

C. DAVID COFFEY, P.A.
ATTORNEYS AT LAW

C. DAVID COFFEY, ESQ.
david@dcoffeylaw.net

ANDREW M. COFFEY, ESQ.
andy@dcoffeylaw.net

300 E. University Avenue, Suite 110
Gainesville, Florida 32601-3460
Tel. (352) 335-8442
Fax (352) 415-0575

Delivered by Email Only
clerks@cityofgainesville.org

November 20, 2019

Omichele Gainey, Clerk of the City Commission
City of Gainesville, Florida
P.O. Box 490, Station 19
Gainesville, FL 32627-0490

RE: Request for Formal Quasi-Judicial Hearing for PB-17-065 Gainesville 121
First Reading of Planned Development Zoning Ordinance

Dear Madam Clerk Gainey:

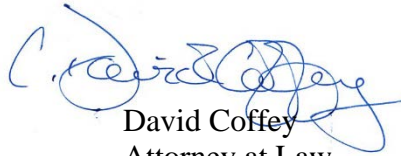
This firm represents Weyerhaeuser NR in seeking approval of PB-17-065 Gainesville 121, an application for Planned Development (PD) zoning. The matter received a recommendation for approval from the City's Department of Doing on October 15, 2017 and the city plan board on October 26, 2017. Sec. 30-3.12.E.1. of the Land Development Code (LDC) provides that if both staff and the city plan board recommend approval, the matter may go first to the City Attorney to prepare the ordinance and the city commission hearing is held for first reading of the ordinance. Sec. 30-3.12.F.2. of the LDC indicates that if the matter is quasi-judicial, the city commission shall conduct the quasi-judicial hearing at the first reading of the ordinance.

On October 23, 2019 the Department of Doing provided notice to Weyerhaeuser that PB-17-065 has been scheduled to be heard by the Gainesville City Commission on December 5, 2019 (see attached letter). Given this history of approval recommendations from the staff and plan board, it is our understanding that the hearing on December 5th is for first reading of the PD ordinance and the required quasi-judicial hearing for PD-17-065. That being the case, my purpose in writing is to request a formal quasi-judicial hearing pursuant to the rules of the city commission (See, Resolution No. 190099 Rule 15.B.).

Omichele Gainey, Clerk of the City Commission
City of Gainesville, Florida
November 20, 2019
Page 2 of 2

Please do not hesitate to give me a call should you have any questions regarding this request.

Sincerely,



David Coffey
Attorney at Law

Enc: As Stated

Copy: Andrew Persons, Interim Director
Gainesville Department of Doing
personsaw@cityofgainesville.org

Sean McDermott, Assistant City Attorney
City of Gainesville
mcdermottsm@cityofgainesville.org

Tim Jackson, PE, AICP, Real Estate Development
Weyerhaeuser NR
tim.jackson@weyerhaeuser.com

Greg Galpin, Senior Manager, Planning
Weyerhaeuser NR
tim.jackson@weyerhaeuser.com

Gainesville.
Citizen centered
People empowered

**City of
Gainesville**

Department of Doing
PO Box 490, Station 11
Gainesville, Florida 32627
352 334 5022

RECEIVED

OCT 25 2019

TAX DEPARTMENT

October 23, 2019

Weyerhaeuser Company
100 Professional Center Dr.
Brunswick, Ga 31525

RE: Weyerhaeuser's Rezoning Application – PB-17-65

Dear Property Owner:

As Interim Director of the Department of Doing, I want to provide you with notice and give you an update on the schedule moving forward regarding the subject property, which is the approximately 1,778 acres of land generally located north of U.S. 441 and Northwest 74th Place, east and west of SR 121 and CR 231, and south of Northwest 121st Avenue.

As you know, there are currently three outstanding applications regarding the subject property: 1) a City-initiated Comprehensive Plan amendment (CPA); 2) a City-initiated rezoning; and 3) Weyerhaeuser's rezoning application. The City has already sent Weyerhaeuser notice that the City-initiated CPA and rezoning will be heard by the City Plan Board for an advisory recommendation on October 24, 2019. Following that, the City-initiated CPA and rezoning will have public hearings and first readings of the associated ordinances before the City Commission on November, 7, 2019, with second readings on December 5, 2019. Weyerhaeuser's rezoning application is also scheduled for public hearing on December 5, 2019, subsequent to the final outcomes of the City-initiated CPA and rezoning.

In addition and just to reiterate, the PD zoning deadline included within City Ordinance No. 170996 (which is stated as July 26, 2019) is tolled until the City Commission acts on Weyerhaeuser's extension request that was included in Weyerhaeuser's letter to the City dated June 4, 2019, and which was responded to in the City's letter to Weyerhaeuser dated June 7, 2019.

Finally, I would just like to assure you that regardless of the outcomes of the pending applications for the subject property, the City and the Department of Doing looks forward to working with you in an expeditious, cooperative, and mutually-beneficial manner regarding the current and future use of the subject property.

Thank you and please let me know if you have any questions.

Sincerely,



Andrew Persons, AICP, LEED GA
Interim Director
Department of Doing

*How can I
empower you?*

CITYOFGAINESVILLE.ORG



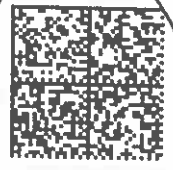
Planning & Development Services
Station 11
PO Box 490
Gainesville, FL 32602-0490

RECEIVED

OCT 25 2019

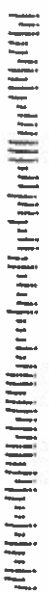
TAX DEPARTMENT

Weyerhaeuser Company
100 Professional Center Dr.
Brunswick, GA 31525



U.S. POSTAGE PITNEY BOWES
ZIP 32601 \$000.50⁰
02 1W
0001403658OCT 23 2019

3152536743 8007



NOTICE OF PUBLIC MEETING

Contact:

Thomas Center B, 306 N.E. 6th Avenue
Department of Doing, Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490



City Commission public meetings are aimed at allowing public input in decisions on proposed changes within the City of Gainesville. At the meeting the Commission will determine whether the proposed application meets the applicable regulations. The public will have an opportunity to comment on the application.

You may request to submit additional information and make presentations beyond the public comment session by going to this link: https://form.jotform.com/CoFG_Planning/QJForm to submit your request at least five (7) days before the meeting. You may also contact the **Clerk of the Commission office at (352) 334-5015**

The City Commission will make the final decision on this application at the meeting.

3152286743 P007

NEOPOST
10/23/2019
US POSTAGE \$000.50⁰⁰
FIRST-CLASS MAIL
ZIP 32605
041M11299409

RECEIVED

OCT 25 2019

TAX DEPARTMENT

07777-001-000 PB-19-128LUC-129ZON
WEYERHAEUSER COMPANY
100 PROFESSIONAL CENTER DR
BRUNSWICK GA 31525



CITY COMMISSION

CITY OF GAINESVILLE

PUBLIC MEETING



CHANGE IS COMING TO LAND NEAR YOU!

WHAT: An application to Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the Future Land Use Element in the City of Gainesville Comprehensive Plan. Generally located to the west and east of SR 121 and North of NW 77th Avenue.

WHY: You are being notified because the property is on or near a property you own or lease and we want your input.

WHERE:

City Hall Auditorium,
First Floor, 200 E University Ave,
Gainesville, FL

WHEN:

November 7, 2019
Thursday, 5:30 pm



Application ID: PB-19-128 LUC

Name: Gainesville Weyerhaeuser 121

Size: ± 1,778 acres

Contact: Brittany McMullen (Planner)
or go to <https://app.gvl.org/555h> for
more project information



Scan QR code for more project information!

CONTACT:

Department of Doing,
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

E: planning@cityofgainesville.org
<http://www.cityofgainesville.org/PlanningDepartment.aspx>



Thomas Center B,
306 N.E. 6th Ave.
Gainesville, FL



P: (352)334-5023
(352)334-5022
F: (352)334-2648