

**ALACHUA COUNTY
DEPT. OF GROWTH MANAGEMENT/OFFICE OF PLANNING AND DEVELOPMENT
ADMINISTRATION ANNEX - 10 S.W. SECOND AVENUE, 3RD FLOOR
GAINESVILLE, FLORIDA 32601
(352) 374-5249**

Notice of Zoning Application # **ZOM-06-12**

July 3, 2012

Dear Property Owner:

As owner of property within the vicinity of the area covered by this request, you are hereby notified of the above zoning application. The zoning process on this item will include two (2) public hearings: An advisory hearing with the **Planning Commission** followed by a final hearing with the **Board of County Commissioners**. The **Planning Commission** hearing and the **Board of County Commission** hearing will be held in the **Jack Durance Auditorium** of the Alachua County Administration Building.

Planning Commission date and time:

Wednesday, July 18, 2012 at 6:00 p.m.

Board of County Commissioners date and time:

To be determined

You are invited to attend and participate in the hearings.

For your information, we have enclosed a zoning map and description of the application. The application file is accessible for review and a copy of the staff report is available upon request. A pamphlet and video containing information about quasi-judicial proceedings is also available upon request.

You are encouraged to provide written comments in the space provided below and return your response to us no later than 5:00 p.m., Tuesday, July 17, 2012. This will allow us to make your response a part of the information packet presented to the Commissioners prior to the public hearings.

If you have any questions, or desire further information, please contact the Development Services Section at (352) 374-5249.

PLEASE WRITE LEGIBLY/USE DARK INK

RETURN THIS PORTION

Comments: _____

SEE ATTACHED

SIGNED: _____

Jean Gilliland

APPLICATION # ZOM-06-12

20101-004-000
JEAN GILLILAND
20719 SE 163RD AVE
HAWTHORNE FL 32640

ZOM-06-12

Zoning Application: ZOM-06-12
Attachment

20101-002-000
20101-004-000
20101-004-001
20073-009-000
20101-000-000
20072-001-000

I say "No" to this request. It is in the best interest to leave this property as it is but to have the property owners fix the problems they have already created.

This property is in a Flood zone with lots of wetland. My property and others have flooded since the property owners illegally cleaned up this property and violated several laws. There are two violations against them – Action Order #20046900 and Code Case #2012040015.

For years, there was an eagle nest on this property and I would sit in my back yard and watch them. Now the eagles are gone because of the clean-up of this property. The trees are gone. The property owners bulldozed this property, cut trees, moved dirt and placed a mobile home on the property. I have pictures and the County Public Works has pictures of the issues because they were called out because of the flooding on my property.

One property owner (who these people received the property from) has already filled in with a lot of dirt on his property which was also in a flood zone and made the water from his property come onto to other's properties. By far, the most important reason against this rezoning is the flood zone and its impact on other property owners.

Adjoining property values would be diminished by rezoning. It would not be in the public interest but instead would only be in the interest of the applicant.

Attention: Patricia via facsimile transmission 338-3224
Date: July 17, 2012
RE: Zoning Application ZOM-06-12
FROM: Rebecca Cassels - Parcel: 20101-005-001

I live to the west of this property involved in this zoning application. I am not opposed to people moving into the area or changing the zoning. What I am opposed to is things being done incorrectly and without regard to how what one person is allowed to do which changes the entire landscape of the area and how it impacts the neighborhood.

Last week I called to ask questions with Missy (who is as she told me on vacation this week) and she was going to have other people get back with me through email this week. I've heard nothing which is why I am sending in these questions.

As background, the first we knew that anyone was moving on the property was when the land clearing started. We saw the applicant having the trees cleared; when they stopped they had cleared more than their land to their south and east. They also pushed dirt to try to level the property very near or possibly onto an unused county road. A few days after that a mobile home showed up on the property. The mobile home is not completely on the applicant's property. It extends over the south boundary onto the property that they cleared that belonged to someone else.

Out of curiosity I looked to see if they had a permit and there was none. I found that they had gone to the building department and inquired about what they needed to do. They ignored what they were told.

Some of my questions/concerns don't affect me personally but they do affect the neighborhood.

1. Boundary lines. There is a 40 foot wide county road between my property and the applicant's property. It runs between 163rd Street and 165th Street. This road is not currently used but needs to be preserved for future generations. How can we know that the applicants are not going to encroach on the road or other property owners? The applicant has already cleared more than their property to their south and east.

2. Wetlands. The property owners have a complaint against them regarding the wetlands and clearing – Action Order 20046900. How is this being handled? How will this affect the neighboring properties? What are they going to have to do to fix this problem?

3. Water. When the applicants cleared the property, it was very dry. Now, not so. Debby came through and now this property still has standing water. From my understanding Public Works was called by a neighbor because of extreme flooding and inadequate runoff. This flooding was partially due to the large amounts of rain but also because of the clearing and changes made to the property by the applicant. Their excess runoff will not affect my property but other property to their west (and to my north) will be greatly affected by excess runoff. Who is going to see that the excess water does not turn the unused road until a drainage ditch? What will the applicant have to do in order to make sure that the water runoff from the property does not flood someone else's house? Is this not the applicant's problem?

4. Driveway. In looking at the property, the only place that they can put a driveway is off of SE 163rd. There is adjacent property to their east and south. They could use the unused county road to the west, but right now it looks like a ditch. Would the County fix the road for their use? This road is on the north end of the property and is currently filled with water and is about 3 feet deep. Will they be required to install a culvert or will they be allowed to fill in the ditch which will greatly impact runoff?

5. As low as this property is, where will they be able to put in a septic tank. They only have the Northwest ¼ of block 6 which is not a very large piece of property. My property is to the West and is about 2 or more feet higher than their property. If they bring in loads and loads of dirt, how does that impact the wetlands and the water runoff?

6. The applicant has a code enforcement case pending because of some of these issues. It is Code Case #2012040015.

In thinking about this, I am probably bringing up things that Zoning is not interested in. Does this process – zoning – only worry about whether a zoning change request can or cannot be done based on the code? Is it not concerned with whether or not a zoning change is feasible once it has been approved?

In summary, my concerns, and the concerns of some of my neighbors are:

1. I want to make sure that things are done properly and correctly.
2. I want to make sure that the 40 foot road to the east of the applicant's property is preserved as a road for future use and not turned into a drainage ditch.
3. I want to make sure that the water runoff from this property does not adversely impact the others in the neighborhood.
4. I want to make sure that the applicant does not encroach on property of other owners or the County Road.

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RETURN THIS PORTION

Comments:

*The ones that want to put trailer is
a disabled Vet.
He should be able to put a trailer
in
There is all ready three where he
wants to put a trailer
one more cannot ~~any~~ ~~that~~ hurt any thing*

SIGNED: Henry Cassels

APPLICATION # ZOM-06-12

20101-007-000
HENRY CASSELS
16415 SE 207TH ST
HAWTHORNE FL 32640

ZOM-06-12

RECEIVED
07-11-12
AC Growth Mgt.

**ALACHUA COUNTY
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Comments: _____

I am unable to attend due to being in
NY. I would be in favor of
changing the zoning to allow
mobile homes.

* Please change/rezone my land from
R-1A to R-1C.
20101-7
Thanks

SIGNED: _____

APPLICATION # ZOM-06-12

20113-000-000
JON J BLEWETT
617 OLD 17
WINDSOR NY 13865

ZOM-06-12

ALACHUA COUNTY
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Comments:

I have no problem with
this rezoning.

SIGNED: Carol S. Cobb

APPLICATION # ZOM-06-12

20081-004-000

ZOM-06-12

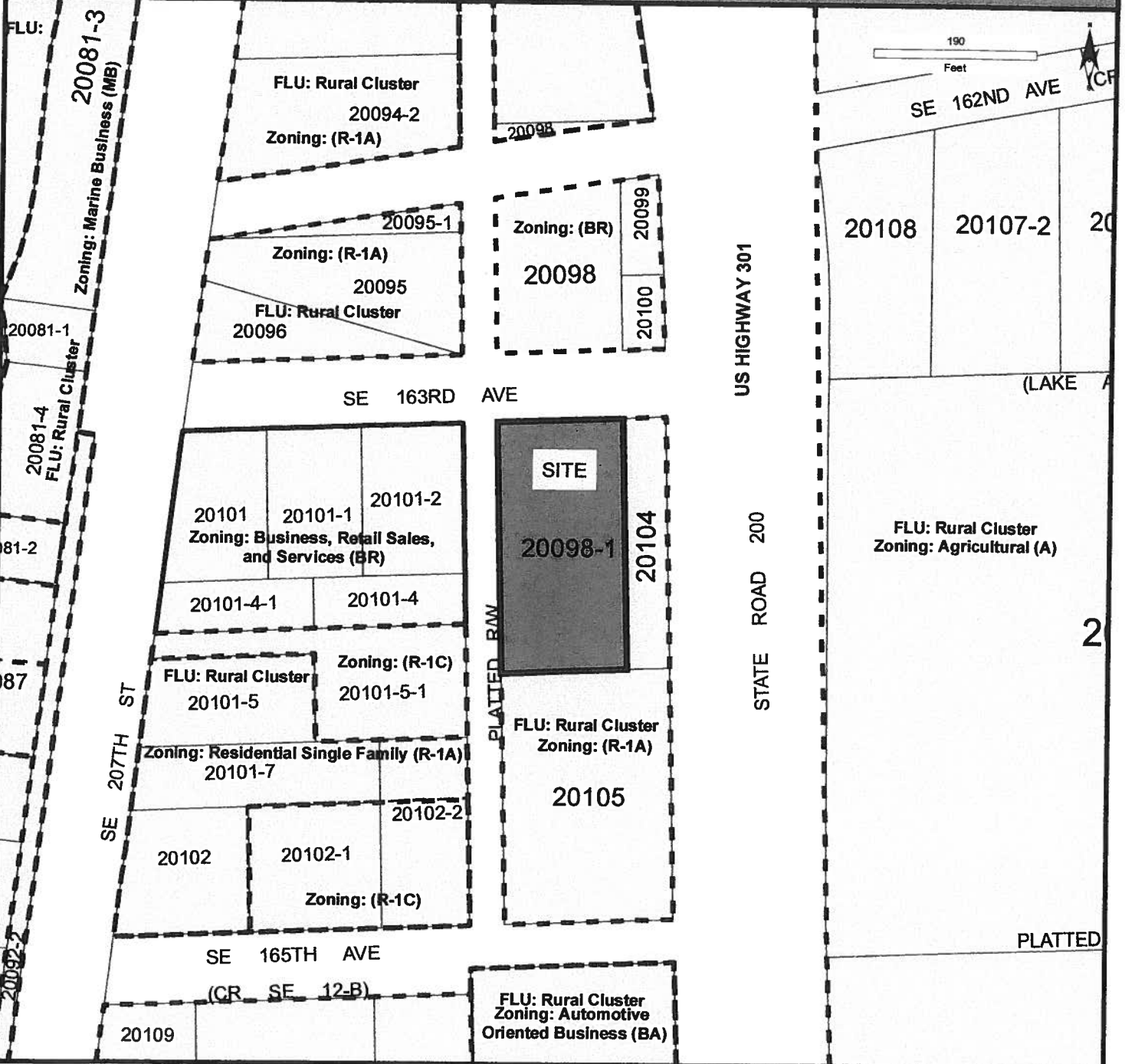
CAROL COBB

16228 SE 207TH ST

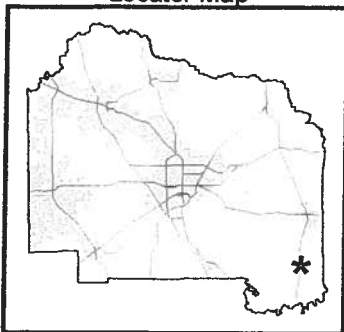
HAWTHORNE FL 32640-8713

RECEIVED
07-09-12
AC Growth Mgt.

SUBJECT PROPERTY, WITH SURROUNDING FUTURE LAND USE AND ZONING



Locator Map



ZOM-06-12

STR0271122

Request to rezone from R-1A (Single Family Residential) to R-1C (Single Family Residential)