





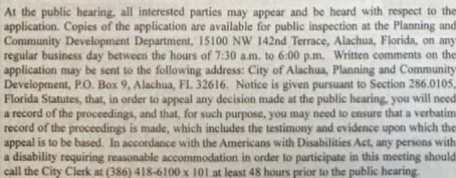
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications.

**Application 1a:** A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

**Application 3a:** A request by John May and John Williams, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/ Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/ Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

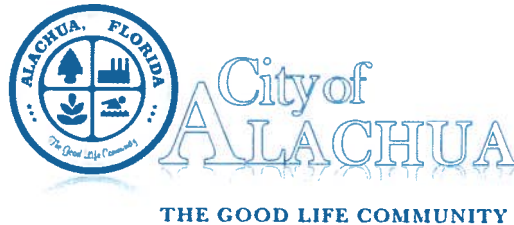
**Application 2a:** A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners for consideration of a Large Scale Comprehensive Plan Amendment (LSCP) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/ Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 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; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

**Application 4a:** A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a  $\pm 34.99$  acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Industrial General (IG).



Mailed 12/20/2018

KC



## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142<sup>nd</sup> Terrace, Alachua, Florida, to consider the following applications:

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**Application 2a:** A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94<sup>th</sup> Ave, east of NW 202<sup>nd</sup> Street, West of NW CR 235; Tax Parcel Numbers 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; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

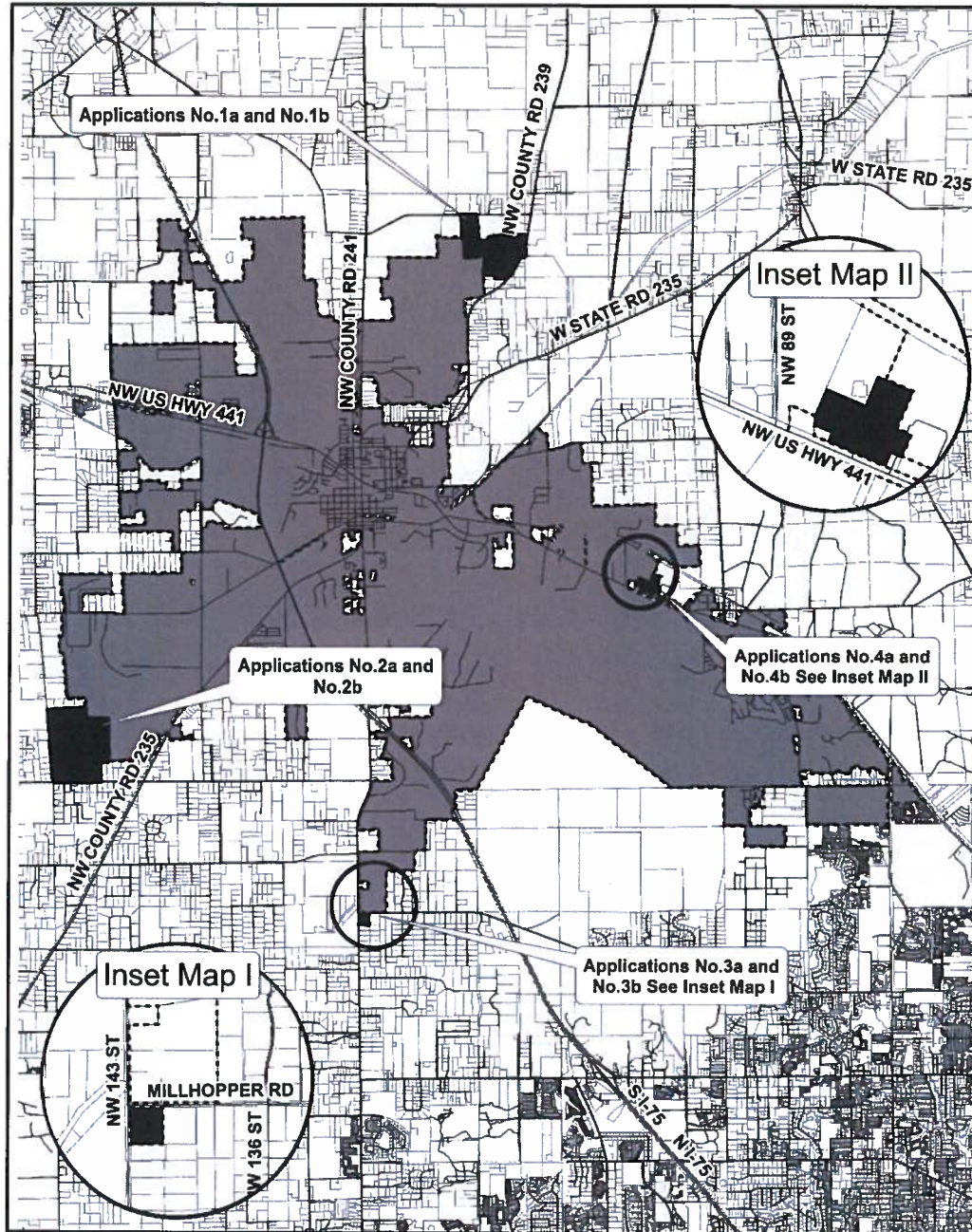
**Application 3a:** A request by John May and John Williams, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143<sup>rd</sup> St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

**Application 4a:** A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89<sup>th</sup> Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Industrial General (IG).



City of  
ALACHUA

THE GOOD LIFE COMMUNITY



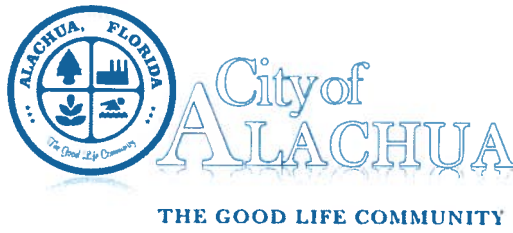
**Legend**

- Streets
- - - City of Alachua City Limits
- Subject Properties

Prepared by City of Alachua Planning and  
Community Development Department: December 2018

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Feet

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



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142<sup>nd</sup> Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. 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.

YOUNG RICHARD B  
14101 MILLHOPPER RD  
GAINESVILLE, FL 32653

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LITHIUM NICKEL ASSET HOLDING  
3 EXPRESSWAY PLAZA  
ROSLYN HEIGHTS, NY 11577

PHOENIX COMMERCIAL PARK LLLP  
PO BOX 1000  
ALACHUA, FL 32616

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  
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FIELDS ERIC J  
PO BOX 2407  
ALACHUA, FL 32616

PJDJ INC  
PO BOX 729  
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES  
5319 SW 88TH CT  
GAINESVILLE, FL 32608-4124

POWELL & ZABINSKI  
18821 NW COUNTY RD 239  
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

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12020 NW 199TH AVE  
ALACHUA, FL 32615

DMR 239 ESTATES LLC  
PO BOX 729  
ALACHUA, FL 32616

PJDJ INC  
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ALACHUA, FL 32616

STEVENS & TEEL  
PO BOX 221  
ALACHUA, FL 32616

BACKEN & SWEENEY  
18808 NW COUNTY ROAD 239  
ALACHUA, FL 32615-4507

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

FUGATE D E & CHARLENE  
12020 NW 199TH AVE  
ALACHUA, FL 32615-3906

PJDJ INC  
PO BOX 729  
ALACHUA, FL 32616-0729

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  
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ALACHUA, FL 32615

PJDJ INC  
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ALACHUA, FL 32616

PJDJ INC  
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ALACHUA, FL 32616

HOLT, RAYMOND EUGENE JR NANETTE  
23120 N STATE ROAD 121  
ALACHUA, FL 32615-4004

DOBSON LOIS  
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ALACHUA, FL 32615

ZALDIVAR RAGUNATH  
PO BOX 1923  
ALACHUA, FL 32616

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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

LEE LIFE EST & LEE LIFE EST  
PO BOX 116  
LACROSSE, FL 32658

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

ZALMAN GLENN R 20004 NW 113TH WAY ALACHUA, FL 32615-3961	HERITAGE KEITH U & APRIL A 18815 NW COUNTY RD 239 ALACHUA, FL 32615	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205
WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616	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	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	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279
SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	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 32616-0203

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

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

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

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

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

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

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

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

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

SMITH & SMITH  
PO BOX 203  
ALACHUA, FL 32616

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

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

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

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


# AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hull, POSTED THE LAND USE SIGN ON 12/17/18  
(Name) (Date)

FOR THE Phoenix Commercial Park, LLP LSCPA LAND USE ACTION.  
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

  
(Signature)

2  
(Number of signs)