



# 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 142<sup>nd</sup> 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

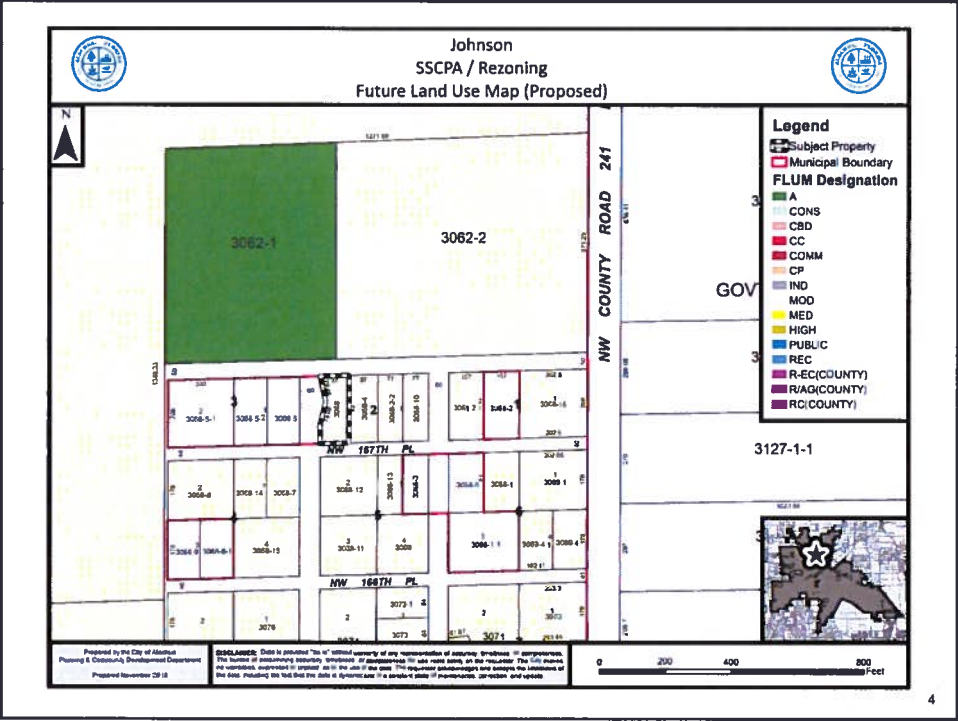
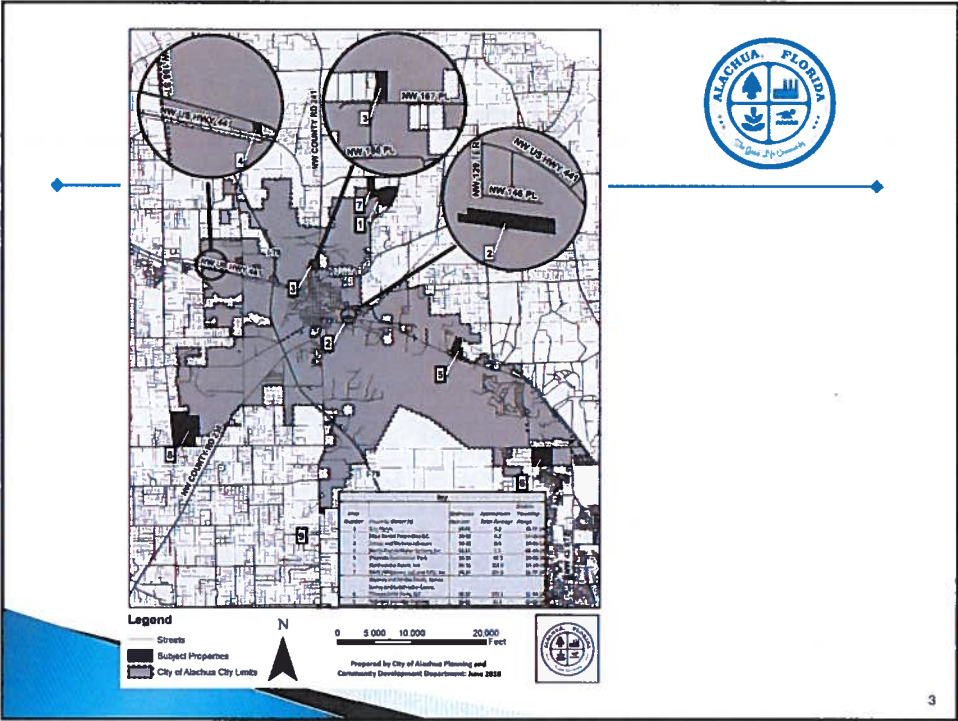
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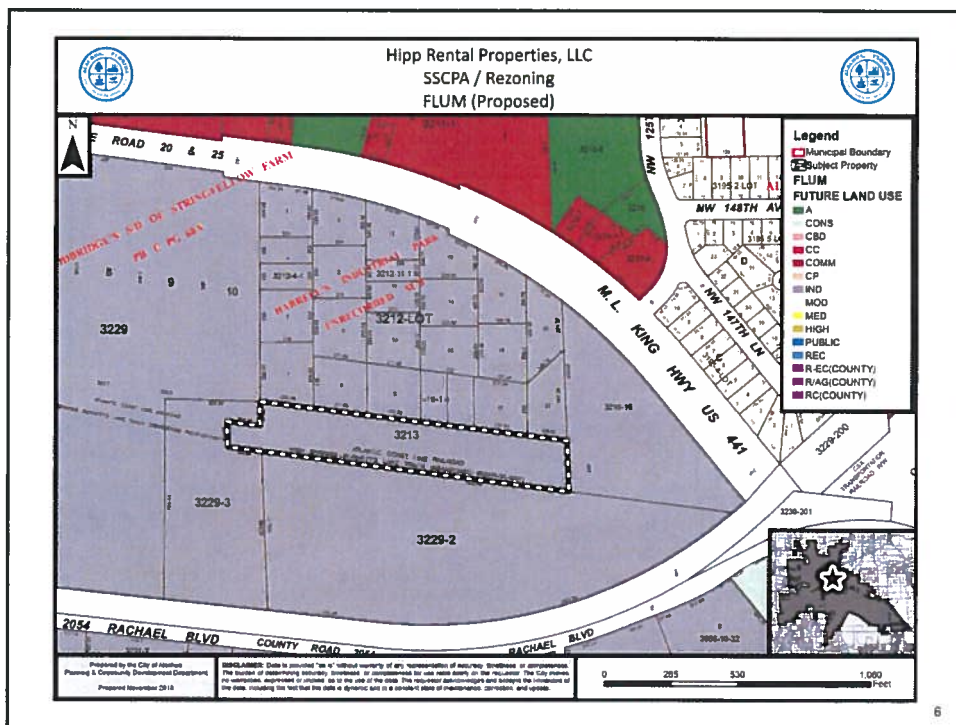
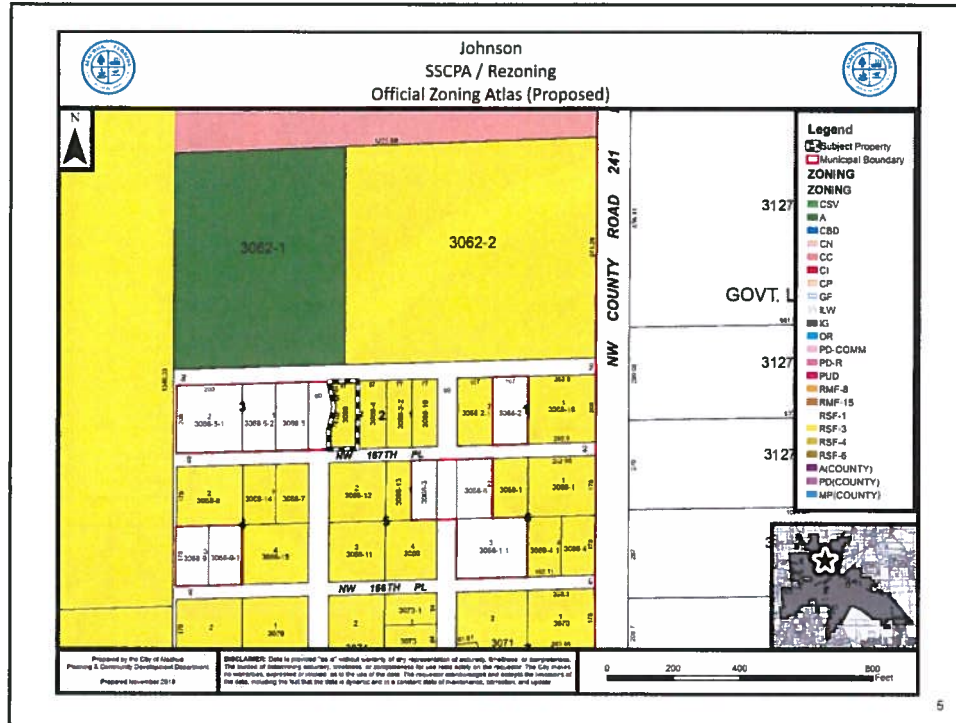


## Overview

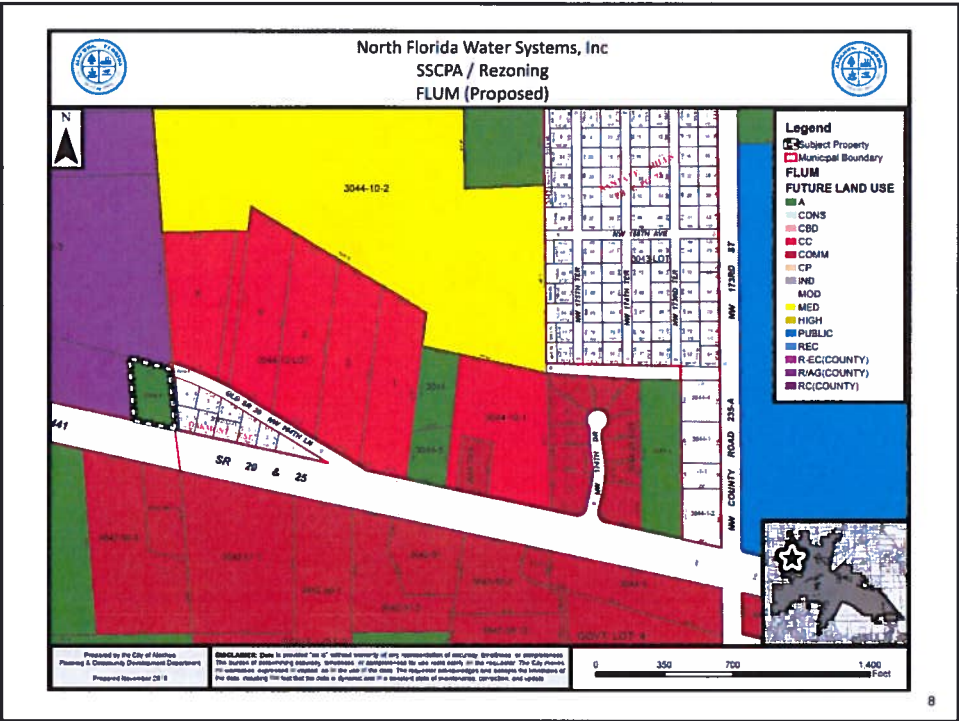
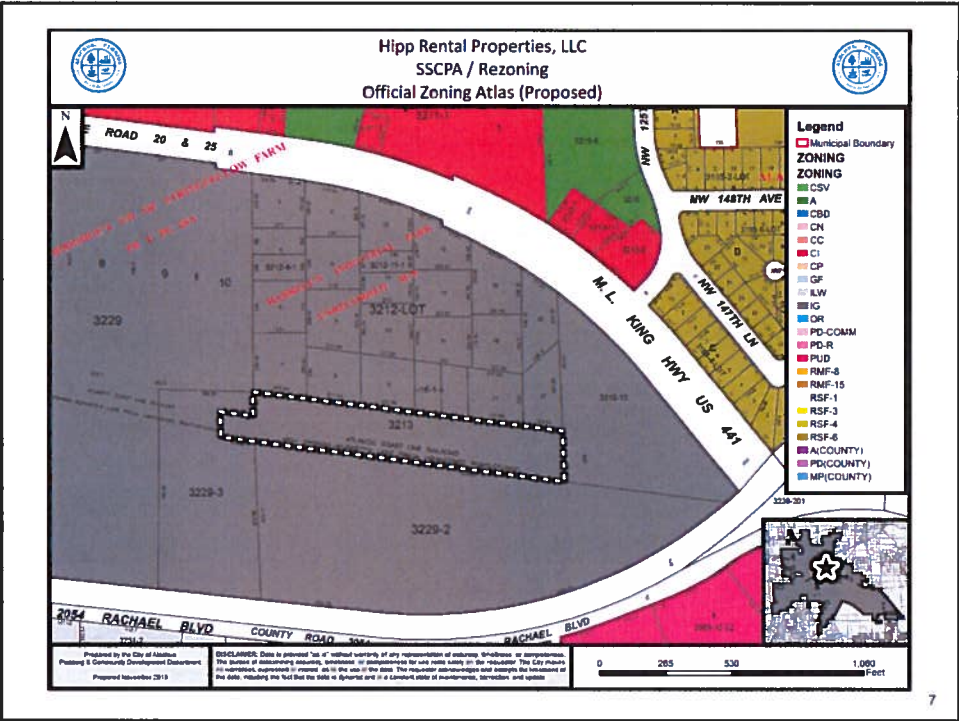
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for 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.

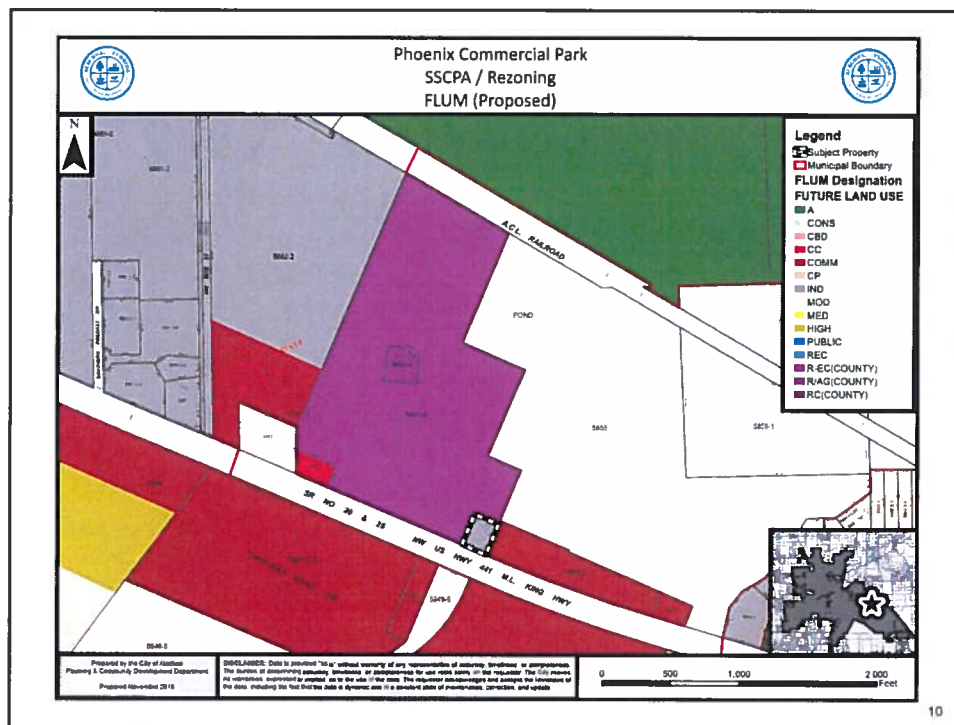
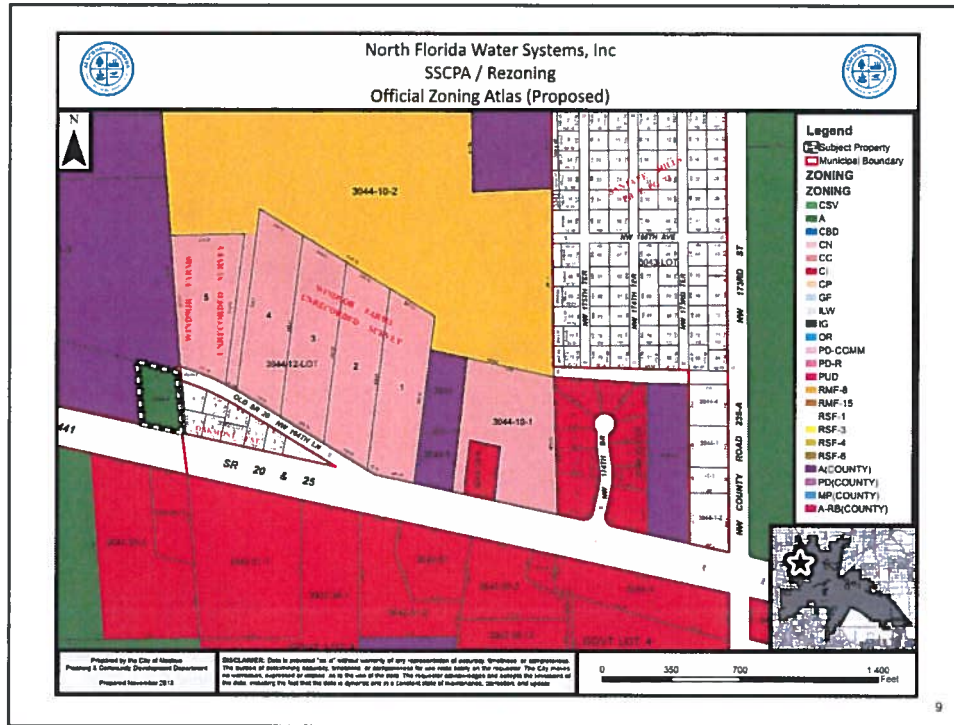
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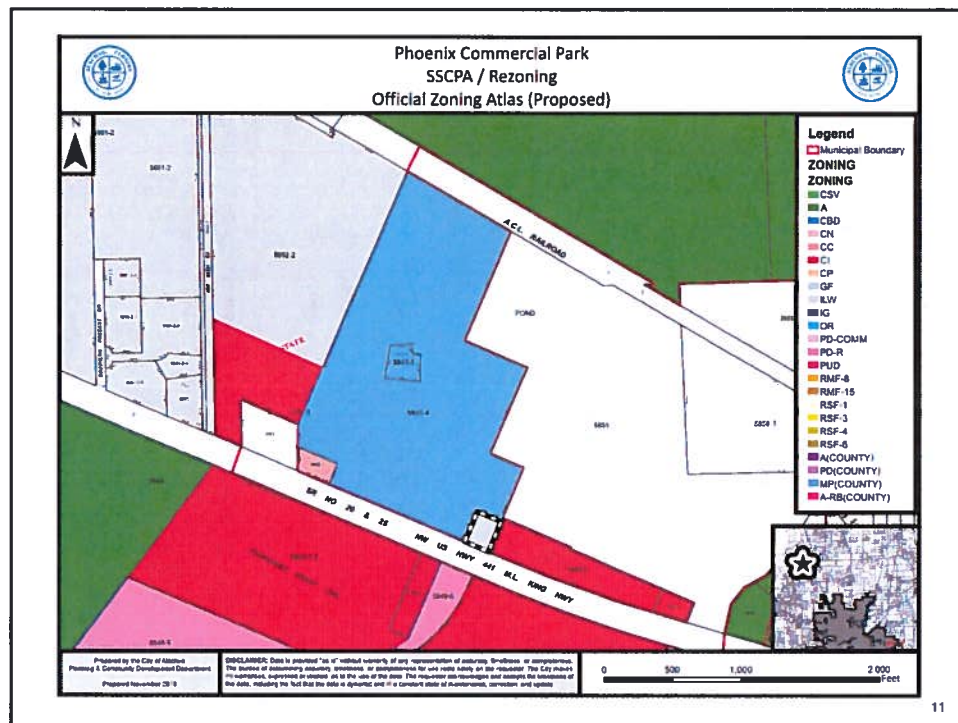












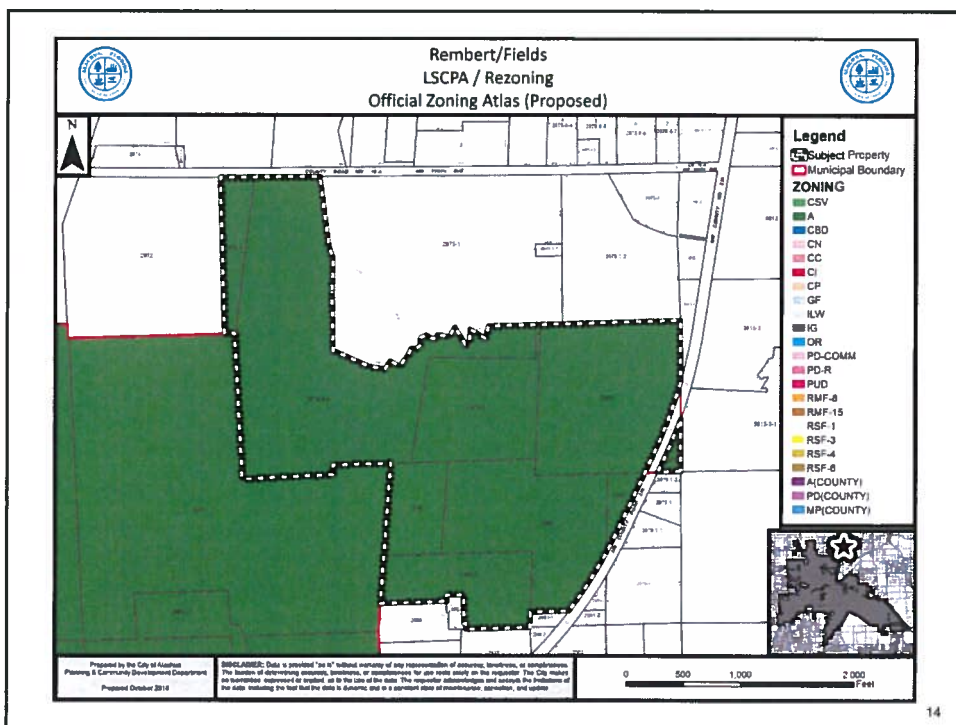
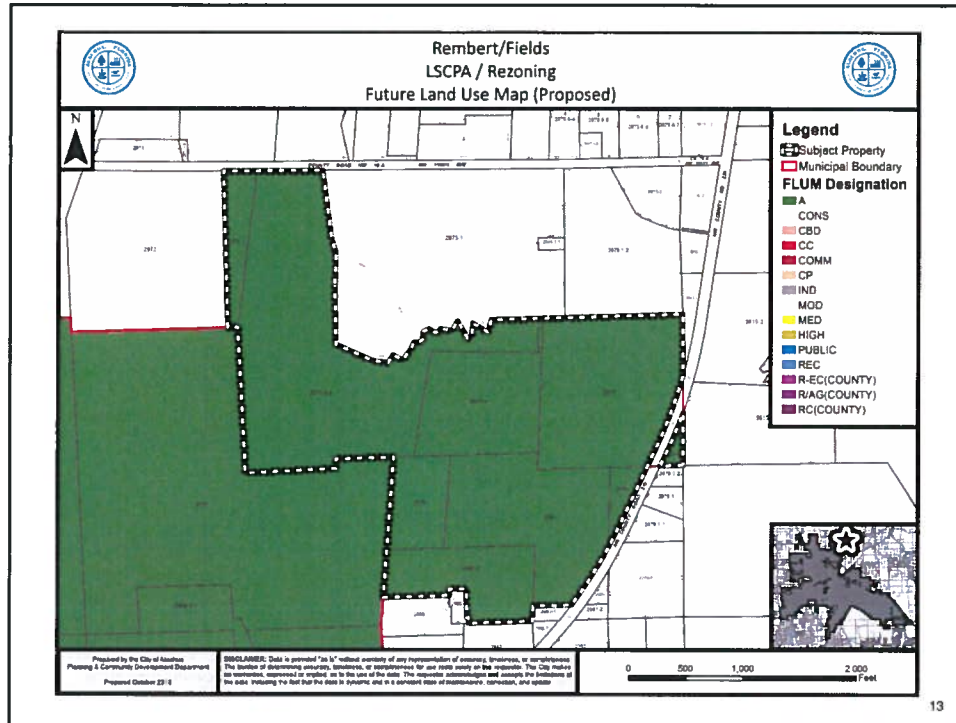
## Large Scale CPAs/RZs



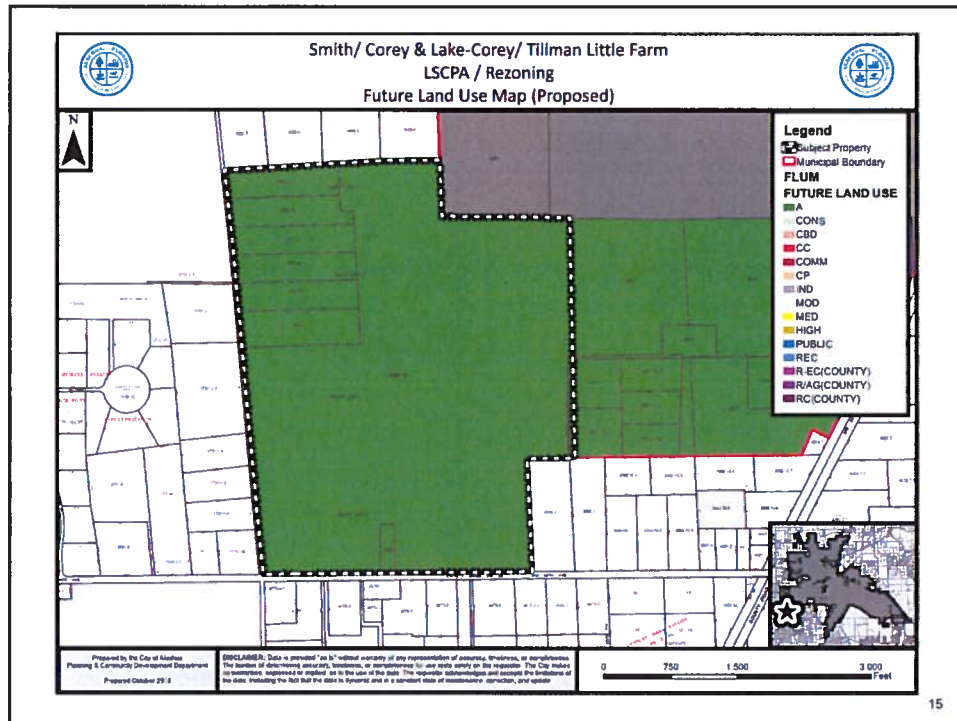
- ▶ There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

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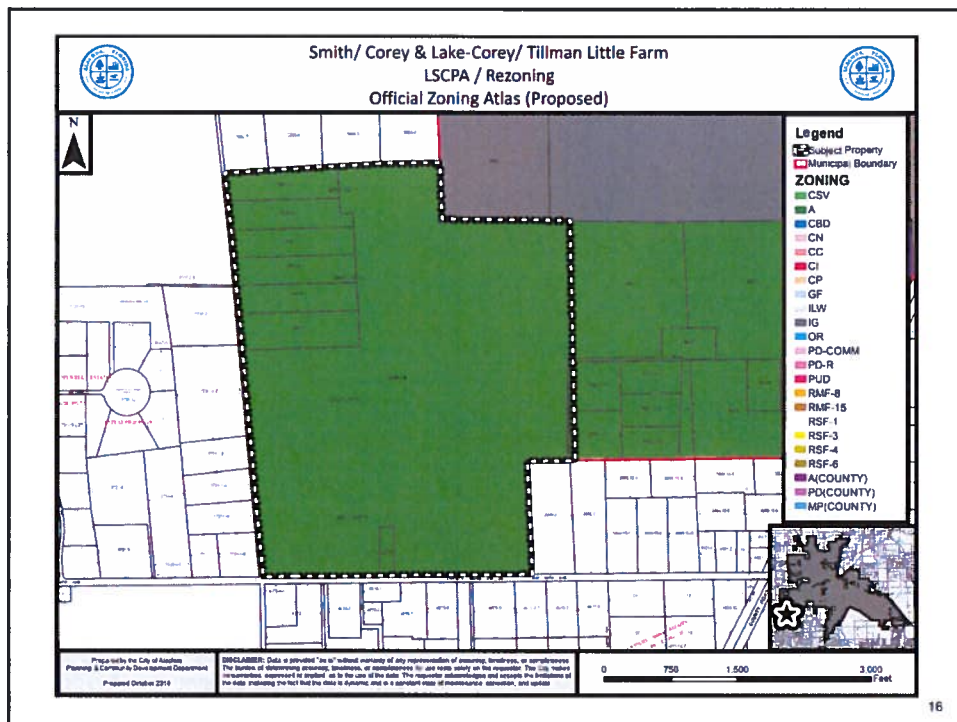




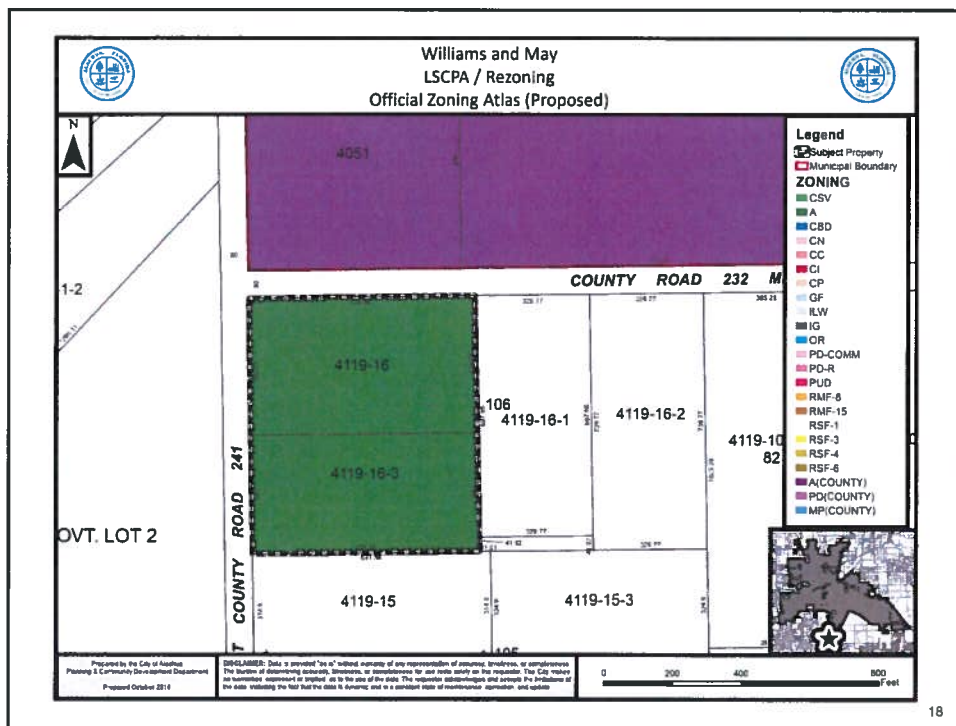
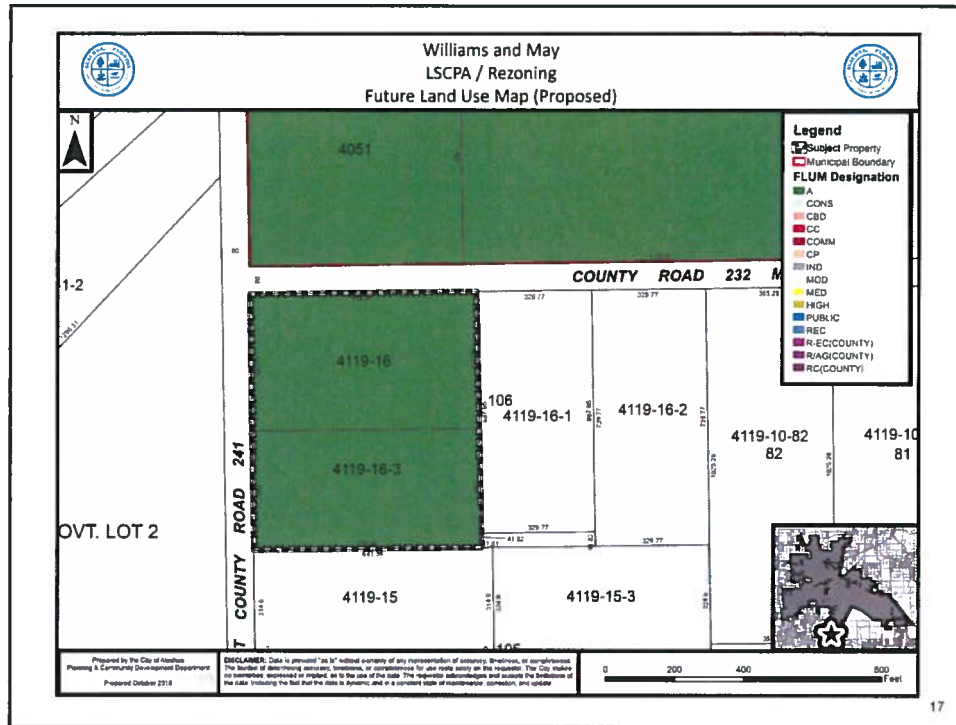


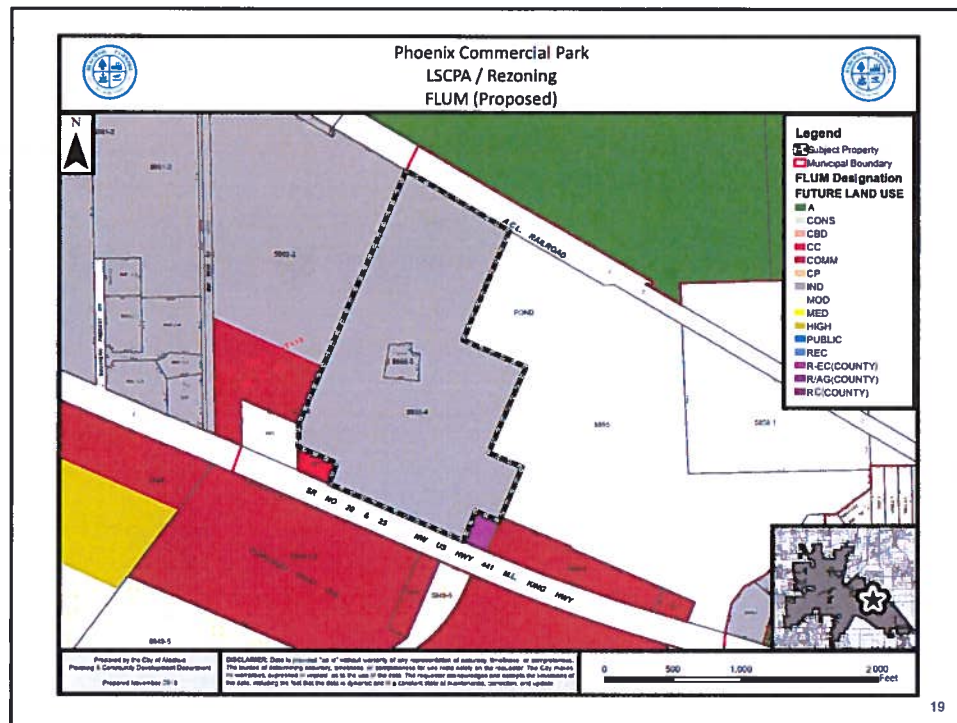


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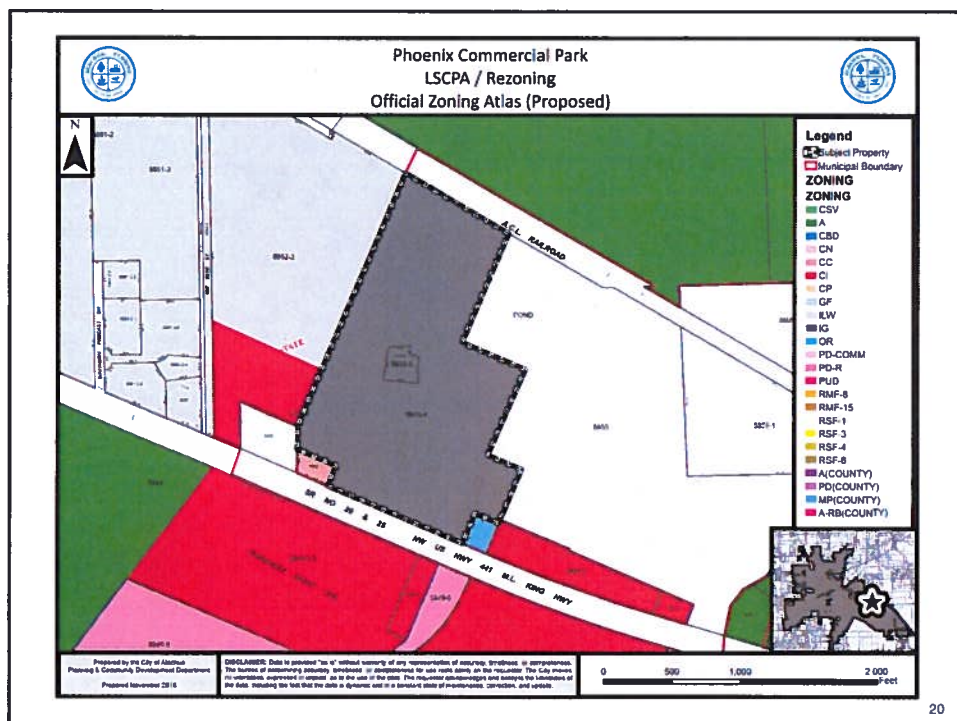


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## Next Steps

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



## November 27, 2018

PLEASE PRINT CLEARLY

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 Official Zoning Atlas           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------|---------------------------------------------------|------------------------------------------------|------------------------------------------|
| 02975-000-000,<br>02972-001-000,<br>02975-003-004,<br>02978-000-000,<br>02975-004-000,<br>02981-000-000,<br>02979-000-000,<br>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,<br>03990-012-000,<br>03990-011-000,<br>03990-010-000,<br>03990-009-000,<br>03990-001-000,<br>03990-014-000,<br>03990-000-000,<br>03990-003-001 and<br>portions of 03992-<br>010-010 and 03992-<br>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<br>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<br>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

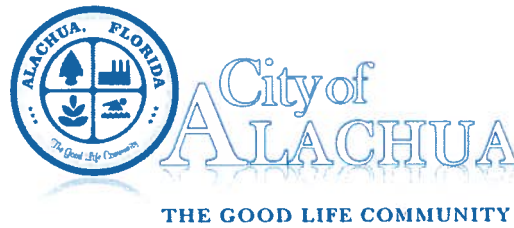
(KC)

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



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

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

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

## FOR PLANNING USE ONLY

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

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)  
☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

**NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.**

### A. PROJECT

1. Project Name: Phoenix SSCPA
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): Portion of 05855-004-000
4. Existing Use of Property: Industrial
5. Existing Future Land Use Map Designation: Rural Employment Center
6. Proposed Future Land Use Map Designation: Industrial
7. 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 and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
  - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
  - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
  - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
  - (IV) Promotes conservation of water and energy;
  - (V) Preserves agricultural areas and activities;

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PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
  - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
  - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers 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. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
  5. 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.)
  6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
  7. 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).
  8. If the application includes any Future Land Use Map Designation 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

Virginia H Johns

Typed or printed name and title of applicant

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

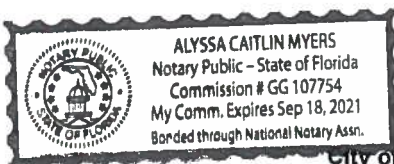
State of Florida County of Alachua

The foregoing application is acknowledged before me this 20<sup>th</sup> 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

Alyssa Caitlin Myers  
Signature of Notary Public, State of Florida



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