



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

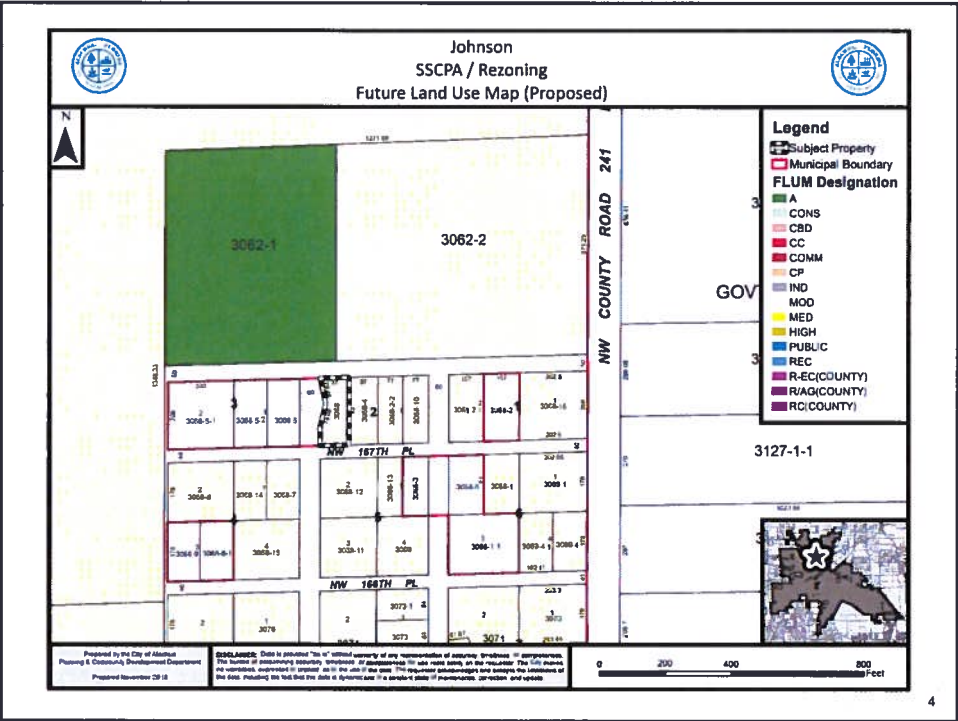
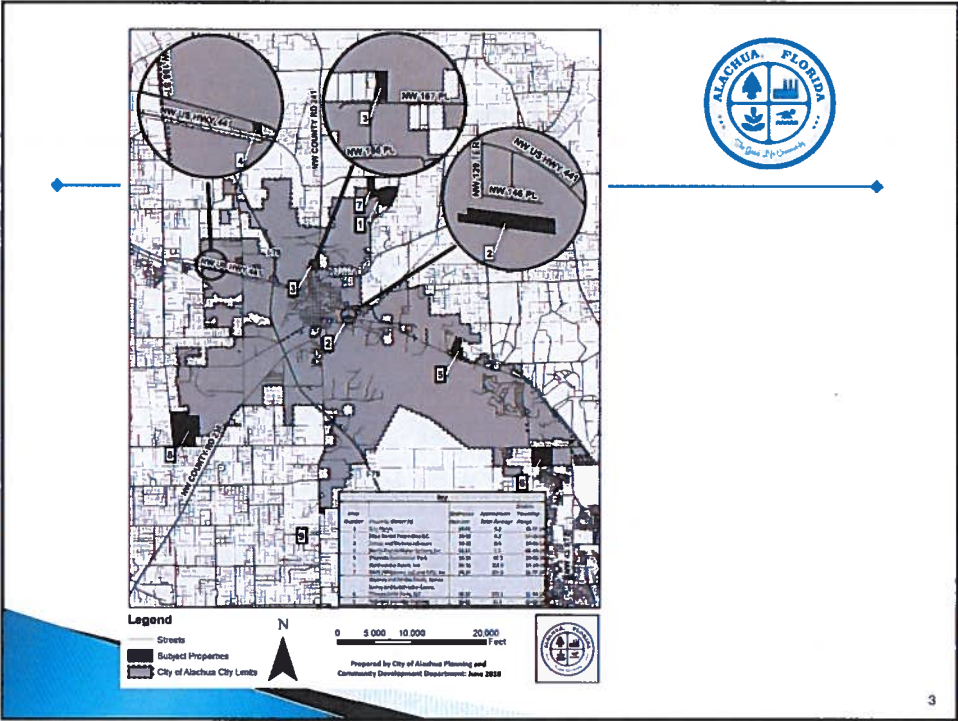
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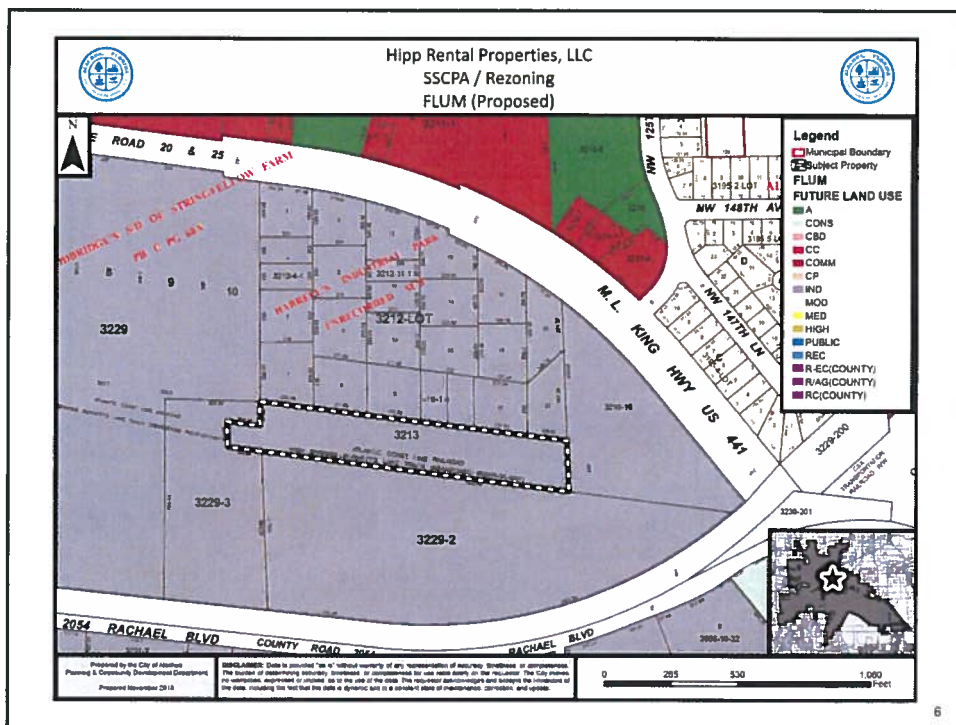
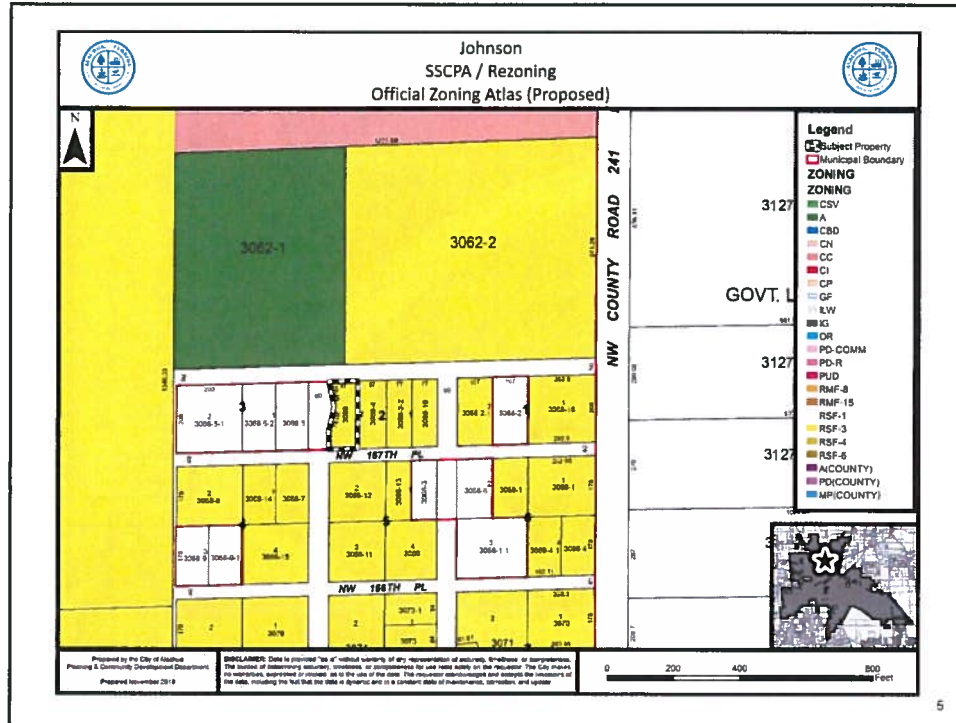


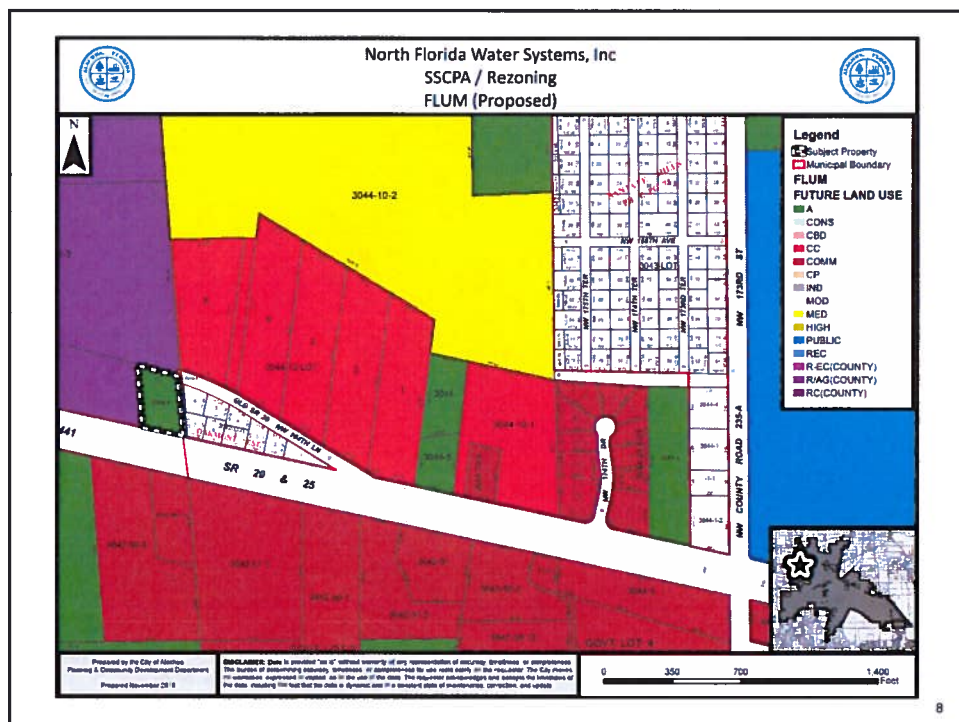
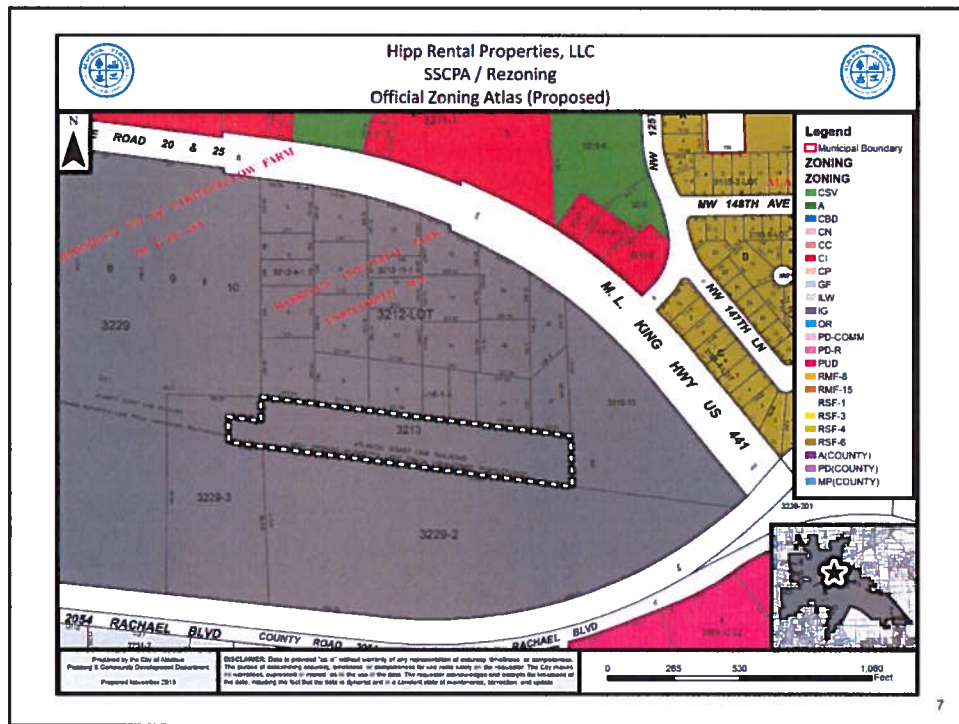
Overview

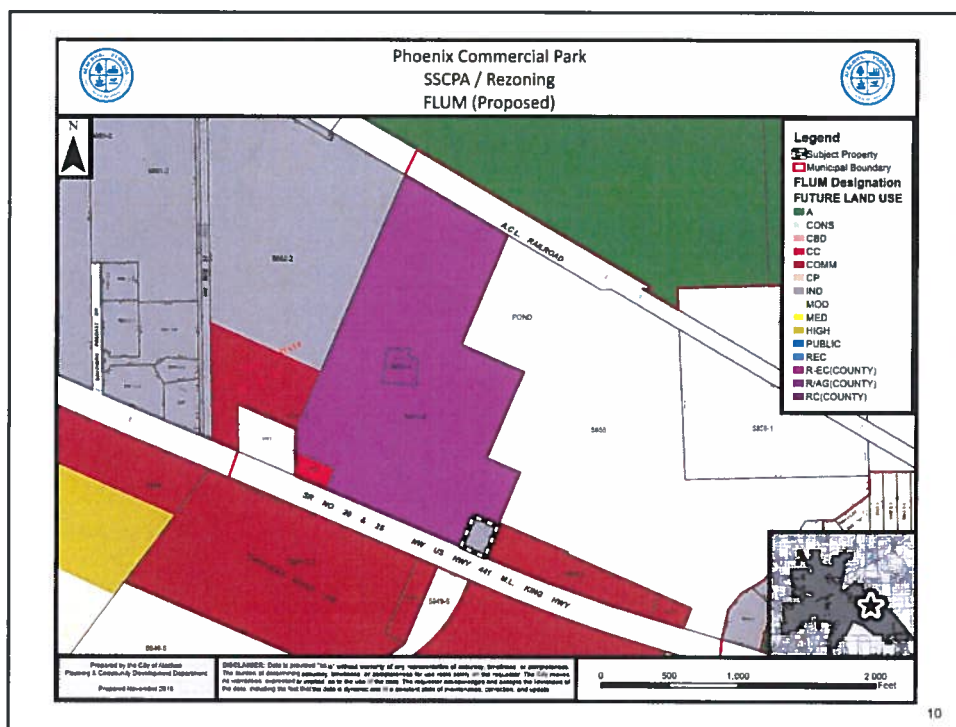
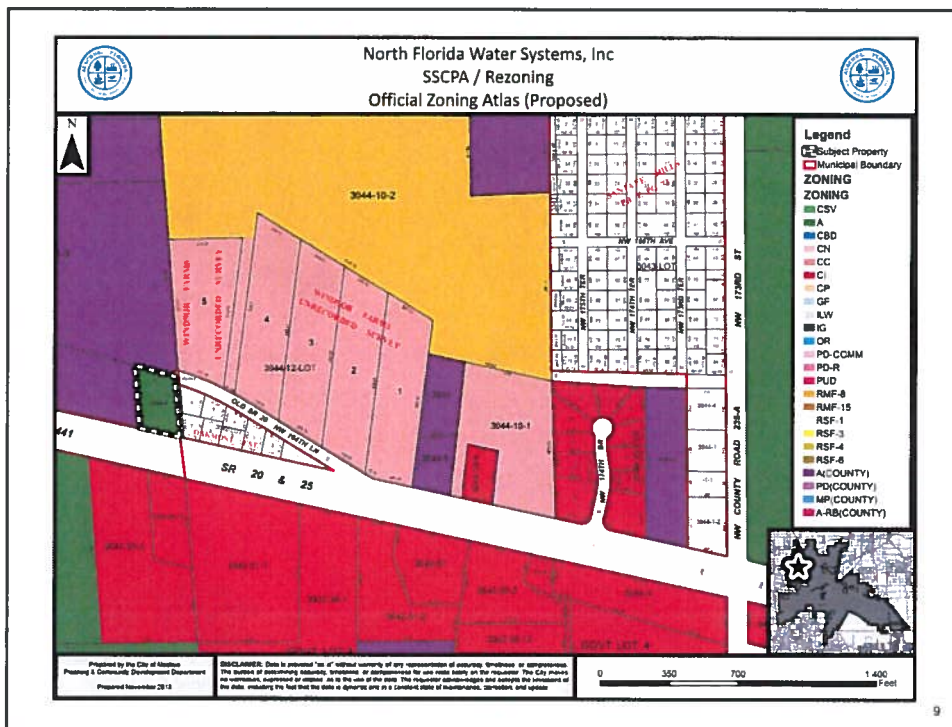
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

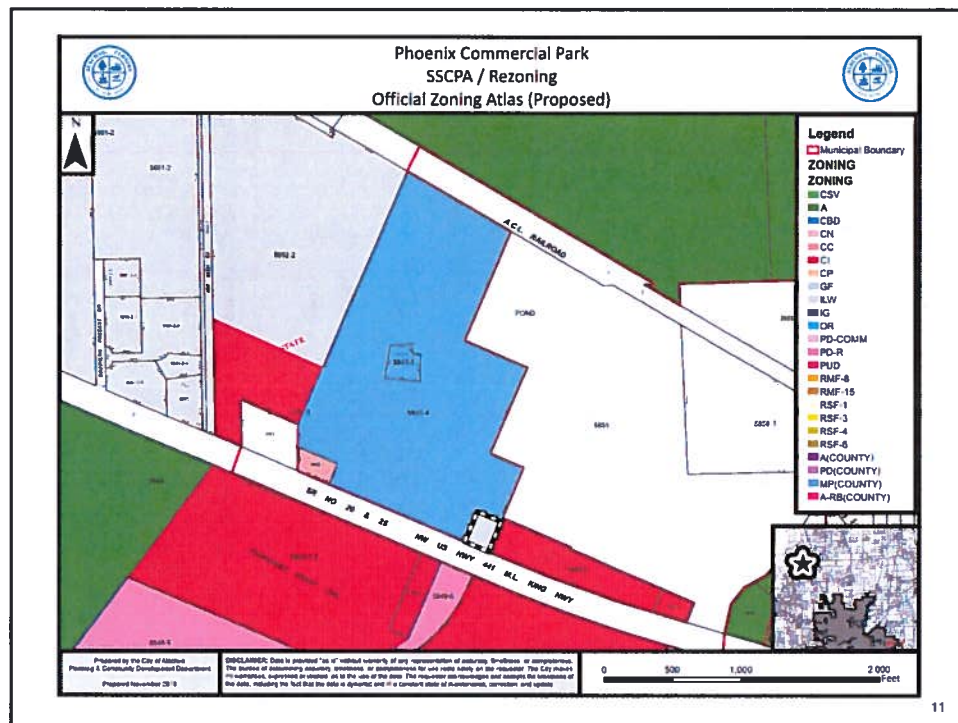
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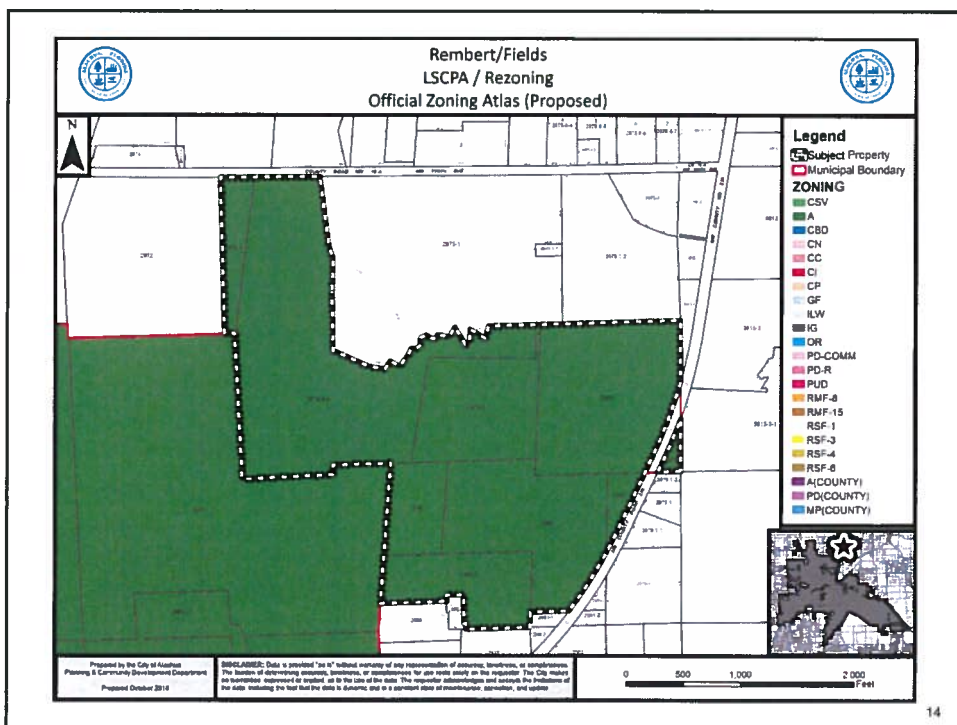
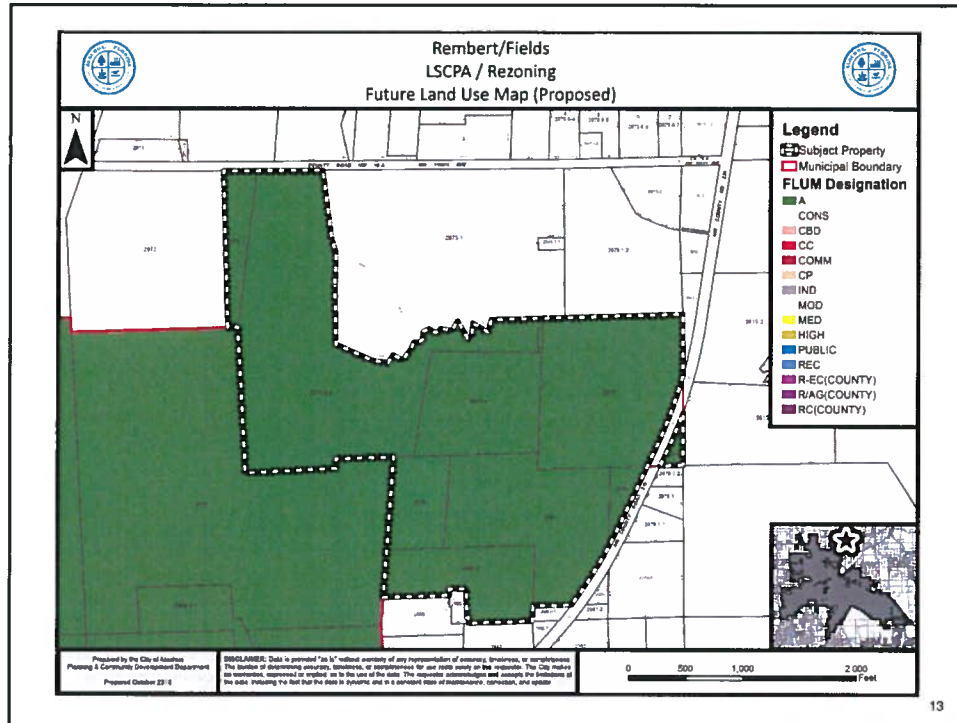


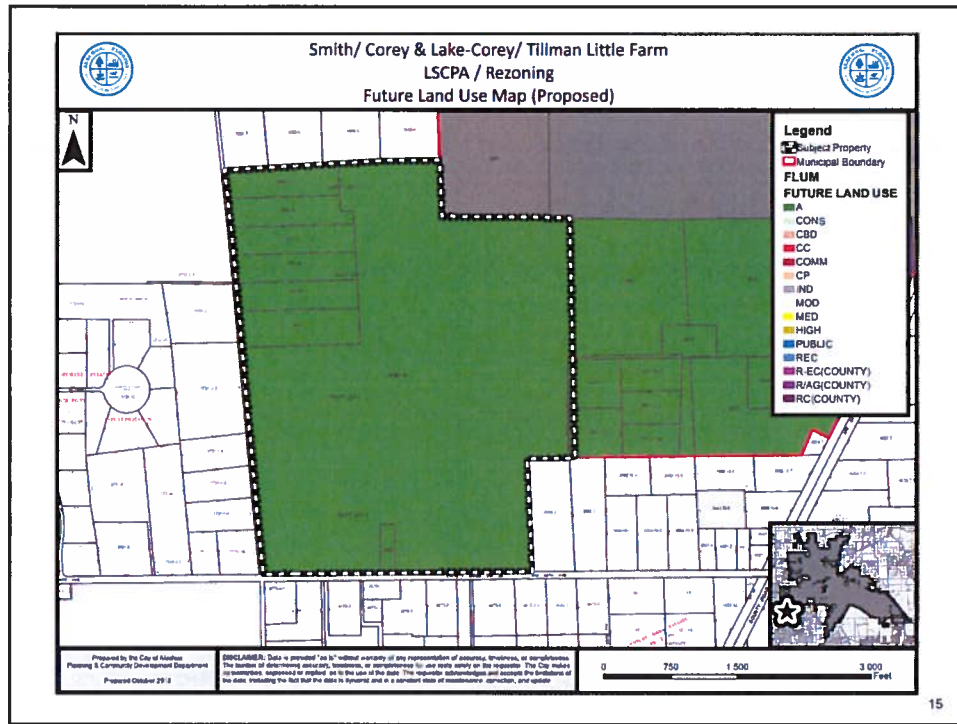
Large Scale CPAs/RZs



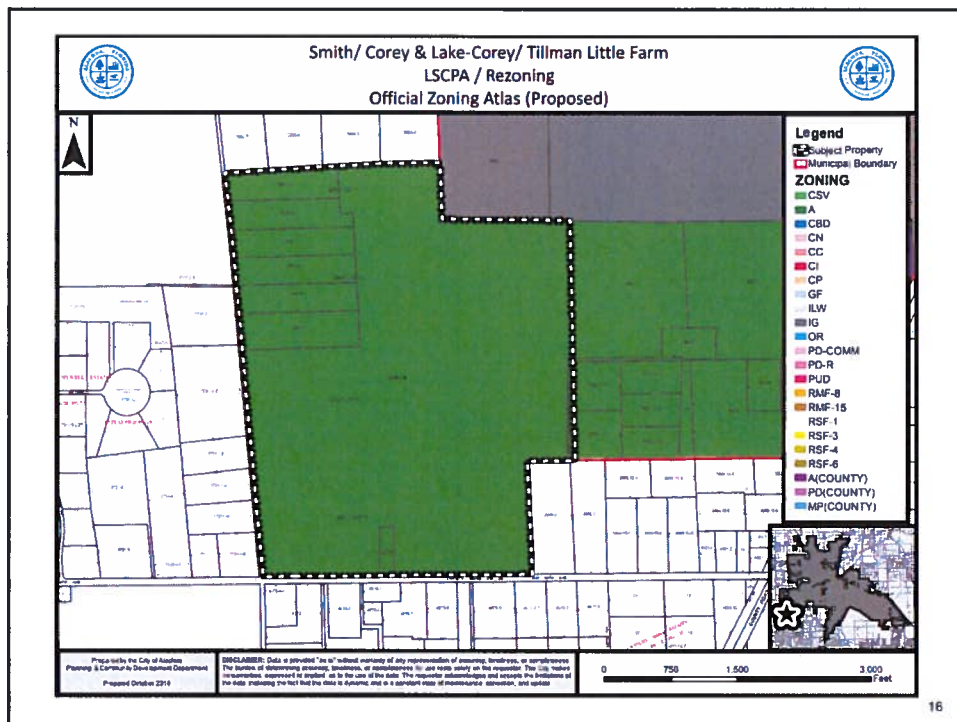
- ▶ There are 4 large scale CPAs/RZs
 - ▶ Rembert/Fields
 - ▶ Smith, Tillman Little Farms, Corey and Lake-Corey
 - ▶ Williams and May
 - ▶ Phoenix Commercial Park, LLP

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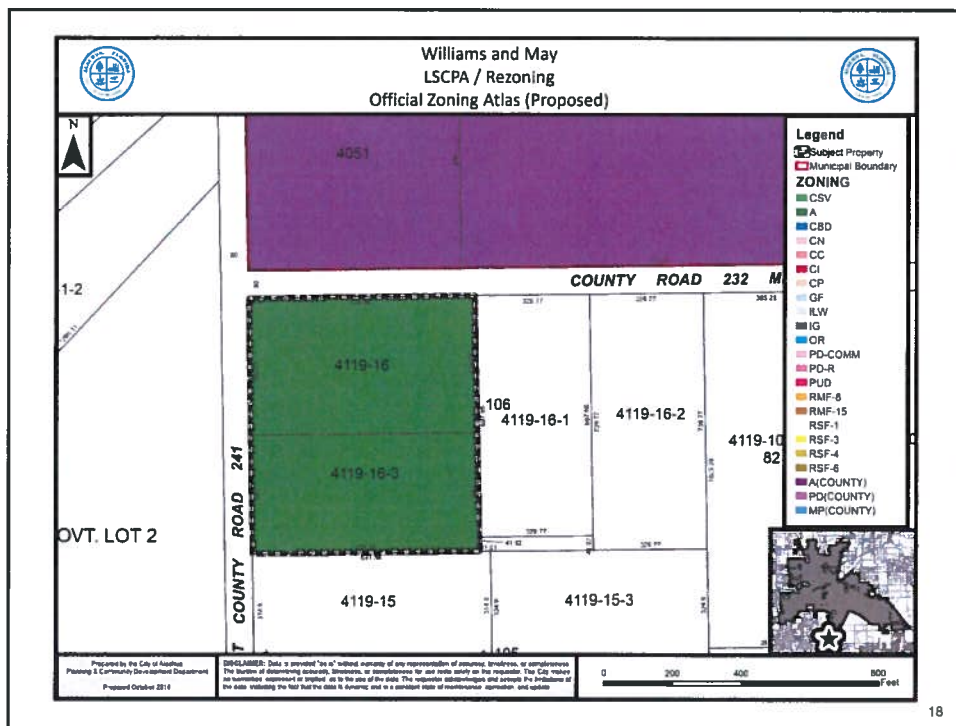
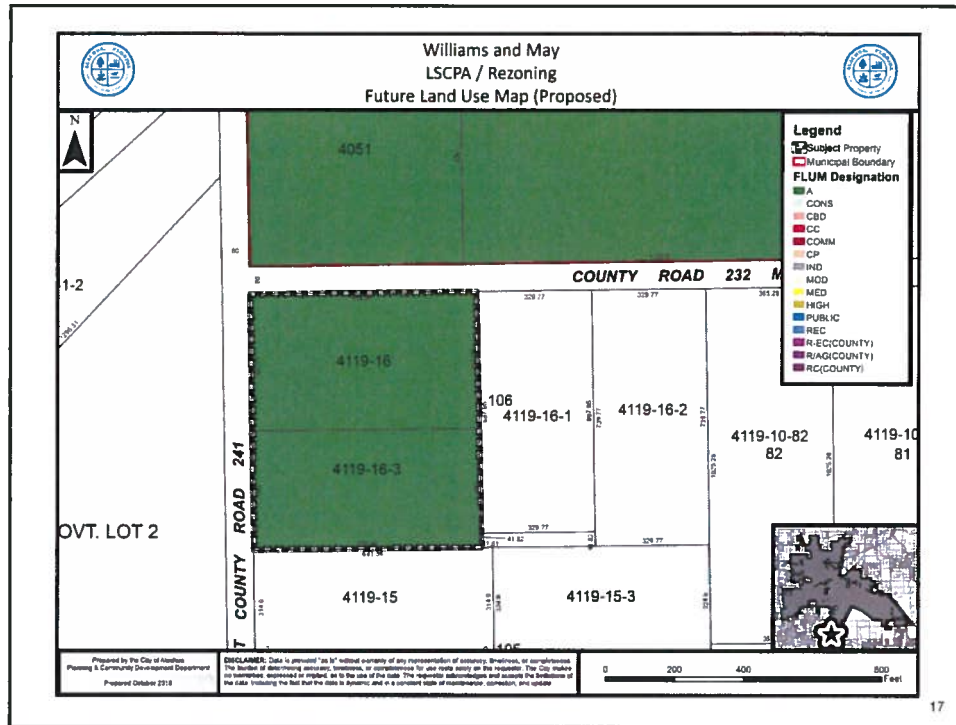


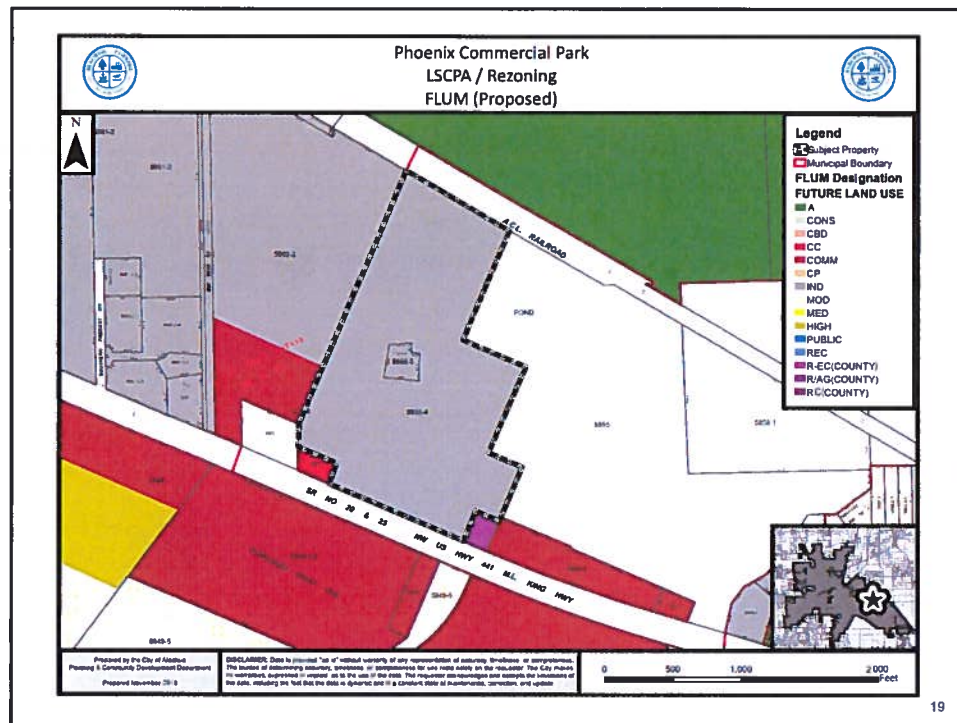


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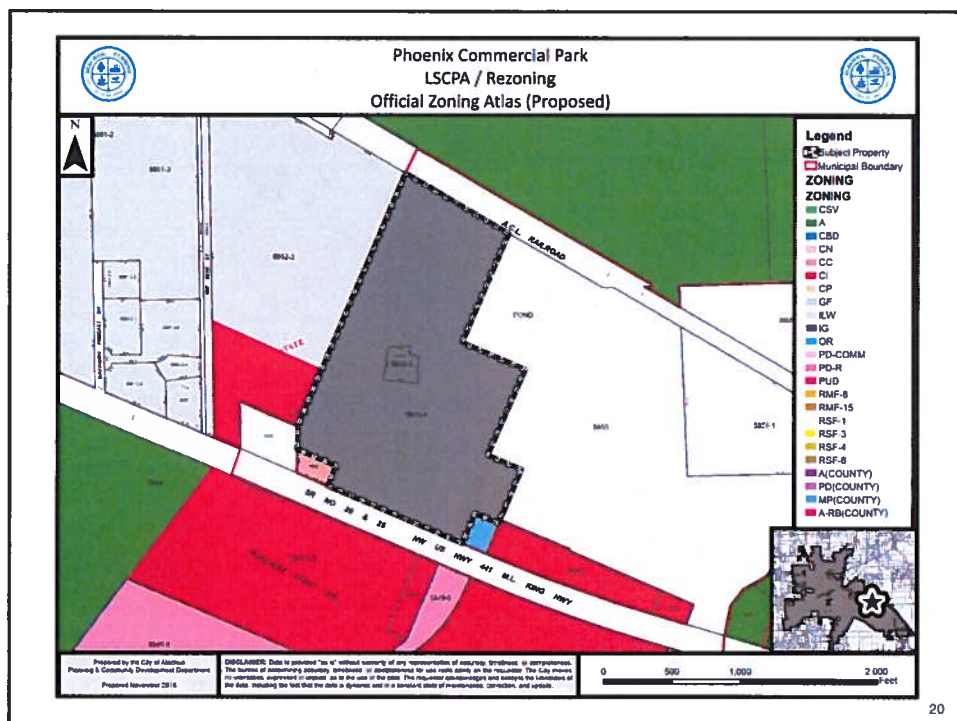


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Next Steps

- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

November 27, 2018

Email or Phone No. Mailing Address

[illegible]



City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Zoning Designation	Official Atlas
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)	
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)	
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)	
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)	
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)	
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)	
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)	

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

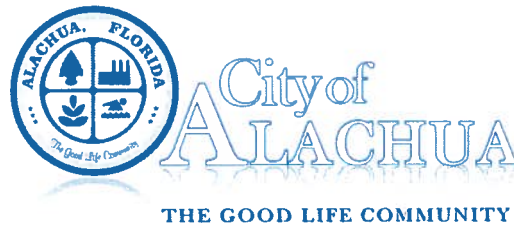
(KC)

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Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
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05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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15100 NW 142nd Terrace, Alachua, FL
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City of Alachua
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WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE', FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
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
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
Interim County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Phoenix Hague RZ
2. Address of Subject Property: _____
3. Parcel ID Number(s): Portion of 05855-004-000
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation : Rural Employment Center (Alachua County)
6. Existing Zoning Designation: Manufacturing /Production (MP)(Alachu County)
7. Proposed Zoning Designation: Light and Warehouse Industrial (ILW)
8. Acreage: 1

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Virginia Johns Title: MNGR
Company (if applicable): Phoenix Commercial Park LLP
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☐ No
If yes, list names of all parties involved: _____
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

10. Proof of ownership.
11. Proof of payment of taxes.
12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Virginia H Johns

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of November, 2018, by Virginia Johns

Owner/Manager who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL

Alysa Caitlin Myer

Signature of Notary Public, State of Florida

