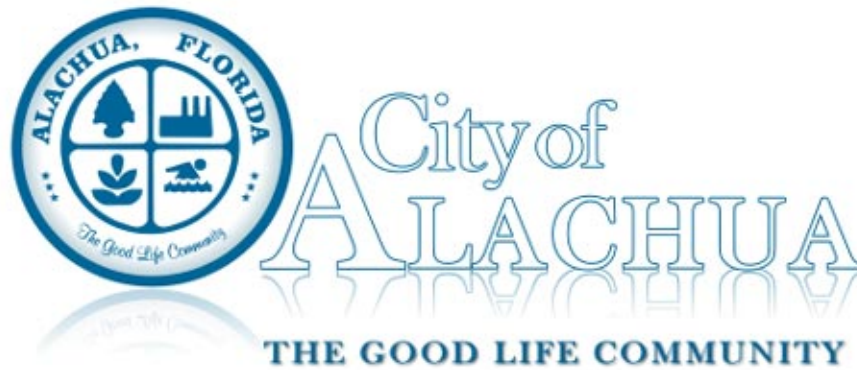




Planning and Zoning Board Agenda April 17, 2018

Chair Gary Thomas

City Manager Traci L. Gresham

Vice Chair Anthony Wright

Member Sandy Burgess

Member Fred Hilton

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

Meeting Date: April 17, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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

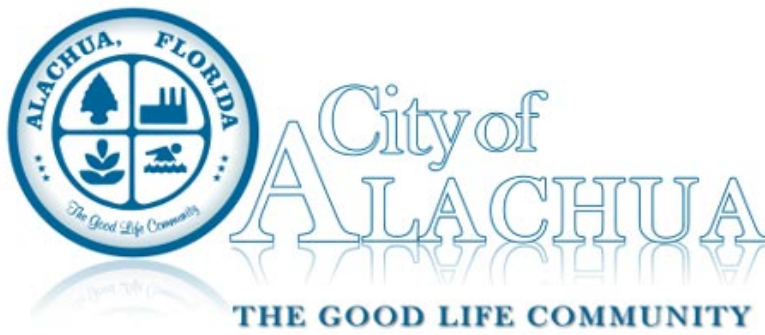
- A. Approval of the Minutes of the March 13, 2018 PZB Meeting
- B. Certificate of Appropriateness: A request by Nancy and Nathan Coupal, applicants and property

owners, for the following alterations to a property located within the Historic Overlay District: (1) replacement of 14 windows; (2) replacement of one door; (3) replacement of existing metal roof; and (4) addition of an external tankless water heater to the east façade, located at 14508 NW 146th Ave Tax Parcel No. 03802-000-000 (Quasi-Judicial Hearing)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 4/17/2018

SUBJECT: Approval of the Minutes of the March 13, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes from the March 13, 2018 PZB Meeting.

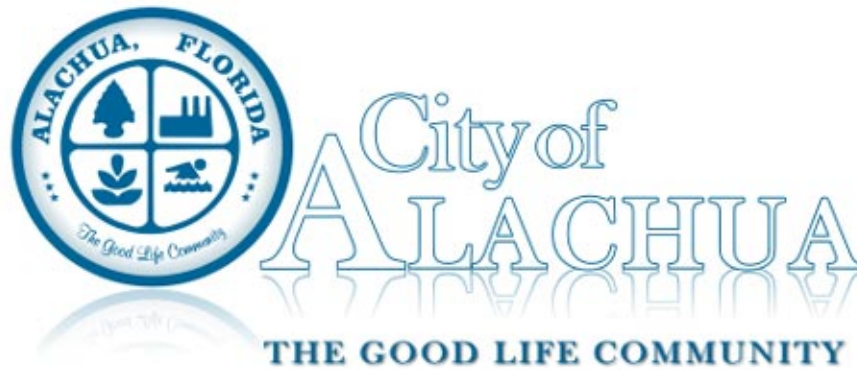
Summary

Approval the minutes from the March 13, 2018 PZB Meeting.

ATTACHMENTS:

Description

- ▢ PZB Minutes - 3-13-18 Meeting



Planning and Zoning Board Minutes March 13, 2018

Chair Gary Thomas

City Manager Traci L. Gresham

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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

Meeting Date: March 13, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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 Rob Hyatt was absent.

INVOCATION

Led by Member Anthony Wright.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Department Director Kathy Winburn, AICP, advised the Board that a new Vice Chair must be selected, as former Vice Chair Dayna Miller has been appointed to serve on the City Commission. As such, it was suggested that the agenda be amended to add Item 2.B., appoint a new Vice Chair, and subsequent agenda items be renumbered accordingly.

Member Fred Hilton moved to approve the agenda with the recommended amendment; seconded by Member Wright.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the February 13, 2018 PZB Meeting

Member Hilton moved to accept the minutes; seconded by Member Wright.

Passed by unanimous consent.

- B. Appointment of New Vice Chair

Member Hilton nominated Member Virginia Johns to serve as Vice Chair.

Member Wright expressed his interest in serving as Vice Chair.

Member Hilton withdrew his nomination.

Member Wright moved to accept the Vice Chair nomination; seconded by Member Johns.

Passed by unanimous consent.

- C. Site Plan - Vemo Auto Auctions: A request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal and Lanette T. Neal, property owners, for consideration of a Site Plan for the redevelopment of the subject property, adding parking and vehicle storage areas and a ±1,120 square foot structure on a ±23.4 acre subject property, consisting of a ±11.3 acre project area. Tax Parcel No. 05949-013-000 and a portion of Tax Parcel No. 05949-018-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Chris Gmuer, P.E., of Gmuer Engineering, LLC, presented additional information relating to the Site Plan, and availed himself for questions.

Chair Thomas inquired about the total number of participants and the general operations of an auction.

Bruce Neal, Property Owner, responded, and availed himself for questions.

Member Johns inquired of the Property Owner the number of jobs to be located at the property.

Mr. Neal responded to the question.

Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board find 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 the three (3) conditions provided in Exhibit "A" and located on page 20 of the March 13, 2018 Staff Report to the Planning and Zoning Board, and as provided on page 5 of Exhibit "B" of the Staff Report; seconded by Member Wright.

Chair Thomas opened the floor for comments.

There were no comments.

Motion Passed 4-0 in a roll call vote.

- D. Land Development Regulations (LDR) Text Amendment - A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 1.4.5; 1.7.7; 2.2.2(C)(3); 2.2.3(E); 2.2.9(A); 2.2.15(B); 2.4.9(G); 2.4.10; 3.6.3(A)(5); 3.6.3(C)(5); 3.6.3(D)(5); 4.1.2; 4.4.2(D)(2); 4.5.6(D)(4); 6.1.3(N); 6.1.4(B)(2)(a) - (d); 6.8.1(B); 6.8.3(A)(1); and 10.2; and amending Tables 4.1-1 and 4.4-1 (Legislative Hearing).

Department Director Winburn introduced the item.

Principal Planner Tabor presented the Staff Report.

Member Wright moved that this Board find the proposed Text Amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Hilton.

Chair Thomas opened the floor for comments.

Member Johns requested clarification about the revision to the definition of outdoor storage.

Principal Planner Tabor responded.

Motion Passed in a 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Thomas commended Principal Planner Tabor and the Planning Department for their work.

Member Wright expressed his gratitude for his new role as Vice Chair.

Department Director Winburn stated the next meeting will be April 17, 2018 due to the City Election date.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Hilton moved to adjourn; seconded by Member Wright.

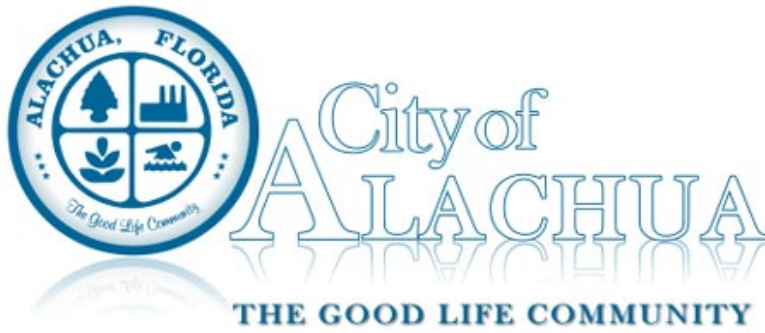
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 4/17/2018

SUBJECT: Certificate of Appropriateness: A request by Nancy and Nathan Coupal, applicants and property owners, for the following alterations to a property located within the Historic Overlay District: (1) replacement of 14 windows; (2) replacement of one door; (3) replacement of existing metal roof; and (4) addition of an external tankless water heater to the east façade, located at 14508 NW 146th Ave Tax Parcel No. 03802-000-000 (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 Nancy and Nathan Coupal, applicants and property owners for the approval of a Certificate of Appropriateness for the following alterations to a property located within the Historic Overlay District: (1) replacement of 14 windows; (2) replacement of one door; (3) replacement of existing metal roof and (4) addition of an external tankless water heater to the east façade.

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." The subject property is ±0.5 acres in area, and is located at 14720 Main Street between NW 148th Place and NW 147th Avenue. It is currently developed with the principal structure (the structure proposed to be altered) and two enclosed accessory structures, and one partially enclosed accessory structure.

As part of the application package, the applicant has submitted pictures of the existing structures. The applicant has provided construction drawings and specifications of the proposed alternations. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed building is consistent with the character of nearby structures.

ATTACHMENTS:

Description

- ▣ Staff Report
- ▣ Application and Supporting Materials
- ▣ Public Notice Materials for 04/17/18 PZB Hearing



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

April 17, 2018

SUBJECT: A request for the approval of a Certificate of Appropriateness for the following alterations to an existing single-family residence: (1) replacement of 14 windows; (2) replacement of one door; (3) replacement of existing metal roof and (4) addition of an external tankless water heater to the east façade

APPLICANT/AGENT: Nancy and Nathan Coupal

PROPERTY OWNER: Nancy and Nathan Coupal

LOCATION: 14508 NW 146th Ave

PARCEL ID NUMBER: 03802-000-000

ACREAGE: ±0.23 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 Nancy and Nathan Coupal, applicant and property owners, for the approval of a Certificate of Appropriateness for the following alterations to an existing single-family residence: (1) replacement of 14 windows; (2) replacement of one door; (3) replacement of existing metal roof and (4) addition of an external tankless water heater to east façade.

The subject property is ±0.23 acres in area, and is located at 14508 NW 146th Ave, north of NW 146th Ave, between NW 145th Terrace and NW 144th Street.

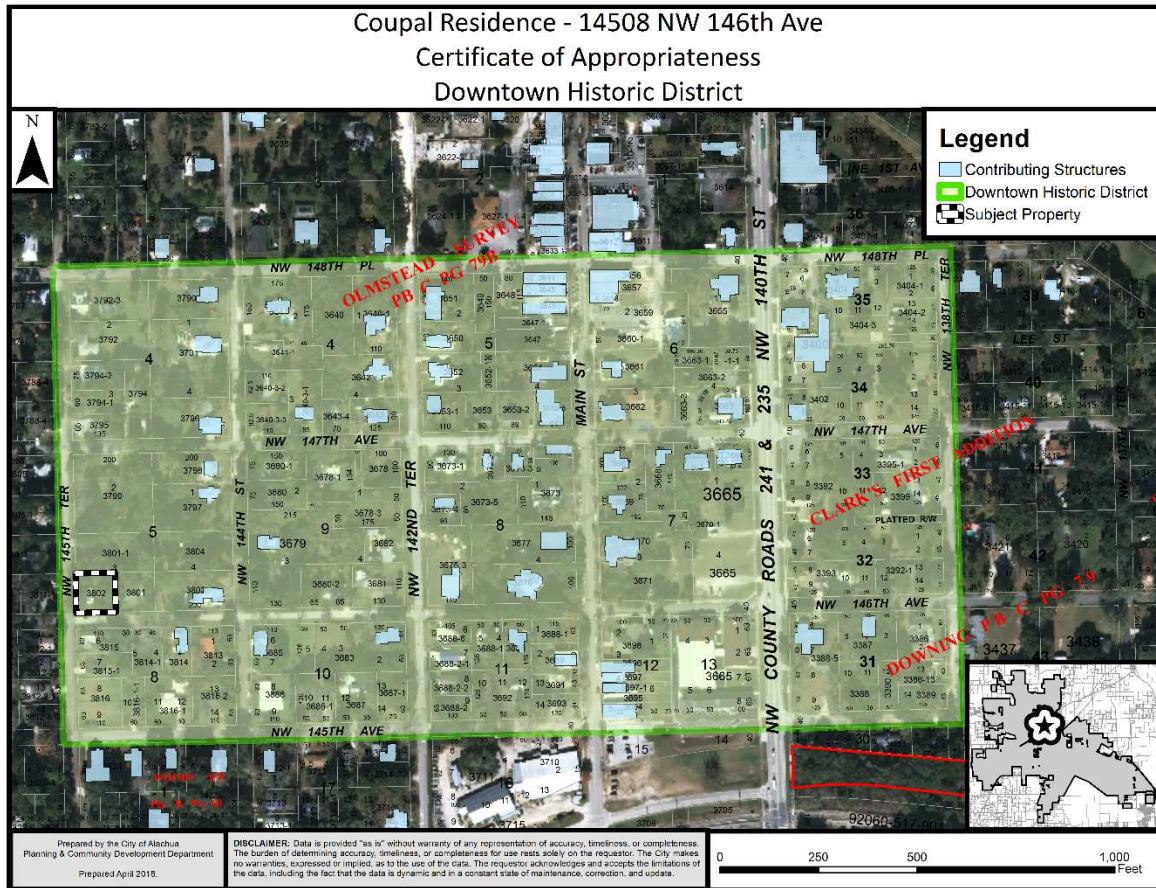
As part of the application package, the applicant has submitted pictures and specifications of windows and doors that will be or have been replaced, and specifications for the proposed metal roof. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alterations are 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.

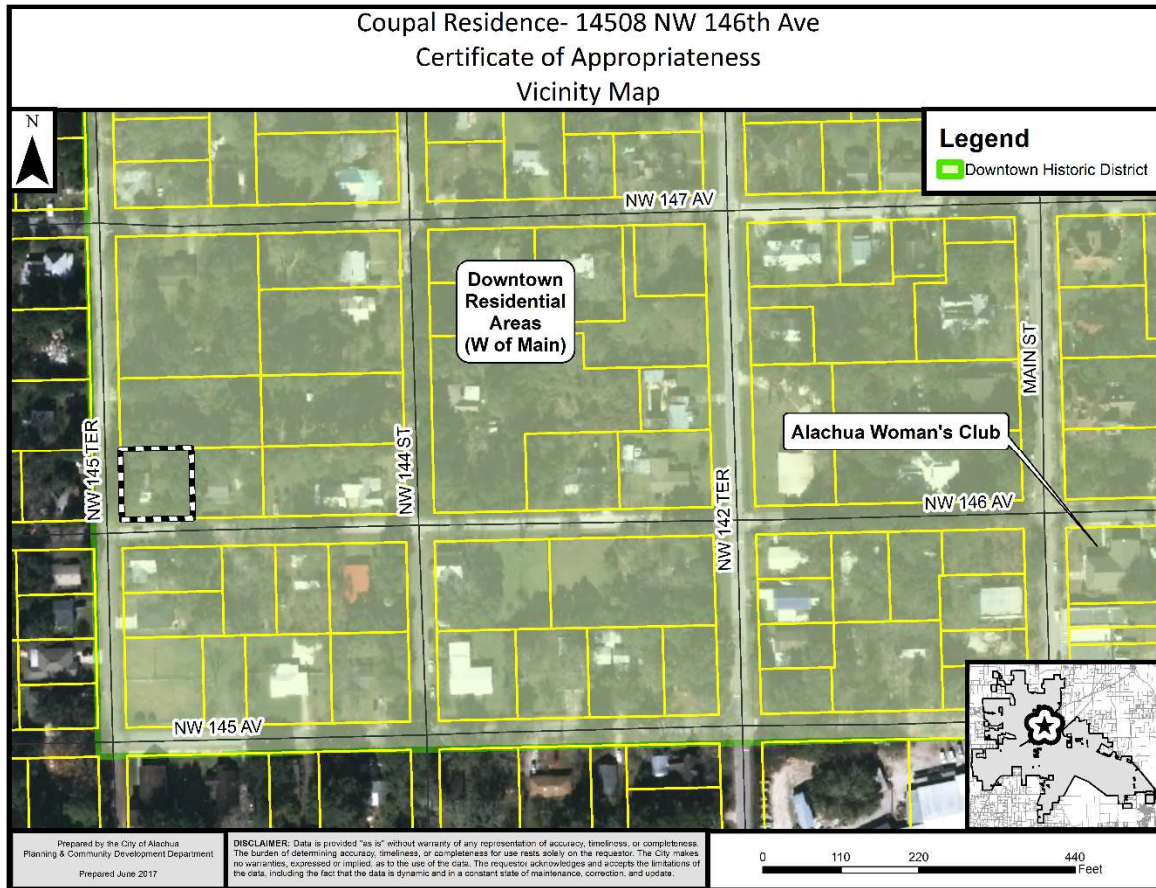
Map 1. City of Alachua Downtown Historic District & Location of Subject Property



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*.”

Map 2 depicts the vicinity surrounding the subject property. The subject property is located at 14508 NW 146th Ave, north of NW 146th Ave, between NW 145th Terrace and NW 144th Street.

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 structure will be consistent with and sensitive to the character of the historic district. The proposed windows , door and roof are similar to existing windows, doors and roofs in the vicinity and do not conflict with the historic character of the District. The tankless water heater is of a size and sufficiently screened so as to not be immediately visible from right-of-way.

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. The property is currently zoned for single-family residential uses.

(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.

March 20, 2018

Re: 14508 NW 146th Ave., Alachua, Florida

Dear City of Alachua,

Please find attached our Certificate of Appropriateness Application. We thank you for your patience as we work through this process.

As you may know a city employee noticed we had installed new windows and let us know that we needed a permit for that. We were also informed at that time that our house was in the historic district. This came as a surprise to us as it had not been disclosed to us at the time of purchase. We are new to Florida and did not know or consider inquiring about the need for a permit for this work and we therefore thank you for allowing us this opportunity to retroactively file for the permit. We immediately stopped any further work on the windows and now await your consideration of our application.

My wife and I are both fans of older homes and we hope to be good stewards of our property here.

Thank you.

Nathan and Nancy Coupal

240 . 602 . 1323 phone number



City of
ALACHUA

THE GOOD LIFE COMMUNITY

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 windows, door, roof

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): NATHAN OR NANCY COUPA Title: Owners
Company (if applicable): _____
Physical address: 14508 NW 146TH AVE
Mailing Address: 14508 NW 146TH AVE
City: ALACHUA State: FL ZIP: 32615
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____

C. PROPERTY AFFECTED

1. Address of Subject Property: 14508 NW 146TH AVE, ALACHUA FL
2. Parcel ID Number(s): 03802 000 000
3. Existing Use of Property: residential
4. Future Land Use Map Designation: YELLOW-MEDIUM
5. Zoning Designation: RSF-3 (00100)
6. Acreage: 1/4 acre +
7. Number of Existing Structures on the Property: 2 house, shed

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

narrative
replace
x no of windows

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

with these: list

also describe previous

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.

Nathan Coupal
Signature of Applicant

Nathan Coupal
Typed or printed name and title of applicant

3/21/18
Date

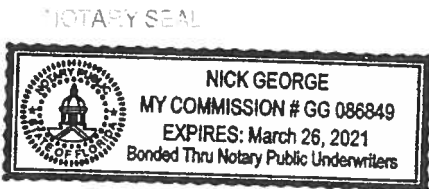
Nancy B. Coupal
Signature of Co-applicant

NANCY B Coupal
Typed or printed name of co-applicant

3.21.18
Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21st day of March, 2018, by Nathan + Nancy Coupal, who is/are personally known to me, or who has/have produced Florida Drivers License as identification.



[Signature]
Signature of Notary Public, State of Florida

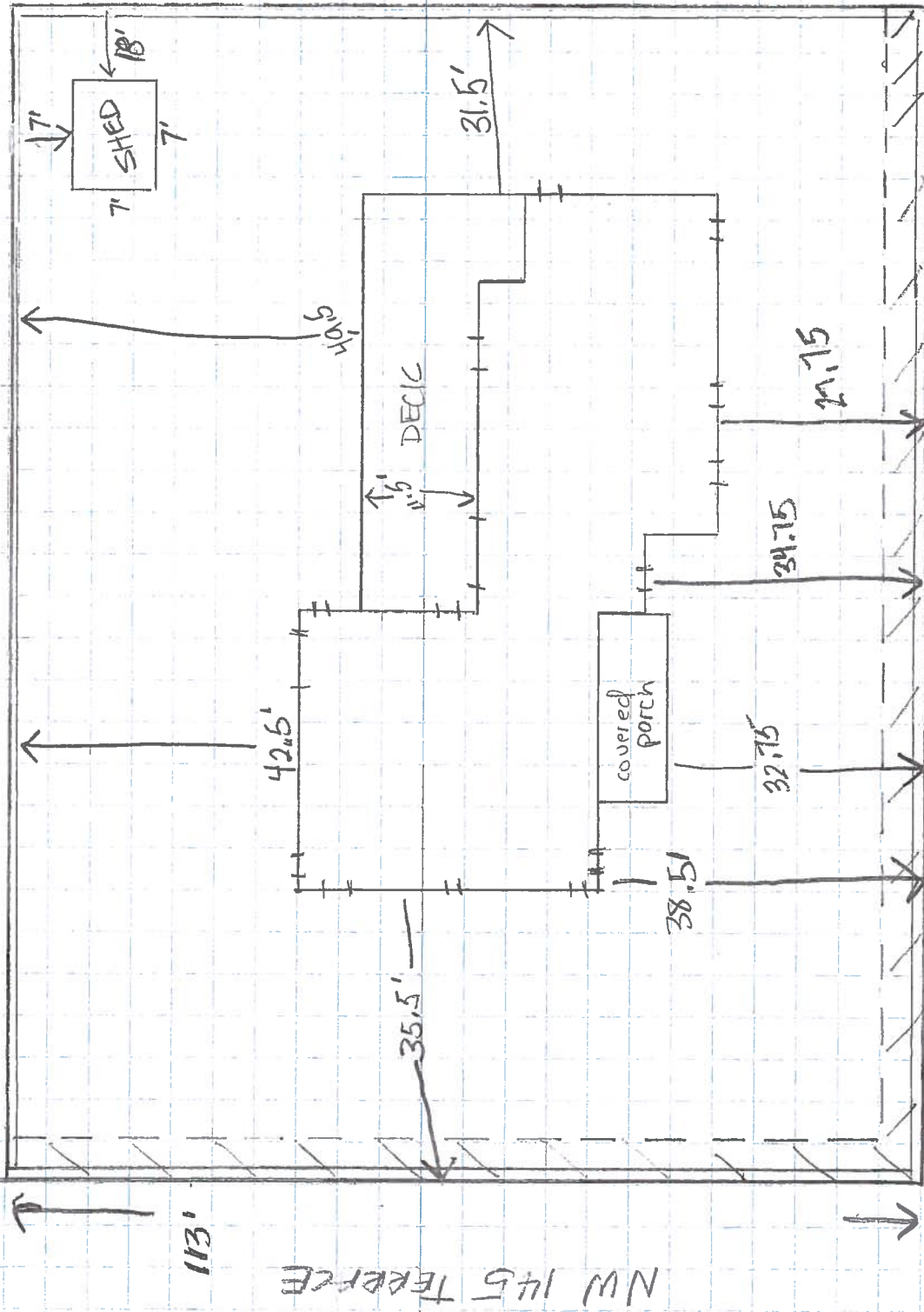
ATTACHMENT

D. 1

=> property line

=> setback 5' wide along property's outer edge

N ↑



← 111' →

NW 146TH AVE

NW 145 TERRACE

ATTACHMENT

D. 2

Window and door list

Owners name: Coupal, Nathan & Nancy

Address: 14508 NW 146th Ave., Alachua FL 32615

Tax parcel number: 03802-000-000

Windows: QTY 14.

Manufacturer: All windows are Pella (R) 350 Series.

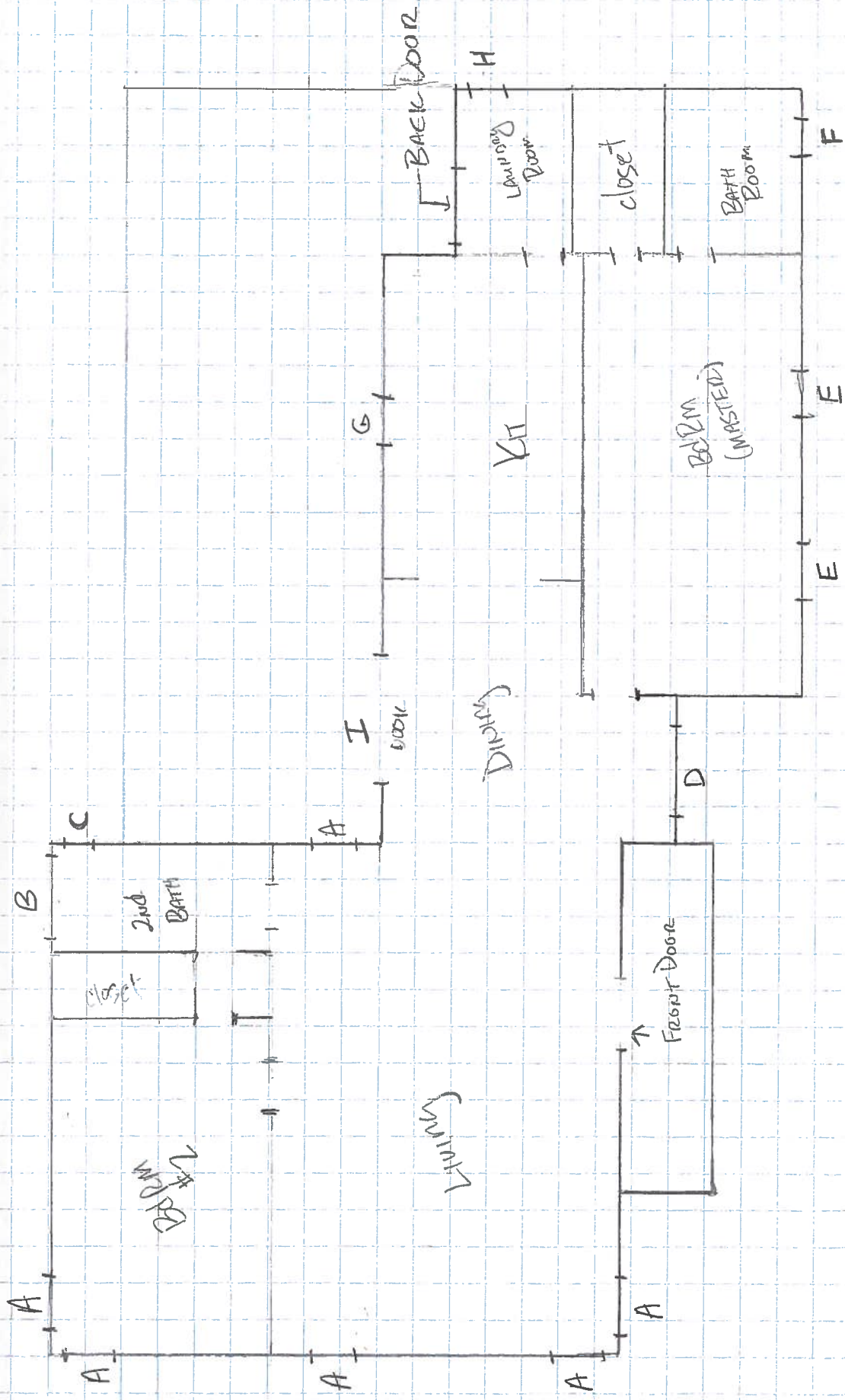
QTY	Dimensions & FL Product Approval No.	Location	Type	Attachment type
6 - A	32 ½" X 64 ½" 14706.3	Living room & 2 nd BR Previous - wooden 6 over 6	Single hung	Nailing fin
1 - B	48" X 16" 14763.7	2 nd Bathroom Previous - wooden 6 over 6	Fixed	Nailing fin
1 - C	24 ¼" X 24 ½" 14702.1	2 nd Bathroom Previous - wooden 6 over 6	Slider – vent/fixed	Nailing fin
1 - D	37" X 53" 14761.4	Dining room Previous - Alum. 6 over 6	Double hung	Nailing fin
2 - E	32 ¼" X 63 ¼" 14702.1	Master bedroom Previous - alum. 4 tiered awning type	Double hung	Nailing fin
1 - F	26 ½" X 26" 14702.1	Master bathroom Previous - alum. 2 tiered awning type	Slider – vent/fixed	Nailing fin
1 - G	35 ½" X 39 ½" Pella provided a FL no. but the dimensions were wrong. We await the proper numbers 14671	Kitchen Previous – alum. 1 over 1	Double hung	Nailing fin
1 - H	26 ½" X 38 ½" Pella provided a FL no. but the dimensions were wrong. We await the proper numbers 14702	Laundry room Previous - alum, 2 over 2 placed horizontally	Slider – vent/fixed	Nailing fin

~~Pella provided a FL no. but the dimensions were wrong. We await the proper numbers~~

Door: QTY 1

Manufacturer: Pella (R) 350 Series.

QTY	Dimensions & FL Product Approval No.	Location	Type	Attachment type
1 - I	71 ½" X 79 ½" Pella provided a FL no. but the dimensions were wrong. We await the proper numbers 14610	Dining room Previous – alum. 6 over 6	Patio – Vent/fixed	Nailing fin



14508 NW 146TH AVE

ATTACHMENT

D. 3



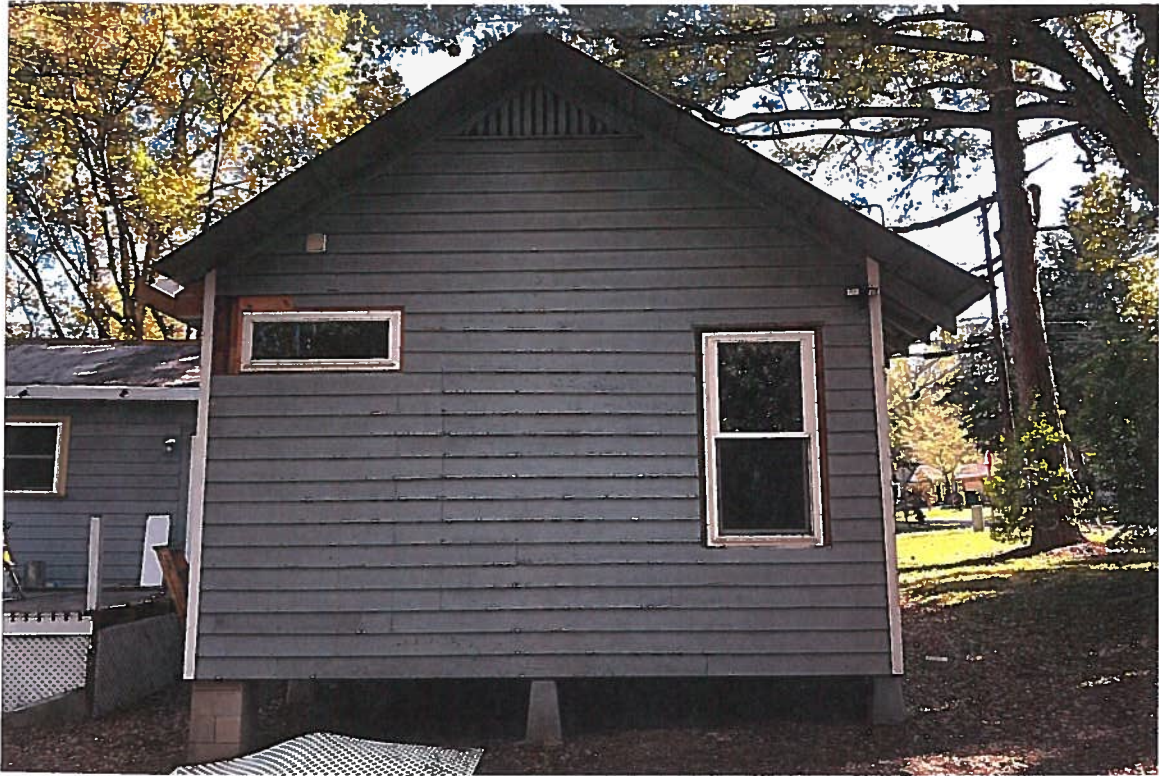
SOUTH



SOUTH



WEST



NORTH



NORTH



EAST



EAST

from a **trusted manufacturer.**



EXPOSED SCREWS



GULFRIB™

Durability, strength and ease of installation make this exposed fastener panel a top choice for many residential and agricultural applications.

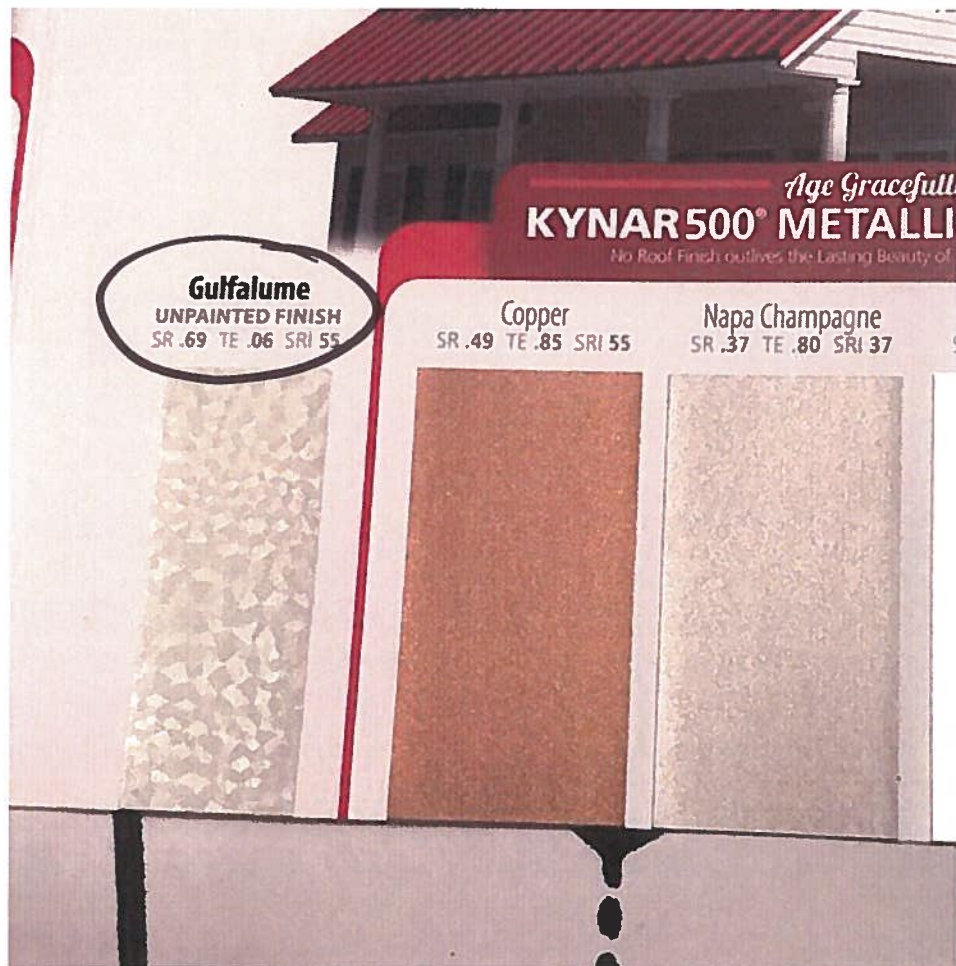


36" Coverage 9" 3/4"



5VCRIMP™

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Need this water heater installed? Rinnai can help, simply call 1-84-GO-RINNAI (844-674-6624).

Rinnai Super High Efficiency 7.5-GPM 160-BTU Outdoor Natural Gas Super High Efficiency Tankless Water Heater

Item # 735125 Model # RUS75EN

★★★★☆ (47)

\$899.00

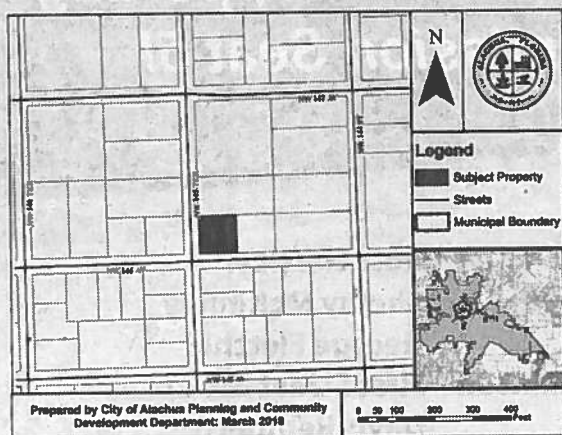




City of ALACHUA

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 April 17, 2018, 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 Nathan and Nancy Coupal, applicants and property owners, for the approval of a Certificate of Appropriateness for the following alterations to an existing single-family residence: (1) replacement of 14 windows; (2) replacement of one door; (3) replacement of existing metal roof; and (4) addition of an external tankless water heater to the east façade. The subject property is located at 14508 NW 146th Ave; Tax Parcel Number 03802-000-000; FLUM: Medium Density Residential; Zoning: RSF-3 (Residential Single Family – 3).



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.