

Application—Text Amend t

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No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted herewith.

Signature of applicant/agent: _____

Print Name of applicant/agent: _____

[Handwritten Signature]
 TOM SCAIN

Date: June 10, 2006

TL—djw
8/99

BACKGROUND: Buck Bay was approved as a PUD by Alachua County Zoning Resolution ZOM-15-82, which refers to "Exhibit A", which is the application for the re-zoning and land-use change. Subsequent to zoning approval, the project was built in accordance with all Alachua County rules and regulations in effect at that time. Since completed in 1983, it has operated as a land-lease manufactured home community.

Also since 1983, (1) the Florida Statutes governing manufactured housing have been completely revised under an entirely new Chapter 723, (2) the property has been annexed into the City of Gainesville (3) the adjacent land to the south was changed from "Industrial" to "Single Family Residential (the "Hidden Lake" community.)

Buck Bay, unlike other "mobile home parks" is a platted subdivision, with GRU-maintained utilities.

The documents governing the Buck Bay PUD are a Zoning Resolution adopted by the County Commission, which refers to "exhibit A" which is the "The Application for Re-zoning and Land Use Amendment," copies of which are attached

It was never the intent of the Applicant to limit the neighborhood to Manufactured homes only, and the Applicant feels it has the right to build "site-built" homes on the lots without revising the PUD. However, city staff feels a Text Change is necessary, hence this application.

TEXT CHANGE: Below are listed the specific text changes to the "The Application for Re-zoning and Land Use Amendment." (Exhibit "A") and the Zoning Resolution:

Changes to the "Application for Re-zoning and Land Use Amendment":

Paragraph 13: *Strike the words "Mobile home"*

Paragraph 15: First sentence, strike the words "*rather than the eight allowed under regular mobile home zoning.*" Eliminate last sentence "*We also may want to provide laundry facilities as the project is completed, which would be easier with PUD zoning.*"

Changes to Zoning Resolution ZOM-815-82:

Paragraph 3: Strike "*by RM zoning*" and add "*as shown on the recorded plat.*"

Paragraph 6: Add additional sentence as follows: "*Such Home Owner's Association documents shall include the following limitation on the size of any "site-built" homes to be constructed:*

"Excluding typical driveways and sidewalks, the impervious area on any one lot, including concrete-slab patios, shall not exceed 2,100 SF." Note: This additional requirement is at the request of the City of Gainesville Public Works Department."

SUMMARY: This Text Change shall have the effect of allowing site-built homes to be built in Buck Bay at any time after the recording in the Public Records of Alachua County, Florida, a "Declaration of Covenants, Conditions and Restrictions for Buck Bay", which must contain provisions for the maintenance of the roads and other improvements in the common areas, and a provision, as outlined above, limiting the impervious area to 2,100 SF per lot. Nothing in this Text Change shall prevent the continued use of Buck Bay as a land-lease Mobile Home Community. Nothing in this Text Change shall prevent the continued use of Buck Bay as a land-lease mobile home community while site-built homes are being constructed and sold.