



Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: MARIO + REGINA PEREZ Contact Person: _____
Address: 4680 TURNER Rd. MULBERRY, FL 33860 Phone: (863) 413-7244
Email address: N/A

SUBJECT PROPERTY DESCRIPTION

Property Owner: MARIO + REGINA PEREZ Property Address: S.E. 270TH ST.
City: LOCHLOOSA State: FL. Zip: 32662 Phone: (863) 413-7244
Tax Parcel #: 2011³ 4 - 888 - 888 Section: 27 Township: 11 Range: 22 Grant: _____
Total Acreage: 3 Zoning: R1-A Land Use: Rural/Ag

TYPE OF REQUEST

- | | | | |
|--------------------------|--------------------------|-------------------|--------------|
| <input type="checkbox"/> | Rezoning | From: <u>R1-A</u> | To: <u>A</u> |
| <input type="checkbox"/> | Special Use Permit | For: _____ | |
| <input type="checkbox"/> | Minor Special Use Permit | For: _____ | |
| <input type="checkbox"/> | Special Exception | For: _____ | |
| <input type="checkbox"/> | Minor Special Exception | For: _____ | |

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent: Mario Perez Date: 07-01-2019

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | | | |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Floodplains (100-year) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc) |
| Yes | <input type="checkbox"/> | N/A | <input type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/> | N/A | <input type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input type="checkbox"/> | High Aquifer Recharge Areas |
| Yes | <input type="checkbox"/> | N/A | <input type="checkbox"/> | Wellfield Protection Areas |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Wells |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resource Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Topography/Steep Slopes |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

SIGNED: _____ PROJECT # _____ DATE: _____

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800.
(version 5/20/05)



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- ☐ Proof of neighborhood workshop, where applicable.
- ☐ Legal description.
- ☐ Property Owner's Affidavit, notarized.
- ☐ Proof of payment of taxes on all parcels.
- ☐ Detailed directions to the site.
- ☐ Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- ☐ An analysis of the impact of the proposed development on public facilities and services.
- ☐ Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- ☐ Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
 - ☐ Property boundaries and dimensions.
 - ☐ Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
 - ☐ Streets, sidewalks, drives, parking and loading areas, and similar features.
 - ☐ Proposed landscape plan, if applicable.
- ☐ Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- ☐ Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- ☐ Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- ☐ A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.

Perez Environmental Resources Assessment

1. Surface Waters

There is a man-made ditch on parcel 20114-000-000, located in the wetland area. We will not build in the wetlands; surface waters will be left untouched and preserved.

2. Wetlands-

Wetlands exist on both properties (20113-000-000 and 20114-000-000) as outlined on the attached map. We will not be constructing any buildings in the wetlands. We are currently working with the Alachua County Environmental Protection Department to flag the wetlands and buffers. We will respect their findings and accept their recommendations.

3. Surface Water or Wetland Buffers -

We have been working with Emily Rodriguez and the Alachua County Environmental Protection Department to flag the wetlands and the buffer zones on the property. We will continue to work with the County to ensure that proper measures are taken to protect these areas. There is a former hog pen that has been identified to be within a wetland buffer and this will be removed.

4. Floodplains (100-year) –

The attached map shows the 100-year floodplain on both properties. No buildings will be built in the 100-year floodplain.

5. Listed Species/Listed Species Habitats –

Several Bald Eagles are known to nest in the area (at least one within 1,000 feet). No eagle nests are currently known to exist within 660 feet of the properties. Should an eagle nest be discovered within 660 feet, we will work with Alachua County Environmental Protection Department and the U.S. Fish and Wildlife Service to avoid disturbing the eagles.

6. Recreation/Conservation/Preservation Lands –

The southern edge of parcel number 20114-000-000 is within a 100 foot preservation buffer adjacent to the Lochloosa Wildlife Conservation Area, managed by St. Johns Water Management District. We will not build in the Preservation Buffer along the southern portion of this property and this area will be left untouched and preserved.

7. Wells –

There is a functioning well on the property and it will continue to be used.

8. Soils –

Soils on the property are Pomona sand with 0 to 2 percent slopes. This is a poorly drained soil.

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Natural Resources Checklist¹:

- ☒ Surface Waters (ponds, lakes, streams, springs, etc.)
- ☒ Wetlands
- ☒ Surface Water or Wetland Buffers
- ☒ Floodplains (100-year)
- ☐ Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc...)
- ☐ Strategic Ecosystems (within or adjacent to mapped areas)
- ☐ Significant Habitat (biologically diverse natural areas)
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- ☒ Recreation/Conservation/Preservation Lands
- ☐ Significant Geological Features (caves, springs, sinkholes, etc.)
- ☐ High Aquifer Recharge Areas
- ☐ Wellfield Protection Areas
- ☒ Wells
- ☒ Soils
- ☐ Mineral Resource Areas
- ☐ Topography/Steep Slopes
- ☐ Historical and Paleontological Resources
- ☐ Hazardous Materials Storage Facilities
- ☐ Contamination (soil, surface water, ground water)

SIGNED:  PROJECT # _____ DATE: _____

¹ Enter "✓" or "yes" for each resource or resource characteristic identified and discuss and provide supporting material. Enter "N/A" or "none" for each resource or resource characteristic not present or otherwise relevant to the application. For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/> or contact ACEPD at (352) 264-6800. (version 7/28/06)



Perez Property
2.9 acres
Parcels 02113-000-000
and 02114-000-000

NWI Wetlands



FEMA Flood Zones 11/02/18

<all other values>



SFHA_TF

F

T



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which each data layer is obtained.



POSTED NOTICE AFFIDAVIT

REGINA PEREZ
Owner

Application No.

MARIO PEREZ
Additional Owners

Appointed Agent(s)

20113-000-000 20114-000-000
Parcel Number(s)

27
Section

11
Township

22
Range

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel and the Section/Township/Range listed above;
2. That this property constitutes the property for which the above noted land use or zoning request is being made to the Alachua County Board of County Commissioners;
3. That this affidavit has been executed to serve as posting of the "Notice of Land Use or Zoning Action Sign(s) which describes the nature of the request, the zoning district of the property and the telephone number where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the land use or zoning process and that the signs shall be removed within ten (10) days after the final action has been taken on the application.



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Development Services Division

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Regina Perez
Mario Perez
Owner/Agent (signature)

Regina Perez
MARIO PEREZ
Owner/Agent (Print Name)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 5 DAY OF July, 2019

BY Marilyn K Orozco

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

DL

(TYPE OF IDENTIFICATION)

(SEAL ABOVE)



Notary Public, Commission No. FF959352

(Name of Notary typed, printed, or stamped)

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER		MILLAGE CD
20114-000-000	PAY ONLINE @ www.AlachuaCollector.com	0200



3
5 - 911

PEREZ MARIO & REGINA
4680 TURNER RD
MULBERRY FL 33860-9172



Unassigned Location RE

LOCHLOOSA PB A-98 LOTS 8 9 BK 15
OR 4609/0278

Your 2018 taxes become delinquent on April 1st. No personal, business or electronic checks will be accepted for delinquent taxes.

YEAR	IF RECEIVED BETWEEN Mar 1 - 31, 2019	IF RECEIVED BETWEEN Apr 1 - 30, 2019	IF RECEIVED BETWEEN May 1 - 31, 2019
2018	193.35	199.15	224.73
TOTAL DUE	193.35	199.15	224.73

SAVE TIME! PAY ONLINE AT WWW.ALACHUACOLLECTOR.COM

Please disregard this courtesy reminder notice if you have already paid your 2018 real estate taxes. 2018 taxes must be paid by March 31, 2019 to avoid additional delinquent fees. If not paid by May 31, 2019 a Tax Certificate will be issued. Tax Certificates are a first lien on your property and can be redeemed and the lien canceled by paying the delinquent amount due. Failure to pay delinquent taxes could result in loss of property. Payment must be received by the last day of the month to avoid additional interest. Please notify us if this property is part of an active bankruptcy case. If you have questions, please call (352) 374-5236.

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 N.W. 34TH BLVD • GAINESVILLE, FL 32653

ACCOUNT NUMBER		MILLAGE CD
20114-000-000	No personal, business, or electronic checks will be accepted for delinquent taxes.	0200

PEREZ MARIO & REGINA
4680 TURNER RD
MULBERRY FL 33860-9172

AMOUNT DUE - PAY ONLY ONE AMOUNT	
IF RECEIVED BETWEEN	PLEASE PAY
<input type="checkbox"/> Mar 1 - 31, 2019	193.35
Pay by cash, cashier's check, credit or debit card.	
<input type="checkbox"/> Apr 1 - 30, 2019 (DELINQUENT)	199.15
Parcel is advertised	
<input type="checkbox"/> May 1 - 31, 2019 (DELINQUENT)	224.73
Certificate sale June 1st	11.5% Increase

RETURN WITH PAYMENT

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER		MILLAGE CD
20113-000-000	PAY ONLINE @ www.AlachuaCollector.com	0200



5 - 910

PEREZ, MARIO & REGINA
4680 TURNER RD
MULBERRY FL 33860-9172



Unassigned Location RE

LOCHLOOSA PB A-98 LOT 7 BK 15
AND S 6 FT OF LOT 6 OR 4184/1147

Your 2018 taxes become delinquent on April 1st. No personal, business or electronic checks will be accepted for delinquent taxes.

YEAR	IF RECEIVED BETWEEN Mar 1 - 31, 2019	IF RECEIVED BETWEEN Apr 1 - 30, 2019	IF RECEIVED BETWEEN May 1 - 31, 2019
2018	149.77	154.26	179.84
TOTAL DUE	149.77	154.26	179.84

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ACCOUNT NUMBER		MILLAGE CD
20113-000-000	No personal, business, or electronic checks will be accepted for delinquent taxes.	0200

PEREZ, MARIO & REGINA
4680 TURNER RD
MULBERRY FL 33860-9172

AMOUNT DUE - PAY ONLY ONE AMOUNT	
IF RECEIVED BETWEEN	PLEASE PAY
<input type="checkbox"/> Mar 1 - 31, 2019	149.77
Pay by cash, cashier's check, credit or debit card.	
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