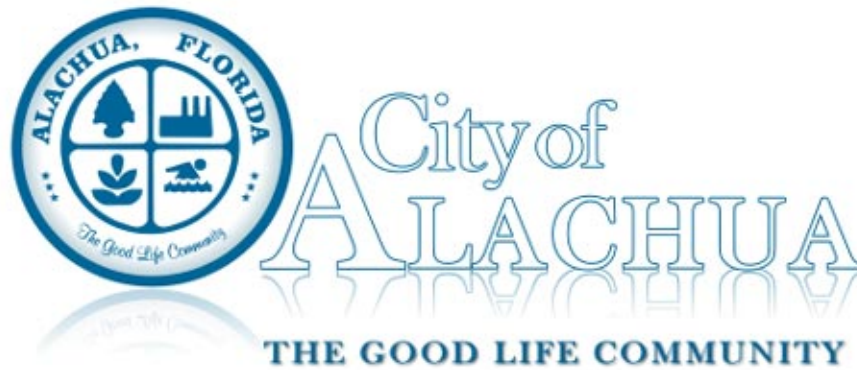




Planning and Zoning Board Agenda August 13, 2019

Chair Gary Thomas
Vice Chair Anthony Wright
Member Sandy Burgess
Member James Sajczuk
Member Virginia Johns
School Board Member Tina Certain

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: August 13, 2019

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the July 9, 2019 PZB Meeting
- B. Certificate of Appropriateness: A request by Celine Crane, applicant and agent, for Heal Y & M,

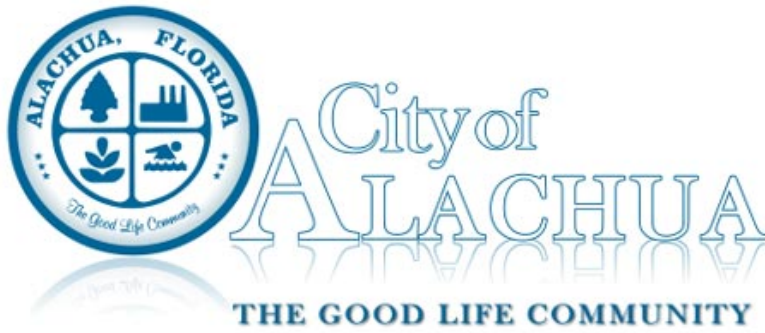
LLC, property owner, for the following alterations to a property located within the Historic Overlay District: removal and replacement of existing corrugated metal awning, located at 14521 Main Street, Tax Parcel No. 03697-001-000 (Quasi-Judicial Hearing)

- C. Special Exception Permit - Landscapes Unlimited Nursery: A request by Michael Gianikas and Erin Gianikas, applicants and property owners, for consideration of a Special Exception Permit for a commercial nursery at 18291 April Boulevard. The Special Exception Permit application proposes to allow for the sale of landscaping products produced both on-site and off-site, as well as the sale of traditional garden items, including but not limited to benches, bird baths, and other similar items; Tax Parcel Number 03015-003-007; FLUM: Agriculture; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 8/13/2019

SUBJECT: Approval of the Minutes of the July 9, 2019 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the July 9, 2019 Meeting

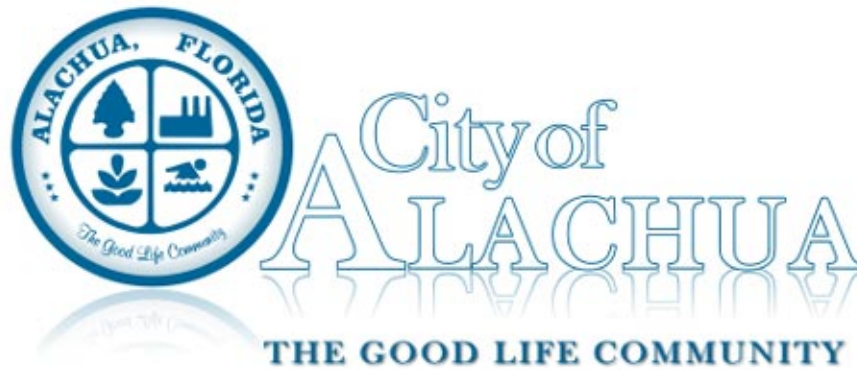
Summary

Approval of the Minutes of the July 9, 2019 PZB Meeting

ATTACHMENTS:

Description

- ▢ Approval of the Minutes of the July 9, 2019 PZB Meeting.



Planning and Zoning Board Minutes July 9, 2019

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: July 9, 2019

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
--

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Sandy Burgess moved to approve the agenda; seconded by Member James Sajczuk.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the June 11, 2019 PZB Meeting

Member Burgess moved to approve the minutes; seconded by Member Sajczuk.

Passed by unanimous consent.

- B. Site Plan - Alchem Building Three: A request by Caitlyn Drane, P.E. of eda engineers-surveyors-planners, inc., applicant and agent for James D. Talton of Alchem Laboratories Corporation, property owner, for consideration of a Site Plan to construct a ±12,000 square foot light manufacturing facility, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.70 acre subject property, located at 14120 NW 126th Terrace; Tax Parcel Number 03956-010-027 and a portion of 03927-000-000 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Sergio Reyes, P.E., of EDA presented additional information, accepted the conditions and availed himself for questions.

Member Sajczuk moved that based upon the competent substantial evidence presented in this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to four (4) conditions provided in Exhibit "A" and on page 20 of the July 9, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Virginia Johns.

Motion Passed 5- 0 in a roll call vote.

- C. Site Plan - Innovation One: A request by Alison Fetner, P.E., of Fetner Engineering, applicant and agent for Shoppes at Progress Center, LLC, property owner, for consideration of a Site Plan to construct a ±30,676 square foot light manufacturing (research and development) facility, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.80 acre subject property, located southwest of the intersection of US Highway 441 and Progress Boulevard, and north of Research Drive and UF Innovate | Sid Martin Biotech; Tax Parcel Number 03956-010-027 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony in the hearing.

Planner Hall, AICP, presented the Staff Report.

Paul Stresing, Architect with Paul Stresing Associates, accepted the conditions and availed himself for questions.

Chair Wright moved that based upon the competent substantial evidence presented in this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to four (4) conditions provided in Exhibit "A" and on page 20 of the July 9, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Motion Passed 5- 0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting would be August 13, 2019 at 6:00 p.m. She also informed the Board of the upcoming American Planning Association Conference.

IV. CITIZENS COMMENTS

Valerie Jones discussed the Tolosa PD-R project (Ordinance 19-28).

ADJOURN

Vice Chair Wright moved to adjourn, seconded by Member Johns.

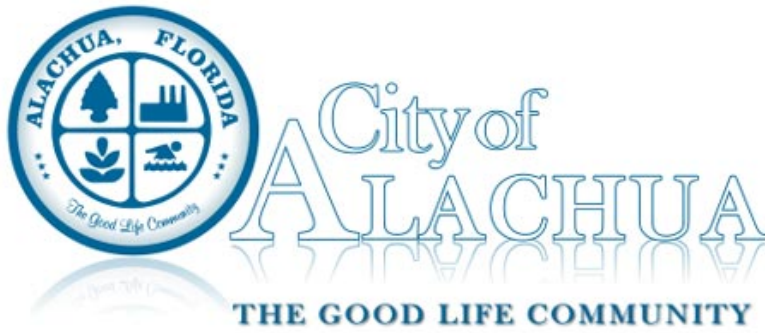
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 8/13/2019

SUBJECT: Certificate of Appropriateness: A request by Celine Crane, applicant and agent, for Heal Y & M, LLC, property owner, for the following alterations to a property located within the Historic Overlay District: removal and replacement of existing corrugated metal awning, located at 14521 Main Street, Tax Parcel No. 03697-001-000 (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness.

Summary

This application is a request by Celine Crane of Design Diva Construction., applicant and agent for Heal Y & M, LLC., property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing commercial structure: removal and replacement of approximately 30 linear feet corrugated metal awning.

The subject property is ±0.12 acres in area, and is located at 14521 Main Street, south of the Alachua Women's Club and west of the First Baptist Church of Alachua.

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are as follows: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources; to protect designated land and buildings or structures having historic and architectural significance; to stabilize and improve property values; to foster civic pride; and, to encourage redevelopment in the City's downtown. Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace.

Section 3.7.2(A)(5) of the LDRs states, "[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, Certificate of Appropriateness."

As part of the application package, the applicant has submitted pictures and specifications for the proposed corrugated metal awning. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alteration is consistent with the character of nearby structures.

ATTACHMENTS:

Description

Description

- ☐ Staff Report
- ☐ Application and Supporting Materials
- ☐ Public Notice Materials for 08/13/19 PZB Hearing



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:

August 13, 2019

Quasi-Judicial Hearing

SUBJECT: A request for the approval of a Certificate of Appropriateness for the following alterations to an existing commercial structure: removal and replacement of existing corrugated metal awning

APPLICANT/AGENT: Celine Crane, Design Diva Construction

PROPERTY OWNER: Heal Y & M, LLC

LOCATION: 14521 Main Street

PARCEL ID NUMBER: 03697-001-000

ACREAGE: ±0.12 acres

PROJECT PLANNER: Adam Hall, AICP, Planner

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness.*

SUMMARY

This application is a request by Celine Crane of Design Diva Construction., applicant and agent for Heal Y & M, LLC., property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing commercial structure: removal and replacement of approximately 30 linear feet corrugated metal awning.

The subject property is ±0.12 acres in area, and is located at 14521 Main Street, south of the Alachua Women's Club and west of the First Baptist Church of Alachua.

As part of the application package, the applicant has submitted pictures and specifications for the proposed corrugated metal awning. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alteration is consistent with the character of nearby structures.

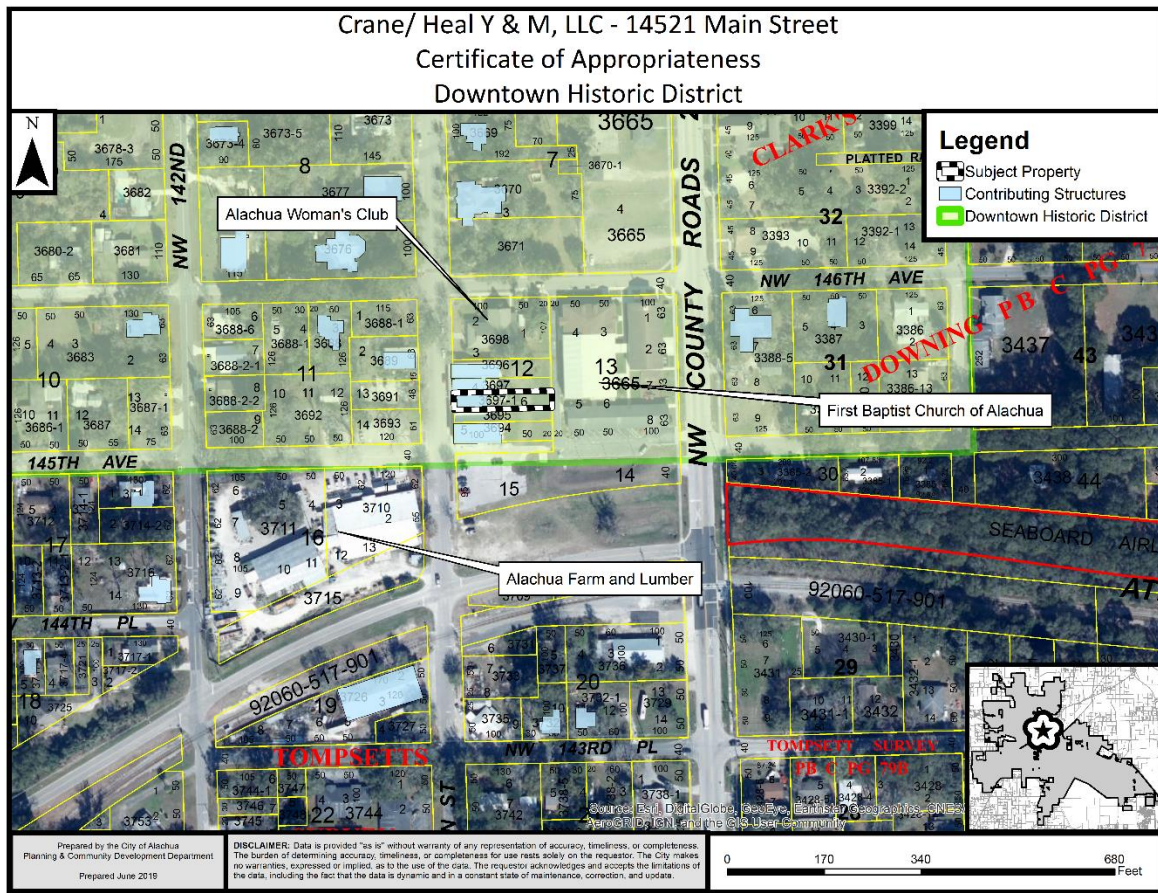
Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are as follows:

- ❖ to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources;
- ❖ to protect designated land and buildings or structures having historic and architectural significance;
- ❖ to stabilize and improve property values;
- ❖ to foster civic pride; and,
- ❖ to encourage redevelopment in the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the District, the subject property, and contributing historic structures are shown on Map 1.

Map 2 depicts the vicinity surrounding the subject property.

Map 2. Vicinity Map



CONSISTENCY WITH COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below provide a basis to establish consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below. An analysis of the application's consistency with the identified Goals, Objectives, and Policies below has been provided.

Future Land Use Element

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: Historic Preservation Districts:

The City of Alachua shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.5.a: The City shall ensure that future development within the district is sensitive to the historic character of any historic district.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.10.a: The City shall have Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Analysis of Consistency with Goals, Objectives, & Policies: The applicant has submitted materials to support that the proposed modifications will be consistent with and sensitive to the character of the historic district. The proposed metal awning is similar to the existing corrugated metal awning which is in disrepair and in need of replacement. The proposed metal awning is also similar to those existing on adjacent properties.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.6(E) of the City's Land Development Regulations (LDRs) establishes the standards of review for an application for a Certificate of Appropriateness. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.6(E) is provided below.

(1) *Affect Exterior Appearance*

Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

Evaluation: The applicant has submitted construction specifications which demonstrate the proposed alterations, located within the Historic Overlay District, would be consistent with the appearance of structures identified as contributing structures to the Downtown Historic District as designated by the National Register of Historic Places.

(2) *Affect Consistent with Historical, Architectural, or Other Relevant Qualities*

Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

Evaluation: Section 3.7.2 of the LDRs establishes the provisions of the City's Downtown Historic District. The general purposes of the Historic Overlay District are: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources; to protect designated land and buildings or structures having historic and architectural significance; to stabilize and improve property values; to foster civic pride; and to encourage redevelopment in the City's downtown.

The proposed alterations are consistent with the character of proximate structures (see exhibits and construction drawings submitted by the applicant).

Staff finds the proposed alterations would be consistent with the qualities of structures within the Historic Overlay District which the District seeks to protect.

(3) *Negative or Positive Impact on Neighboring Lands of Historical Significance*

Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.

Evaluation: Based upon the preceding information, the proposed building elements will be consistent with the appearance of other proximate structures, including those identified as contributing structures in the Master Registry of the National Register of Historic Places.

(4) *Effect of Denial*

Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

Evaluation: The approval of this application would permit the owners to replace building elements in need of renovation to maintain structure's habitability and address public safety concerns. The existing awning is in disrepair and could potentially pose a threat to public safety if not repaired. The property is currently zoned for business uses (CBD).

(5) *Demolition*

In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

- (a) That no other feasible alternative can be found;
- (b) The extent to which the land may not be beneficially used without approval of the demolition;
- (c) The ability to obtain a reasonable return from the existing structure(s); and
- (d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

Evaluation: No demolition has been proposed, therefore, this standard is not applicable.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

PD #350 - gel

FOR PLANNING USE ONLY

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

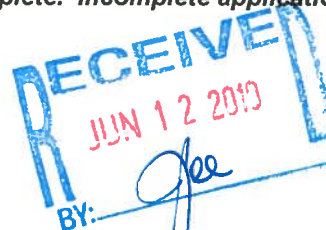
Certificate of Appropriateness Application

Reference City of Alachua Land Development Regulations 2.4.6

You must have all information for your application to be considered complete. Incomplete applications will not be accepted.

A. PROJECT TYPE

- ☐ Demolition ☐ Removal
☐ New Construction ☐ Addition
☒ Alteration of Exterior Features



B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Celine Crane Title: President
Company (if applicable): Design Dwa Construction
Physical address: 14521 MAIN STREET
Mailing Address: 5110 W 12th Street
City: JACKSONVILLE State: FL ZIP: 32254
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): HEALY & M LLC
Mailing Address: 10521 NW 47th TER
City: GAINESVILLE State: FL ZIP: 32653
Telephone: 352 727 3482 FAX: N/A e-mail: _____

C. PROPERTY AFFECTED

1. Address of Subject Property: 14521 MAIN STREET #10
2. Parcel ID Number(s): 03697 001 000
3. Existing Use of Property: RETAIL/CAFE
4. Future Land Use Map Designation: 1100
5. Zoning Designation: CBD
6. Acreage: 0.11
7. Number of Existing Structures on the Property: 1

D. ATTACHMENTS

1. A detailed drawing which identifies the dimensions of the property, location of existing building(s) and those proposed (if applicable), distances of buildings from property lines, building setback lines (dimensioned), and names of adjacent streets. A current survey or site plan may be submitted to meet this requirement, if all requested information is provided.
2. Set of plans and specifications for the project. All drawings must be clear, concise, and drawn to scale. Plans must include and dimension all exterior elevations and provide a dimensioned floor plan illustrating all rooms within any proposed addition (if applicable).
3. Photographs of existing building(s) (all facades or elevations of building(s) and adjacent buildings). Photographs must clearly illustrate the appearance and conditions of existing building(s) affected by the project, close-up pictures of any specific elements under consideration by the project (for

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 3/1/2014

Page 1 of 3

I/We certify and acknowledge that:

1. I /We must comply with the current Florida Building Code through the Building Department and obtain any necessary permits prior to receiving a final certificate of occupancy.
2. I/We must comply with the requirements of the Alachua County Fire Marshall.
3. I /We must obtain a Local Business Tax Receipt.
4. I/We must meet parking standards and any use specific standards for the zoning district
5. Falsifying information on this application may result in the Certificate of Appropriateness being revoked.



Signature of Applicant

CELINE R CRANE

Typed or printed name and title of applicant

6-12-2019

Date

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 12 day of June, 2019, by Celine R. Crane, who is/are personally known to me, or who has/have produced _____ as identification.

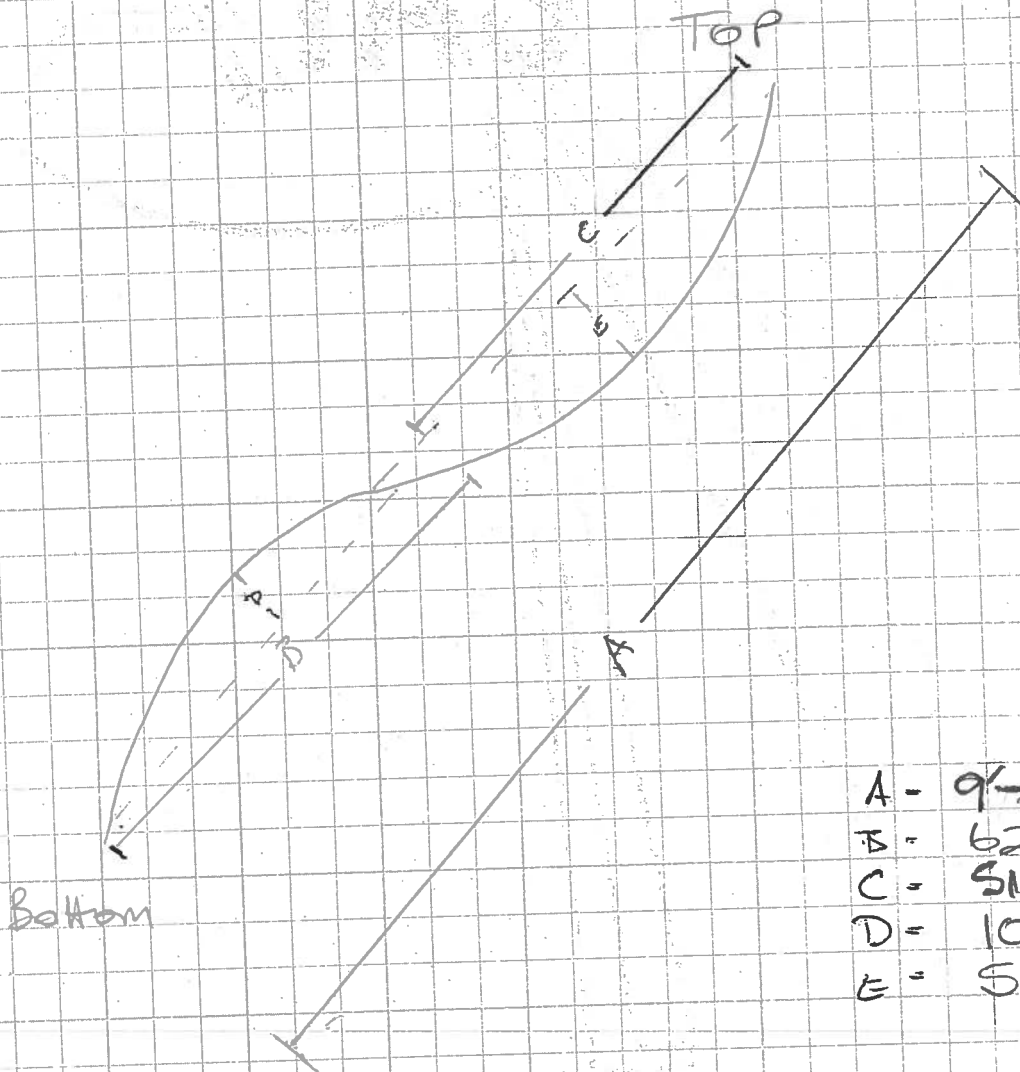
NOTARY SEAL



JOYE ELLEN EMERSON
Commission # GG 210360
Expires August 22, 2022
Bonded Thru Budget Notary Services

Signature of Notary Public, State of





A - 9'-6.5"
 B - 62.5"
 C - 51'-0"
 D - 10.5"
 E - 5'-0"

ATAS International, Inc.
 6612 Snowdrift Road
 Allentown, PA 18106

1610 Mustang Drive
 Maryville, TN 37801

419 E. Juanita Ave
 Mesa, AZ 85204

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Curved metal panels provide
a *new angle* on design
capabilities

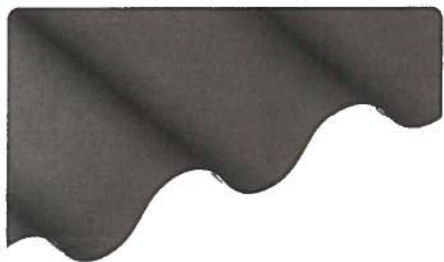


THINK OUTSIDE THE BOX

ARC PANELS.

Infinite curves; minimal seams: **Curved Corrugated Panels**

An exposed fastener system featuring aesthetically pleasing curves in both the profile and overall panel.



Curved Corrugated Panels Design Advantages

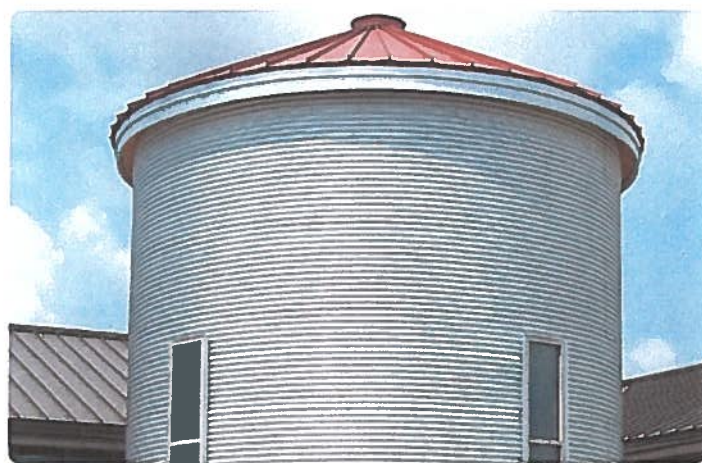
37 1/4" wide coverage and can be curved convex or concave

APPLICATION

- Typical applications include walls, mansards, and equipment screens
- Horizontal and vertical applications (horizontal convex and concave styles must be machine curved, while vertical styles are simple wrap-arounds, overlapping or nesting at sides)

PERFORMANCE STANDARDS

- Environmentally friendly – ENERGY STAR® qualified colors available. Contact ATAS for current color listings
- Tested in accordance with UL 790/ASTM E 108, ASTM E 84 Flame Spread



Specifications

SKU: BWX374 (convex), BWV374 (concave)

Gauge: .032, .040, .050 aluminum, 24, 22*, 20* ga. metallic coated steel, 24, 22*, 20* ga. 55% Al-Zn alloy coated steel with acrylic coating

Panel Width: 37 1/4"

Panel Length: Cut to customer specifications with a minimum of 6'-0", maximum to transportation limitations and/or product and project design considerations

Seam Height: 7/8"

Curve: Convex or Concave

Minimum Radius: 10'-0"

Texture: Embossed, Smooth

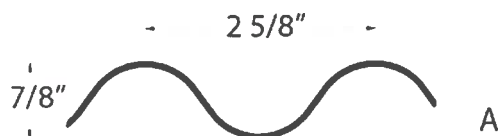
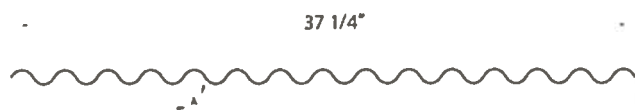
Finish: Kynar 500° PVDF or Hylar 5000° PVDF

Colors: 31 standard colors

Anodized: Clear, Dark Bronze

Accessories: A complete line of trims available in matching colors, gauge, and finish or as specified.

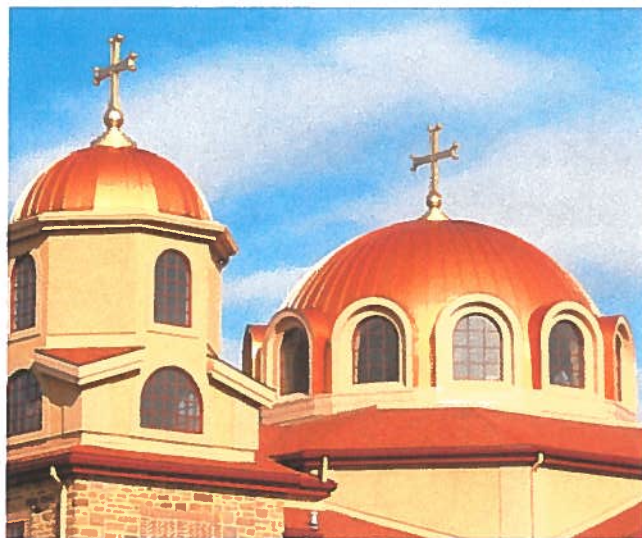
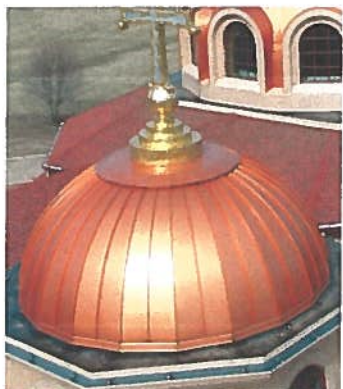
*Subject to minimum quantities and longer lead time. Inquire for availability.



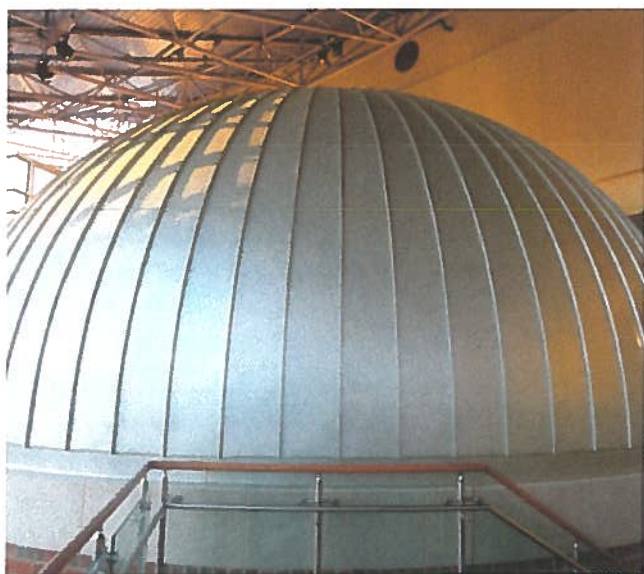
Unique Custom Fabrication

ATAS has the capability to provide curved and tapered panel profiles to accommodate the most unique projects.

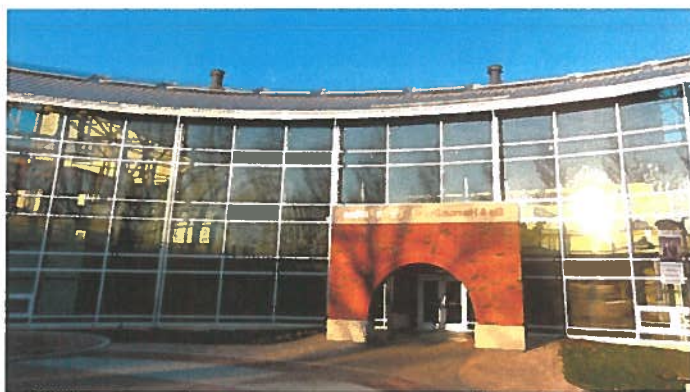
PC System; Coppertone



PC System; Forest Green



Dutch Seam, Tapered Field-Lok, and PC System;
Champagne



Crimp Curving

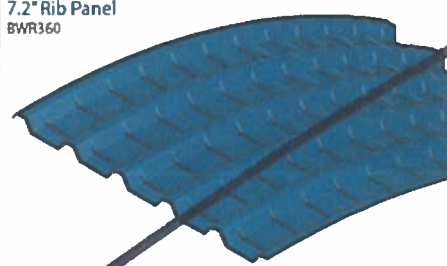


The ATAS crimp curving process increases the strength and rigidity of metal panels. When you design with curved panels, it's often possible to reduce panel gauge and/or the amount or type of structural support, saving material and labor.

Find more information at www.atas.com

Crimp curving available on the following ATAS profiles

7.2" Rib Panel
BWR360



Gauge: .040, .050 aluminum,
24, 22", 20" ga. metallic coated steel,
24, 22", 20" ga. 55% Al-Zn alloy coated
steel with acrylic coating

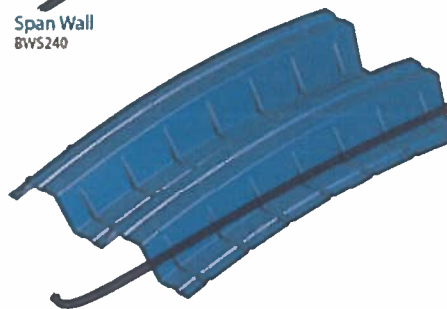
Panel Width: 36"

Panel Length: Cut to customer specifications
with a minimum of 6'-0",
maximum to transportation
limitations and/or product and
project design considerations

Panel Depth: 1 1/2"



Span Wall
BWS240



Gauge: .032, .040, .050 aluminum,
24, 22", 20" ga. metallic coated steel,
24, 22", 20" ga. 55% Al-Zn alloy
coated steel with acrylic coating

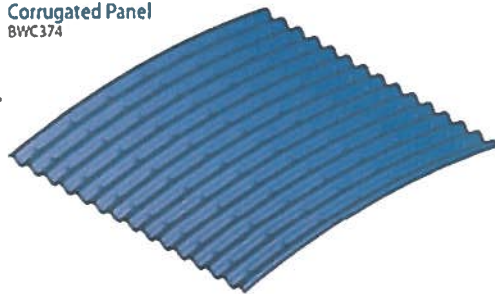
Panel Width: 24"

Panel Length: Cut to customer specifications
with a minimum of 9'-0",
maximum to transportation
limitations and/or product and
project design considerations

Panel Depth: 4"



Corrugated Panel
BWC374



Gauge: .032, .040, .050 aluminum,
24, 22", 20" ga. metallic coated steel,
24, 22", 20" ga. 55% Al-Zn alloy
coated steel with acrylic coating,
16", 20" oz copper

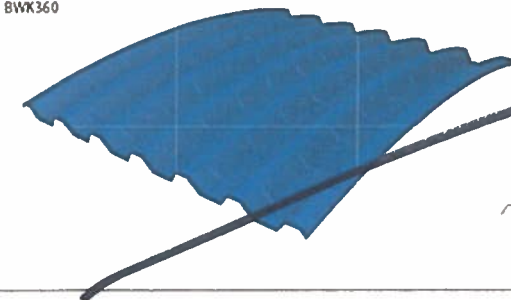
Panel Width: 37 1/4"

Panel Length: Cut to customer
specifications with
a minimum of 6'-0",
maximum to transportation
limitations and/or product
and project design
considerations

Panel Depth: 7/8"



6" Short Rib
BWK360



Gauge: .032, .040 aluminum
24, 22", 20" ga. metallic coated steel
24, 22", 20" ga. 55% Al-Zn alloy
coated steel with acrylic coating

Panel Width: 36"

Panel Length: Cut to customer
specifications with
a minimum of 6'-0",
maximum to transportation
limitations and/or product
and project design
considerations

Panel Depth: 1 1/2"



Texture: Embossed, Smooth; Finish: Kynar 500® PVDF or Hylar 5000® PVDF; Colors: 31 standard colors; Anodized: Clear, Dark Bronze; Accessories: A complete line of trims available in matching colors, gauge, and finish or as specified.

*Subject to minimum quantities and lead time. Inquire for availability.

STANDARD COLORS



Black (02) SRI: 1



Classic Bronze (01) SRI: 2



Medium Bronze (03) SRI: 33



Chocolate Brown (04) SRI: 25



Sierra Tan (09) SRI: 37



Sandstone (06) SRI: 66



Concord Cream (05) SRI: 78



Hartford Green (27) SRI: 23



Forest Green (11) SRI: 29



Hemlock Green (30) SRI: 30



Patina Green (12) SRI: 47



Teal (19) SRI: 26



Slate Grey (20) SRI: 39



Ascot White (10) SRI: 96



Regal Blue (18) SRI: 23



Siam Blue (14) SRI: 35



Slate Blue (21) SRI: 31



Rocky Grey (16) SRI: 29



Charcoal Grey (62) SRI: 27



Dove Grey (13) SRI: 58



Bone White (26) SRI: 85

PREMIUM FINISH



Clear Anodized (70) SRI: 92



Dark Bronze Anodized (71) SRI: 6



Boysenberry (25) SRI: 27



Redwood (07) SRI: 18



Mission Red (08) SRI: 33



Rawhide (15) SRI: 64



Acrylic Coated Galvalume® (97) SRI: 58

PREMIUM FINISH



Silversmith (28) SRI: 51



Antique Patina (24) SRI: 25



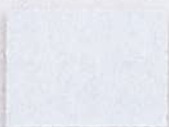
Brite Red (17) SRI: 39



Champagne (31) SRI: 62



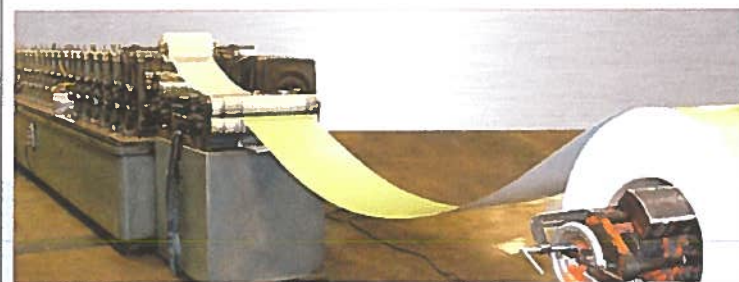
Coppertone (23) SRI: 57



Titanium (35) SRI: 59



THE ATAS DIFFERENCE

Aro-Metafor roll former with
in-line leveler

- Stationary machine
- Controlled environment
- 20 forming stations
- In-line precision leveling

ATAS professional staff is able to assist in the design or provide shop drawings for your project. Final choice of materials and installation is the responsibility of the owner, architect and/or the owner's agent. ATAS International, Inc. cannot be held responsible for the ultimate selection or the installation of these materials. Due to slight stress in metal materials and substrates to which metal panels are applied, installed panels may exhibit a perceived waviness in the flat areas of the panel. Commonly the period and amplitude of the waviness is dependent upon the continuous flat width of the panel. This condition is beyond the control of ATAS and consequently this perceived waviness or "oil canning" of the product is not a valid reason for rejection of materials. (Refer to ASTM E 1514, ASTM E 1637 and Metal Construction Association Technical Bulletin 1060 for further clarification). ATAS reserves the right to modify, eliminate and/or change its products without prior notification. ATAS cannot be held responsible for errors in line drawings and typesetting. Inquire for availability. Colors are as close to the actual colors as modern printing allows. Exact color chips on request; this is a requirement for all premium colors. If you have requirements or preference for colors or finishes other than shown, contact ATAS. Color availability varies by material, gauge and profile. ATAS is not responsible for colors selected from this chart. Contact ATAS for more information.



ATAS International, Inc.

Allentown, PA • Mesa, AZ • Maryville, TN

800.468.1441 | www.atas.com | info@atas.com



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Contact ATAS for more information. ATAS reserves the right to modify, eliminate and/or change its products without prior notification.

LAT00815 LAT330

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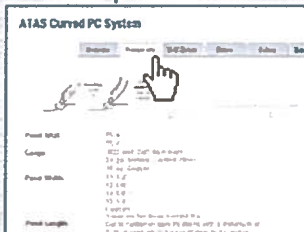
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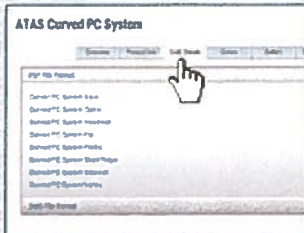
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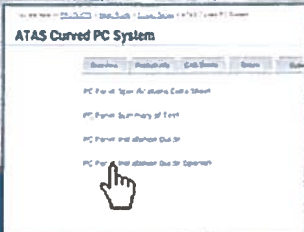
Download CAD details



Browse photos



View tech data



Parcel: 03697-001-000

Search Date: 6/18/2019 at 12:45:47 PM

Taxpayer:	HEAL Y&M LLC	Legal:	TOMPSETT SURVEY PB A-68 COM SW COR BK 12 N 57.27 FT POB E 150.03 FT N 30.02 FT W 150.03 FT S 30.16 FT OR 2127/2866 ALSO W1/2 OF SE MAIN TER ADJ ON E VACATED PER RES 07-05
Mailing:	10521 NW 47TH TER GAINESVILLE, FL 32653		
Location:	14521 MAIN ST ALACHUA 14521 MAIN ST - 10 ALACHUA 14521 MAIN ST - 20 ALACHUA		
Sec-Twn-Rng:	15-08-18		
Property Use:	01100 - STORES		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	COMM-ALACHUA		
Subdivision:	TOMPSETT SURVEY BLK 27-47		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	STORES	24000	0	45100	69100	0	69100	69100	0	0	69100	69100
2017	Stores	24000	0	46000	70000	0	70000	70000	0	0	70000	70000
2016	Stores	24000	0	46800	70800	0	70800	70800	0	0	70800	70800
2015	Stores	24000	0	52500	76500	0	76500	76500	0	0	76500	76500
2014	Stores	24000	0	53600	77600	0	77600	77600	0	0	77600	77600

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
1100	STORE 1 FLOOR	CBD	LAND ZONE: CBD	1	0.11	4791.6

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
3500	STORE RETAIL	1900	2000	1416	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	1416	3	Average	3500	STORE RETAIL	Bath Fixtures	Num Extra Fixtures	4
CAN	CANOPY (NO SIDES)	24	3	Average	3500	STORE RETAIL	Exterior Wall	19-COMMON BRICK	100
							Floor Cov	08-SHEET VINYL	90
							Floor Cov	12-HARDWOOD	10
							Frame	03-MASONRY	100
							HC&V	04-FORCED AIR	100
							Heat System	04-ELECTRIC	100
							HEAT/AC	02 - SPLIT HVAC	1
							HVAC	03-CENTRAL	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	100
							Roof Type	04- WOOD TRUSS	100
							Roofing	04-TAR & GRAVEL	100
							Total Rooms	4-Rooms	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
3500	STORE RETAIL	1900	1970	1416	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
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							Floor Cov	08-SHEET VINYL	90
							Floor Cov	12-HARDWOOD	10
							Frame	03-MASONRY	100

HC&V	04-FORCED AIR	100
Heat System	04-ELECTRIC	100
HEAT/AC	02 - SPLIT HVAC	1
HVAC	03-CENTRAL	100
Interior Wall	05-DRYWALL	100
Num Res Units	Num Res Units	100
Roof Type	04-WOOD TRUSS	100
Roofing	04-TAR & GRAVEL	100
Total Rooms	4-Rooms	1

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2018-12-03	138000	No	01-Qualified Examina of Deed	4648	0775	WD
2018-11-29	100	No	11-Corrective Deed	4648	0772	QD
2017-07-11	100	No	11-Corrective Deed	4568	1263	QD
2016-08-31	0	No	11-Corrective Deed	4459	0602	MS
2013-08-14	21700	No	16-Partial Inter Deed <100in	4220	1358	WD
1997-08-06	60000	No	Q-OLD SALE - QUALIFIED	2127	2866	WD

2018 Roll Details — Real Estate Account At 14521 MAIN ST # 10

Real Estate Account #03697 001 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

[Print this page](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-11-27 \$1,655.08
Receipt #18-0032494

Owner: CRANE & MACDOUGALL
18721 NW 134TH DR
ALACHUA, FL 32615
Site: 14521 MAIN ST # 10

Account number: 03697 001 000

Alternate Key: 1013531

Millage code: 1700

Millage rate: 22.5820

Escrow company: CAPITAL CITY BANK (300104)
1880 CAPITAL CIRCLE NE
TALLAHASSEE, FL 32308

Assessed value: 69,100

School assessed value: 69,100

Unimproved land value: 24,000

Google Maps Platform rejected your request. You must use an API key to authenticate each request to Google Maps Platform APIs. For additional information, please refer to <http://g.co/dev/maps-no-account>

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$1,559.04
Non-ad valorem: \$185.00
Total Discountable: 1724.04
No Discount NAVA: 0.00
Total tax: \$1,724.04

Legal description

TOMPSETT SURVEY PB A-68 COM SW COR BK 12 N 57.27 FT POB E 150.03 FT N 38.02 FT W 150.03 FT S 30.16 FT OR 2127/2866
ALSO W1/2 OF SE MAIN TER ADJ ON E VACATED PER RES 07-05 OR 2127/2866 & OR 4220/1358 & OR 4459/0602

Location

Book, page, item: 4588-1263-
Geo number: 15-08-18-03697001000
Range: 18
Township: 08
Section: 15
Neighborhood: 233200.51
Use code: 01100
Total acres: 0.110



Return to:
Prepared by:
G. Gregory Hale
G. Gregory Hale, Attorney At Law
3426 NW 43rd Street Suite A
Gainesville, FL 32606
(352) 376-9576

Doc Stamp-Deed: \$966.00



File No.: 18-046

WARRANTY DEED

This indenture made on **December 3, 2018**, by

Celine Rosemary Crane f/k/a Celine R. MacDougall, a single woman

whose address is: **5110 W. 12th Street , Jacksonville, FL 32254**
hereinafter called the "grantor", to

HEAL Y&M LLC, a Florida Limited Liability Company

whose address is: **10521 NW 47th Terrace , Gainesville, FL 32653**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Parcel Identification Number: **03697-001-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Dianne W. Hale
 Witness Signature
 Print Name: Dianne W. Hale

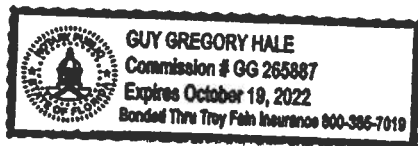
Celine
 Celine Rosemary Crane

G. G. Hale
 Witness Signature
 Print Name: G. G. Hale

State of Florida

County of Alachua

Sworn To, Subscribed and Acknowledged before me on **December 3, 2018**, by **Celine Rosemary Crane** () who is personally known to me or (X) who has produced a valid Florida driver's license as identification.



G. G. Hale
 Notary Public

GUY GREGORY HALE
 Notary Print Name

My Commission Expires: 10/19/22

EXHIBIT "A"**Legal Description**

Commencing at the Southwest corner of Block 12 of Thompsett's Survey as per plat thereof recorded in Plat Book A, page 68 of the Public Records of Alachua County, Florida and run N00°00'00"E along the East Right-of-Way line (R/W), of East Main Street a distance of 57.27' to the POINT OF BEGINNING; thence run N 89°59'12"E, a distance of 150.03' to the West R/W of SE Main Terrace (20' R/W); thence run N0°00'36"W along said West R/W line, a distance of 30.02' to an Easterly extension of the centerline of a building wall; thence run N89°57'49"W along said line, a distance of 150.03'; to the East R/W line of South Main Street, thence run S00°00'00"E along said R/W line, a distance of 30.16' to the POINT OF BEGINNING.

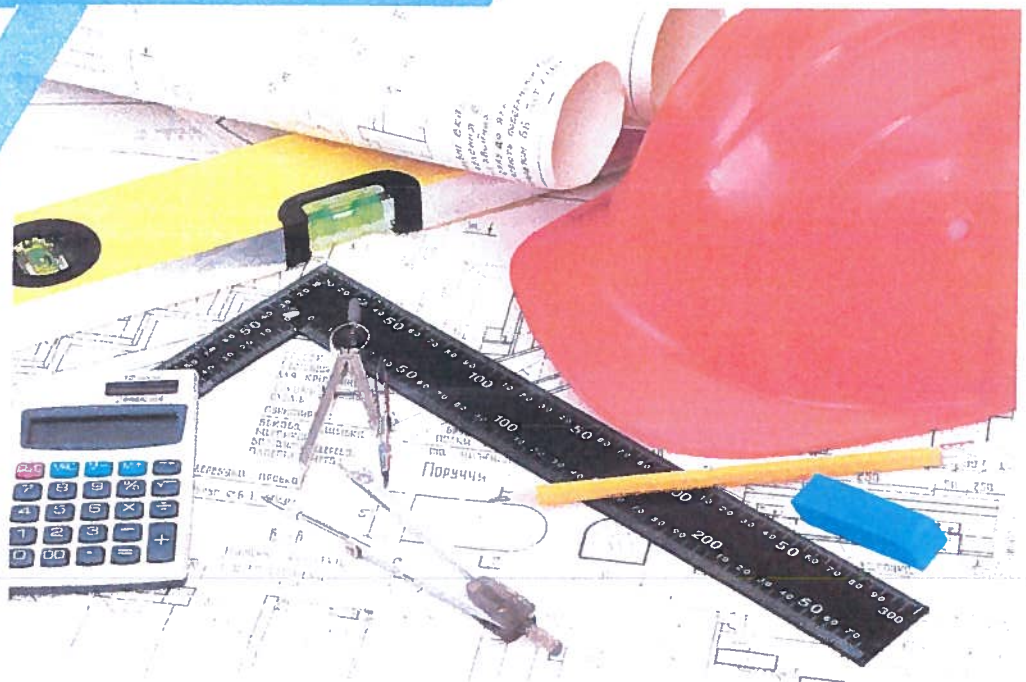
Also the West one-half (W 1/2) of Depot Street, a/k/a Southeast Main Terrace, lying adjacent on the East having been vacated per City of Alachua Resolution 07-05, recorded in O.R. Book 3717, Page 336 of the Public Records of Alachua County, Florida.

Design Diva Construction

Email: Celine@divabuild.com

Website: www.divabuild.com

Shop Awning replacement



June 26th, 2019



Design Diva Construction
Building Contractor

a division of St Albans Wood

DESIGN DIVA CONSTRUCTION

June 26, 2019

Report of proposed Work on Awning at 14521 Main St. Alachua FL 32615

Affect on Exterior appearance.

The existing corrugated metal awning is falling down and the wooden cross braces are rotten. It is only a question of time until this causes an injury to a passing pedestrian. I enclose a recent photograph.

Affect consistent with historical Architectural and other qualities

Extensive research was done to try as close as possible to match the existing awning. The original equipment that produced this awning has been out of use for decades and is no longer manufactured. The proposed corrugated metal awning produced in the same wave formation is the closest available product and once installed will look nearly the same.

Negative or Positive Impact on Neighboring buildings

The property is the center unit of 5 shops, so great effort has gone into finding a solution that will replicate the existing awning. By replacing something that is clearly damaged and failing, will improve the overall appearance, no end.

Effect of denial

Clearly having an ugly, damaged awning in the historic area of town is of no benefit to anyone. The awning hangs over the pedestrian sidewalk, and as such, not allowing this to be replaced would put not only the shop owner at liability for potential damage or personal injury but the city as well.

The notarized form from the present owner is on route and will be dropped off by the realtor Mr. Jay Rist.

Please advise of how I may be of any further assistance to you.



Yours sincerely

Celine Crane (President)





PROPERTY OWNER AFFIDAVIT

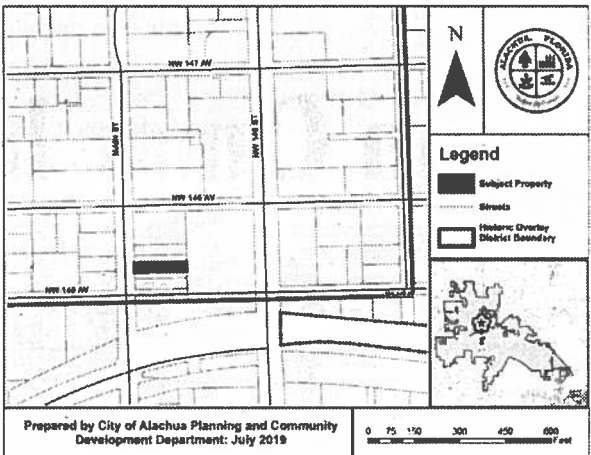
Owner Name: <u>JOSE F HERNANDEZ W</u>	
Address: <u>10521 NW 4TH TER</u> <u>GAINESVILLE FL 32653</u>	
Phone: <u>352 727 3482</u>	
Agent Name: <u>CELIA CRANE</u>	
Address: <u>5110 W 12TH ST</u> <u>JACKSONVILLE FL 32254</u>	
Phone: <u>352 327 6008</u>	
Parcel No.: <u>03697-001-000</u>	
Acreage: <u>/</u>	S: <u>15</u> T: <u>08</u> R: <u>18</u>
Requested Action: <u>Application for Certificate of Appropriateness</u> <u>to replace metal awning on shop at</u> <u>14521 Main St Alachua FL 32615</u>	
I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.	
Property owner signature: <u>[Signature]</u>	
Printed name: <u>JOSE F. HERNANDEZ W.</u>	
Date: <u>JUNE 27, 2019</u>	
The foregoing affidavit is acknowledged before me this <u>27</u> day of <u>June</u> , 2019 by <u>Jose Hernandez</u> , who is/are personally known to me, or who has/have produced <u>Drivers License</u> as identification.	
NOTARY SEAL	<u>[Signature]</u> Signature of Notary Public, State of <u>Florida</u>
AMANDA CHAN MY COMMISSION # FF897925 EXPIRES: July 12, 2019	



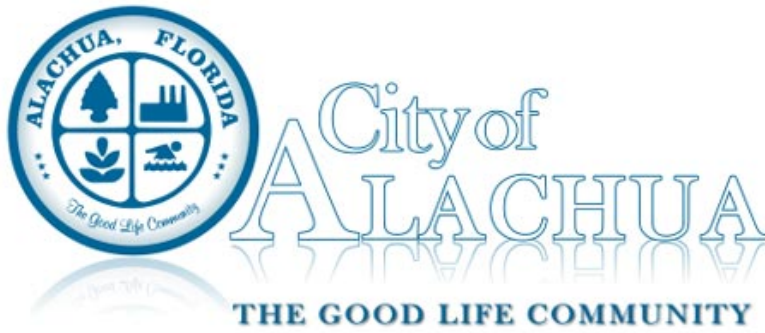
City of ALACHUA

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 August 13, 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: a request by Celine Crane of Design Diva Construction, applicant and agent for Heal Y&M, LLC., property owner, for the approval of a Certificate of Appropriateness for the following alteration to an existing nonresidential structure: removal and replacement of approximately 30 linear feet of corrugated metal awning. The subject property is located at 14521 Main Street; Tax Parcel Number 03697-001-000; FLUM: Central Business District; Zoning: Central Business District ("CBD").



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 142nd 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.



Board/Committee Agenda Item

MEETING DATE: 8/13/2019

SUBJECT: Special Exception Permit - Landscapes Unlimited Nursery: A request by Michael Gianikas and Erin Gianikas, applicants and property owners, for consideration of a Special Exception Permit for a commercial nursery at 18291 April Boulevard. The Special Exception Permit application proposes to allow for the sale of landscaping products produced both on-site and off-site, as well as the sale of traditional garden items, including but not limited to benches, bird baths, and other similar items; Tax Parcel Number 03015-003-007; FLUM: Agriculture; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Special Exception Permit for a commercial nursery at 18291 April Boulevard, subject to the five (5) conditions provided in Exhibit "A" of the August 13, 2019 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for a commercial nursery at 18291 April Boulevard, subject to the five (5) conditions provided in Exhibit "A" and located on page 13 through 14 of the August 13, 2019, Staff Report to the Planning & Zoning Board.

Summary

The proposed Special Exception Permit is a request by Michael Gianikas and Erin Gianikas, applicants and property owners, for consideration of a Special Exception Permit for a commercial nursery on a ±6.5 acre subject property, located at 18291 April Boulevard, to allow for the sale of plants and landscaping materials produced both on-site and off-site, as well as the sale of traditional garden items, including but not limited to benches, bird baths, and other similar items.

The subject property has an Agriculture Future Land Use Map (FLUM) Designation, and an Agricultural (A) zoning designation. Table 4.1-1 of the City's Land Development Regulations (LDRs) establishes the uses permitted within each zoning district. A commercial nursery is permitted by Special Exception Permit in the Agricultural zoning district. A commercial nursery is defined in Article 10 of the City's LDRs as follows: "an agricultural/commercial enterprise where plants and accessory products are sold on a retail basis. Twenty-five percent of the gross sales receipts of the commercial nursery must be derived from plants produced on site; or 25 percent of the area designated as a commercial nursery shall be dedicated to the cultivation of plants to be sold on site."

Section 2.4.4(A) of the City's LDRs states that uses that require a Special Exception Permit are those which are, "... generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses." Once a Special Exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

Section 2.4.4(D) of the City's LDRs establishes the standards with which all applications for a Special Exception Permit must be found to be compliant. An evaluation and findings of the application's compliance with the standards of Section 2.4.4(D) is provided in the Staff Report attached to this item. In addition, commercial nurseries are subject to Use-Specific Standards provided in Sections 4.3.3(A)(1) and (4) of the City's LDRs. An analysis of this application's compliance with the standards established in Sections 4.3.3(A)(1) and (4) is provided within the Staff Report attached to this item.

ATTACHMENTS:

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for 08/13/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

August 13, 2019

SUBJECT: A request for a Special Exception Permit for a commercial nursery to allow for the sale of plants and landscaping materials produced both on-site and off-site, as well as the sale of traditional garden items, including but not limited to benches, bird baths, and other similar items

**APPLICANTS &
PROPERTY OWNERS:** Michael Gianikas and Erin Gianikas

LOCATION: 18291 April Boulevard (north of Traveler's Campground)

PARCEL ID NUMBERS: 03015-003-007

FLUM DESIGNATION: Agriculture

ZONING: Agricultural (A)

OVERLAY: N/A

ACREAGE: ±6.5 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Special Exception Permit for a commercial nursery at 18291 April Boulevard, subject to the five (5) conditions provided in Exhibit "A" of this Staff Report.

**RECOMMENDED
MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for a commercial nursery at 18291 April Boulevard, subject to the four (4) conditions provided in Exhibit "A" and located on page 13 through 14 of the August 13, 2019, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Special Exception Permit is a request by Michael Gianikas and Erin Gianikas, applicants and property owners, for consideration of a Special Exception Permit for a commercial nursery on a ±6.5 acre subject property located at 18291 April Boulevard, to allow for the sale of plants and landscaping materials produced both on-site and off-site, as well as the sale of traditional garden items, including but not limited to benches, bird baths, and other similar items.

The subject property has an Agriculture Future Land Use Map (FLUM) Designation, and an Agricultural (A) zoning designation. Table 4.1-1 of the City's Land Development Regulations (LDRs) establishes the uses permitted within each zoning district. A commercial nursery is permitted by Special Exception Permit in the Agricultural zoning district. A commercial nursery is defined in Article 10 of the City's LDRs as follows: *"an agricultural/commercial enterprise where plants and accessory products are sold on a retail basis. Twenty-five percent of the gross sales receipts of the commercial nursery must be derived from plants produced on site; or 25 percent of the area designated as a commercial nursery shall be dedicated to the cultivation of plants to be sold on site."*

Section 2.4.4(A) of the City's LDRs states that uses that require a Special Exception Permit are those which are, *"...generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses."* Once a Special Exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

Commercial nurseries are subject to Use-Specific Standards provided in Sections 4.3.3(A)(1) and (4) of the City's LDRs. An analysis of this application's compliance with the standards established in Sections 4.3.3(A)(1) and (4) is provided within this report.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

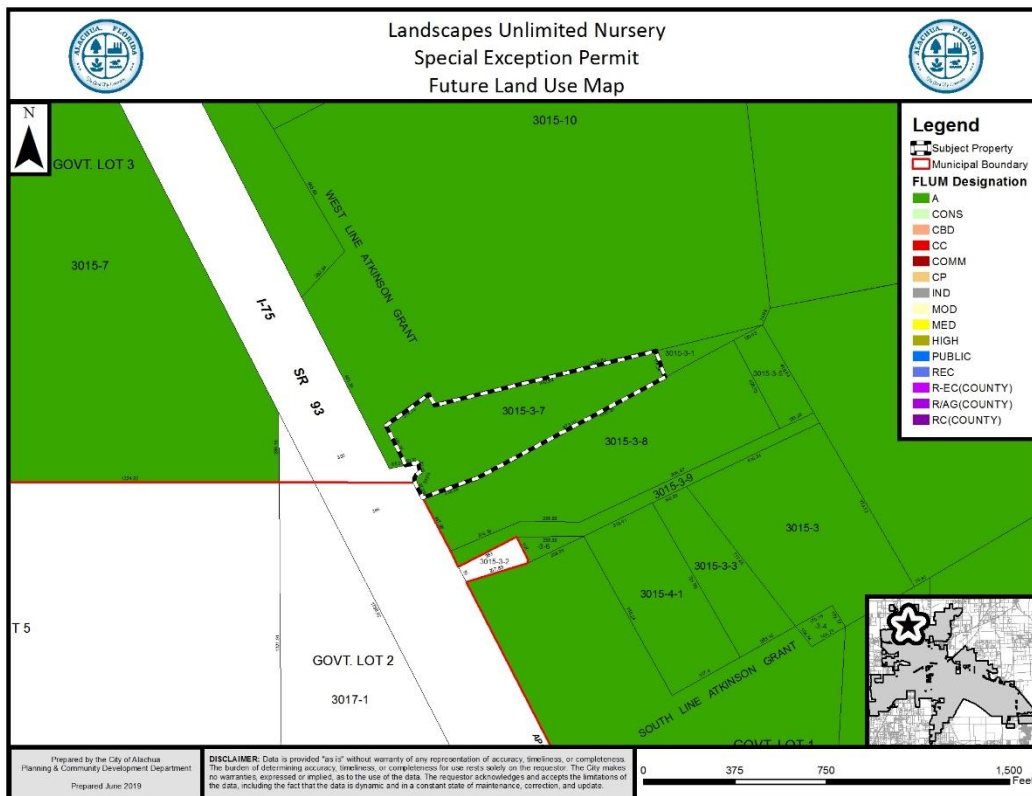
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Retirement Home for Horses	Agriculture	Agricultural (A)
South	Vacant Agricultural Lands (Pasture & Wooded); Traveler's Campground	Agriculture	Agricultural (A)
East	Vacant Agricultural Lands (Pasture & Wooded)	Agriculture	Agricultural (A)
West	Interstate-75	N/A	N/A

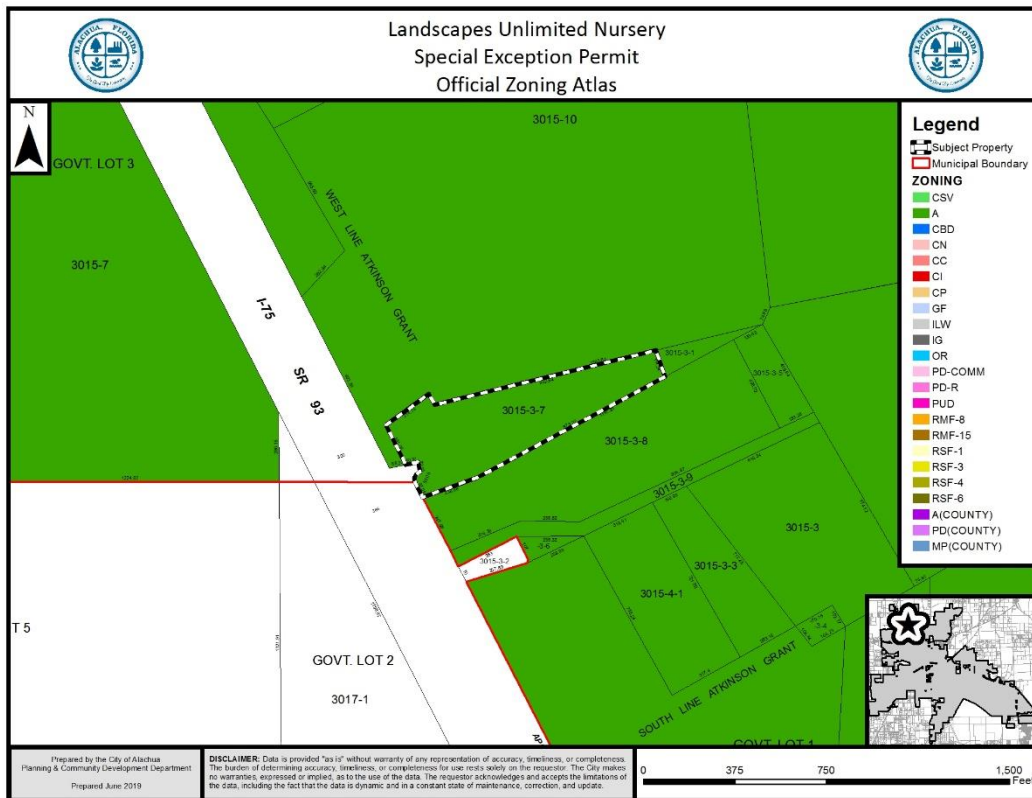
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Official Zoning Atlas



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held at 5:00 PM on June 6, 2019, at the Alachua Library Branch, located at 14913 NW 140th Street. The applicants were present and available to answer questions. As evidenced by materials submitted by the applicants, four (4) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicants and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Objective 1.1: Agriculture

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. **Nurseries;**
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Evaluation and Findings of Consistency with Objective 1.1 and Policy 1.1.c: The subject property has an Agriculture FLUM Designation. Objective 1.1 states this land use category is intended to maintain agricultural operations within the City limits. The subject property is currently used for the production of plants and landscaping materials. The applicants have indicated that the production of plants and landscaping materials will continue on-site. On-site production is also required for commercial nurseries (a minimum of 25% of the gross sales receipts of a commercial nursery must be derived from the sale of plants produced on-site).

Policy 1.1.c states that agri-business uses, including nurseries, are permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations in the City. The proposed use of a nursery thus furthers Policy 1.1.c. In addition, the maximum Floor Area Ratio of 0.50 will not be exceeded by buildings located on the subject property.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.4(D), SPECIAL EXCEPTION STANDARDS

Section 2.4.4(D) of the City's Land Development Regulations (LDRs) establishes the standards with which all applications for a Special Exception Permit must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.4(D). An evaluation and findings of the application's compliance with the standards of Section 2.4.4(D) is provided below. The applicants have also provided an analysis of the application's compliance with Section 2.4.4(D) in the supporting application materials.

(D) *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) *Complies with use specific regulations.* The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards.

Evaluation & Findings: Sections 4.3.3(A)(1) and (4) establish use-specific standards which are applicable to commercial nurseries. An analysis of the application's compliance with Sections 4.3.3(A)(1) and (4) is provided in this Staff Report. The applicants have also provided an analysis of the application's compliance with Sections 4.3.3(A)(1) and (4) within the supporting application materials.

(2) *Compatibility.* The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

Evaluation & Findings: Compatibility is defined by the City's Comprehensive Plan as, "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

The subject property has an Agriculture FLUM Designation, and is zoned Agricultural (A). The subject property is located in an area which is primarily comprised of vacant agricultural lands and limited single-family residential uses, however, Traveler's Campground is located approximately 500 feet to the south of the subject property.

The Agriculture FLUM Designation is described as follows in Objective 1.1 of the Future Land Use Element:

Objective 1.1: Agriculture

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Additionally, Policy 1.1.c states that agri-business uses are permitted and encouraged within the Agriculture land use category (**emphasis added**):

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural

operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. **Nurseries:**
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

The A zoning district is described by Section 3.3.1 of the City's LDRs as follows:

3.3.1 General purposes. The A district is established and intended to:

- (A) *Support agriculture and agriculture supportive uses. Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district;*
- (B) *Ensure residential development consistent with rural and agricultural character. Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low-density residential development or encouraging residential cluster development, and subdivisions that are harmonious with the rural economy and agricultural uses; and*
- (C) *Consistent with Comprehensive Plan. Be consistent with the areas designated as agriculture on the Comprehensive Plan.*

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 2.

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Retirement Home for Horses	Agriculture	Agricultural (A)
South	Vacant Agricultural Lands (Pasture & Wooded); Traveler's Campground	Agriculture	Agricultural (A)
East	Vacant Agricultural Lands (Pasture & Wooded)	Agriculture	Agricultural (A)
West	Interstate-75	N/A	N/A

The area immediately surrounding the subject property is presently vacant. There are no residential uses located adjacent to the subject property (The closest residential use is approximately 400 feet east of the rear property line of the subject property, and is approximately 700 feet from any operational area of the proposed commercial nursery. Reference the site plan submitted with the application, which depicts the location of the proposed commercial nursery's operations.)

Sections 4.3.3(A)(1) and (4) establish use-specific standards for commercial nurseries. Some of these standards are intended to ensure compatibility between this use and surrounding properties. These standards include: limitations upon hours of operation; increased setbacks for structures or storage yards from lot lines and from single-family residential lot lines; screening requirements for outside storage of equipment or vehicles; and landscaping requirements when adjacent to single-family residential development. Staff proposes a condition which would require continued compliance with the use-specific standards for commercial nurseries, thus supporting compatibility of the proposed use with surrounding areas. Additionally, staff proposes a condition to limit deliveries to the commercial nursery and to ensure any exterior lighting meets the requirements of the City's LDRs, also supporting compatibility with the surrounding area.

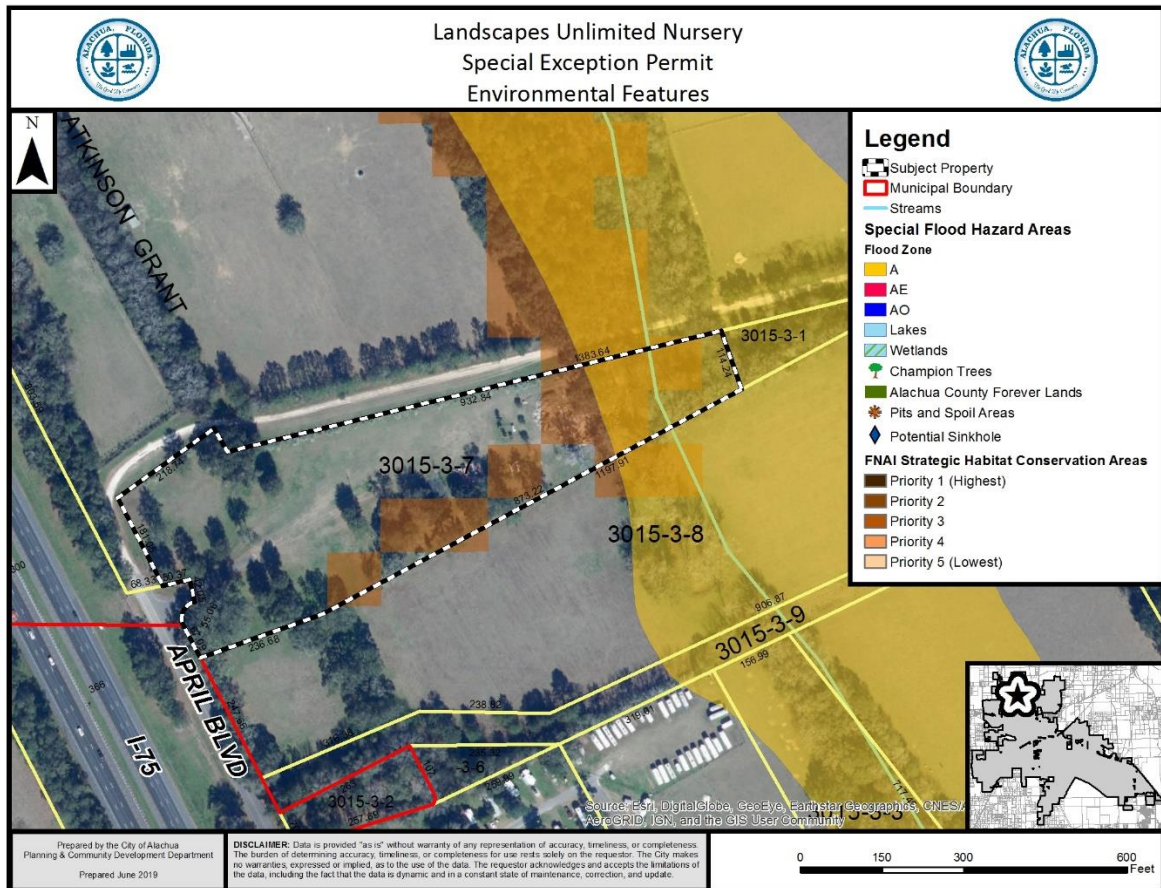
- (3) *Design minimizes adverse impact.* The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

Evaluation & Findings: As stated within this report, the application is found to be in compliance with the use-specific standards established in Sections 4.3.3(A)(1) and (4) for commercial nurseries. These use-specific standards establish requirements which reduce potential impacts to surrounding areas, such as: limitations upon hours of operation; increased setbacks for structures or storage yards from lot lines and from single-family residential lot lines; screening requirements for outside storage of equipment or vehicles; and landscaping requirements when adjacent to single-family residential development. The conditions proposed by Staff would also reduce potential impacts to surrounding areas. Staff proposes conditions which would define the permitted hours of operation, ensure that the setbacks of structures or storage yards meet the requirements of the LDRs, would limit the number, frequency, and time of deliveries, and would specify the type of the vehicles to be used for deliveries.

- (4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

Evaluation & Findings: A portion of the subject property is located in Flood Zone A (areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies, with no Base Flood Elevations (BFEs) or flood depths are shown on the subject property). All areas proposed to be utilized in association with the use are located outside of Flood Zone A. It is not expected that the proposed use would cause any significant impacts to light, water, and air resources, wildlife habitat, stormwater management, scenic resources, or any other natural resources.

Map 4. Environmental Features



- (5) *Roads and other public facilities.* There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

Evaluation & Findings: Access to the subject property is provided by a connection to April Boulevard. While this roadway is not monitored for concurrency, it is expected that the number of trips generated by the use would not result in any significant impacts to the roadway. The applicants have indicated that the waste generated by the proposed is limited, therefore, any potential impacts to solid waste facilities are expected to be minimal and acceptable. Connections to the City's potable water or wastewater systems are not required for the activity proposed, and the property will be served by existing wells.

- (6) *Not injure neighboring land or property values.* The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

Evaluation & Findings: It is not expected that the proposed special exception would have any substantial impact which would injure the use of neighboring land for the uses permitted in the zoning district (Agricultural) or reduce land values. The subject property is currently used for the production of landscaping materials. The proposed special exception would landscaping materials produced off-site to be sold at the subject property, as well as the sale of traditional garden garden items (i.e., benches, bird baths, and similar products). These activities are substantially

comparable to the activity permitted in the Agricultural zoning district for limited retail sales as part of agricultural production, and thus are not expected to substantially injure the use of neighboring land for uses that are permitted in the zone district or to reduce land values.

(7) *Site plan.* A site plan (Subsection 2.4.9 of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

Evaluation & Findings: A site plan has been submitted with the application materials which demonstrates compliance with the applicable requirements of the LDRs, including the standards of Section 2.4.4(D) and the Use-Specific Standards established for commercial nurseries in Section 4.3.3(A)(1) and (4).

(8) *Complies with all other relevant laws and ordinances.* The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

Evaluation & Findings: The application is found to comply with all other applicable City laws and ordinances, State and Federal laws, and regulations.

SECTIONS 4.3.3(A)(1) AND (4), USE-SPECIFIC STANDARDS: COMMERCIAL NURSERIES

Sections 4.3.3(A)(1) and (4) of the City's LDRs establish Use-Specific Standards for commercial nurseries. The application has been reviewed for compliance with the standards of Sections 4.3.3(A)(1) and (4). An evaluation and findings of the application's compliance with the standards of Sections 4.3.3(A)(1) and (4) is provided below. The applicants have also provided an analysis of the application's compliance with Sections 4.3.3(A)(1) and (4) in the application materials.

4.3.3(A)(1) *Agriculture support (directly related).* Agriculture support (directly related) uses shall comply with the following standards:

(a) *Intensity/character.*

(i) Be allowed only in direct association with an ongoing agriculture, horticulture, or animal husbandry use or activity.

Evaluation & Findings: The subject property is currently used for the production of plants and landscaping materials. The applicants have indicated that on-site production of plants and landscaping materials will continue to occur. On-site production is also required for commercial nurseries (a minimum of 25% of the gross sales receipts of a commercial nursery must be derived from the sale of plants produced on-site). Existing production areas are shown on the site plan submitted with the application materials.

(ii) Be at least one acre in area.

Evaluation & Findings: The subject property is approximately 6.5 acres in area.

(iii) Operate only between the hours of 6:00 a.m. and 9:00 p.m.

Evaluation & Findings: The applicants have indicated that the proposed use will operate between the hours of 6:00 a.m. and 9:00 p.m. Staff proposes a condition which would ensure these hours of operation are adhered to.

- (iv) Be operated or maintained by the owner or occupant of the land upon which the primary associated agriculture, horticulture, or animal husbandry use is being conducted.

Evaluation & Findings: The property owner is the occupant of the land, and is the also the owner of Landscapes Unlimited Nursery, which proposes to operate a commercial nursery at the subject property.

- (b) *Location on site/dimensional standards.* Set back structures or storage yards from adjacent single-family residential development, as follows:

Table 4.3-2. Site/Dimensional Standards for Agricultural Uses		
Lot Area (minimum)	Setback from Lot Lines (in feet)	Setback from Adjacent Single- Family Residential Lot Lines (in feet)
1 to 3 acres	50	75
>3 acres	75	100

Evaluation & Findings: Compliance with this standard is demonstrated by the information provided on the site plan submitted within the application materials. There are no single-family residential lots located adjacent to the subject property. The minimum 75 foot setback for all structures and storage yards from lot lines will be met, and the distances from storage yards and structures to the nearest lot line are dimensioned on the aforementioned site plan.

- (c) *Landscaped buffer adjacent to single-family residential development.* If adjacent to existing single-family development:
- (i) Provide a landscaped buffer a minimum of 15 feet in width along the yard which the single-family development abuts.
 - (ii) Screen all storage yards from view of the single-family residential development.

Evaluation & Findings: The subject property is not adjacent to single-family residential development, therefore this standard is not applicable.

- (d) *Access.* Not allow a vehicle access route to be located within a required landscaped buffer area, except where necessary to access the site.

Evaluation & Findings: The only vehicular access route to the site is provided by a connection to April Boulevard. The site plan shows that no vehicular access areas will be located within any required landscaped buffer areas.

- (e) *Hazardous chemicals, pesticide use.* Prohibit the use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents within any required single-family residential buffer.

Evaluation & Findings: The applicants have indicated that Best Management Practices (BMPs) for Florida nurseries will be implemented on the subject property. These BMPs establish restrictions upon the use and application of herbicides, pesticides, and potentially harmless chemicals. Further, since there are no single-family residences located adjacent to the subject property, the application of any herbicides, pesticides, or potentially harmless chemical will not occur within any buffer areas that are required from single-family residential uses.

- (f) *Parking.* Provide gravel or other dust-minimizing surfacing material for all parking areas within 300 feet of a residential development.

Evaluation & Findings: There are no parking areas which would be located within 300 feet of a residential development.

- 4.3.3(A)(4) *Nursery, commercial and production.* Any outside storage of equipment or vehicles associated with a nursery use (either commercial or production) shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.

Evaluation & Findings: Outside storage areas are shown on the site plan which has been submitted with the application materials. There will be no storage areas visible from off-site.

EXHIBIT “A”
TO
MICHAEL GIANIKAS AND ERIN GIANIKAS
LANDSCAPES UNLIMITED NURSERY
SPECIAL EXCEPTION PERMIT

STAFF REPORT

CONDITIONS:

1. The applicants agree they shall comply with the City of Alachua Land Development Regulations, including but not limited to:

- a. Section 4.3.3(A)(1), Use Specific Standards, Agriculture support (directly related) uses:

Agriculture support (directly related). Agriculture support (directly related) uses shall comply with the following standards:

- (a) *Intensity/character.*
- (i) Be allowed only in direct association with an ongoing agriculture, horticulture, or animal husbandry use or activity.
 - (ii) Be at least one acre in area.
 - (iii) Operate only between the hours of 6:00 a.m. and 9:00 p.m.
 - (iv) Be operated or maintained by the owner or occupant of the land upon which the primary associated agriculture, horticulture, or animal husbandry use is being conducted.
- (b) *Location on site/dimensional standards.* Set back structures or storage yards from adjacent single-family residential development, as follows:

Table 4.3-2. Site/Dimensional Standards for Agricultural Uses		
Lot Area (minimum)	Setback from Lot Lines (in feet)	Setback from Adjacent Single- Family Residential Lot Lines (in feet)
1 to 3 acres	50	75
>3 acres	75	100

- (c) *Landscaped buffer adjacent to single-family residential development.* If adjacent to existing single-family development:
- (i) Provide a landscaped buffer a minimum of 15 feet in width along the yard which the single-family development abuts.
 - (ii) Screen all storage yards from view of the single-family residential development.
- (d) *Access.* Not allow a vehicle access route to be located within a required landscaped buffer area, except where necessary to access the site.

- (e) *Hazardous chemicals, pesticide use.* Prohibit the use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents within any required single-family residential buffer.
- (f) *Parking.* Provide gravel or other dust-minimizing surfacing material for all parking areas within 300 feet of a residential development.

b. Section 4.3.3(A)(4), Use Specific Standards, Nursery, commercial and production:

Nursery, commercial and production. Any outside storage of equipment or vehicles associated with a nursery use (either commercial or production) shall be completely screened from off-site view by buildings and/or fencing with landscaping on the outside of the fencing.

c. Section 6.4, Exterior Lighting Standards.

- 2. The applicants agree that deliveries shall be limited to no more than four (4) individual deliveries per week. The applicants shall coordinate with the vendor or other entity providing delivery services to ensure that the Gross Vehicle Weight Rating (GVWR) of the vehicles making such deliveries does not exceed 22,000 pounds GVWR. Deliveries shall be conducted between 7:00 am and 7:00 pm on week days (Monday – Friday) or 8:00 am and 6:00 pm on weekend days (Saturday and Sunday).
- 3. The applicants agree that, in accordance with Section 2.4.4(H)(1) of the City of Alachua Land Development Regulations, a Certificate of LDR Compliance shall be obtained within 12 months from the date of approval of this Special Exception Permit. Failure to obtain a Certificate of LDR Compliance within 12 months of the approval of this Special Exception Permit shall cause the Special Exception Permit to expire, be void, and all uses allowed thereunder to immediately cease.
- 4. The applicants agree 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 – 4 as stated herein.

EXHIBIT “B”
TO
MICHAEL GIANIKAS AND ERIN GIANIKAS
LANDSCAPES UNLIMITED NURSERY
SPECIAL EXCEPTION PERMIT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 11, 2019

Also sent by electronic mail to ecfgian@hotmail.com

Michael & Erin Gianikas
PO Box 2467
Alachua, FL 32616

RE: Planning & Zoning Board (PZB) Public Hearing: Landscapes Unlimited Nursery Special Exception Permit Application

Dear Mr. & Ms. Gianikas:

On July 10, 2019, the City of Alachua received your revised application and materials for the Landscapes Unlimited Nursery Special Exception Permit Application. The revised application and materials were submitted to address the Development Review Team's (DRT) comments, which were issued to you in a letter dated June 26, 2019, and were reviewed at a meeting on July 1, 2019. Based upon Staff's review of the revised application and materials received on July 10, 2019, Staff has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 13, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, July 30, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, July 29, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, August 12, 2019**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 26, 2019

Also sent by electronic mail to ecfgian@hotmail.com

Michael & Erin Gianikas
PO Box 2467
Alachua, FL 32616

RE: Development Review Team (DRT) Comments for:
Landscapes Unlimited Nursery Special Exception Permit Application

Dear Mr. & Ms. Gianikas:

The application for the Landscapes Unlimited Nursery Special Exception Permit Application has been reviewed by the City's Development Review Team (DRT). The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB).

A meeting has been scheduled with you on **Monday, July 1, 2019, at 3:00 PM**, to discuss these comments. After reviewing the comments below, if you believe that this meeting is not necessary, please inform us as soon as possible.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, July 10, 2019**. A total of three (3) copies of the **complete** application package (i.e., all application materials and attachments) and a digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to planning@cityofalachua.com, must be provided by this date. Submission of an incomplete package may result in a delay in the application's review or a delay in the public hearing schedule.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies, if any, which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following:

1. **Consistency with Land Development Regulations (LDRs)**
 - a. Section 2.4.2(D) establishes the Special Exception Permit Standards. In response to 2.4.2(D)(3), please provide additional information about the nature of service deliveries (i.e., size of delivery vehicle(s), materials being delivered, etc.)
 - b. Section 2.4.2(D) establishes the Special Exception Permit Standards. In response to 2.4.2(D)(5), please address if there are any specific requirements or needs for waste disposal or removal. Please also indicate that no connections to potable water / sanitary sewer are proposed or required.

- c. The Site Plan shows the location of existing and proposed buildings, structures, and storage areas (i.e., a retail area). Section 4.3.3(A)(1)(b) and Table 4.3-2 requires structures and storage yards to be a minimum 75 foot setback from lot lines, or 100 feet when adjacent to single-family residential uses. Please add to the site plan the distance of each existing or proposed building, structure and storage area from the closest property line. Please also note this minimum setback requirement applies to the storage of any equipment or materials used in the production of agricultural products on the property.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

cc: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Landscapes Unlimited Nursery

APPLICATION TYPE: Special Exception Permit

APPLICANT/PROPERTY OWNERS: Michael Gianikas and Erin Gianikas

DRT MEETING DATE: July 1, 2019

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Agriculture

ZONING: Agricultural (A)

OVERLAY: N/A

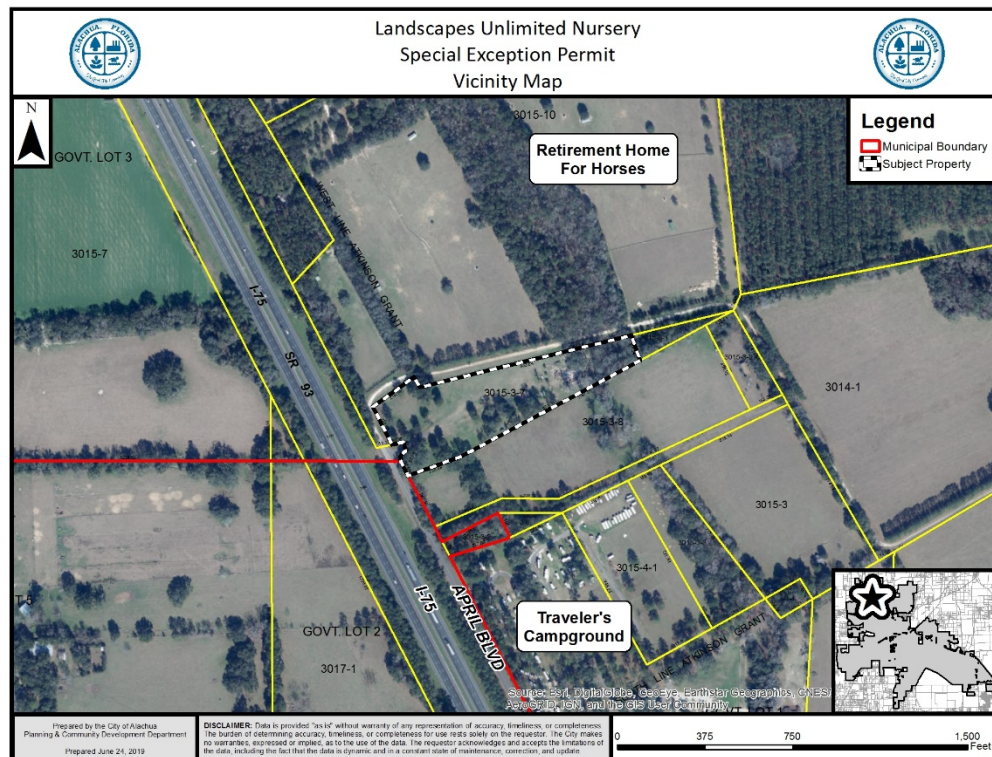
ACREAGE: ±6.5 acres

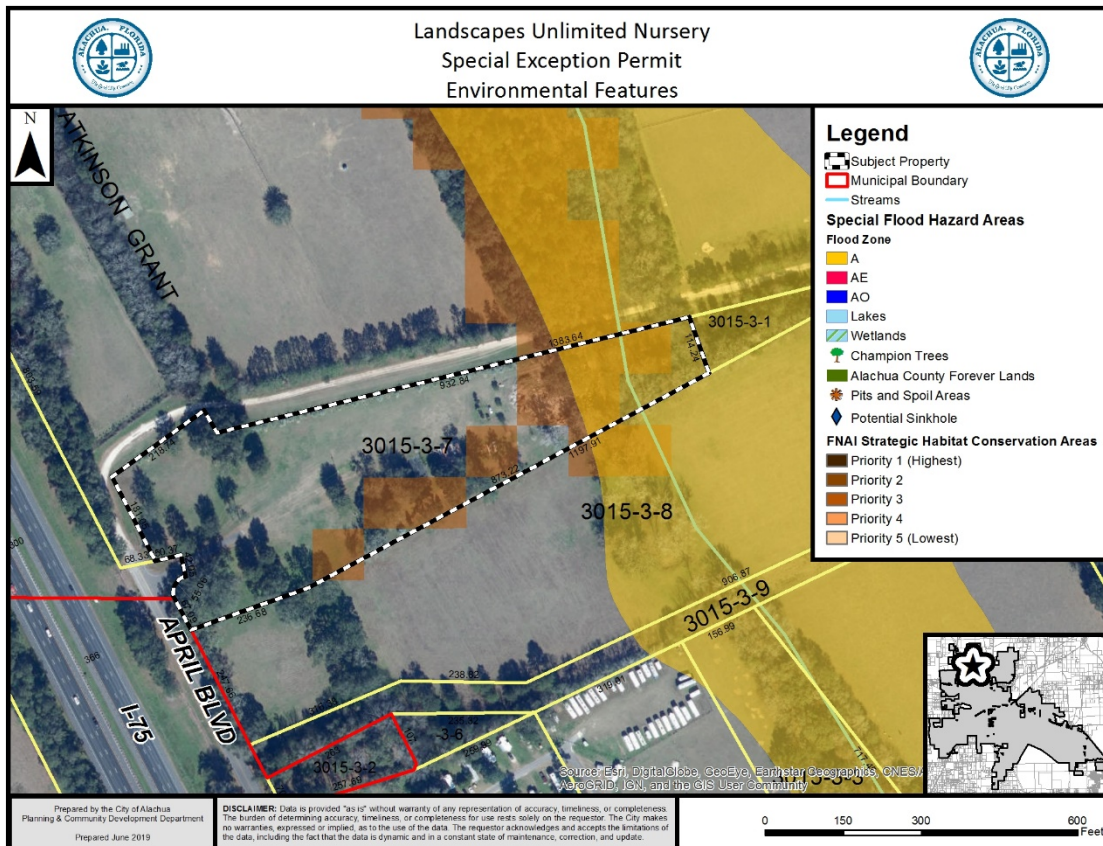
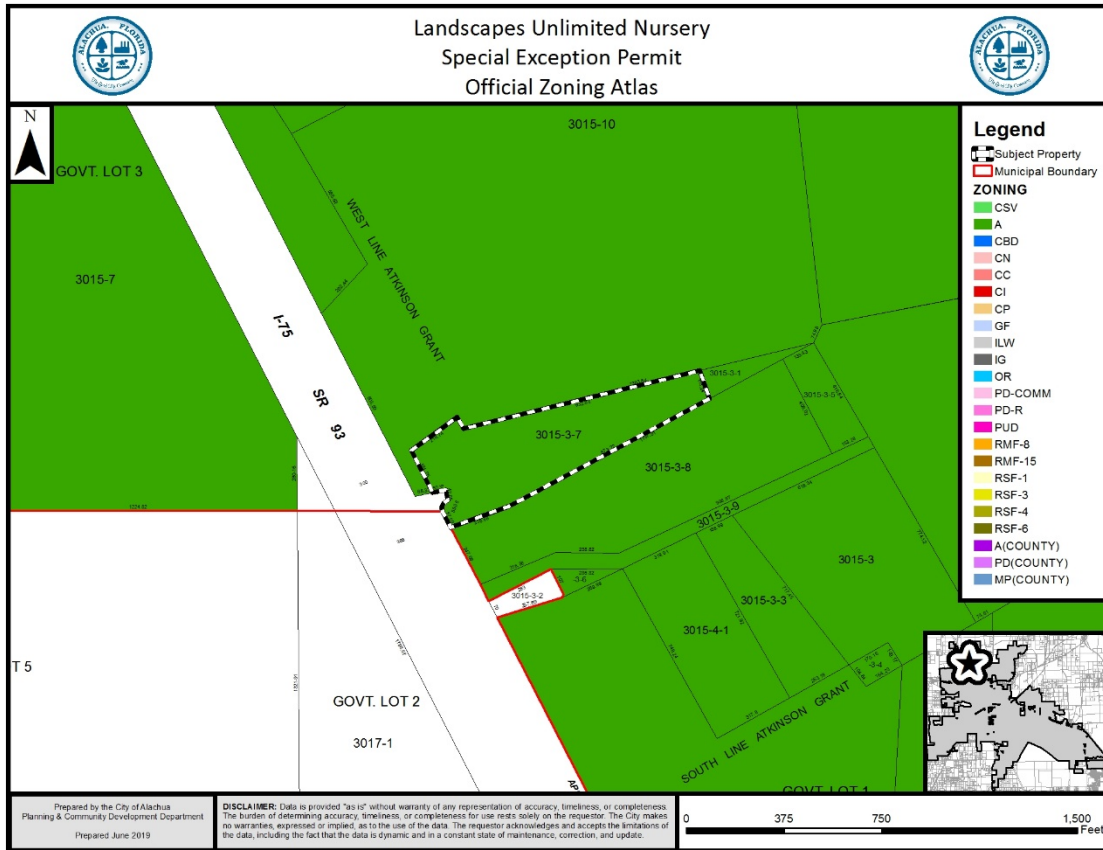
ADDRESS: 18291 April Boulevard

PARCELS: 03015-003-007

PROJECT SUMMARY: A request to permit a commercial nursery. The proposed commercial nursery would include the sales of landscaping produced on-site, as well as the sale of plants produced by nearby wholesalers and the sale of traditional garden items, such as benches, bird baths and similar items.

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, July 10, 2019.**





Deficiencies to be Addressed

1. *Consistency with Land Development Regulations (LDRs)*
 - a. Section 2.4.2(D) establishes the Special Exception Permit Standards. In response to 2.4.2(D)(3), please provide additional information about the nature of service deliveries (i.e., size of delivery vehicle(s), materials being delivered, etc.)
 - b. Section 2.4.2(D) establishes the Special Exception Permit Standards. In response to 2.4.2(D)(5), please address if there are any specific requirements or needs for waste disposal or removal. Please also indicate that no connections to potable water / sanitary sewer are proposed or required.
 - c. The Site Plan shows the location of existing and proposed buildings, structures, and storage areas (i.e., a retail area). Section 4.3.3(A)(1)(b) and Table 4.3-2 requires structures and storage yards to be a minimum 75 foot setback from lot lines, or 100 feet when adjacent to single-family residential uses. Please add to the site plan the distance of each existing or proposed building, structure and storage area from the closest property line. Please also note this minimum setback requirement applies to the storage of any equipment or materials used in the production of agricultural products on the property.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF WEDNESDAY, JULY 10, 2019.

Development Review Team (DRT) Meeting

Project Name: Landscapes Unlimited Nursery Special Exception Permit

Meeting Date: July 1, 2019 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 5, 2019

Also sent by electronic mail to ecfgian@hotmail.com

Michael & Erin Gianikas
PO Box 2467
Alachua, FL 32616

RE: Completeness Review of Landscapes Unlimited Nursery Special Exception Permit Application

Dear Mr. & Ms. Gianikas:

On May 30, 2019, the City of Alachua received your application for a Special Exception Permit for the Landscapes Unlimited Nursery. The application proposes to permit a commercial nursery at 18291 April Boulevard (Tax Parcel Number 03015-003-007). As stated in the application materials, the proposed commercial nursery would include the sales of landscaping produced on-site, as well as the sale of plants produced by nearby wholesalers and the sale of traditional garden items, such as benches, bird baths and similar items.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, June 12, 2019.**

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled once materials which address the following comments have been received by the City.

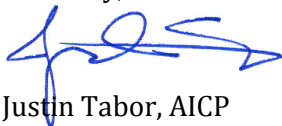
Please address the following:

1. **Special Exception Permit Application Attachment #3. – Site Plan:** Please clarify which site features are existing and which site features are proposed (if any). Please note, if new structures or buildings are proposed, Site Plan or Minor Site Plan review may be required.
2. **Special Exception Permit Application Attachment #4. – Mailing Labels:** two (2) copies of mailing labels for all property within 400 feet and for those persons/organizations registered with the City were provided, however, actual sets of mailing labels were not submitted. Please submit two (2) sets of mailing labels.

3. **Special Exception Permit Application Attachment #5. –Neighborhood Meeting Materials:**
Submit a written summary of the Neighborhood Meeting, including: those in attendance; a summary of the issues related to the development proposal which were discussed; comments by those in attendance about the development proposal; and any other information deemed appropriate. If the Neighborhood Meeting was unattended, submit materials which accordingly indicate the meeting was unattended.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Special Exception Permit Application

Reference City of Alachua Land Development Regulations Article 2.4.4

A. PROJECT

1. Project Name: Landscapes Unlimited Nursery
2. Address of Subject Property: 18291 April Boulevard, Alachua, FL 32615
3. Parcel ID Number(s): 03015-003-007
4. Existing Use of Property: Agriculture
5. Future Land Use Map Designation: Agriculture
6. Zoning Designation: Nursery
7. Acreage: 6.5 +/- acres

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Michael/Erin Gianikas Title: owners
Company (if applicable): _____
Mailing address: PO Box 2467
City: Alachua State: FL ZIP: 32616
Telephone: () 352-363-0120 FAX: () _____ e-mail: ecfgian@hotmail.com
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 special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought, and stating the grounds on which it is requested.
2. Analysis of compliance with the Standards for a Special Exception, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:
 - a. Complies with Use Specific Regulations
 - b. Compatibility
 - c. Design Minimizes Adverse Impact
 - d. Design Minimizes Environmental Impact
 - e. Roads and Other Public Facilities
 - f. Not Injure Neighboring Land or Property Values
 - g. Site Plan
 - h. Complies with All Other Relevant Laws and Ordinances
3. Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 4/1/2012

- a. A site plan showing the proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas; and required yards and other open spaces;
 - b. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - c. Plans for screening and buffering with reference to type, character and dimensions;
 - d. Proposed landscaping, signs and lighting, including type, dimensions and character;
 - e. Any specific requirements of the zoning district.
4. Two (2) 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).
 5. 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.
 6. Map of the subject property and surrounding area with zoning.
 7. Legal description with tax parcel number.
 8. Proof of ownership.
 9. Proof of payment of taxes.
 10. **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 10 attachments are required for a complete application. A completeness review of the application will be conducted within 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.

Michael P. Gianikas

Signature of Applicant

Michael P. Gianikas

Typed or printed name and title of applicant

Erin F. Gianikas

Signature of Co-applicant

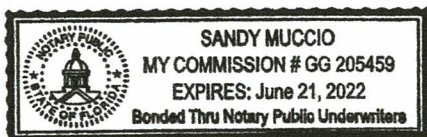
Erin F. Gianikas

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of May, 2019 by Michael P. and

Erin F. Gianikas, who is/are personally known to me, or who has/have produced
as identification.



Sandy Muccio
Signature of Notary Public, State of Florida

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

1. Statement of proposed special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought, and stating the grounds on which it is requested.

This property is currently zoned for Agriculture which allows for a Production Nursery but not a Commercial Nursery. A Commercial Nursery is defined by the Alachua Land Development Regulations as 'an agricultural/commercial enterprise where plants and accessory products are sold on a retail basis. Twenty-five percent of the gross sales receipts of the commercial nursery must be derived from plants produced on site; or 25 percent of the area designated as a commercial nursery shall be dedicated to the cultivation of plants to be sold on site.'

We would like to run a commercial nursery for retail and wholesale business. We are currently using approximately 3 acres for production which we would increase in the future. We intend to also sell a portion of plants purchased from nearby wholesalers and also sell garden benches, bird baths and related items. We intend to produce at least twenty-five percent of gross sales from our production.

We believe that this will add a much-needed small business to Alachua. While we are, of course, hoping to be a profitable business, we would like our business to remain small and customer-focused. We would like to provide an outdoor experience for our customers – a place to wander and relax as they shop.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

2. Analysis of compliance with the Standards for a Special Exception, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:

a. Complies with Use Specific Regulations

4.3.3(A)(1)

- A 'Commercial Nursery' can be considered as directly associated with an 'ongoing agriculture, horticulture, or animal husbandry use or activity'
- The parcel in question is more than one acre in area
- The nursery would operate typically within the hours of 7:00 am to 7:00 pm, and perhaps be opened until 9:00 pm at the latest for special sales. We would only operate during daylight hours, which would eliminate the need for lighting on the p
- Landscapes Unlimited Nursery will be operated by the owners of the property, Michael and Erin Gianikas.
- Setbacks for structures and storage yards will be 75 feet.
- The parcel is not adjacent to any single-family residential properties.

4.3.3(A)(4)

It is our intent to completely screen from off-site view any outside storage of equipment or vehicles associated with nursery use. This will be achieved by the use of buildings and/or fencing with landscaping on the outside of the fencing.

b. Compatibility

We believe that a small commercial nursery is compatible with the area. Area properties are all zoned 'Agriculture' and include the Travelers Campground and Mill Creek Retirement Home for Horses. Both are small businesses which emphasize the outdoors. It is our goal to blend in to our community, not to be a 'sore-thumb' or blight on the area.

c. Design Minimizes Adverse Impact

Our design is to keep retail sales areas to the middle of the property, towards the entrance. The majority of the edges of the property will either hold growing areas or be landscaped. Service delivery will occur on average once per week during regular business hours. Odors, noise, glare and vibration will be kept to a minimum, and the business will not create any type of nuisance.

d. Design Minimizes Environmental Impact

We intend to apply for the Best Management Practices for Florida Nurseries program with the Florida Department of Agriculture and Consumer Services and will be implementing those practices and keeping records. We believe the wildlife habitat will increase with the nursery.

e. Roads and Other Public Facilities

April Boulevard is a paved road. Although we may add slightly to the traffic on the road, it is typically a quiet road, and safe ingress and egress into the nursery should not be problematic.

f. Not Injure Neighboring Land or Property Values

As a plant nursery, our goal is to beautify, not detract from any of the neighboring properties or their values.

g. Site Plan

A site plan is attached.

h. Complies with All Other Relevant Laws and Ordinances

The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations of which we are aware.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

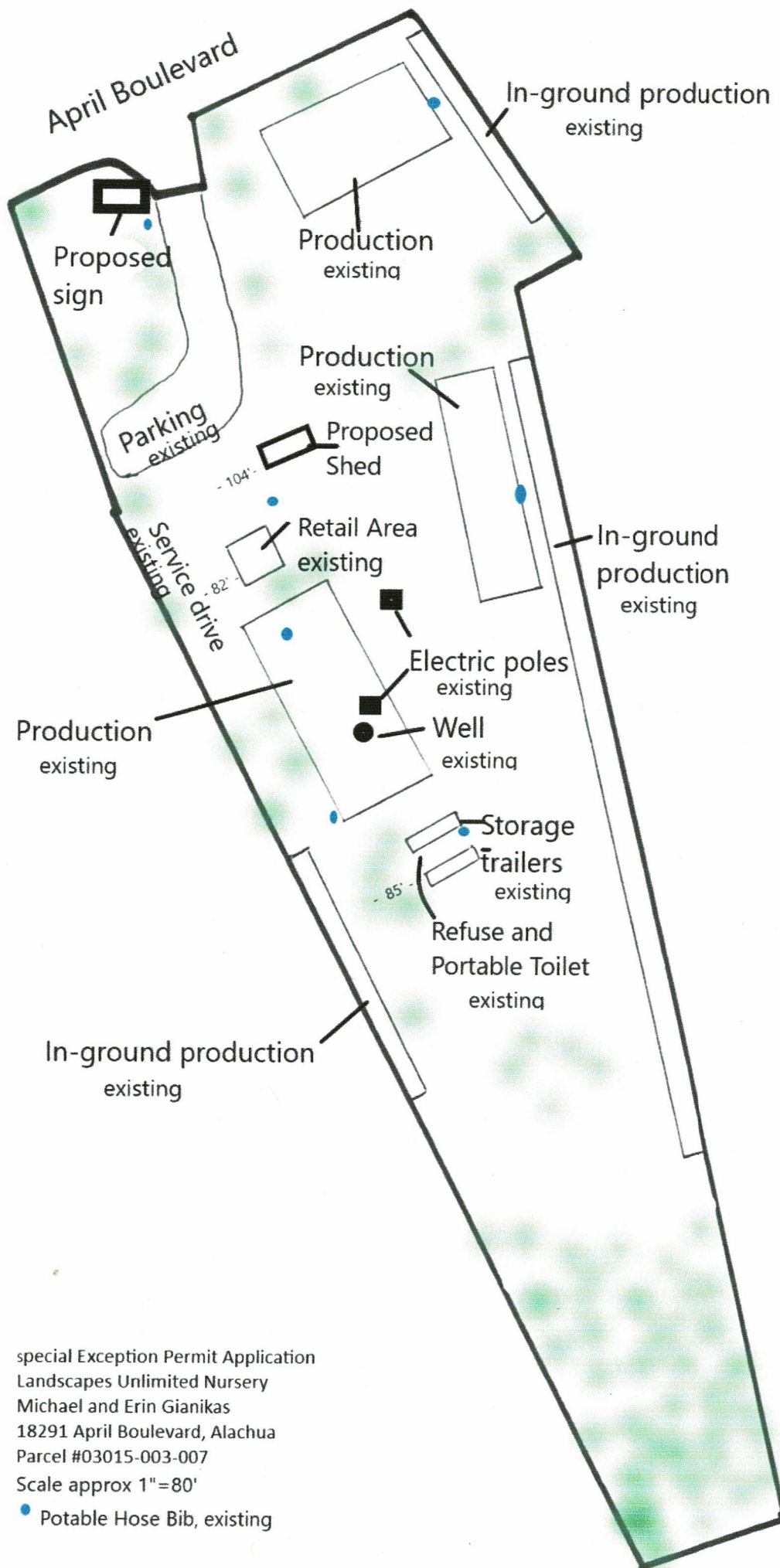
3. Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

a. A site plan showing the proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas; and required yards and other open spaces; b. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.) c. Plans for screening and buffering with reference to type, character and dimensions; d. Proposed landscaping, signs and lighting, including type, dimensions and character; e. Any specific requirements of the zoning district.

A site plan is attached. This shows the road into the property, off-street parking, utility poles, well location, hose-bib locations and locations of production areas and trees.

A picture of a sign likeness is attached.

A copy of our Certificate of Nursery Registration is attached. We have had a production nursery for a number of years and have been registered with the Florida Department of Agriculture and Consumer Services. We are inspected for plant pests on a regular basis.



special Exception Permit Application
 Landscapes Unlimited Nursery
 Michael and Erin Gianikas
 18291 April Boulevard, Alachua
 Parcel #03015-003-007
 Scale approx 1"=80'
 • Potable Hose Bib, existing

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

Sign would be no more than 100 square feet in size, and no more than 16 feet at its highest point.

Sign would be similar to this example:

A rectangular sign with a black border containing the text "LANDSCAPES UNLIMITED NURSERY" in large, bold, black capital letters, and the phone number "386-462-7752" in bold, black capital letters below it.

LANDSCAPES
UNLIMITED
NURSERY
386-462-7752



CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

ADAM H PUTNAM
COMMISSIONER

ISSUED TO:

LANDSCAPES UNLIMITED NURSERY
GIANIKAS, MIKE
PO BOX 2467
ALACHUA, FL 32616-2467

THIS CERTIFICATE EXPIRES: 12/15/2019

FEE PAID: \$50.00

REGISTRATION NO.: 47225932

DATE ISSUED: 11/30/2018

THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

4. Two (2) 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).

Two (2) sets of labels are attached.

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Karyn O'Quinn
18203 April Blvd
Alachua, FL 32615

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

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Adam Boukari
Alachua City Manager
PO Box 9
Alachua, FL 32616

MRVZ Park Investors LLC
PO Box 1462
Inverness, FL 34451

Dalchand Dhanmattie
PO Box 1346
Alachua, FL 32616

Spencer EA Jr Heirs
17604 NW 140th St
Alachua, FL 32615

Michael & Erin Gianikas
PO Box 2467
Alachua, FL 32616

Spencer Jr & Spencer Trustees
17604 NW 140th St
Alachua, FL 32615-4457

Spencer Arthur Prescott Jr Tr
4145 State Rd 11
Deland, FL 32724

Retirement Home for Horses Inc
PO Box 2100
Alachua, FL 32616-2100

Corinne Hohn
18734 APRIL BLVD
Alachua, FL 32615

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

5. 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.

A copy of the published notice of the Neighborhood Meeting is attached.

A copy of the letter sent to all property owners and mailing labels is attached.

ALACHUA COUNTY TODAY

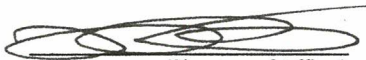
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

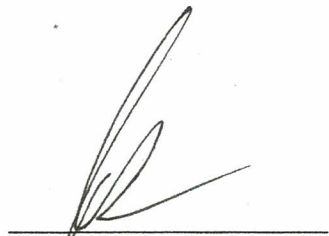
Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of:
NEIGHBORHOOD MEETING, was published in said newspaper in the issues of **May 16, 2019**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **16th day of May, 2019** by **Robert Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)

Public Notice

A Neighborhood Meeting will be held to discuss a special exception permit to allow a Commercial Nursery on +/- 6 acres located at 18291 April Boulevard, Alachua, Florida (tax parcel 03015-003-007). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Thursday, June 6, 2019 at 5:00 pm at the Alachua County Library, 14913 NW 140 St, Alachua, FL 32615.

Contact person: Erin Gianikas (352) 363-0120

(Published: Alachua County Today - May 16, 2019)

NEIGHBORHOOD MEETING

For a special exception permit to allow a Commercial Nursery on +/- 6 acres located at 18291 April Boulevard, Alachua, Florida (tax parcel 03015-003-007).

Date: Thursday, June 6, 2019

Time: 5:00 pm

Place: Alachua County Library, 14913 NW 140 St, Alachua, FL 32615.

Contact: Erin Gianikas (352) 363-0120

Erin and Michael Gianikas will be holding a meeting to discuss a request for a special exception permit to allow a Commercial Nursery. The Nursery-Commercial permit will allow an agricultural/commercial enterprise where plants and accessory products are sold on a retail basis. Twenty-five percent of the gross sales receipts of the commercial nursery must be derived from plants produced on site; or 25 percent of the area designated as a commercial nursery shall be dedicated to the cultivation of plants to be sold on site. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

Neighborhood Meeting
Thursday, June 6, 2019
5:00pm
Alachua County Library, 14913 NW 140 St, Alachua, FL

ATTENDEES

Printed Name

Signature

Erin Gianikas

Erin Gianikas

Mike Gianikas

Mike Gianikas

Paul Gregory

Paul Gregory

NORA DENSLON

Nora Denslow

KARYN DEWIND

Karyn DeWind

CORINNE HORN

Corinne Horn

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

Neighborhood Meeting
Thursday, June 6, 2019
5:00pm
Alachua County Library, 14913 NW 140 St, Alachua, FL

Meeting Summary

Attendees: Erin Gianikas
Mike Gianikas
Paul Gregory
Nora Denslow
Karyn O'Quinn
Corinne Hohn

Discussion began at 5:10pm and adjourned at 5:45pm.

Erin and Mike Gianikas explained the following:

- Purpose of Special Exception Permit application: change zoning from allowing only Production Nursery to allowing Commercial Nursery (less than 100% production, but at least 25% production)
- Proposed hours of operation
 - Only during daylight hours (no need for outdoor lighting)
 - Never before 7am or after 9pm
- Discuss future changes to property
 - New sign (not more than 100 sqft or more than 16' high)
 - Possible shed building (approx 10'x32')

Attendees mentioned that the nursery had been a good neighbor and seemed to fit into the neighborhood, both aesthetically and as a small business.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

6. Map of the subject property and surrounding area with zoning.

A map of the subject property and surrounding area with zoning is attached.



Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

7. Legal description with tax parcel number.

A copy of the legal description with the tax parcel number is attached.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

Legal Description

A tract of land situated in Section 4, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 33, Township 7 South, Range 18 East, Alachua County, Florida, for the Point of Reference and run South 04 degrees 12 minutes 30 seconds East a distance of 1768.83 feet to a concrete monument; thence run South 76 degrees 14 minutes 59 seconds West, a distance of 1267.95 feet to a concrete monument; thence continue South 76 degrees 15 minutes 00 seconds West, along the South line of that certain parcel of land designated as Tract 1, Parcel "A" and recorded in Official Records Book 1798, Page 1860 of the Public Records of Alachua County, Florida, said parcel of land being hereinafter referred to as Parcel "A", a distance of 450.77 feet to a steel rod and cap at the True Point of Beginning; thence continue South, 76 degrees 15 minutes 00 seconds West, along said South line of Parcel "A", a distance of 932.84 feet to a concrete monument; thence run North 29 degrees 47 minutes 02 seconds West, along a boundary line of said Parcel "A", a distance of 50.01 feet to a concrete monument; thence run South 54 degrees 25 minutes 23 seconds West, along a boundary line of said Parcel "A", a distance of 218.74 feet to a concrete monument at the Northeast corner of that certain parcel of land as described in Official Records Book 1787, Page 810 of said Public Records of Alachua County, Florida; thence run South 27 degrees 10 minutes 56 seconds East, a distance of 181.05 feet to a concrete monument at the Southeast corner of said lands described in Official Records Book 1787, page 810; thence run North 78 degrees 02 minutes 46 seconds East, along the North line of the county access roadway right of way (66 foot right of way), a distance of 50.37 feet to a concrete monument at a boundary corner of said right of way; thence run South 12 degrees 04 minutes 56 seconds East, a distance of 42.05 feet to a concrete monument at a boundary corner of said right of way; thence run Southwesterly, along said right of way line and with a curve concave Southeasterly, said curve having a radius of 30.00 feet, through an arc angle of 105 degrees 08 minutes 53 seconds, an arc distance of 55.06 feet (chord bearing and distance of South 25 degrees 12 minutes 48 seconds West, 47.65 feet respectively) to a concrete monument at the end of said curve; thence run South 27 degrees 14 minutes 36 seconds East, along said right of way line, a distance of 67.90 feet to a concrete monument; thence run North 70 degrees 20 minutes 55 seconds East, a distance of 236.68 feet to a concrete monument; thence run North 61 degrees 48 minutes 26 seconds East, a distance of 873.22 feet to a steel rod and cap; thence run North 17 degrees 58 minutes 02 seconds West, a distance of 114.24 feet to the True Point of Beginning.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

8. Proof of ownership.

A copy of the General Warranty Deed is attached.

Prepared by:
Rochelle Smith
Southern Professional Title Services, Inc.
185 Southeast 1st Street
Lake Butler, Florida 32054

File Number: L8-1392

Rec.
Docs.

\$ 18.50
\$ 773.50
\$ 792.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2419918 2 PGS
2008 APR 14 01:41 PM BK 3770 PG 1254
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK25 Receipt#368407
Doc Stamp-Deed: 773.50

General Warranty Deed



Made this April 11, 2008 A.D. by **Stephen R. March and Gayla March, husband and wife**, whose address is 18203 April Blvd., Alachua, Florida 32615, hereinafter called the grantor, to **Michael P. Gianikas and Erin F. Gianikas, husband and wife**, whose address is P.O. Box 2467, Alachua, Florida 32615, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 03015-003-007

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: Kay C. Waters

Witness Printed Name: Rochelle Smith

Stephen R. March (Seal)
Address: 18203 April Blvd., Alachua, Florida 32615

Gayla P. March (Seal)
Address: 18203 April Blvd., Alachua, Florida 32615

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 11th day of April, 2008 by Stephen R. March and Gayla March, husband and wife, who are personally known to me or who have produced a driver's license as identification.



Notary Public
Print Name: _____
My Commission Expires: _____

Prepared by:
Rochelle Smith
Southern Professional Title Services, Inc.
185 Southeast 1st Street
Lake Butler, Florida 32054

INSTRUMENT # 2419918
2 PGS

File Number: L8-1392

Schedule "A"

Parcel 1:

A tract of land situated in Section 4, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 33, Township 7 South, Range 18 East, Alachua County, Florida, for the Point of Reference and run South 04 degrees 12 minutes 30 seconds East a distance of 1768.83 feet to a concrete monument; thence run South 76 degrees 14 minutes 59 seconds West, a distance of 1267.95 feet to a concrete monument; thence continue South 76 degrees 15 minutes 00 seconds West, along the South line of that certain parcel of land designated as Tract 1, Parcel "A" and recorded in Official Records Book 1798, Page 1860 of the Public Records of Alachua County, Florida, said parcel of land being hereinafter referred to as Parcel "A", a distance of 450.77 feet to a steel rod and cap at the True Point of Beginning; thence continue South, 76 degrees 15 minutes 00 seconds West, along said South line of Parcel "A", a distance of 932.84 feet to a concrete monument; thence run North 29 degrees 47 minutes 02 seconds West, along a boundary line of said Parcel "A", a distance of 50.01 feet to a concrete monument; thence run South 54 degrees 25 minutes 23 seconds West, along a boundary line of said Parcel "A", a distance of 218.74 feet to a concrete monument at the Northeast corner of that certain parcel of land as described in Official Records Book 1787, Page 810 of said Public Records of Alachua County, Florida; thence run South 27 degrees 10 minutes 56 seconds East, a distance of 181.05 feet to a concrete monument at the Southeast corner of said lands described in Official Records Book 1787, page 810; thence run North 78 degrees 02 minutes 46 seconds East, along the North line of the county access roadway right of way (66 foot right of way), a distance of 50.37 feet to a concrete monument at a boundary corner of said right of way; thence run South 12 degrees 04 minutes 56 seconds East, a distance of 42.05 feet to a concrete monument at a boundary corner of said right of way; thence run Southwesterly, along said right of way line and with a curve concave Southeasterly, said curve having a radius of 30.00 feet, through an arc angle of 105 degrees 08 minutes 53 seconds, an arc distance of 55.06 feet (chord bearing and distance of South 25 degrees 12 minutes 48 seconds West, 47.65 feet respectively) to a concrete monument at the end of said curve; thence run South 27 degrees 14 minutes 36 seconds East, along said right of way line, a distance of 67.90 feet to a concrete monument; thence run North 70 degrees 20 minutes 55 seconds East, a distance of 236.68 feet to a concrete monument; thence run North 61 degrees 48 minutes 26 seconds East, a distance of 873.22 feet to a steel rod and cap; thence run North 17 degrees 58 minutes 02 seconds West, a distance of 114.24 feet to the True Point of Beginning.

Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

9. Proof of payment of taxes.

A bill history from the Alachua County Tax Collector is attached. This shows that there are no unpaid bills.



Bill History — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #03015 003 007

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

There are no unpaid bills.

[Get Bills by Email](#)

[Apply for the 2019 Installment Payment Plan](#)

Amounts as of 05/27/2019

Bill	Balance	Status	Action
2018 Annual Bill	\$0.00	03/27/2019 Paid \$645.99 Receipt #18-0138609	Print (PDF)
2017 Annual Bill	\$0.00	11/28/2017 Paid \$636.22 Receipt #17-0038097	Print (PDF)
2016 Annual Bill	\$0.00	11/04/2016 Paid \$587.49 Receipt #16-0003519	Print (PDF)
2015 Annual Bill	\$0.00	11/16/2015 Paid \$601.21 Receipt #15-0017075	Print (PDF)
2014 Annual Bill	\$0.00	11/18/2014 Paid \$595.98 Receipt #14-0020627	Print (PDF)
2013 Annual Bill	\$0.00	11/19/2013 Paid \$598.16 Receipt #13-0019510	Print (PDF)
2012 Annual Bill	\$0.00	11/27/2012 Paid \$599.63 Receipt #12-0034963	Print (PDF)
2011 Annual Bill	\$0.00	11/18/2011 Paid \$615.24 Receipt #2011-3009547	Print (PDF)
2010 Annual Bill	\$0.00	12/02/2010 Paid \$610.78 Receipt #2010-3017681 Effective 11/30/2010	Print (PDF)
2009 Annual Bill	\$0.00	12/30/2009 Paid \$70.40 Receipt #2009-1022200 Effective 12/29/2009	Print (PDF)
2008 Annual Bill	\$0.00	11/24/2008 Paid \$95.72 Receipt #2008-9010799	Print (PDF)
2007 Annual Bill	\$0.00	12/31/2007 Paid \$68.37 Receipt #2007-9038246	Print (PDF)
2006 Annual Bill	\$0.00	11/29/2006 Paid \$77.60 Receipt #2006-9088496	Print (PDF)
2005 Annual Bill	\$0.00	03/20/2006 Paid \$100.70 Receipt #2005-5016952	Print (PDF)
Processed Refund: Amount \$14.71 Refunding To CARTER ALBERT M Overpayment 03/20/2006 Refund Processed 04/19/2006			
2004 Annual Bill	\$0.00	12/21/2005 Paid \$81.27 Receipt #2005-5009402	Print (PDF)
Redeemed certificate #650	Face \$71.45 Rate 5.75%	12/21/2005 Certificate redeemed 05/25/2005 Certificate issued 05/01/2005 Advertisement file created	
2003 Annual Bill	\$0.00	03/25/2004 Paid \$56.56 Receipt #2003-3068926	Print (PDF)
2002 Annual Bill	\$0.00	03/25/2003 Paid \$639.04 Receipt #2002-0266827	Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.



Special Exception Permit Application
Landscapes Unlimited Nursery
Michael and Erin Gianikas
18291 April Boulevard, Alachua
Parcel #03015-003-007

10. 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 quasijudicial action of any kind on the petition, appeal, or development application.

A check in the amount of \$2,000 is attached to this application.

Michael and Erin Gianikas
PO Box 2467
Alachua, Florida 32616

June 11, 2019

Justin Tabor, Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Special Exception Permit Application
Parcel #03015-003-007

Dear Mr. Tabor:

In response to your letter dated June 5, 2019, included please find:

1. A revised site plan showing which features are existing and which are proposed. The proposed items are a sign to be placed in the front of the property and a shed to be placed near the parking and retail area. The site plan shows an approximate location. We would like to place there a prefabricated shed, approximately 12'x32'.
2. I have included two (2) sets of mailing labels.
3. I have included a summary of the Neighborhood Meeting which was held on June 6, 2019.

Please let me know if you have any questions or need anything further.

Thank you,

Erin Gianikas

Michael and Erin Gianikas
PO Box 2467
Alachua, Florida 32616

July 9, 2019

Justin Tabor, Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Special Exception Permit Application
Parcel #03015-003-007

Dear Mr. Tabor:

In response to your letter dated June 26, 2019:

1. Section 2.4.2(D)(3) regarding service deliveries – We anticipate one or two deliveries per week, at most. The majority of deliveries are made using vans or box trucks, however, there are a few nurseries that use semi-trucks for deliveries. We would estimate deliveries to be made via semi-truck once or twice per month.
2. Section 2.4.2(D)(5) regarding waste disposal – We have no need for connections to potable water or sanitary sewer. As for solid waste, our business produces little waste, as the majority of what we use is re-used (plastic pots, soil, etc.) We do hire a commercial dumpster when necessary.
3. Section 4.3.3(A)(1)(b) regarding setbacks – We will abide by the minimum 75 foot setback from all lot lines. Attached please find a revised site plan with the distances noted for structures and storage areas.

I have included three (3) copies of the complete application package as well a digital copy of all materials on a CD.

Please let me know if you have any questions or need anything further.

Thank you,

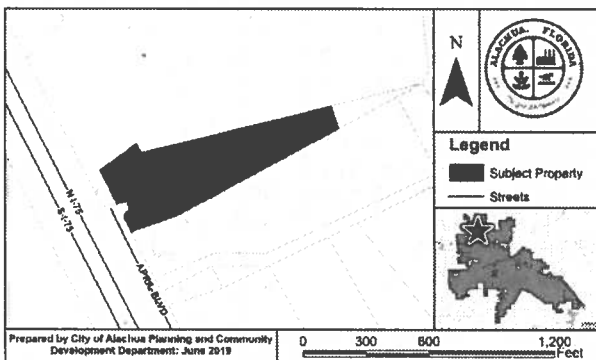
Erin Gianikas



City of ALACHUA

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 August 13, 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: A request by Michael Gianikas and Erin Gianikas, applicants and property owners, for consideration of a Special Exception Permit for a commercial nursery at 18291 April Boulevard, located to the north of the Traveler's Campground. The Special Exception Permit application proposes to allow for the sale of landscaping products produced both on-site and off-site, as well as the sale of traditional garden items, including but not limited to benches, bird baths, and other similar items; Tax Parcel Number 03015-003-007; FLUM: Agriculture; Zoning: Agricultural (A).



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 142nd 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.

AFFIDAVIT FOR POSTED LAND USE SIGN

I Erin Gianikas, POSTED THE LAND USE
SIGN ON 7/25/19 FOR THE Landscapes Unlimited Special Exception Permit
(name)
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Erin Gianikas
(signature)

2
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.



Landscapes Unlimited Nursery Special Exception Permit

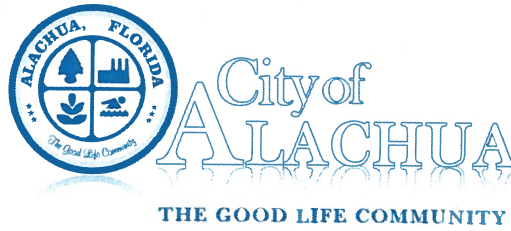


DOR, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Prepared by the City of Alachua
Planning & Community Development Department
Prepared June 2019

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

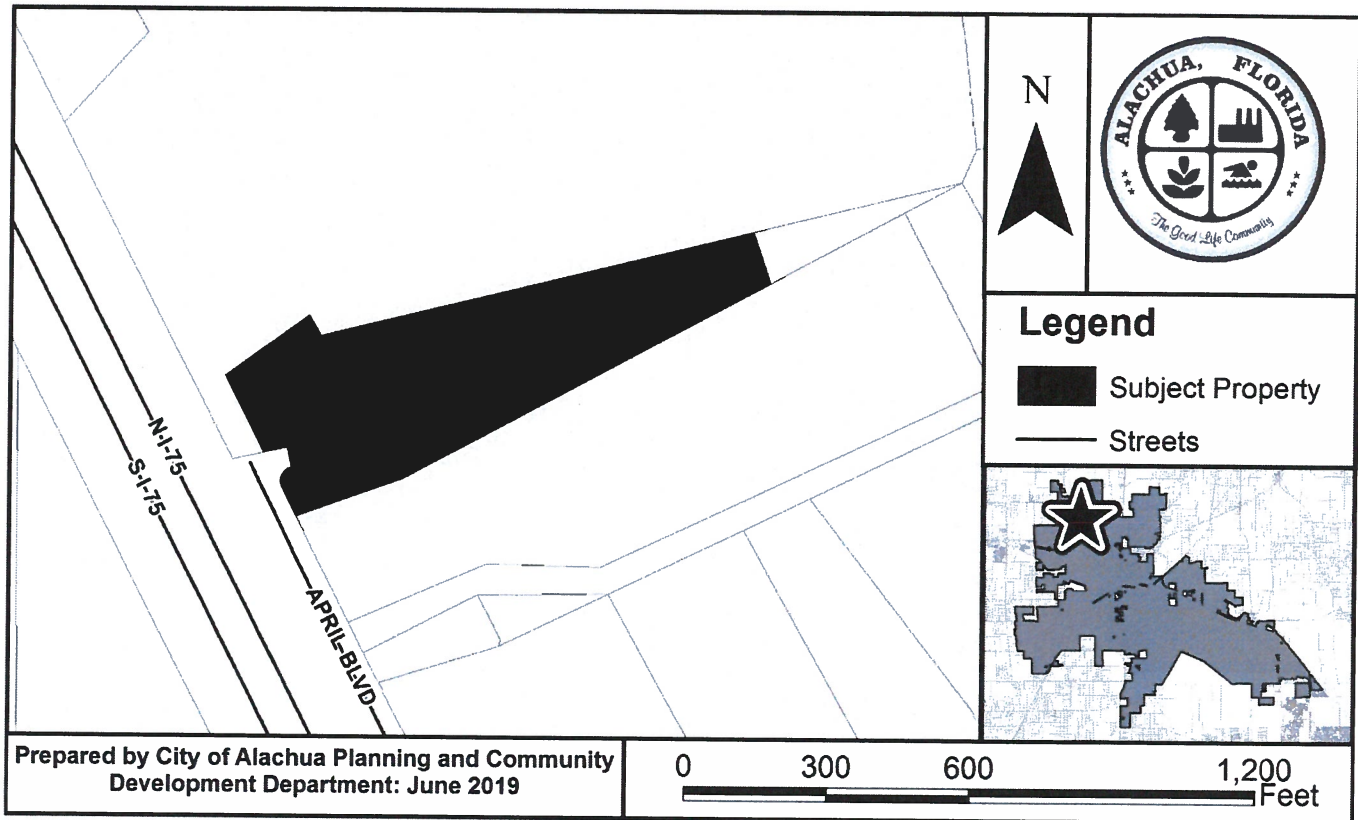
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Feet



Mailed 7/29/19
JA

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Adam Boukari
Alachua City Manager
PO Box 9
Alachua, FL 32616

Spencer EA Jr Heirs
17604 NW 140th St
Alachua, FL 32615

Spencer Arthur Prescott Jr Tr
4145 State Rd 11
Deland, FL 32724

Karyn O'Quinn
18203 April Blvd
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

MRVZ Park Investors LLC
PO Box 1462
Inverness, FL 34451

Michael & Erin Gianikas
PO Box 2467
Alachua, FL 32616

Retirement Home for Horses Inc
PO Box 2100
Alachua, FL 32616-2100

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Dalchand Dhanmattie
PO Box 1346
Alachua, FL 32616

Spencer Jr & Spencer Trustees
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Alachua, FL 32615-4457

Corinne Hohn
18734 APRIL BLVD
Alachua, FL 32615