

Board of Adjustment Agenda

July 26, 2021

Mayor Gib Coerper

Vice Mayor Robert Wilford

Commissioner Shirley Green Brown

Commissioner Gary Hardacre

Commissioner Dayna Miller

City Manager Adam Boukari

City Attorney Marian Rush

The City of Alachua will conduct a
Board of Adjustment Meeting

At 4:30 PM

to address the item(s) below.

Meeting Date: July 26, 2021

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Ter.

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.

Board of Adjustment Meeting

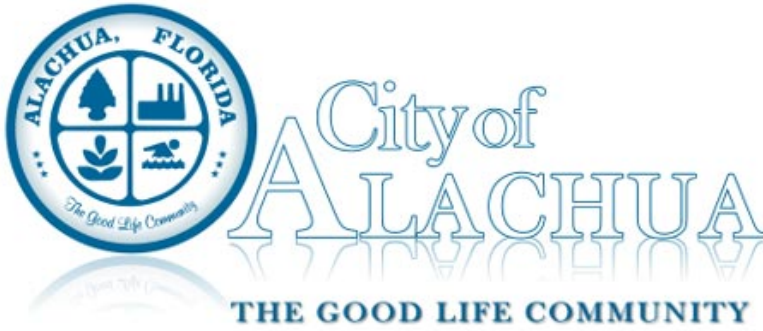
CALL TO ORDER

PUBLIC HEARING

AGENDA ITEMS

- A. Zoning Variance Permit – M & R Investments of North Florida, L.L.C.: A request by Robert A. Rush, Manager of M and R Investments of North Florida, L.L.C., property owner, for consideration of a request for a Zoning Variance Permit to reduce the minimum front and side setback requirements. Tax Parcel Number 03584-001-000 (Quasi-Judicial Hearing).

ADJOURNMENT OF BOARD OF ADJUSTMENT HEARING



Commission Agenda Item

MEETING DATE: 7/26/2021

SUBJECT: Zoning Variance Permit – M & R Investments of North Florida, L.L.C.: A request by Robert A. Rush, Manager of M and R Investments of North Florida, L.L.C., property owner, for consideration of a request for a Zoning Variance Permit to reduce the minimum front and side setback requirements. Tax Parcel Number 03584-001-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Board of Adjustment approve the Zoning Variance Permit submitted by M and R Investments of North Florida, L.L.C., to reduce the minimum front setback on Tax Parcel 03584-001-000 from 20 feet to 8.2 feet and to reduce the minimum side setback on Tax Parcel 03584-001-000 from 5 feet to 1.5 feet 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 Zoning Variance Permit M and R Investments of North Florida, L.L.C., to reduce the minimum front setback on Tax Parcel 03584-001-000 from 20 feet to 8.2 feet and to reduce the minimum side setback on Tax Parcel 03584-001-000 from 5 feet to 1.5 feet.

Summary

This application is a request by Robert A. Rush, Manager of M and R Investments of North Florida, L.L.C., property owner, for consideration of a request for a Zoning Variance Permit to reduce the minimum front setback requirement as set forth in Table 5.1-3 of the City of Alachua Land Development Regulations from 20 feet to 8.2 feet and to reduce the minimum side setback as set forth in Table 5.1-3 of the City of Alachua Land Development Regulations from 5 feet to 1.5 feet. The purpose of the proposed setback reductions is to accommodate a ±365 square foot deck addition for outdoor dining.

The subject property is currently developed with a building that is approximately 1,632 square feet in size. The Alachua County Property Appraiser data shows the building was constructed in 1947, with significant improvements occurring in 1970. The building is currently used as a restaurant (Pizza in the Neighborhood), which opened in this location in 2016. Significant repairs and improvements were made to the building in 2016 prior to the restaurant's opening.

Section 5.1.3 and Table 5.1-3 of the LDRs establish the dimensional standards for business zoning districts. A minimum front setback of 20 feet is required within the Commercial Intensive (CI) zoning district, and a minimum setback of five (5) feet is required on the secondary frontage (NW 142nd Terrace).

Section 2.4.7(C)(2) establishes the applicability of Zoning Variance Permits, and states (emphasis added):

Applicability. The following standards may be varied through the zoning variance permit procedure:

(a) The maximum height standards (except as provided for in Section 2.4.4 for the CI and CP zoning districts),

*maximum lot coverage standards, **minimum yards and setbacks standards**, minimum lot area standards, and minimum lot width standards in Section 5.1, Dimensional standards tables;...*

Based upon the criteria set forth in Section 2.4.7(C)(2), a reduction in the minimum setback standard may be requested through a Zoning Variance Permit.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 7/26/2021 Board of Adjustment Hearing



City of Alachua

Planning & Community Development Department

Staff Report

Board of Adjustment Hearing Date: Quasi-Judicial Hearing

July 26, 2021

SUBJECT:	A request for a Zoning Variance Permit to reduce the minimum front setback from 20 feet to 8.2 feet and to reduce the minimum side setback from 5 feet to 1.5 feet
APPLICANT/AGENT:	Robert A. Rush, Manager of M and R Investments of North Florida, L.L.C.
PROPERTY OWNER:	M and R Investments of North Florida, L.L.C.
LOCATION:	14212 NW 154 th Avenue
PARCEL ID NUMBER:	03584-001-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±0.23 acres
RECOMMENDATION:	Staff recommends that the Board of Adjustment approve the Zoning Variance Permit submitted by M and R Investments of North Florida, L.L.C., to reduce the minimum front setback on Tax Parcel 03584-001-000 from 20 feet to 8.2 feet and to reduce the minimum side setback on Tax Parcel 03584-001-000 from 5 feet to 1.5 feet.
RECOMMENDED MOTION:	<i>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 Zoning Variance Permit M and R Investments of North Florida, L.L.C., to reduce the minimum front setback on Tax Parcel 03584-001-000 from 20 feet to 8.2 feet and to reduce the minimum side setback on Tax Parcel 03584-001-000 from 5 feet to 1.5 feet.</i>

SUMMARY

This application is a request by Robert A. Rush, Manager of M and R Investments of North Florida, L.L.C., property owner, for consideration of a request for a Zoning Variance Permit to reduce the minimum front setback requirement as set forth in Table 5.1-3 of the City of Alachua Land Development Regulations from 20 feet to 8.2 feet and to reduce the minimum side setback as set forth in Table 5.1-3 of the City of Alachua Land Development Regulations from 5 feet to 1.5 feet. The purpose of the proposed setback reductions is to accommodate a ±365 square foot deck addition for outdoor dining.

The subject property is currently developed with a building that is approximately 1,632 square feet in size. The Alachua County Property Appraiser data shows the building was constructed in 1947, with significant improvements occurring in 1970. The building is currently used as a restaurant (Pizza in the Neighborhood), which opened in this location in 2016. Significant repairs and improvements were made to the building in 2016 prior to the restaurant's opening.

Section 5.1.3 and Table 5.1-3 of the LDRs establish the dimensional standards for business zoning districts. A minimum front setback of 20 feet is required within the Commercial Intensive (CI) zoning district, and a minimum setback of five (5) feet is required on the secondary frontage (NW 142nd Terrace).

Section 2.4.7(C)(2) establishes the applicability of Zoning Variance Permits, and states (emphasis added):

Applicability. The following standards may be varied through the zoning variance permit procedure:

*(a) The maximum height standards (except as provided for in Section 2.4.4 for the CI and CP zoning districts), maximum lot coverage standards, **minimum yards and setbacks standards**, minimum lot area standards, and minimum lot width standards in Section 5.1, Dimensional standards tables;...*

Based upon the criteria set forth in Section 2.4.7(C)(2), a reduction in the minimum setback standard may be requested through a Zoning Variance Permit.

Illustration 1: Aerial Image of Subject Property

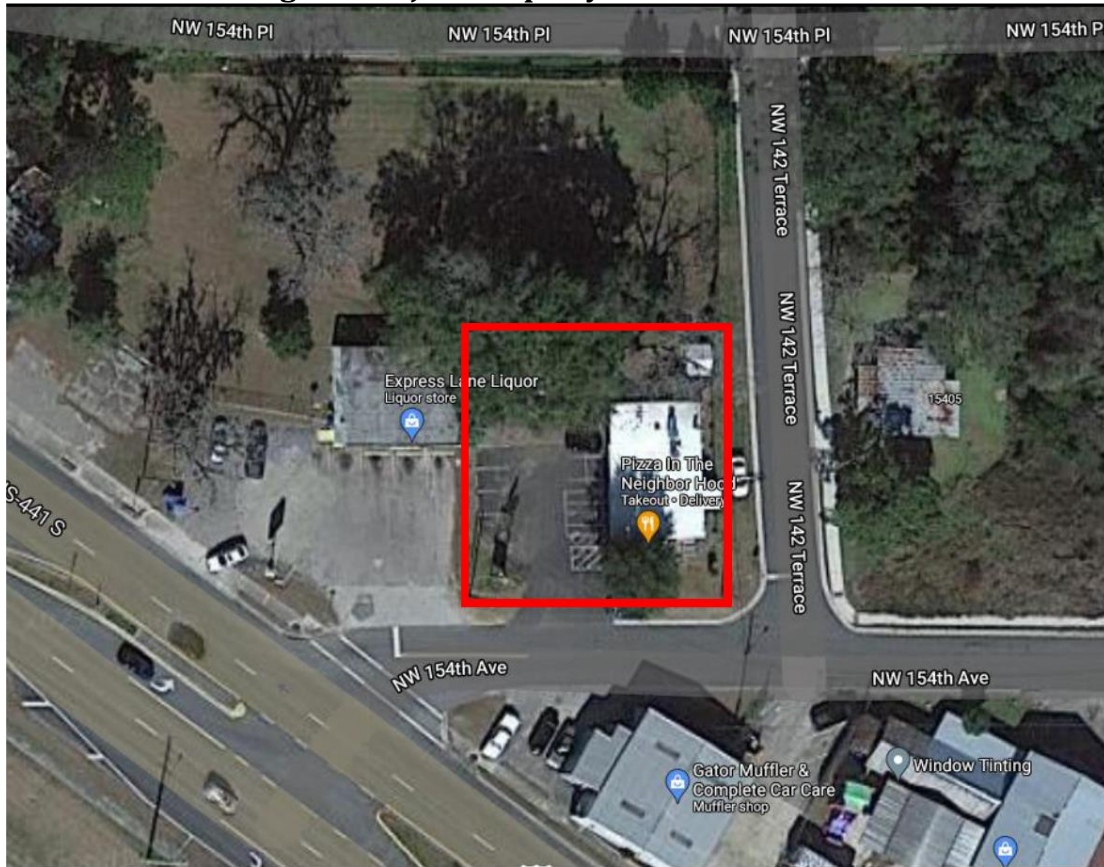
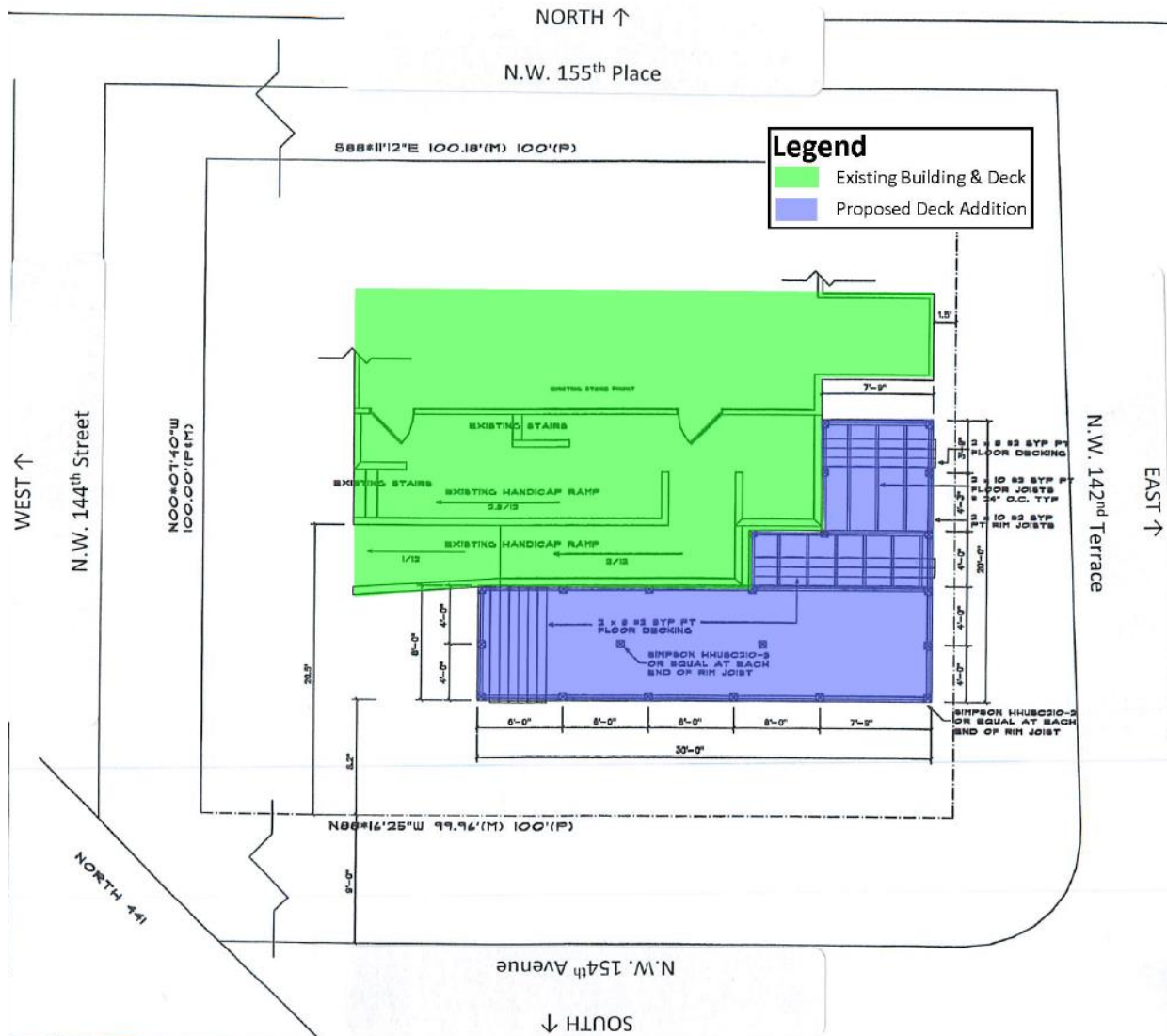


Illustration 2. Photograph of Existing Building and Deck



Illustration 3: Schematic of Existing Building and Deck and Proposed Deck Addition



Illustrations 4 - 5: Approximate Location of Proposed Deck Addition



FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.7(C)(4) of the City's Land Development Regulations (LDRs) establishes the standards with which all zoning variance permits must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.7(C)(4). Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.7(C)(4) is provided below.

(4) *Zoning variance permit standards.* A zoning variance permit shall be approved only upon a finding that the applicant demonstrates all of the following standards are met:

- a. *Extraordinary and exceptional conditions.* There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought that do not generally apply to other land or structures in the vicinity.

Evaluation & Findings: The applicant contends that the COVID-19 pandemic has caused an unexpected national crisis with long-term ramifications, including a hesitancy of some members of the public to eat in enclosed facilities. The applicant states that this presents an extraordinary and exceptional condition which did not exist when the building underwent a substantial renovation prior to opening approximately five years ago.

In addition, the applicant contends that it is not feasible to extend the deck on the west side of the property as it would interfere with the existing parking lot. The applicant states that the current configuration of the parking lot provides ADA parking at the closest and most convenient place for access to the building and that any change in this configuration would result in less efficient, effective, and convenient ADA access.

The applicant also notes that the City's Comprehensive Plan encourages walkability and interconnectivity between adjacent properties. The applicant contends that if the lands to the west of the subject property redevelop, the interconnectivity required by the City's Comprehensive Plan would be adversely impacted if the existing parking lot on the subject property were reconfigured to place a deck to the west of the building.

Staff finds that the proposed deck location is the optimal location on-site given the existing site configuration. The only other viable alternative to the proposed deck location would be to the west of the building, which, as noted by the applicant, would affect ADA access to the building. Additionally, placement of the deck to the west of the building would reduce available parking for the restaurant. Restaurants typically demand a higher number of parking spaces, and the elimination of some of the existing off-street parking spaces would be inconsistent with the provisions of the LDRs.

- b. *Not result of action by applicant.* The special circumstances are not the result of the actions of the applicant.

Evaluation & Findings: The applicant contends that the proposed placement of the deck will provide for interconnectivity as redevelopment may occur in the future, furthering the objectives of the City's Comprehensive Plan. The applicant contends that potential future redevelopment on adjacent lands is not a result of an action by the applicant.

Additionally, the applicant contends that the COVID-19 pandemic and the conditions resulting from it (as previously described) are not the result of actions by the applicant, and

that these conditions were not in existence with a substantial renovation of the building occurred approximately five years ago.

Staff does not dispute the applicant's position that the COVID-19 pandemic has resulted in changes to individual's dining preferences.

- c. *No special privilege.* The granting of the variance will not confer any special privilege on the applicant that is denied to other lands or structures in the same zone district.

Evaluation & Findings: The applicant contends that there are no other restaurants with an existing deck which could be enlarged to allow for some limited outdoor seating in the northwest downtown portion of the City. In addition, the applicant states that the deck has been specifically designed to allow for interconnectivity to adjacent lands as required by the City's Comprehensive Plan.

- d. *Strict application deprives use.* Because of the conditions in Subsection 2.4.7(C)(4)(a) of this section, the application of these LDRs to the land would effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship.

Evaluation & Findings: The applicant contends that the inability to enlarge the existing deck would deprive it from being able to provide outside dining, which the applicant believes is necessary in order to combat unanticipated, long-term impacts of the COVID-19 pandemic and other communicable respiratory ailments which may occur in the future. The applicant further states that the business has received many inquiries regarding if and when it will have outdoor dining.

- e. *Minimum variance.* The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these LDRs.

Evaluation & Findings: The applicant contends that the proposed deck will provide a limited outdoor dining area of four or five tables that will provide a minimal ability for the restaurant to serve patrons outdoors.

Staff agrees that the proposed deck is the minimum width (eight feet) reasonably necessary to accommodate a row of tables and a pathway for accessing the outdoor dining area.

- f. *Not detrimental.* The authorization of the variance will not result in substantial detriment to adjacent land, and the character of the zone district in which the land subject to the application is located.

Evaluation & Findings: The applicant contends that the proposed deck is appropriate with surrounding uses and consistent with the character of the neighborhood.

- g. *Consistency with these LDRs.* The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest.

Evaluation & Findings: The applicant contends the variance request is consistent with the LDRs as it fosters the LDR's overarching purposes and intent, more specifically that it furthers public health, safety, and welfare of landowners and residents of the City. The applicant states that the availability of outdoor dining will promote the health, safety, and welfare of the public, particularly those who are susceptible to communicable respiratory diseases such as COVID-19.

EXHIBIT "A"
TO
M AND R INVESTMENTS OF NORTH FLORIDA, L.L.C.
ZONING VARIANCE 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 8, 2021

Sent by electronic mail to robert@robertarushpa.com

Mr. Robert A. Rush
Manager
M and R Investments of North Florida, L.L.C.
11 SE 2nd Avenue
Gainesville, FL 32601

RE: Board of Adjustment Public Hearing: M and R Investments of North Florida, L.L.C. Zoning
Variance Permit Application

Dear Mr. Rush:

On July 1, 2021, the City of Alachua received your revised application and materials for a Zoning Variance Permit submitted for M and R Investments of North Florida, L.L.C. Based upon a review of the revised application, the City has determined that the application can be scheduled for a hearing before the Board of Adjustment. The application is scheduled for a hearing before the Board of Adjustment on **July 26, 2021 at 4:30 PM**.

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 12, 2021**. Signs may be picked up at your convenience after 12:00 PM on Monday, July 12, 2021 at City Hall during normal business hours.

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 Board of Adjustment meeting (no later than **Thursday, July 22, 2021**). 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 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 26, 2021

Sent by electronic mail to robert@robertarushpa.com

Mr. Robert A. Rush
Manager
M and R Investments of North Florida, L.L.C.
11 SE 2nd Avenue
Gainesville, FL 32601

RE: Completeness Review: M and R Investments of North Florida, L.L.C. Zoning Variance Permit Application

Dear Mr. Rush:

On May 20, 2021, the City of Alachua received your application for a Zoning Variance Permit for M and R Investments of North Florida, L.L.C. The application requests a variance from the minimum front setback requirement of 20 feet and side setback requirement of 5 feet within the Commercial Intensive (CI) zoning district as set forth in Table 5.1-1 of the City of Alachua Land Development Regulations (LDRs) at 14212 NW 154th Avenue (Tax Parcel Number 03584-001-000). More specifically, the application requests the front setback be reduced to 8.2 feet and the right side setback be reduced to 1.5 feet to accommodate a ±365 square foot deck addition. The proposed deck is intended to provide an outdoor seating area for the existing restaurant.

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. 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 Planning Assistance Team (PAT) Meeting.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

**M AND R INVESTMENTS
OF NORTH FLORIDA, L.L.C.**

11 S.E. 2ND Avenue
GAINESVILLE, FLORIDA 32601

July 1, 2021

VIA E-MAIL and HAND DELIVERY

City of Alachua
Planning and Zoning Department
Attn: Justin Tabor, Principal Planner
15100 N.W. 142nd Terrace
Alachua, Florida

RE: *REVISED* (7-1-2021) Variance Permit Application for M AND R INVESTMENTS
OF NORTH FLORIDA, L.L.C. ("Applicant")

Dear Mr. Tabor:

Enclosed is a Revised Variance Permit Application as of 7.1.2021 for M and R Investments of North Central Florida, L.L.C. Two copies of this Revised Variance permit Application will be delivered to the City on Tuesday, July 6, 2021.

Thank you for your attention and assistance in the review and process of this revised application. Should you have any questions, please do not hesitate to contact me. My cell phone number is (352) 317-4976.

Sincerely,

M AND R INVESTMENTS OF NORTH FLORIDA, L.L.C.

Robert A. Rush

by: Robert A. Rush, Manager

- b. **Not Result of Action by Applicant-** The special circumstances are not the result of the actions of the applicant.
 - c. **No Special Privilege-** The granting of the variance will not confer any special privilege on the applicant that is denied to other lands or structures in the same zone district.
 - d. **Strict Application Deprives Use-** Because of the conditions in subsection (a) above, the application of these LDRs to the land would effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship.
 - e. **Minimum Variance-** The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these LDRs.
 - f. **Not Detrimental-** The authorization of the variance will not result in substantial detriment to adjacent land, and the character of the zone district in which the land subject to the application is located.
 - g. **Consistency with these LDRs-** The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest.
3. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 4. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 5. Legal description with tax parcel number.
 6. Proof of ownership.
 7. Proof of payment of taxes.
 8. **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 8 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 and fee 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.

M AND R INVESTMENTS OF NORTH FLORIDA, L.L.C.

by: [Signature]

Signature of Applicant

Signature of Co-applicant

ROBERT A. RUSH, MANAGER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of May, 2021, by ROBERT A.

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



[Signature]

Signature of Notary Public, State of Florida at large

1

(revised 7/1/2021)

D. 1. a. STATEMENT OF ZONING VARIANCE

D. 1. a. Statement of Zoning Variance:

M and R Investments of North Florida, L.L.C. (“M and R” or “Applicant”) is the owner of property with a local address of 14212 N.W. 154th Avenue, Alachua, Florida 32615 (“Property”). The building on that property is leased by a restaurant named Pizza in the Hood d/b/a Pizza in the Neighborhood (“Restaurant” or “Building”). The Restaurant has been in operation for approximately five years selling food items such as pizzas and sandwiches.

The Property is surrounded by streets on two sides, by vacant land in the back and a convenience store on the other side. The front of the Building is on 154th Avenue and it is bounded by 142nd Terrace on the other side. A fence runs down the back of the Property and buffers the vacant land in back of it. The fence also goes along the East side of the Property that abuts 142nd Terrace. A convenience store is located next door and an autobody shop is located across the street from the Property.

The Applicant requests the City of Alachua (“City”) grant it a deviation from the standards of the City of Alachua Land Development Regulation(s) (“LDR’s) in this Zoning Variance Permit Application. More specifically, the Applicant seeks relief from the setback requirements in the CI Zoning District contained in the chart in Article 5, Sec. 5.1 set forth in Supp. No. 3, page LDR5:8 of the LDR’s to allow for the extension of the existing deck by the addition of approximately 365 square feet to the front and the east side of the existing deck (the “Variance”). This extension would not interfere with existing trees on the front or side of the Property or City of Alachua utilities. A sketch of the proposed deck is attached hereto as Exhibit “1”.

M. & R. INVESTMENTS
154TH AVENUE \ ALACHUA, FL. 32615

WEST ↑

N.W. 144th Street

N00*07'40"W
100.00'(P&M)

NORTH 441

S88*11'2"E 100.18'(M) 100'(P)

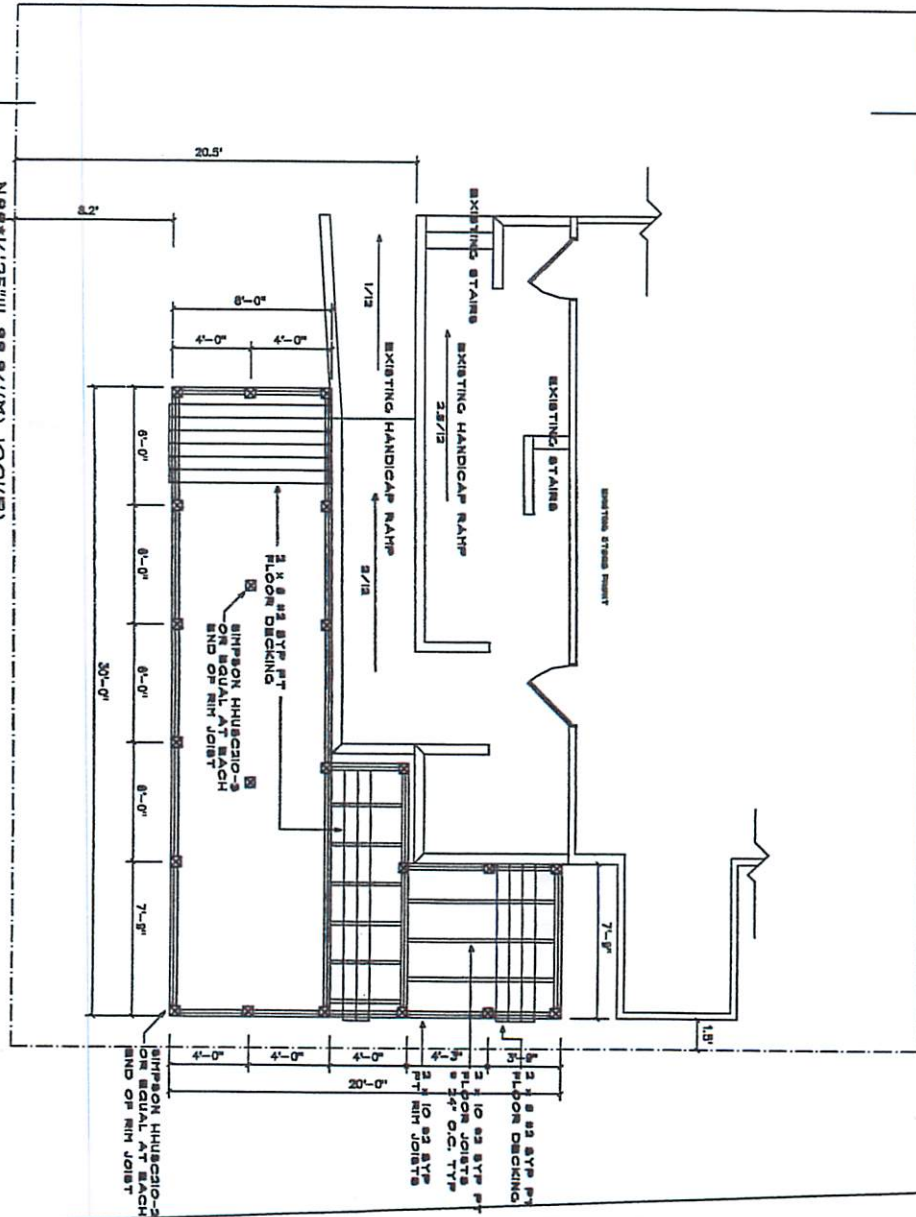
N.W. 155th Place

NORTH ↑

SOUTH ↑

N.W. 154th Avenue

N88*17'25"W 99.76'(M) 100'(P)



N.W. 142nd Terrace

EAST ↓

JACOB ESKRIDGE \ DRAFTING & DESIGNS
14705 MAIN STREET \ ALACHUA, FL. 32615
386-462-1340

2

(revised 7-1-2021)

**D. 2. ANALYSIS OF COMPLIANCE WITH THE
STANDARDS FOR ZONING & SUBDIVISION
VARIANCES**

D. 2. Analysis of Compliance with the Standards for Zoning & Subdivision Variances, as defined in Section 2.4.7(C)(4) and Section 2.4.7(D)(4) of the Land Development Regulations:

a. Extraordinary and Exceptional Conditions:

The Covid-19 Pandemic (“Pandemic”) has caused an unexpected national crisis with long-term ramifications, including, among other things, a hesitancy of some members of the public to eat in enclosed facilities. These are extraordinary and exceptional conditions that did not exist when the Restaurant underwent a substantial renovation prior to opening approximately five years ago. The current deck on the Restaurant is used for ingress and egress, including a ramp used for ADA access. This deck does not provide for outside dining.

It is not feasible to extend the deck on the West side of the Property as it would interfere with the existing parking lot. The configuration of this parking lot provides ADA parking at the closest and most convenient place for the use of the ramp for ADA accessibility to the Restaurant. Any change in this configuration would result in less efficient, effective and convenient ADA access to the Restaurant contrary to the overriding purpose of federal and state law and local regulation. In addition, there has been recent repaving and upgrading of streets in the area around the Restaurant which may lead to the redevelopment, in particular land to the West of the Restaurant. Goal 3 of the City’s Comprehensive Plan along with its objectives and policies encourages walkability and interconnectivity as the City develops and redevelops. The proposed location of the deck will foster this Goal in the event of redevelopment. A reconfiguration of the existing parking lot would be contrary to this Goal as a more compact lot would deter both walkability and interconnectivity. A more compact lot would challenge the ability to allow for sufficient turning radius and on-site circulation. The proposed deck design strives to maximize future development in the City in accordance with the Comprehensive Plan.

b. Not Result of Action by Applicant:

As set forth above, the placement of the proposed deck will allow for the future walkability and interconnectivity as the City continues to develop and redevelop, particularly in regard to the business to the west. This redevelopment is not a result of action by the Applicant, however, the applicant is cognizant of its potential and the requested variance allows for any such redevelopment to occur in furtherance of the City's Comprehensive in order to foster walkability and interconnectivity. In addition, the Pandemic and the conditions resulting from it were unanticipated, are continuing and are not the result of actions by the Applicant. In addition, these conditions were not in existence when a substantial renovation of the Building on the Property, which was all done in conformance with the City's LDR's and the Florida Building Code, was completed by the Applicant. The conditions which are the basis for the requested variance were unanticipated, unforeseen and are for an unknown duration. Therefore, the Applicant could not have anticipated these conditions when the Restaurant underwent its renovation. Further, these conditions were not caused by the Applicant.

c. No Special Privilege:

Granting the requested variance will not confer on the Applicant any special privilege that is denied by the LDR's to other lands, structures, or building in the same district as there are no other similarly situated Restaurants located in the district. Specifically, there are no other Restaurants with an existing deck which could be enlarged to allow for some limited outdoor dining in the Northwest downtown portion of the City. In addition, the requested deck has been specifically designed to allow for interconnectivity and walkability as the district continues to develop and redevelop for constituency with the Comprehensive Plan.

d. Strict Application Deprives Use:

The inability to enlarge the existing deck of the Restaurant deprives the Applicant from being able to provide outside dining which is necessary in order to combat unanticipated, long-term impacts of the Pandemic and other communicable respiratory ailments, such as the flu, which may occur in the future. Some members of the public do not wish to eat inside restaurants, even though restaurants may be allowed to open at full capacity, as they may have conditions that make them particularly susceptible to air borne diseases or are concerned with the spread of any variants. In fact, there have been many inquiries regarding if and when the Restaurant will have outdoor dining. The Restaurant has barely survived during this Pandemic and the requested variance will assist with its continuing authorized use as a Restaurant. The Restaurant is small and without the addition of the deck to allow for outdoor dining, it will be deprived from being able to serve members of the public who wish to eat in an outdoor setting. Further, if a second wave of the Pandemic or a similar national emergency occurs, it may be completely deprived of its continuous ongoing business use.

e. Minimum Variance:

The proposed deck will provide some limited outdoor dining of approximately four or five tables that will provide a minimal ability for the Restaurant to serve patrons outside to alleviate anxiety of those who do not wish to eat inside. The long-term duration and impacts of this Pandemic and the duration of any vaccinations for it are uncertain. The small outdoor deck will allow for the accommodation of serving patrons who do not wish to eat indoors now as well as during any resurgence or annual recurrence of the Pandemic or other communicable diseases.

f. Not Detrimental:

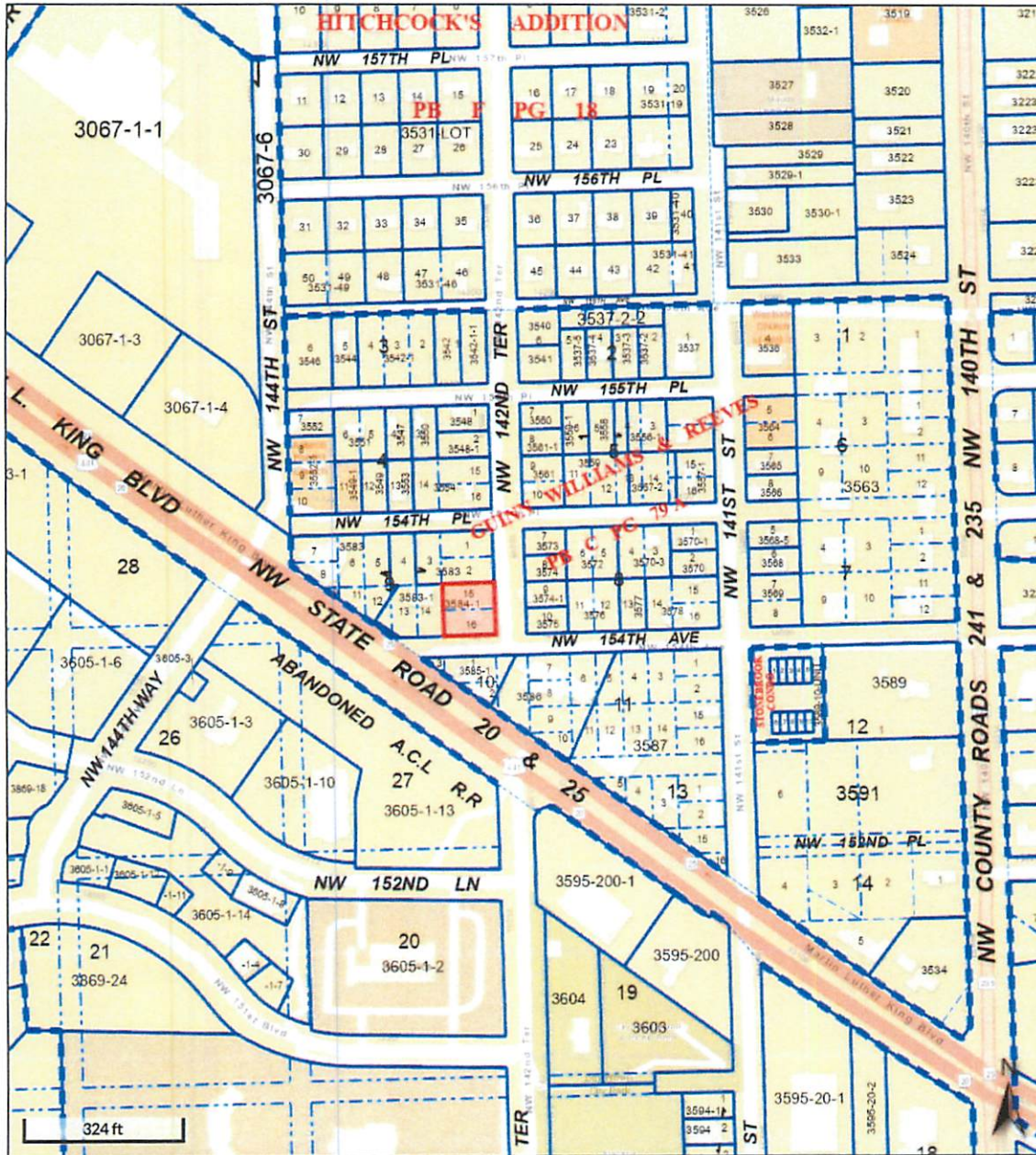
The proposed deck is appropriate with surrounding uses and consistent with the character of the neighborhood. In addition, it would enhance availability of restaurant services in an underserved area of the City where there currently are not many eating establishments.

g. Consistency with these LDR's

The requested Variance is consistent with the LDR's as it fosters their over-arching purposes and intent which is to promote the public health, safety and welfare of the landowners and residents of the City. The availability of outside dining at the Restaurant will promote the health, safety and welfare of the public, particularly those who are at risk and susceptible to communicable respiratory diseases such as COVID-19 and the flu. The variance process is the appropriate method under the LDR's for the Applicant/landowner to accomplish this goal.

3

D. 3. AERIAL MAP



Overview



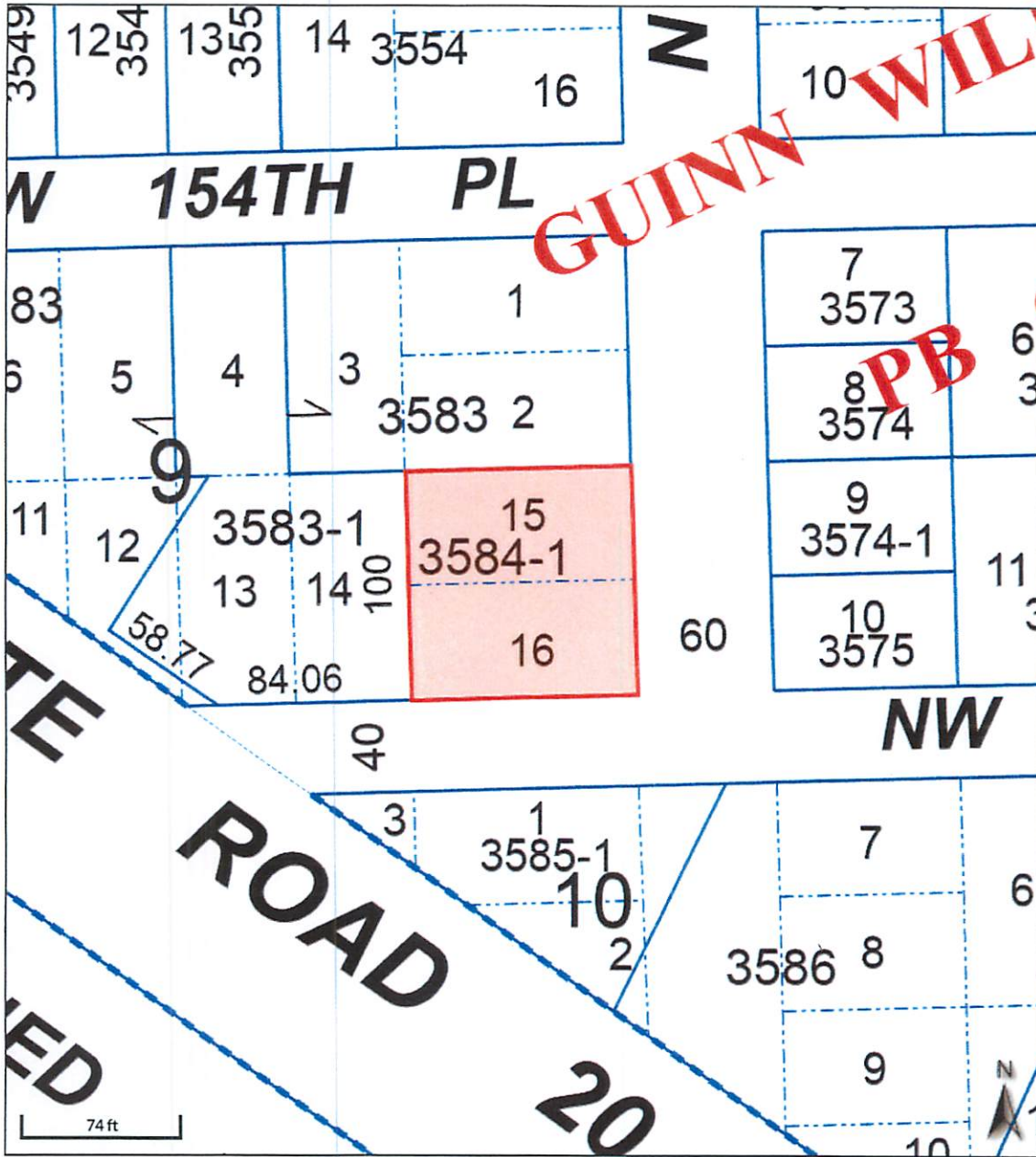
Legend

- Parcels
- Lakes

Date created: 3/30/2021
Last Data Uploaded: 3/30/2021 5:17:50 AM

Developed by Schneider
GEOSPATIAL





Overview



Legend

- Parcels
- Lakes

Date created: 2/5/2021
 Last Data Uploaded: 2/5/2021 5:22:37 AM

Developed by Schneider
 GEOSPATIAL

4

D. 4. LABELS

ALACHUA CORNER INC
PO BOX 818
ALACHUA, FL 32616

ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

ALACHUA TOWNE CENTRE ASSOCIATI
13505 NW 88TH PL
ALACHUA, FL 32615

ANTIOCH MISSIONARY BAPTIST CHURC
PO BOX 814
ALACHUA, FL 32616

ANTIOCH MISSIONARY BAPTIST CHURC
PO BOX 814
ALACHUA, FL 32616

AUTOZONE STORES LLC
123 SOUTH FRONT ST 3RD FLOOR
MEMPHIS, TN 38103

BANKS R B
14213 NW 154TH PL
ALACHUA, FL 32615

BOOKER & BOOKER & BOOKER
PO BOX 1525
ALACHUA, FL 32616

BOWDEN & JORDAN
% DIANNE JORDAN
10203 NW 143RD ST
ALACHUA, FL 32615

BROOKS JOHNNIE MAE HEIRS
% WALTER L BROOKS
4930 SW 87TH PL
LAKE BUTLER, FL 32054

CALHOUN & CALHOUN
PO BOX 545
ALACHUA, FL 32616

COLLINS DELORIS A LIFE ESTATE
14101 NW 154TH PL
ALACHUA, FL 32615

COLLINS G W & VERDELL
15506 NW 141ST ST
ALACHUA, FL 32615

COLLINS HENRY JR HEIRS
PO BOX 849
ALACHUA, FL 32616

CRAWLEY CAROL TRUSTEE
PO BOX 1388
SPRING HILL, TN 37174

DOLGENCORP LLC
DOLLAR GENERAL # 96800 #1635 , ATTI
100 MISSION RIDGE
GOODLETTSVILLE, TN 37072

DUNBAR & WASHINGTON
14226 NW 155TH PL
ALACHUA, FL 32615

GATEWAY BANK OF CENTRAL FLORIDA
C/O CORPORATE REAL ESTATE
PO BOX 1287
ORANGEBURG, SC 29116

GILMORE & GILMORE & MALONE & SM
% WILHELMINA GILMORE
23205 N STATE ROAD 235
BROOKER, FL 32622

GILMORE & MALONE
23205 N STATE ROAD 235
BROOKER, FL 32622

HESTER EMILIE FLORINE
15315 NW US HIGHWAY 441
ALACHUA, FL 32615

HOLMES ISABELLE LEE
% MONROE LEE
1110 MARTIN LUTHER KING AVE
PERRY, FL 32348

HOME SWEET HOME OF NORTH FLORI
PO BOX 357307
GAINESVILLE, FL 32635

HUNT-WALKER SHARRICKA DAWNDRE
PO BOX 545
ALACHUA, FL 32616

JAMES D JOHNSON AND WETONA G JOH
PO BOX 751
ALACHUA, FL 32616

JOHNSON ANNETTE
PO BOX 592
ALACHUA, FL 32616

JOHNSON JAMES JR & WARNELLA
PO BOX 1413
ALACHUA, FL 32616

M & R INVESTMENTS OF NORTH FLORI
11 SE 2ND AVE
GAINESVILLE, FL 32601

MANTLO DEREK
PO BOX 793
ALACHUA, FL 32616

OM NAMAH SHIVAAY LLC
5144 SW 82ND TER
GAINESVILLE, FL 32608

RICHARDSON ISABELLE HEIRS
% EDGAR LOVETT JR
385 NW 19TH ST
POMPANO BEACH, FL 33060

ROBINSON DONNELL J
PO BOX 705
ALACHUA, FL 32616

ROBINSON DONNELL JEROME JR
PO BOX 705
ALACHUA, FL 32616

ROBINSON ELSIE HEIRS
15408 NW 141ST ST
ALACHUA, FL 32615

SANJIDA RENTAL LLC †
1515 SW 112TH ST
GAINESVILLE, FL 32607

SESCO DAVID L
PO BOX 372
LACROSSE, FL 32658

SHAUR ARIEL
14227 NW 142ND PL
ALACHUA, FL 32615

SOLOMON JANIE HEIRS
% RONNIE SOLOMON
PO BOX 234
MICANOPY, FL 32667

WALKER SHARRICKA HUNT
14327 NW 155TH PL
ALACHUA, FL 32616

WARRING & WARRING 2 LLC
7106 NW 18TH AVE
GAINESVILLE, FL 32605

WELCOME EVELYN
PO BOX 384
ALACHUA, FL 32616

WYNN DEREK
12503 W STATE RD 235
ALACHUA, FL 32615

XPANDING INDUSTRIES INC
PO BOX 383
ALACHUA, FL 32616

5

D. 5. LEGAL DESCRIPTION

AID.CO
JSLD.CO

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2960885 1 PG(S)
November 10, 2015 04:47:36 PM
Book 4391 Page 72
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$560.00


Prepared by and return to:
Susan M. Dees
Legal Assistant
Marvin W. Bingham, Jr., PA
14811 NW 140th Street Post Office Box 1930
Alachua, FL 32616
386-462-5120
File Number: 15-219

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of November, 2015 between Alachua Corner, LLC, a Florida limited liability company f/k/a Alachua Corner, Inc., a Florida corporation whose post office address is P.O. Box 818, Alachua, FL 32616, grantor, and M and R Investments of North Florida, LLC a Florida limited liability company whose post office address is 11 SE 2nd Avenue, Gainesville, FL 32601, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lots 15 and 16, Block 9 of GUINN WILLIAMS AND REEVES SURVEY, according to the Plat thereof as recorded in Plat Book C, Page(s) 79-A, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 03584-001-000

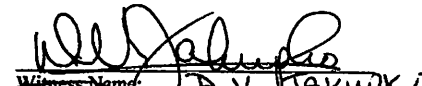
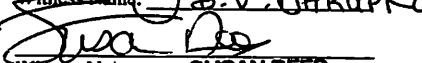
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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, 2014.

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

Signed, sealed and delivered in our presence:

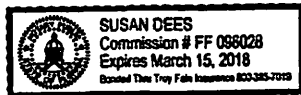

Witness Name: D.V. JAKUPKO

Witness Name: SUSAN DEES

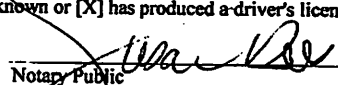
Alachua Corner, LLC
By: 
Parul Shah, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 6th day of November, 2015 by Parul Shah, Manager of Alachua Corner, LLC, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: SUSAN DEES
My Commission Expires: _____

6

D. 6. PROOF OF OWNERSHIP

AD.00
1560.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2960665 1 PG(S)
November 10, 2015 04:47:36 PM
Book 4391 Page 72
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$560.00


Prepared by and return to:
Susan M. Dees
Legal Assistant
Marvin W. Bingham, Jr., PA
14811 NW 140th Street Post Office Box 1930
Alachua, FL 32616
386-462-5120
File Number: 15-219

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of November, 2015 between Alachua Corner, LLC, a Florida limited liability company f/k/a Alachua Corner, Inc., a Florida corporation whose post office address is P.O. Box 818, Alachua, FL 32616, grantor, and M and R Investments of North Florida, LLC a Florida limited liability company whose post office address is 11 SE 2nd Avenue, Gainesville, FL 32601, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lots 15 and 16, Block 9 of GUINN WILLIAMS AND REEVES SURVEY, according to the Plat thereof as recorded in Plat Book C, Page(s) 79-A, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 03584-001-000

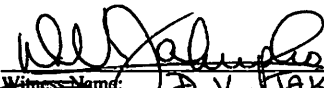
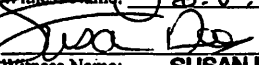
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2014.

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

Signed, sealed and delivered in our presence:


Witness Name: D.V. JAKUPKO

Witness Name: SUSAN DEES

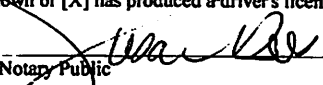
Alachua Corner, LLC
By: 
Parul Shah, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 6th day of November, 2015 by Parul Shah, Manager of Alachua Corner, LLC, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: SUSAN DEES
My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
M AND R INVESTMENTS OF NORTH FLORIDA, L.L.C.

Filing Information

Document Number L13000013872
FEI/EIN Number 46-1882133
Date Filed 01/25/2013
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 04/22/2016
Event Effective Date NONE

Principal Address

11 SOUTHEAST SECOND AVENUE
GAINESVILLE, FL 32601

Mailing Address

11 SOUTHEAST SECOND AVENUE
GAINESVILLE, FL 32601

Registered Agent Name & Address

MOORE, ANDREA J
11 SOUTHEAST SECOND AVENUE
GAINESVILLE, FL 32601

Authorized Person(s) Detail

Name & Address

Title MGR

RUSH, ROBERT A
11 SOUTHEAST SECOND AVENUE
GAINESVILLE, FL 32601

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	03/26/2020
2021	01/28/2021

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L15000135337

Entity Name: PIZZA IN THE HOOD, LLC

Current Principal Place of Business:

11 SOUTHEAST 2ND AVENUE
GAINESVILLE, FL 32601

Current Mailing Address:

11 SOUTHEAST 2ND AVENUE
GAINESVILLE, FL 32601 US

FEI Number: 47-4772579

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SCOTT DAVID KRUEGER CHARTERED
2750 NORTHWEST 43RD STREET
SUITE 201
GAINESVILLE, FL 32606 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name RUSH, ROBERT A
Address 11 SOUTHEAST 2ND AVENUE
City-State-Zip: GAINESVILLE FL 32601

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERT A. RUSH

MANAGING MEMBER

01/27/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

No Filing History

Fictitious Name Detail

Fictitious Name

PIZZA IN THE NEIGHBOR HOOD

Filing Information

Registration Number G18000096042
Status ACTIVE
Filed Date 08/28/2018
Expiration Date 12/31/2023
Current Owners 1
County ALACHUA
Total Pages 1
Events Filed NONE
FEI/EIN Number 47-4772579

Mailing Address

11 SE 2ND AVE
GAINESVILLE, FL 32601

Owner Information

PIZZA IN THE HOOD, LLC
 11 SE 2ND AVE
 GAINESVILLE, FL 32601
FEI/EIN Number: 47-4772579
Document Number: L15000135337

Document Images

[08/28/2018 -- Fictitious Name Filing](#)

[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

No Filing History

7

D. 7. PROOF OF PAYMENT OF TAXES

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03584 001 000		1700

M & R INVESTMENTS OF NORTH
FLORIDA LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

14212 NW 154TH AVE

GUINN WILLIAMS & REEVES SUR PB C-79A
LOTS 15 & 16 BK 9 OR
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS CNTY GENERAL	7.8935	97,516	0	97,516	769.74
ALACHUA CNTY LIBRARY DISTRICT LIBRARY GENERAL	1.1289	97,516	0	97,516	110.09
SCHOOL BOARD OF ALACHUA COUNTY SCHL CAP35 PROJECT (S01)	1.5000	97,516	0	97,516	146.27
SCHL DISCRNRY & CN (S01)	0.7480	97,516	0	97,516	72.94
SCHL GENERAL	3.6670	97,516	0	97,516	357.59
SCHOOL VOTED (S01)	1.0000	97,516	0	97,516	97.52
SUWANNEE RIVER WATER MGT DIST	0.3696	97,516	0	97,516	36.04
17 CITY OF ALACHUA	5.3900	97,516	0	97,516	525.61
CHILDREN'S TRUST	0.5000	97,516	0	97,516	48.76
TOTAL MILLAGE 22.1970					AD VALOREM TAXES \$2,164.56

Please Retain this Portion for your Records. Receipt Available Online.

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	UNIT	RATE		AMOUNT
R802 802 BOCC SOLID WASTE MGMT	1.000	@ 62.2600		62.26
C550 550 COUNTY FIRE SERVICES	1.000	Varies		159.64
NON-AD VALOREM ASSESSMENTS				\$221.90

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS \$2,386.46

If Paid By Please Pay	Dec 31, 2020 \$0.00				
--------------------------	-------------------------------	--	--	--	--

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

14467

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03584 001 000	14212 NW 154TH AVE	

M & R INVESTMENTS OF NORTH
FLORIDA LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Dec 31, 2020	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

High oriented community events with jumbo water slides, bouncers, obstacle courses, vendors, BBQ, seafood, desserts,

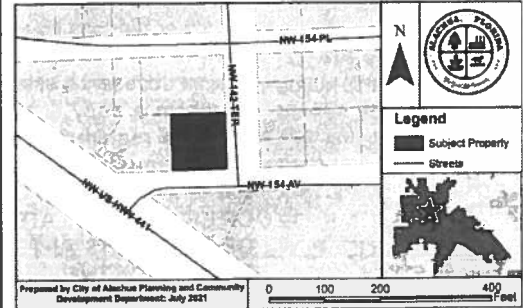
For vendor information, contact deeperpurposecc@yahoo.com. This is a free community event!

Civil war. Audiences of all generations will enjoy acquainting — or reacquainting — themselves with the sisters:



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Board of Adjustment of the City of Alachua will hold a public hearing on July 26, 2021, at 4:30 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 Robert A. Rush, Manager of M and R Investments of North Florida, L.L.C., property owner, for consideration of a request for a Zoning Variance Permit to reduce the minimum front setback requirement as set forth in Table 5.1-3 of the City of Alachua Land Development Regulations from 20 feet to 8.2 feet and to reduce the minimum side setback as set forth in Table 5.1-3 of the City of Alachua Land Development Regulations from 5 feet to 1.5 feet. The purpose of the proposed setback reductions are to accommodate a ±365 square foot deck addition for outdoor dining. The subject property is located at 14212 NW 154th Avenue, east of the intersection of NW US Highway 441 and NW 154th Avenue and west of the intersection of NW 154th Avenue and NW 142nd Terrace. Tax Parcel Number 03584-001-000. FLUM: Commercial; Zoning: Commercial Intensive (CI).



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.

(Published: Alachua County Today - July 15, 2021)

Volunteer pharmacist for Grace Pharmacy

Best Drugs of Trenton. Since his retirement from the VA he has authored columns in "The Pharmacy Newsletter" for a local newspaper, *Alachua County Today*, and has published several articles in "Florida Pharmacy Today," a monthly publication of the Florida Pharmacy Association.

Vice-Chair for the Health Care Advisory Board for the Alachua County Commission and is a volunteer pharmacist for Grace Pharmacy serving the homeless population of Alachua County. He is also active with the Alachua County Association of Pharmacists and the Florida Pharmacy Association.

of Pharmacy, University of Colorado, Denver, CO and a Masters of Pharmacy Administration, University of Florida, Gainesville, Florida. He is also a recipient of the Masters of Public Health, University of South Florida, Tampa, Florida.

Email editor@
alachuatoday.com

Group leading effort to refresh High Springs gateway

Gateway Signs are located along five additional gateway roadsides in cooperation with additional private property owners.

to be useful for more than 20 years. The signs will be fabricated from PVC and marine grade aluminum and will be coated with high end outdoor sign paints with a UV clear coat.


washing the signs with some soapy water would be the best way to keep them looking good. They should not be power washed because it could shorten the lifespan of the coatings.

Email editor@
alachuatoday.com

High Springs-based creator, ThemeWorks, Inc. has been selected to partner with Heart of High Springs in this effort. "We are very excited about this project. It's amazing how signs like these can really impact the way a community like High Springs is perceived, increase community pride, and really give visitors the sense of arriving in a special place," said Ryan Kremser of ThemeWorks, Inc.

Regarding maintenance, the biggest issue will be algae and lichens growing on the signs. Occasionally

The signs will be durable and maintainable for many years and will be produced by ThemeWorks using the same high-quality materials and fabrication methods that they use when producing outdoor signs for the major Florida theme parks. Existing ThemeWorks signs that were similarly constructed and installed have continued



CITY OF NEWBERRY NOTICE OF COMMITTEE VACANCY

The City of Newberry is accepting applications for 1 seat on the Planning and Zoning and Historic Architectural Review Boards for a term expiring April 30, 2022. Applicants may be considered for service on one or both boards. Planning and Zoning Board Members must be residents of the City of Newberry. Applications may be obtained from City Hall, or for an electronic application, please email EconomicDevelopment@NewberryFL.gov. Completed applications must be received no later than 7:30 am, Tuesday, August 3, 2021 and should be dropped off or mailed to the City of Newberry, Located at 25440 W. Newberry Rd, Newberry, FL 32669. For questions contact the Planning & Economic Development Department at 352-472-5440.


(Published: Alachua County Today - July 15, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Robert A. Rush, POSTED THE LAND USE
(name)
SIGN ON July 12, 2024 FOR THE M & R Investments, L.L.C. Zoning Variance Permit
(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.



(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.

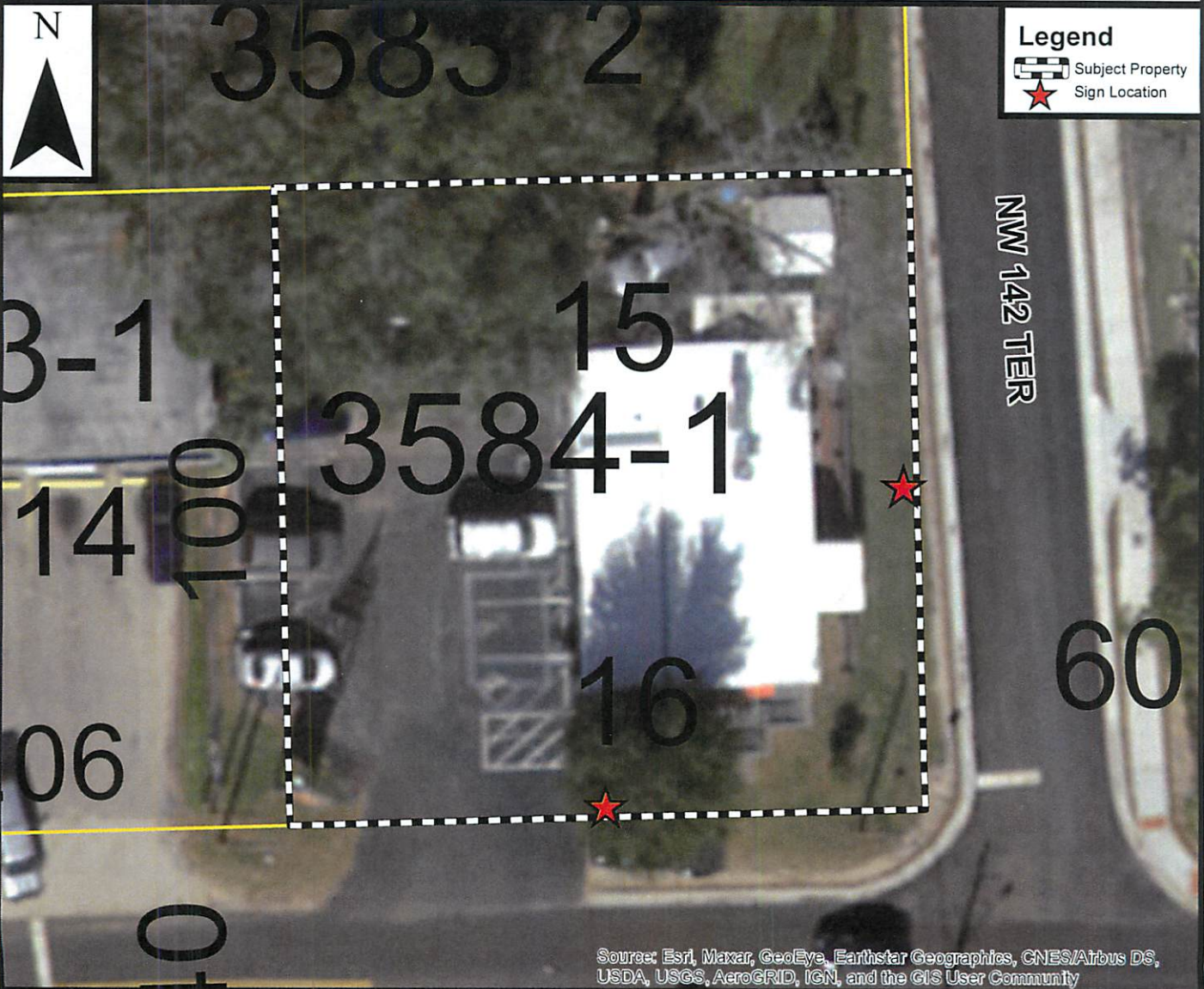


M & R Investments, L.L.C. Zoning Variance Permit



Legend

-  Subject Property
-  Sign Location



Source: Esri, Maxar, 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 July 2021

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.



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.



M & R Investments, L.L.C. Zoning Variance Permit

