

NEIGHBORHOOD WORKSHOP MEETING MINUTES

Fletcher Center East –Rezoning

19-0312



Date: December 17, 2019 *Revised February 7, 2020, then February 17, 2020, then February 19, 2020*

Location: (Former) Backyard BBQ Jonesville, 14209 W Newberry Road, Gainesville, FL 32669

Notes by: CHW Staff

CHW (Agent) Attendees: Ryan Thompson, AICP; Applicant Attendees: 2; Public Attendees: 3

CHW hosted the required Neighborhood Workshop and presented the workshop's purpose, review process, the application's request and intent, maps illustrating the site's regulatory and physical characteristics, and conceptual layout demonstrating County design and development standards. Below are questions and comments from the public attendees and applicant/agent responses, which are consolidated and categorized for ease of readability.

Following the workshop Mr. Brian Gaffney, who attended, reached out to CHW and Alachua County staff via email on February 3rd. Mr. Gerry Dedenbach emailed Mr. Gaffney and initially spoke with him on February 4th in the afternoon, then again that evening at the FDOT SR 26 / W 140th Terrace Public Hearing. Late in the discussion Mr. Dedenbach explained the requested Rezoning area had been reduced, following concerns expressed by Mr. Gaffney, which were also discussed with staff, with an amended application submitted to the County (Gerry sent Mr. Gaffney the amended application on February 5th).

Based on those conversations, a meeting was scheduled in CHW's office on February 7th, from 1-4p with Mr. Gaffney and Ms. Cheryl Hartley, Mr. Gaffney's listing real estate agent. The Meeting Minutes below were updated to clarify comments and questions Mr. Gaffney posed during the Neighborhood Workshop. Clarification added on 2/7/20 is shown in yellow, with 2/17/20 edits shown in green. Mr. Gaffney also suggested sign-in sheets should state verbatim transcriptions are not taken and minutes will be a summary. CHW agrees it's a good idea and will add that note to future sign-in sheets.

Comment: *I am concerned about traffic [at the intersection of SW 138th Terrace], specifically related to the ingress and egress of residential traffic that relies on this connection to Newberry Road.*

Response: The site has Commercial Future Land Use and BR Zoning, which already allows a variety of nonresidential uses. The project site is in the Jonesville Activity Center, which is where the County desires commercial uses. The site is located along Newberry Road, an arterial roadway designed for high volume traffic.

Comment: Policy 2.1.2 states that the most intense uses should be towards the center [of the Activity Center]. I understand highway-oriented is the highest and best use of the property, but it's not appropriate adjacent to residential property. *I understand the Business Highway classification is the most profitable use of the property.*

Response: The site currently has Commercial FLU and BR Zoning, which allows commercial uses. The request to BH is consistent with the Commercial FLU designation. *Ryan stated he wasn't aware of property valuations.*

Mr. Gaffney's Response *"I am and it is".*

Question: *I am the adjacent landowner.* what is stopping you from *continuously* rezoning the adjacent property to the east *south* (of SW 138th Terrace [sic]) to Commercial?

Response: The subject property is immediately abutting Commercial and Office FLU and SW 138th Terrace. The parcel to the east [Tax Parcel 04344-004-000] has Low Density Future Land Use and R-1A Zoning and is immediately abutting the single-family residential parcels in Jockey Club.

Question: *I am the adjacent landowner to the East. What is stopping you from continuously rezoning the rest of the 9-acre property to the south (of requested rezoning site) and turning SW 138th Terrace into a "Restaurant Row"?*

Response: That parcel has Office FLU, which does not support BR or BH zoning. A request to Commercial would have to be made to the County Commissioners. I cannot speculate on their willingness to make such an approval. The subject property has the appropriate FLU for the requested zoning district. We are not requesting a FLU change. *Mr. Gaffney asked about the southern area, to which Ryan stated, it would have to go through a*

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*rezoning process with Alachua County, which would require a neighborhood workshop and a complete review through Staff, the Planning Commission, and the Board of County Commissioners. **Mr. Gaffney's Response:** That's your job, that's what you do, that is what you are doing right now.*

Question: Are you going to have to do a traffic study?

Response: During Development Plan review, a traffic study is likely going to be required depending on the volume of traffic generated by the proposed uses.

Question: Are you going to have to make any improvements to 138th or the intersection?

Response: The traffic study will tell us if we need to make any modifications to Newberry Road or SW 138th.

Question: If this is approved, when can we expect construction to start?

Response: If we had tenants interested in the property today, the Rezoning application will take 4-6 months for approval, a Preliminary Development Plan would require 4-6 months for approval, and a Final Development Plan would take another 6-8 months for approval. So, construction would not start for about a year and a half.

Question: Do you have tenants interested in the property? Are they drive-through uses?

Response: No, to my knowledge there are no interested tenants. The desire to rezone the property is to broaden the permitted nonresidential uses on the site.

The meeting was adjourned at 6:30 PM.

The added comments and editorial corrections are in reference to the initial materials displayed at the neighborhood workshop. The updated application, with reduced zoning area has been discussed with Mr. Gaffney and Ms. Hartley in person on 2/7.