,145 SQUARE FOOT BUILDING WITH CONDITIONS

On July 12, 2016, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a ±5,145 square foot building with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by A. Mason Grace Rentals, LLC ("Applicant") (herein referred to as the "Hearing"). Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, 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 5 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees to all of the following conditions:
 - a. The applicant shall prepare and provide public utility easements in a form acceptable to the City for all public utility infrastructure which shall be maintained by the City of Alachua;
 - b. Public utility easements shall include a legal description of each easement area and a boundary sketch of each described easement;
 - c. The applicant shall provide public utility easements to the City for review and approval prior to recording such documents in the Public Records of Alachua County, and that public utility easements shall be recorded in the Public Records of Alachua County by the applicant prior to applying for or the issuance of building permit; and,
 - d. The applicant shall incur all costs associated with the preparation and recordation of such public utility easements.

Development Order for: A. Mason Grace Rentals, LLC
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3. The applicant agrees it shall comply with all recommendations provided by the City of Alachua Public Services Department in a memorandum dated June 29, 2016.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

Attached to this Order as Exhibit "A" and incorporated by reference is the July 12, 2016 staff report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 12th day of July, 2016. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Planning & Zoning Board

By: _____


Gary Thomas, Chairperson

Accepted and filed in the Official Records
of the City of Alachua, Florida, this 13th
day of July, 2016.

By: _____


Alan Henderson, Deputy City Clerk

Development Order for: A. Mason Grace Rentals, LLC
 Tax Parcel 03053-001-005