

**ALACHUA COUNTY  
LOCAL PLANNING AGENCY & PLANNING COMMISSION AGENDA  
PUBLIC HEARINGS**

*The Local Planning Agency and Planning Commission will meet **Wednesday, March 15, 2017 at 6:00 p.m.** in the **Jack Durrance Auditorium** of the **Alachua County Administration Building (2<sup>nd</sup> floor)** and hold a public hearing on the following applications.*

**I. APPROVAL OF AGENDA**

*All persons wishing to participate and speak on an issue at the public meeting have the right, through the Chair, to ask questions of staff or other speakers, to seek clarification of comments made by staff or other speakers, and to respond to the comments or presentations of staff or other speakers. All persons who present written materials to Commissioners for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the Board's record of proceedings and official minutes.*

**II. APPROVAL OF MINUTES: MINUTES OF FEBRUARY 15, 2017**

**III. OLD BUSINESS:**

1. **ZOS-01-17 (Special Use Permit)**

A request by Ryan Thompson of Causseaux, Hewett, and Walpole, Inc., agent, for Episcopal Church in the Diocese of Florida, Inc., owner, for a special use permit for a private educational facility on approximately 9.8 acres located at 16921 W. Newberry Road on Tax Parcel Number 04354-000-000. The parcel is in the Agricultural zoning district and has a Rural/Agriculture (1 dwelling unit per 5 acres) future land use designation. (continued from February 15, 2017 Local Planning Agency and Planning Commission meeting)

**[STAFF REPORT  
APPLICATION](#)**

2. **ZOX-01-17 (Special Exception)**

A request by Ryan Thompson of Causseaux, Hewett, and Walpole, Inc., agent, for Episcopal Church in the Diocese of Florida, Inc., owner, to allow a child care center on approximately 9.8 acres located at 16921 W. Newberry Road on Tax Parcel Number 04354-000-000. The parcel is in the Agricultural zoning district and has a Rural/Agriculture (1 dwelling unit per 5 acres) future land use designation

**[STAFF REPORT  
APPLICATION](#)**

**V. QUASI-JUDICIAL ITEMS:**

3. **ZOS-02-17 (Argos Cement PWSF Special Use Permit) REQUEST FOR DEFERRAL**

A request by Shutts & Bowen, LLP, agent, for Argos Cement, LLC, owner, and Verizon Wireless, applicant, for a special use permit to allow a 199' monopole

Personal Wireless Service Facility (PWSF) on a parcel in an A (Agriculture) zoning district with a Rural/Agriculture future land use designation (1 dwelling unit per 5 acres). The site is a 100' x 100' leased area within a parcel approximately 38 acres and is located at the southeast corner of NW 234<sup>th</sup> Street and NW 50<sup>th</sup> Lane, in the area of Newberry, Florida on tax parcel number 01811-000-000.

**This applicant has requested to defer this item to the April 19<sup>th</sup> Planning Commission meeting.**

4. **ZOM-01-17 (Grand Preserve Planned Development Major Amendment)**

A request by Causseaux Hewett & Walpole, Inc., agent, for AMA Gainesville Investments Three, LLC, owner, for a major amendment to extend the phasing schedule and other changes to the zoning master plan on a residential PD (Planned Development) district with Low Density Residential (1-4 dwelling units per acre) and Medium Density Residential (4-8 dwelling units per acre) future land use designations. The site is approximately 40.37 acres in size and is located at the southwest corner of SR 24 (Archer Road) and SW 75<sup>th</sup> Street on tax parcel numbers 07026-001-001; 07056-000-000; 07060-000-000; 07060-101-001 through 07060-101-006; 07060-200-036 and 07060-200-037.

**[STAFF REPORT APPLICATION](#)**

5. **ZOX-02-17 (Flip Factory Zone Special Exception)**

A request by EDA, Inc., agent, for Realty Income Properties, Inc., owner for a special exception for entertainment and recreation use on a parcel in a BH (Highway-oriented business services) zoning district with a Commercial future land use designation. The site is approximately 4.46 acres and is located to the northwest of the I-75/W. Newberry Rd. intersection within the Oaks Mall Activity Center on tax parcel number 06336-001-000.

**[STAFF REPORT APPLICATION](#)**

**V. LEGISLATIVE ITEMS:**

6. **CPA-01-17 (West End PD Large Scale Comprehensive Plan Amendment)**

A request by eda, inc., agent, for Paolita Acres, Inc., owner, for a large-scale Comprehensive Plan Amendment to change the land use designation on 27.3 acres from Recreational to Medium Density Residential (4-8 dwelling units per acre). The site is located at 12730 NW 12<sup>th</sup> Road on tax parcel number 04314-004-000. The parcel is located in a Planned Development (PD) zoning district.

**[STAFF REPORT APPLICATION](#)**

7. **CPA-02-17 (West End PD Large-Scale Comprehensive Plan Amendment)**

A County-initiated proposed Comprehensive Plan amendment to amend the future land use designation in two portions of the West End Planned Development that have a current future land use designation of Recreation and are already developed with residential units. The future land use designation for each of these areas is proposed to be amended from Recreation to Medium Density Residential (allowing 4-8 dwelling units per acre) to be consistent with the allowance of residential units. The sites are located in the 12000-13000 block of Newberry Road, totaling approximately 43.52 acres and contain Tax Parcel Numbers 04333-200-001 through 04333-200-202; 04314-100-001 through 04314-011-055; 04314-201-001 through 04314-201-049; and 04314-102-061 through 04314-102-158. These parcels are located in a Planned Development (PD) zoning district.

**STAFF REPORT**

**VI: ATTENDANCE REPORT DISTRIBUTED IN PACKETS**

**VII. PLANNING COMMISSIONERS' COMMENTS**

*General information: All interested persons are invited to attend and be heard. This hearing will be in the Jack Durrance Auditorium on the second floor of the County Administration Building, 12 SE First Street, Gainesville, FL. Persons wishing to comment on the above scheduled items may file written comments with the Director of the Department of Growth Management, Office of Planning and Development prior to the scheduled hearings. All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 (voice) or (352) 374-5284 (TDD). Staff Reports on zoning items are generally available on Friday of the week preceding the Planning Commission meeting. For further information, please contact the Office of Planning and Development, of the Department of Growth Management, 10 SW 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor, Gainesville, Florida 32601, (352) 374-5249.*