



Z26-000006

Wahoo Springhills

Small Scale CPA

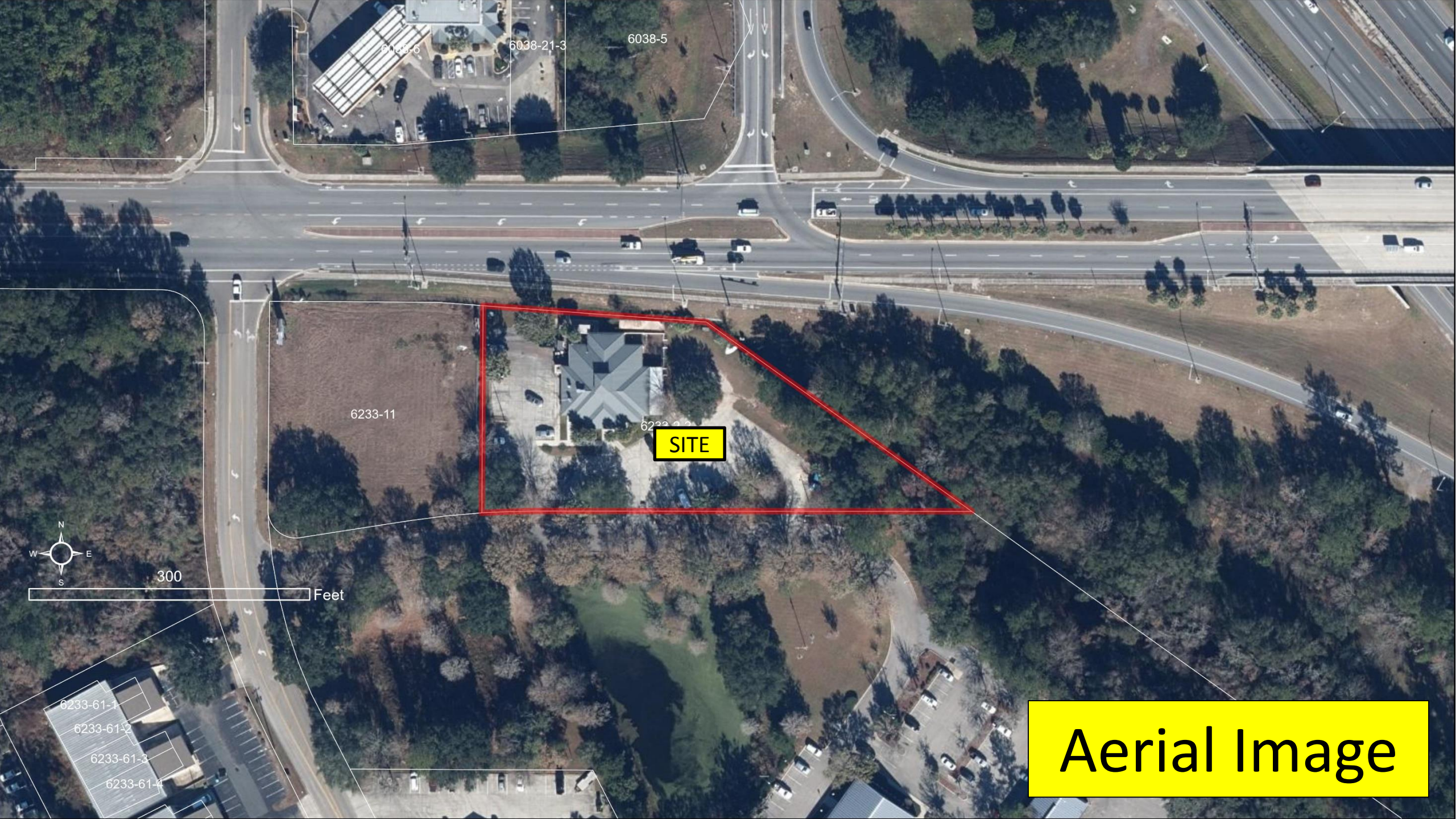
Mehdi Benkhatar, Planner III
Alachua County
Growth Management



Background



- The application is to amend the FLU from Tourist/Entertainment to Commercial.
- If approved, a variety of commercial uses would be allowed.



6233-11

6233-12
SITE

6038-5

6038-21-3

6038-6

300

Feet

Aerial Image

6233-61-1

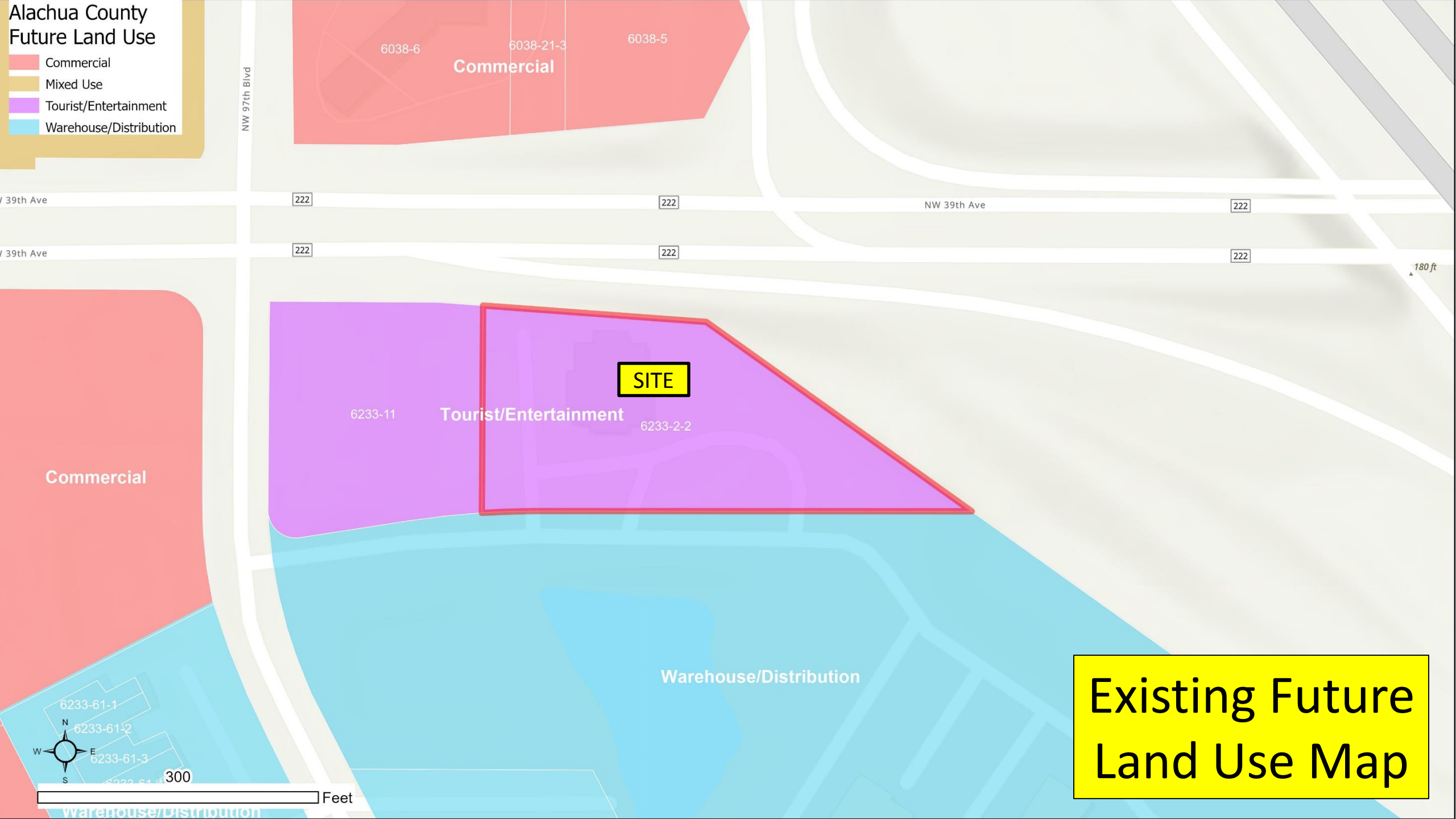
6233-61-2

6233-61-3

6233-61-4

Alachua County Future Land Use

- Commercial
- Mixed Use
- Tourist/Entertainment
- Warehouse/Distribution



SITE

Tourist/Entertainment

Commercial

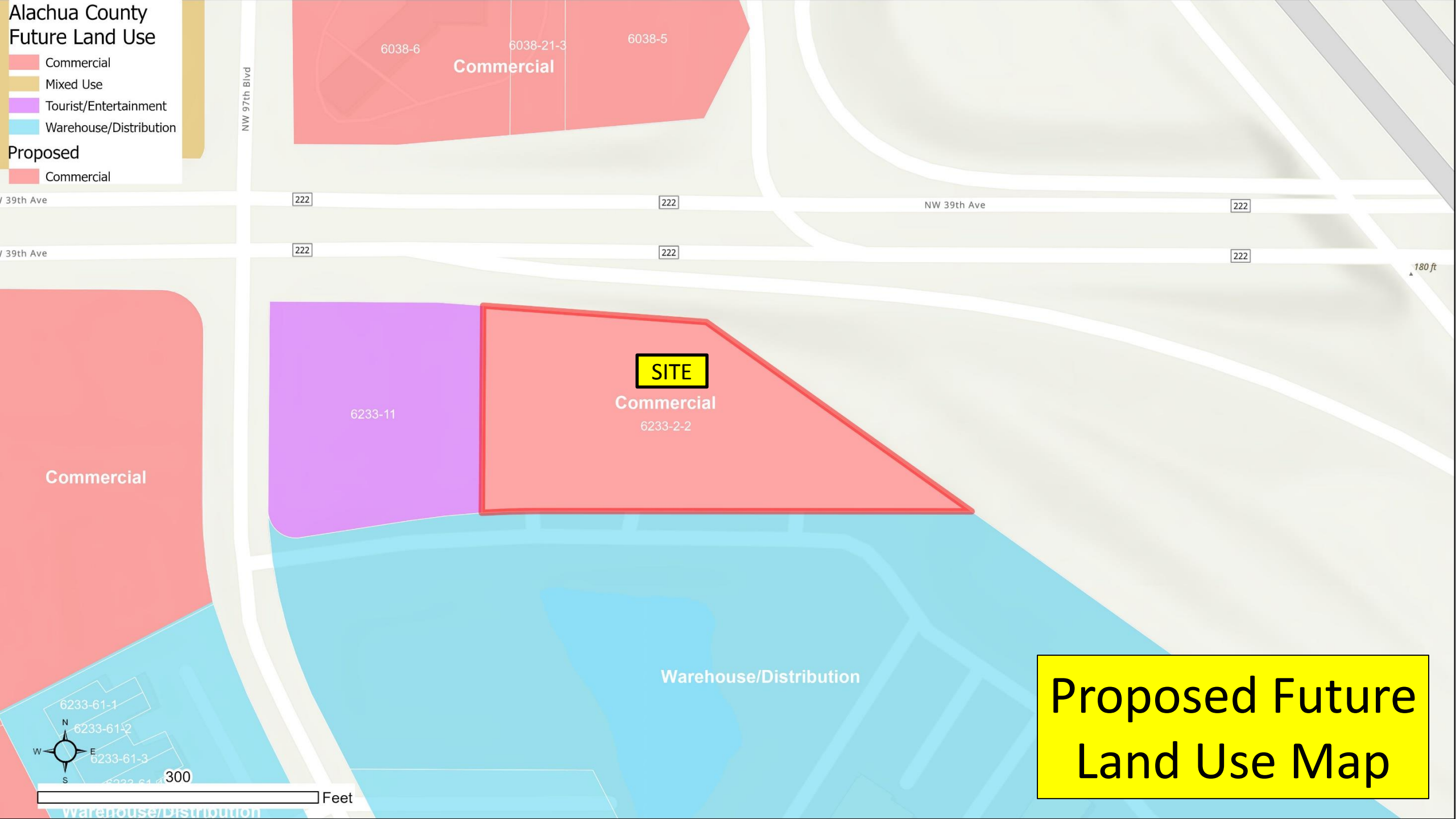
Warehouse/Distribution

**Existing Future
Land Use Map**



Alachua County Future Land Use

- Commercial
 - Mixed Use
 - Tourist/Entertainment
 - Warehouse/Distribution
- Proposed
- Commercial



NW 97th Blvd

222 222 222 222

NW 39th Ave

180 ft

SITE

Commercial

6233-2-2

6233-11

Commercial

Warehouse/Distribution

**Proposed Future
Land Use Map**



Alachua County Zoning

- (BA) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BW) Wholesale/Warehousing

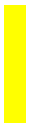


Existing Zoning Map

Staff Bases for Approval



- Policy 3.1.2 FLUE (location of commercial activity)
- Policy 3.3.1 FLUE (adequate facilities for commercial)
- Policy 3.4.1 COSE (Environmental Resource Assessment)
- Policy 1.1.9 EE (Promote redevelopment and infill)



Staff Recommendation



- Staff recommends that the Local Planning Agency recommend that the Board of County Commissioners **approve** Z26-000006 with the bases as listed in the staff report.