



Jazz's Wonderland Special Exception

Neighborhood Workshop

March 26, 2025

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the Alachua County review process

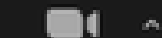
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



Reactions

Property / Project Summary

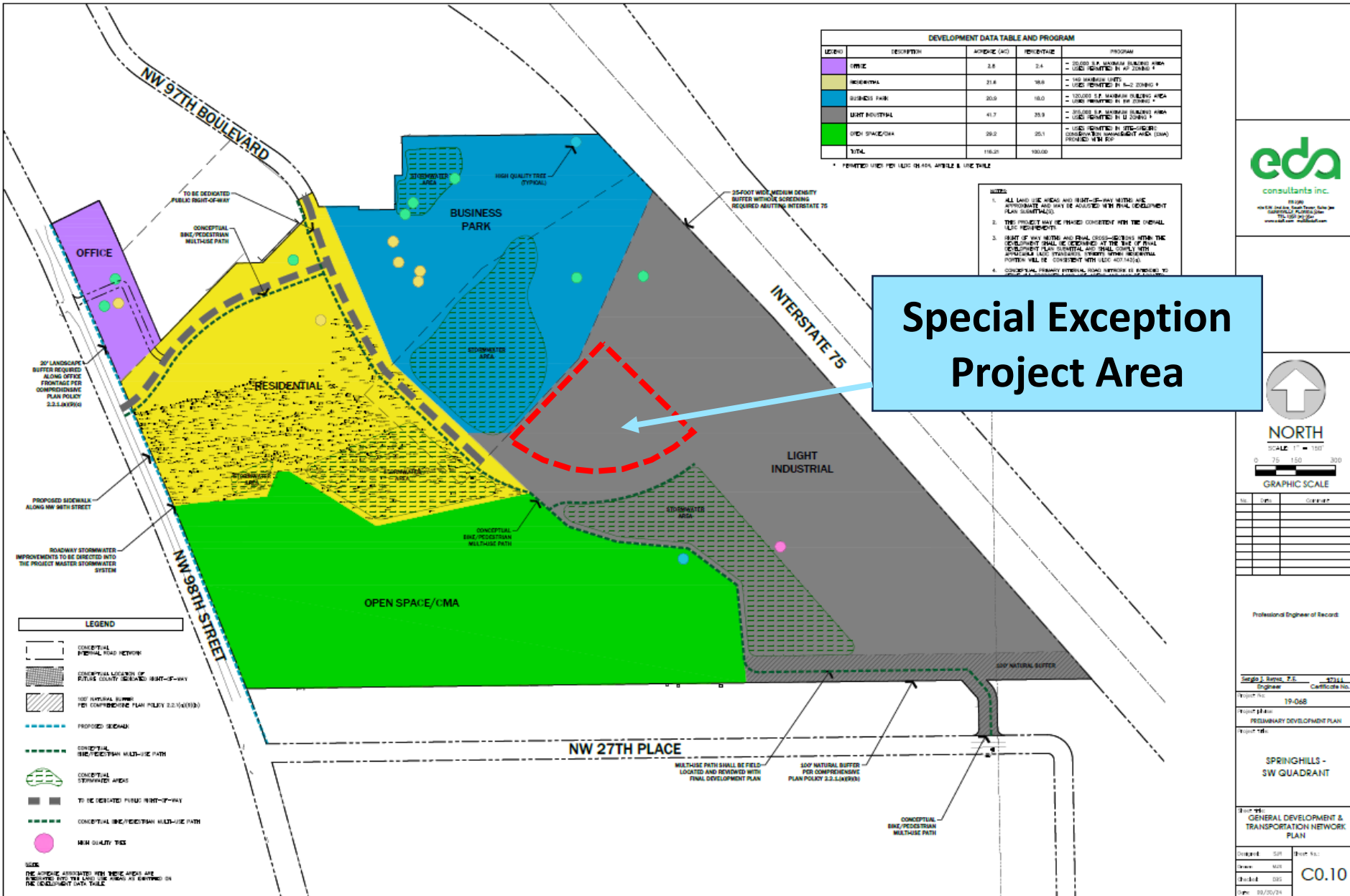
- Tax Parcel Number: 06233-014-005 (Portion of)
- Location: Generally located South of the terminus of NW 97th Blvd.
- Future Land Use Category: Light Industrial
- Zoning District: Light Industrial (ML)
- Property Size: Approximately 4.82 +/- Acres
- Existing Use: Vacant
- Proposed Use: Commercial Animal Boarding Facility
 - Special Exception – County Approval
- Access: From North via NW 97th Blvd. Extension



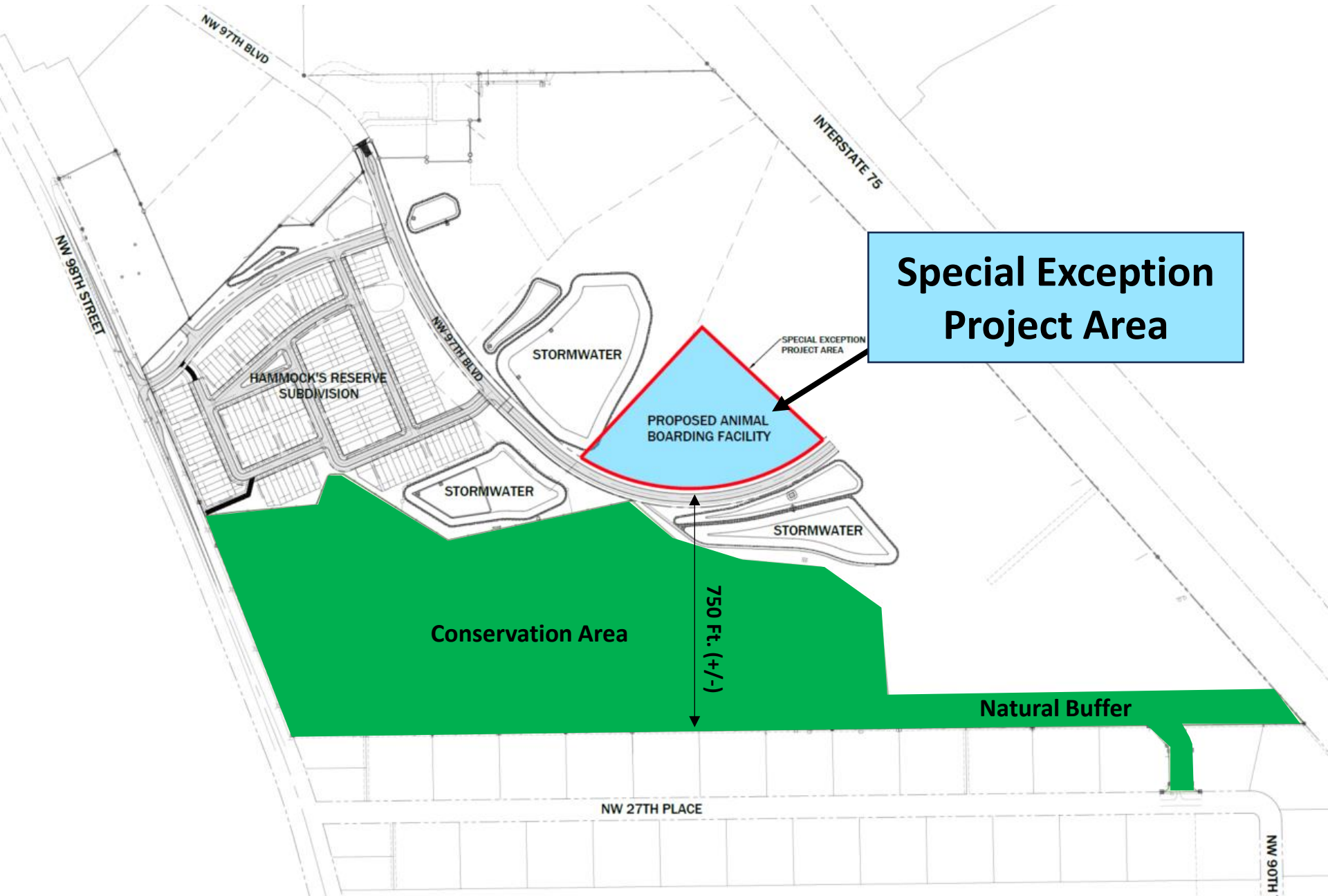
Location Map/Aerial



Approved Preliminary Development Plan



Special Exception Location Map



**Special Exception
Project Area**

PROPOSED ANIMAL
BOARDING FACILITY

SPECIAL EXCEPTION
PROJECT AREA

HAMMOCK'S RESERVE
SUBDIVISION

STORMWATER

STORMWATER

STORMWATER

Conservation Area

750 Ft. (+/-)

Natural Buffer

NW 97TH BLVD

INTERSTATE 75

NW 98TH STREET

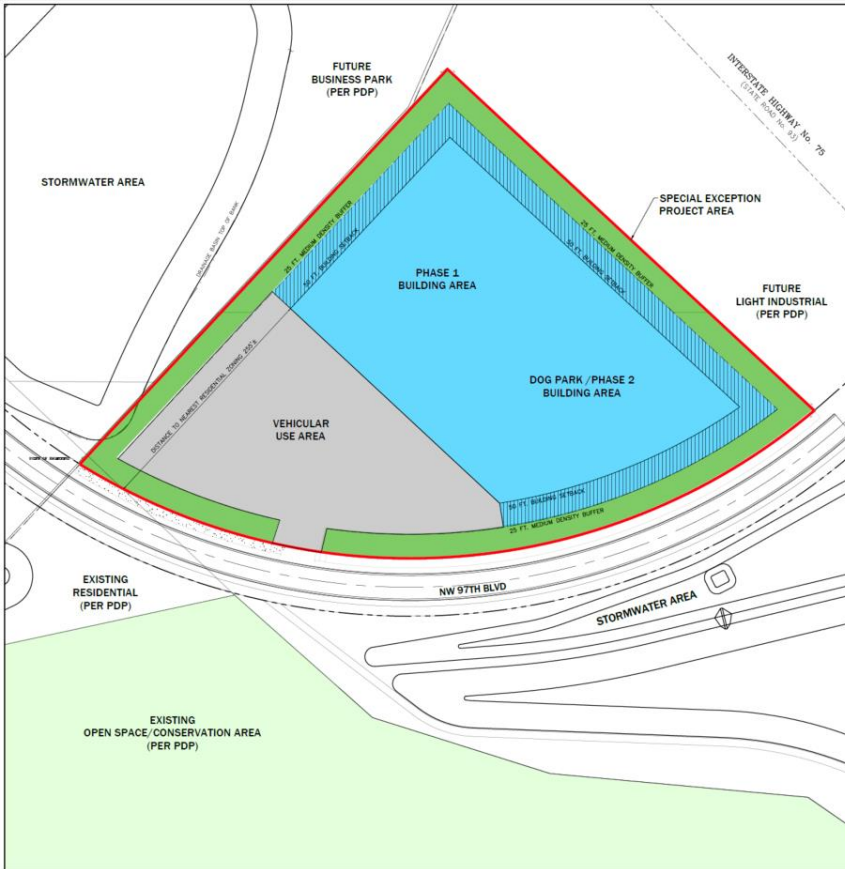
NW 97TH BLVD

NW 27TH PLACE

NW 90TH

Special Exception Master Plan

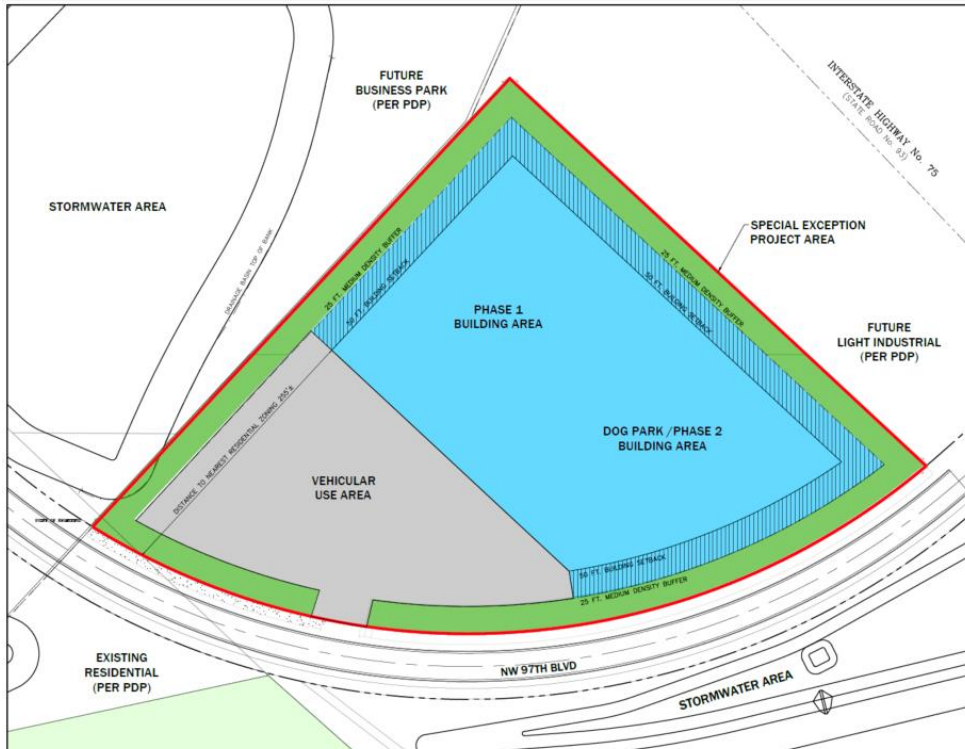
PROPOSED / DRAFT LAND USE AREAS



PROPOSED / DRAFT

LAND USE AREAS		
	<p>VEHICULAR USE AREA</p> <ul style="list-style-type: none"> • ACCESS DRIVEWAY • PARKING LOT • SIDEWALKS • MOBILE FOOD SALES (IN COMPLIANCE WITH ULDC SEC. 404.69.1) 	1.23 ACRES ±
	<p>COMMERCIAL ANIMAL BOARDING FACILITY</p> <ul style="list-style-type: none"> • ANIMAL BOARDING FACILITY BUILDING (UP TO TWO BUILDINGS) • CUSTOMARY USES WITHIN BUILDING(S), INCLUDING BUT NOT LIMITED TO: <ol style="list-style-type: none"> 1. CUSTOMER LOBBY WITH INCIDENTAL FOOD AND BEVERAGE SALES WITHIN BUILDING (IN COMPLIANCE WITH SEC. 404.69) 2. OFFICE/STAFF AREAS 3. BOARDING AREAS 4. RECREATION AREAS (INDOOR AND/OR OUTDOOR WITHIN INTERNAL COURTYARD AREA) 5. GROOMING/BATHING AREAS 6. VET OFFICE • DOG PARK AREA (INCIDENTAL FOOD AND BEVERAGE SALES PERMITTED) • ACCESSORY BUILDING TO SERVE DOG PARK AREA • GRASS OVERFLOW PARKING 	2.59 ACRES ±
	<p>GREEN SPACE AREA</p> <ul style="list-style-type: none"> • LANDSCAPED AREAS • STORMWATER AREAS • BUFFER AREAS 	1.0 ACRES ±
TOTAL		4.82 ACRES ±

Special Exception Master Plan



PROPOSED / DRAFT SPECIAL EXCEPTION CONDITIONS

1. THIS SPECIAL EXCEPTION IS TO ALLOW A PRIVATE COMMERCIAL ANIMAL BOARDING FACILITY ON APPROXIMATELY 4.8 ACRES (PORTION OF PARCEL NUMBER 06233-014-005).
2. THE STRUCTURE HOUSING THE DOGS OR OTHER DOMESTICATED ANIMALS SHALL BE COMPLETELY ENCLOSED AND DESIGNED TO SUPPRESS NOISE. NOISE FROM THE BOARDED ANIMALS AT THE PROPERTY LINE SHALL BE SUBJECT TO THE NOISE REGULATIONS IN CHAPTER 110 OF THE ALACHUA COUNTY ULDC.
3. THE STRUCTURE HOUSING THE DOGS OR OTHER DOMESTICATED ANIMALS AND ANY OUTDOOR AREAS ALLOCATED FOR USE BY SUCH ANIMALS SHALL BE LOCATED A MINIMUM OF FIFTY (50) FEET FROM ANY PROPERTY LINE AND TWO HUNDRED (200) FEET FROM ANY RESIDENTIAL ZONING DISTRICT.
4. A MEDIUM-DENSITY, 25-FOOT WIDE BUFFER, IN ACCORDANCE WITH CHAPTER 407, SHALL BE PROVIDED BETWEEN THE FACILITY AND ADJACENT PROPERTIES.
5. USE OF OUTDOOR AREAS BY THE ANIMALS SHALL OCCUR NO EARLIER THAN 7:00 A.M. AND NO LATER THAN 9:00 P.M.
6. OVERNIGHT BOARDING SHALL BE LIMITED TO NO MORE THAN THIRTY (30) CONSECUTIVE DAYS.
7. PARKING SHALL BE PROVIDED ON SITE TO ADEQUATELY SERVE THE ANTICIPATED USE OF THE PROPERTY AND SHALL INCLUDE BETWEEN 45-65 PAVED PARKING SPACES. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO PERMITTED.

Next Steps

- Neighborhood Workshop – March 26, 2025
- Special Exception Application
 - County Submittal – March 2025
 - Planning Commission – May/June (Anticipated)
 - County Commission – June/July (Anticipated)
- Next Step – Development Plan Application



Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Thank You!

Questions?