

Area 1  
S7, T90S, R20E  
2008  
3-11-83

~~\_\_\_\_\_~~  
-BUCK BAY

—ZONING RESOLUTION  
Z-82-43

WHEREAS, Zoning Application ZOM-15-82 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of April 28, 1982; and,

WHEREAS, the application was considered by the Alachua County Board of County Commissioners at its meetings of May 4, 1982, and May 18, 1982;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOM-15-82, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of Planned Unit Development, upon the following conditions:

1. There shall be no development within the 100-year flood plain.
2. The maximum development density shall be 4.98 units per acre.
3. The lot and building requirements shall be as stated in the application except that setbacks shall be by RM zoning.
4. The laundry and maintenance facilities shall be located as shown on the Master Plan. Should these facilities not be constructed and the applicant desires to convert that area to residential lots, this application shall be brought back through the zoning process.
5. The buffers being provided abutting MS zoning to the South and SR-121 to the West shall remain in their natural state and shall be maintained by the owner.
6. No lots shall be sold until the homeowner's association is in place to provide for road maintenance.

**EXHIBIT**  
**COMPOSITE B**

7. Final Development Plan approval is contingent on the County Engineer assurance that the County road performance standards are being met.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session this 18th day of May, A.D., 1982.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: Edwin B. Turlington  
Edwin B. Turlington, Chairman

ATTEST:

A. Curtis Powers  
A. Curtis Powers, Clerk

(SEAL)

STAFF REPORT

Application Number(s): LU LUZ-6-S2 Date: 4/20/82
ZO M-15-82 Date: 4/20/82
Applicants Parcel No.: 07814-000-00 Prepared by: Wayne M. Wells Marc T. DuPree

GENERAL INFORMATION

- 1. Applicant: John Kish Construction Co. Inc., Spain Construction Co., Custom Home by Gene Inc., Barry Rutenberg & Associates.
2. Status of Applicant: Agent for Owens Illinois Forest Products Division
3. Requested Action
a. Land Use Amendment: Amend from Cat. 15 (Agriculture) to Cat. 10 (Medium Density - Mobile Home) 8 units/acre
b. Zoning: Rezone from Agriculture to "PUD" (Planned Unit Development)
4. Location: East side of SR-121, 1 mile north of US 441.
5. Purpose: Single Family Mobile Home Development
6. Size: 31.13 Acres
7. a. Current Land Use Category: Category 15 (Agriculture) 1 unit/acre.
b. Current Zoning: Agr. (Agriculture)
8. Present Land Use: Vacant
9. Surrounding Areas:

Table with 4 columns: Direction, Land Use Category, Zoning, Present Use. Rows include North, South, East, West.

10. Zoning History: Zoned Agriculture since zoning adopted.

- 11. Applicable Regulations:
a. Min. Lot Area
b. Min. Lot Width
c. Min. Lot Depth
d. Max. Lot Coverage (%)
e. Max. Height
f. Min. Setbacks: Front, Rear, Side (int.), Side (Street)

SPECIAL INFORMATION

Public Utilities: Gainesville Regional Utilities
Public Services: Fire Protection provided by Fire Station #7 (5601 N.W. 43rd St.) Police protection provided by Alachua County Sheriff's Department
Transportation: SR- 121.
Parking: Two (2) Spaces per unit.
Physical Characteristics:

Application LUZ-6-82 (Spain/O.I.)

This is a request to amend the Land Use Element of the Comprehensive Plan. The following Goal and Objectives for Land Use and Development conflict with this proposal: (Alachua County Comprehensive Plan 1975-1995, Vol. 1, Page 25.)

LAND USE AND DEVELOPMENT

GOAL:

To encourage the orderly, harmonious, and judicious use of land, and to provide the extension of the useful life of the land.

OBJECTIVES:

1. Provide for the orderly conversion of land to urban uses by:
  - a) applying the urban cluster configuration in the Land Use Plan
  - d) encouraging timed phasing of development

The Comprehensive Plan is centered around the urban cluster concept whereby urban-type densities are limited to the area within the cluster as depicted in the plan document. This proposal is for a medium density mobile home category permitting 8 units per acre which is considered an urban density.

Staff recommends denial. Staff feels that the location of this property is not suitable for medium density residential development at this time. Surrounding land uses are predominantly agricultural and the location of this application is 1-1/2 mile outside of the Urban Cluster. Approving this application would be in conflict with the objectives for Land Use and Development and would set an undesirable precedence of isolated medium to high intensity development in this portion of the County.

SITE DATA

EXISTING ZONING	A9
PROPOSED ZONING	R.U.D.
TOTAL ACREAGE	31.13 AC.
ROADWAYS	5.18 AC. 16.7 %
UNDISTURBED GREEN AREA	8.10 AC. 26.0 %
LAUNDRY	0.17 AC. 0.5 %
MOBILE HOME LOTS	12.68 AC. 56.8 %
DENSITY	4.95 UNITS/ACRE
RECREATION REQUIRED	1.56 AC. 5.0 %
RECREATION PROVIDED	3.78 AC. 12.1 %
MIN. LOT SIZE	4500 SF
AVG. LOT SIZE	5000 SF
FLOOR AREA RATIO	16.0 %

PROPOSED UTILITIES:

SEWER FACILITIES WILL BE MADE AVAILABLE BY THE CITY IN THE SW CORNER OF THE SITE CAPABLE OF HANDLING THE WESTERN HALF OF THIS PROJECT. A LIFT STATION WILL BE REQUIRED FOR THE REMAINDER OF THE SITE.

POTABLE WATER FACILITIES WILL BE MADE AVAILABLE BY THE CITY ALONG S.R. 121. INDIVIDUAL METERS & FIRE PROTECTION SHALL BE PROVIDED ON-SITE.

STORM DRAINAGE SHALL BE BY A SYSTEM OF INLETS IN THE INVERTED CROWN ROADWAYS DRAINING TO EITHER THE DETENTION AREA OR THE LAKE. AN OVERFLOW CULVERT WILL BE PROVIDED CONNECTING THE TWO AS A SAFETY FEATURE.

MINIMUM SETBACKS:

FRONT - 8 FT.

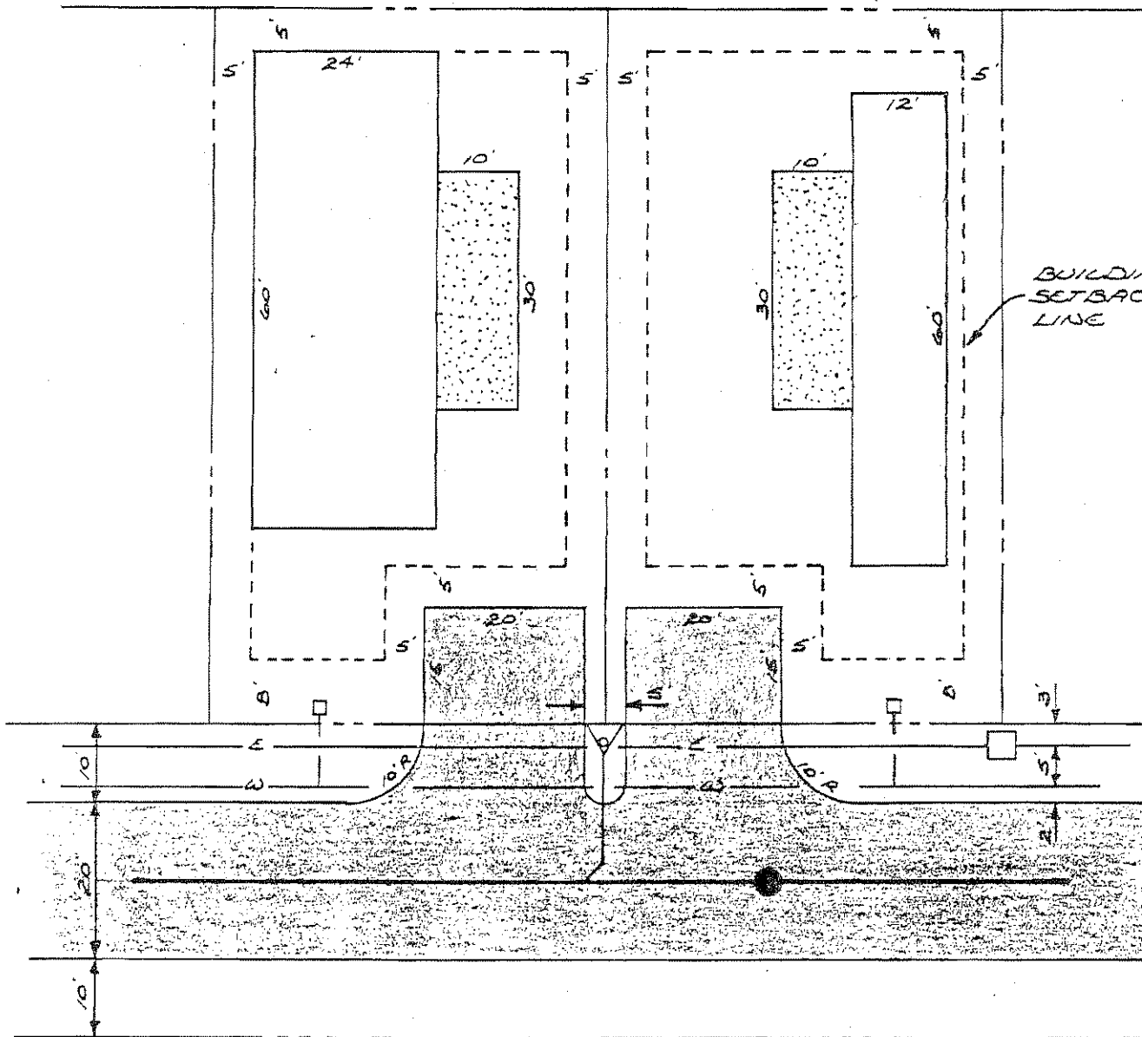
REAR - 5 FT.

SIDE - 5 FT.

DRAINAGE SWALE R/W

0.31 AC.

1.0 %

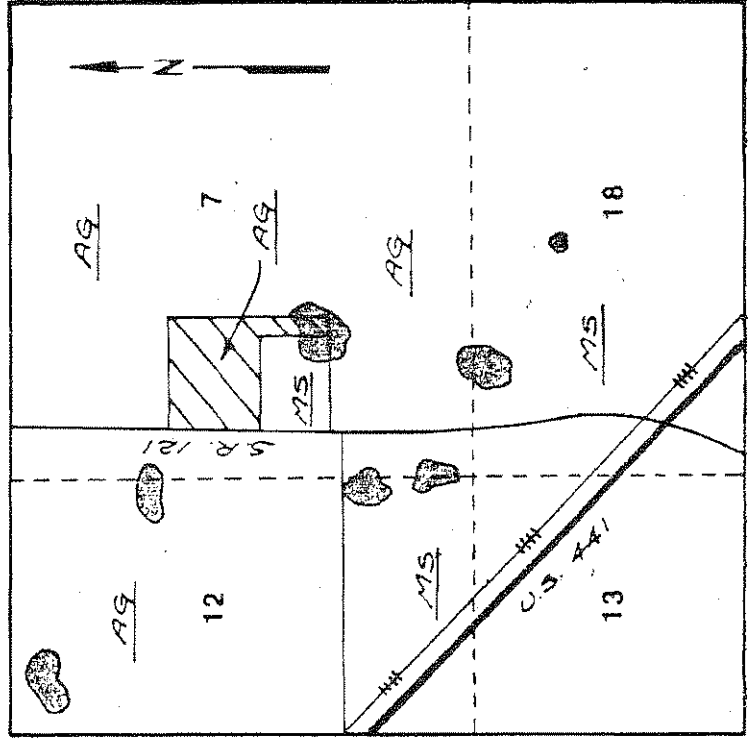


TYPICAL LOT LAYOUT

1" = 2000'

THE TWO AS A SHARP FEATURE.

TOWNSHIP 95 - RANGE 20 E



SITE ANALYSIS:

THE TWO AREAS SUBJECT TO PERIODIC FLOODING ARE THE PERIMETER OF THE LAKE AND THE AREA INDICATED FOR STORM WATER DETENTION. HEAVY TREE COVER IN BOTH AREAS INDICATE THIS FLOODING TO BE OF SHORT DURATION HOWEVER.

THERE ARE NO GROUND SLOPES EXCEEDING 5%.

THE MAJORITY OF THE SITE IS IN PLANTED PINE, WITH SOILS CONSISTING OF PELHAM, WAUCHULA & MONTECCHA LOAMY SANDS.

OTHER THAN THE LAKE ITSELF, THE ENTIRE SITE IS HEAVILY WOODED.

MINIMUM SETBACKS:

FRONT	15'
REAR	15'
SIDES	7'

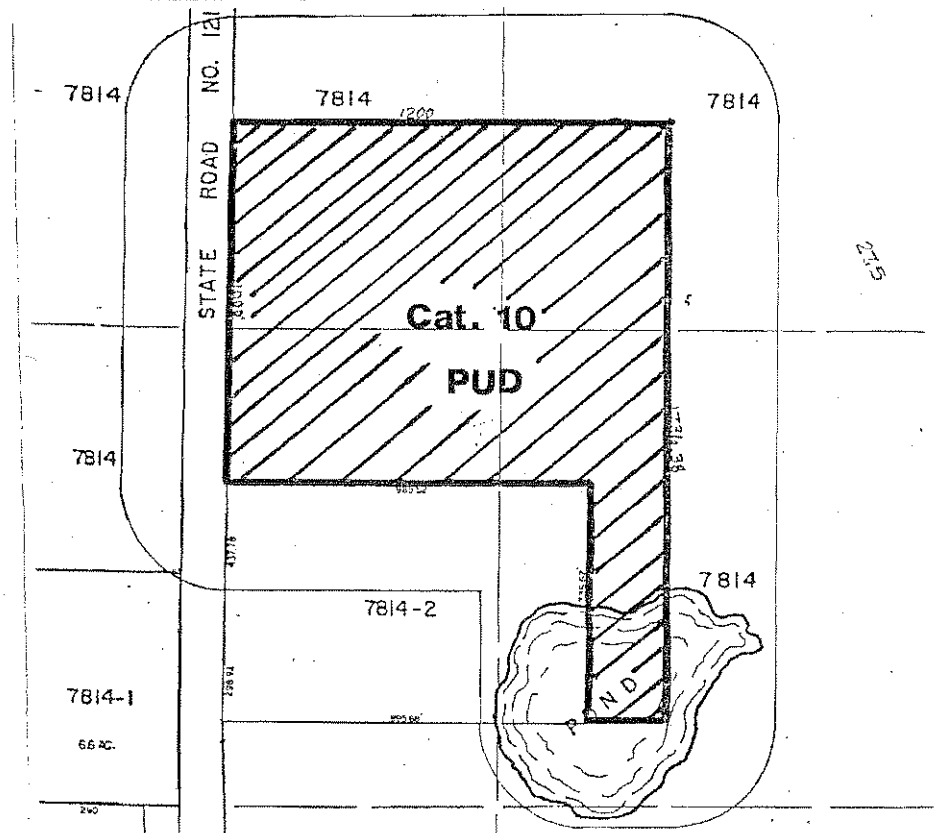




300'	
<u>2</u>	Number of adjacent property owners.
<u>1</u>	Number of adjacent property owners answering for.
<u>0</u>	Number of adjacent property owners answering against.
<u>2,101,500</u>	*Square feet of adjacent property owners.
<u>0</u>	Square feet of adjacent property owners answering for.
<u>0</u>	Square feet of adjacent property owners answering against.
<u>0</u>	% of square feet answering for.
<u>0</u>	% of square feet answering against.
<u>0</u>	*% of square feet not answering.

\*NOTE: 300' includes Right-of-Way (Streets)

## APPROVAL / DISSENT TABULATION



AREA LANDOWNERS  
APPROVING / DISSENTING

PLANNING COMMISSION HEARING 4-28-82

**ZDM-15-82**



NO SCALE

ALACHUA COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
ADMINISTRATION BUILDING - ROOM 201  
GAINESVILLE, FLORIDA 32601  
(904) 374-5249

May 19, 1982

Tom Spain  
3333 NW 38th Street  
Gainesville, Fl. 32606

Re: Applications #LUZ-6-82 and #ZOM-15-82

Dear Mr. Spain:

At its meeting held Tuesday, May 18, 1982, the Alachua County Board of County Commissioners approved your request for Spain Construction Company, Inc., Custom Homes by Gene, Inc., Barry Rutenberg and Associates, Inc., and John Kish Construction Company, Inc., as agent for Owens-Illinois Forest Products Division, to amend the Land Use Element of the Comprehensive Plan from Category 15 to Category 10 (Medium Density Mobile Homes, 8 units per acre) and to rezone from "Agr" (Agriculture) to "PUD" (Planned Unit Development) on a 31.13 acre parcel, located on the east side of SR-121, one mile north of its intersection with US-441, subject to the following stipulations:

1. There shall be no development within the 100 year flood plain.
2. The maximum density shall be 4.98 units per acre.
3. Lot and building requirements shall be as stated in the application except that setbacks shall be by RM zoning.
4. Laundry and maintenance facilities shall be located as shown on the Master Plan. Should these facilities not be constructed and the applicant desires to convert that area to residential lots, this application shall come back through the zoning process.
5. The buffers being provided abutting "MS" zoning to the south and SR-121 to the west shall remain in their natural state and shall be maintained by the owner.
6. No lots shall be sold until the Homeowner's Association is in place to take care of road maintenance.
7. Final Development Plan approval is contingent on the County Engineer assuring that the County road performance standards are being met.

Tom Spain

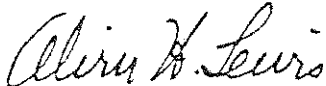
- 2 -

May 19, 1982

We request that a letter accepting the conditional approval of the above stipulations be submitted to the Department of Planning and Development within thirty (30) days from approval by the Board of County Commissioners.

If you have any questions, please call the above number.

Sincerely,



Alvin H. Lewis, AICP  
Director

xc: Larry P. Glorius, Manager  
Woodlands Services  
Owens-Illinois Forest Products Division

ALACHUA COUNTY PLANNING COMMISSION

Room 201 - County Administration Building  
Gainesville, Florida 32601  
Phone #374-5249

Planning Commission Members:

John A. Nattress, Chairman  
W.T. Coram, Jr.  
Herb R. Edwards  
Ann B. Green  
Karl R. Owens, Jr.  
Dale Thompson  
Jane B. Walker

Board of County Commissioners:

Jack Durrance, Chairman  
Edwin B. Turlington  
Thomas Coward  
Walter "Sonny" Lee  
John Schroepfer

Director of Planning & Development

Alvin H. Lewis

Director of Codes Enforcement

Robert Holton.

Notice is hereby given that the Alachua County Planning Commission will hold a public hearing at 7:30 p.m., on Wednesday, April 28, 1982 in Room 209 of the Alachua County Administration Building to consider the following:

Application #LJZ-6-82: A request by Spain Construction Company, Inc., Custom Homes by Gene, Inc., Barry Rutenberg & Associates, Inc., & John Kish Construction Company, Inc., as agent for Owens-Illinois Forest Products Division, owner to amend the Land Use Element of the Comprehensive Plan from Category 15 (Agriculture 1 unit/AC) to Category 10 (Medium Density Mobile Home 8 units/AC).

Application # ZOM-15-82: A request by Spain Construction Company, Inc., Custom Homes by Gene, Inc., Barry Rutenberg & Associates, Inc., & John Kish Construction Company, Inc., as agent for Owens-Illinois Forest Products Division, owner, to rezone from "Agr" (Agriculture 1 unit/AC) to "PUD" (Planned Unit Development) District.

Legal Description of Property: A parcel of land situated in Section 7, Township 9 South, Range 20 East, Alachua County, Florida; said parcel of land more particularly described as follows: Commence at the Southwest corner of Section 7, T9S, R20E, and run N 00 deg. 07' 20" E along the west line of said Section 7, 1521.49 feet; thence run S 89 deg. 56' 58" E, 536.09 feet to a point on the easterly right of way line of State Road 121; thence run northerly along said easterly right of way line with a curve concave easterly, said curve having a central angle of 01 deg. 30' 09", a radius of 11,399.16 feet, an arc length of 298.92 feet and a chord bearing and distance of N 00 deg. 23' 39" E, 298.94 feet; thence continue along said easterly right of way line N 01 deg. 08' 44" E, 437.78 feet to the Point of Beginning; thence continue along said easterly right of way line N 01 deg. 08' 44" E, 11 feet; thence run S 89 deg. 56' 58" E, 1,200 feet; thence S 00' 59" W, 1,736.68 feet; thence run N 80 deg. 56' 58" W, 20 feet; thence run N 00 deg. 03' 02" E, 736.62 feet; thence run S 89 deg. 56' 58" W, 985.52 feet to the point of beginning; said parcel of land containing 31.13 acres more or less.

Location of Property East side of State Road 121, 1 mile north of its intersection with US 441.

Permitted Use -Existing Zoning:

"Agriculture"Single family dwellings and mobile homes on basis of one dwelling per acre. Public parks and recreation areas golf courses, game preserves, historical areas, churches, and private schools. General agricultural uses.

Application # LUZ-6-82  
ZOM-15-82

Page 2.

Permitted Use - If Rezoning is Granted:

"PUD" (Planned Unit Development) District, Single  
Family Mobile Home Development.

2

REZONING AND LAND USE AGREEMENT

Alachua County Department of Planning and Development  
Room 201, County Administration Building  
Gainesville, Florida 32601  
(904) 374-5249

APPLICATION NO: LU Z-6-82 ZOM-15-82 DATE 3/26/82

NOTE: This application MUST be approved for rezoning by the Development Review Committee (DRC) before filing with the Department of Planning and Development. Application for the Development Review Committee MUST be made through the Department of Codes Enforcement.  
Date reviewed by DRC: Feb. 25, 1982

\*1. Name of Title Holder(s) Owens-Illinois Forest Products Division

Address P.O. Box 1048 Valdosta, GA Zip 31601 Phone (912)559-7911

\*2. Any other persons having any ownership, interest in subject property? Yes  No   
If Yes, list such persons: Spain Construct on Co., Inc., Custom Homes by Gene, Spain Construct on Co., Inc., Barry Rubenberg & Associates, Inc., & John Kish Construction Co., Inc.

\*3. Title Holder's Representative(Agent) Tom Spain

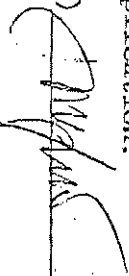
Address 3333 NW 30th Street Gainesville, FL Zip 32606 Phone 376-6372

\*4. Notification Representative Tom Spain

Address 3333 NW 30th Street Gainesville, FL Zip 32606 Phone 376-6372

I hereby certify that I understand the Alachua County Zoning Regulations pertaining to the above described property and that I will observe same; that all information supplied in this application is correct to the best of my knowledge; and that permission is granted for the erection of any signs or other material on the subject property, which is deemed necessary to give public notice of this application.

(Signed)



(THIS FORM MUST BE SIGNED BY THE TITLE HOLDER(S) OR AGENT)

NOTE: 1. This application form and the information requested herein shall be a confidential document.

- \* 5. Name of proposed PUD Buck Bay
- \* 6. Location or Address of Property East side of State Road 121, 1 mile north  
of its intersection with US 441
- \* 7. Land Use Category: Present: Ag Cct. 15 Requested: ~~MS~~ Cct. 10
- \* 8. Zone Classification: Present: Ag Requested: PUD
- \* 9. Previous request for rezoning, land use changes, and variances, (Historical) on the subject property;  
NONE

The following information must be supplied in addition to the maps and drawings required by Article VIII of the Alachua County Zoning Regulations.

- \*10. Attach a Statement of Objectives of the PUD, including: (a) General purpose, (b) General character, and (c) Unique characteristics of the PUD which make it differ from conventional zoning districts and/or subdivisions.
- \*11. Attach a legal description of the property.
- \*12. Surrounding Land Uses: East Ag  
West Ag  
North Ag  
South MS
- \*13. From the PUD Plan, provide the following information:  
(a) TABLE 1: Complete for each category of land use.

LAND USE	ACRES	% TOTAL SITE	NO. OF UNITS	DENSITY
Developed Recreation	3.78	12.1		
Common Open Space	8.10	26.0		
Detention Areas	3.93	12.6		
Natural Areas, Buffers	2.01	6.4		
Streets	5.18	16.7		
Other Land Uses:*				
Mobile Home Lots	17.68	56.8		155
Laundry	0.17	0.5		
Note: Acreages included in items 1, 3 & 4 above are also included in item 2.				
TOTAL	31.13	100%		4.98

\*Provide subtotals for categories such as single family, duplex, multi-family, commercial, etc.

\* (b) TABLE 2: Complete for each category of land use (see next page).

\* (c) Name the facilities which are to be provided in the developed recreation area(s): Existing lake available for fishing & canoeing.

\* (d) Roads or Streets are to be private? Yes Roads or Streets are to be dedicated to the County? No Length and Acreage of roads or streets: Length 5100 ft. Acreage 5.18 acres Type of roadway to be constructed: 22 ft. inverted crown

\* (e) Storm Water Drainage: Increased runoff will flow to: existing detention area or existing lake via easements ditches canals basins X other(explain) a system of inlets and culverts

\* (f) State or attach list of Development Commitments not otherwise covered which will be important to the success of the project: Not Applicable

\* (g) Attach economic justification for Proposed Commercial PUD's. Not Applicable

\* (h) TABLE 3: Complete the following:

Table with 3 columns: Resource, AVAILABLE, SUPPLIER. Rows include Central Water, Central Sewer, Natural Gas, Telephone, Electricity, and Other.

\* 14. What type of legal instruments will be created for the management of common use areas? Management of the common use areas shall be by an Owners Association, and will be so noted in the Restrictive Covenants.



ITEM <sup>1</sup>	SINGLE FAMILY	MULTI-FAMILY BY TYPE				CLUSTER	PATIO	OTHER RES.	COMMERCIAL	OFFICE	INDUS-TRIAL	OTHER NON-RES. (Laundry)
min. lot area (in sq. feet)	4500	N/A			N/A	N/A	N/A	N/A	N/A	N/A	7400	
min. lot width (at bldg line)	50'										50'	
min. lot depth	90'										90'	
min. front yard	15'										15'	
min. rear yard	15'										15'	
min. side yard (Interior)	7'										7'	
min. side yard (street)	14'										14'	
max. % lot coverage	16%										30%	
max. % rear yard coverage	N/A										N/A	
max. bldg height	15'										15'	
# living units/bldg.	1										N/A	
min. setback/accessory bldgs:												
-rear	15'										N/A	
-side	7'										N/A	
building spacing:												
-front to front	62'										N/A	
-front to rear	38'										N/A	
-rear to rear	14'										N/A	
-front to side	46'										N/A	
-rear to side	22'										N/A	
-side to side	30'										N/A	
building setbacks from:												
-centerline of rivers, streams or canals	N/A										N/A	
-high waterline of lakes	50'										N/A	
-other man-made or natural features which would be affected by encroachment	12 inches vertically											
Floor area ratios <sup>2</sup>											30%	
maximum ground coverage <sup>3</sup>											30%	
area in 100 year flood plain	N/A										N/A	

\*NOTES: 1. If an item is not applicable to your proposed PUD, please mark "N/A"  
 2. For non-residential uses only.

TABLE 2

- \* 15. Specify and explain what requirements of regular zoning districts, as specified by the Alachua County Zoning Ordinance, that are different in your proposed PUD (such as height, building spacing, setbacks, parking requirements, etc.):

The PUD zoning allows us to limit the number of units per acre to five rather than the eight allowed under regular mobile home zoning. It also allows us to use narrower streets (2') and narrower rights-of-ways (8') thereby keeping more of the trees. (The entire sight is heavily wooded in pines and hardwoods.) The PUD will also facilitate the development of the recreation areas which will consist of a wooden walkway down to the edge of the lake, a small fishing dock, and a series of tables near the lake with bar-b-que grills. We also may want to provide laundry facilities as the project is completed, which would be easier with PUD zoning.

\*LAND USE PLAN AMENDMENT APPLICATION SUPPLEMENT

NOTE: This sheet MUST be filled out the by applicant if this PUD request requires an amendment to the Land Use Element of the Comprehensive Plan.

Applicaition No.: LUZ - 6 - 82

Applicant: Timber Properties

Name of Proposed PUD: Buck Bay

Location of Address of Property: East side of State Road 121, 1 mile north of its intersection with US 441

Request: \_\_\_\_\_

\*The applicant is of the opinion that this request would be an appropriate land use for the above-described property for the following reasons:

The property immediately to the south is zoned for industrial, (as is the property across 121 and to the south) and this would be a good step-down zoning from industrial. There is a need for lower cost housing in the northwest, and this is a good location because it is not close to any neighborhood of conventional homes, the owner's of which might object to mobile homes near by. With the building of the beer can lid plant and rapid growth of the entire area as a commercial center will come the need for lower cost housing. There are no other areas that allow mobile homes in the northwest quadrant of the urban area.

Prepared by; Tom Spain DATE 3/23/82