Spring Shakori Video

<https://www.youtube.com/watch?v=LU563Iz2W5I>

<https://www.youtube.com/watch?v=vqqkfj2bsNo>

Mainstreet Article that Promoted Discovery of Hutchinson’s Involvement & Plans

<https://www.mainstreetdailynews.com/news/melrose-property-purchase-music-venue?fbclid=IwY2xjawGKCZ1leHRuA2FlbQIxMQABHXyMKpmWc52Acm9gVg504JJxOrtYB0_CHeZ5PIscFJiX1C6Iffi-DU8Jsg_aem_d8Ek1BaafmMVbwxZLTuelg>

Melrose Florida Word of Mouth: Post that prompted discovery of hutchinson’s Facebook Post

<https://www.facebook.com/groups/858975774450283/?multi_permalinks=2392068497807662&ref=share>

Hutchinson’s Post

<https://www.facebook.com/share/p/h3FugUNgX5kDoaw6/>

WFC

<https://www.alachuacounty.us/Depts/EPD/Documents/Natural/listed%20species_animals_v010808.pdf>

<https://myfwc.com/wildlifehabitats/wildlife/bear/conservation-rule-faqs/>

<https://myfwc.com/wildlifehabitats/wildlife/gopher-tortoise/>

<https://app.myfwc.com/HSC/GopherTortoise/>

<https://myfwc.com/education/wildlife/gopher-tortoise/tortoise-sightings/>

I have a friend in Louisiana who is retired WFC. He said that our District County Board member should be the one we write to about the wildlife in the area and our concerns. I explained that I had not got a response from any of my previous letters to him. His advice was to write to the chair which is Mary Alford.

Letter should be written to Ken Cornell and Mary Alford since she is the chair and we have not heard from Cornell.

I reported 3 gopher turtle burrows online today.

* [**MANAGEMENT PLANS**Management Plans...These plans now guide actions in Florida for gopher tortoises, bald eagles, Florida manatees, red-cockaded woodpeckers, peregrine falcons, Miami blue butterflies, Florida black bears and flatwoods salamanders....Gopher Tortoise Management Plan
https://myfwc.com/wildlifehabitats/wildlife/management-plans/](https://myfwc.com/wildlifehabitats/wildlife/management-plans/)

[**Gopher tortoises**](https://myfwc.com/wildlifehabitats/profiles/reptiles/gopher-tortoise/) and their burrows are protected by state law, and a gopher tortoise relocation permit must be obtained from FWC before disturbing burrows and conducting construction activities ([**Chapter 68A - 27.003, FL Administrative Code**](https://www.flrules.org/gateway/ChapterHome.asp?Chapter=68A-27)). A disturbance includes any type of work within 25 feet of a gopher tortoise burrow. For information on gopher tortoise relocation permits, refer to the [**FWC Gopher Tortoise Permitting Guidelineswebpage**](https://myfwc.com/license/wildlife/gopher-tortoise-permits/permitting-guidelines/). Most activities associated with residential lawn and landscape maintenance do not require a permit provided activities do not collapse gopher tortoise burrows or harm gopher tortoises. For additional guidance on activities that do not require a permit, refer to the [**Gopher Tortoise Enforcement Policy**](https://myfwc.com/license/wildlife/gopher-tortoise-permits/enforcement-policy/).

Alachua County Parks Special Event Web Permit

<https://alachuacounty.seamlessdocs.com/f/ParksSpecialEventWebPermit>

[www.change.org](http://www.change.org)

Steve LaBel

In 2023, FL DOT reports 12,000 commuters daily, up 15,4% from 2020

<https://www.gnvinfo.com/former-gainesville-mayor-lauren-poe-declines-interview-on-ignite-life-center/>

 **Wildflower music festival proposal**<https://drive.google.com/file/d/1suGkie7OQf18GqwlF6hPXBjIMpMj_p3r/view?usp=share_link> <https://mycbs4.com/news/local/former-gainesville-mayor-starts-non-profit-with-international-efforts>[**Amanda Rubio**](https://www.wuft.org/people/amanda-rubio)

Amanda is a reporter for WUFT News who can be reached by calling 352-392-6397 or emailing news@wuft.org

[**Robert Karl Hutchinson**](https://www.facebook.com/robert.hutchinson1?__cft__%5B0%5D=AZVEmK_cqkYavMRAHaUmJ5reejpU-IB7uJULHKSjR4UgpWWQKspgm8-Tsf4rcp-N0x0pTshpxYmsMfd9fNCfzHzH6uv0K675ZwXyjgfMXH_Nb6Y1t4dI29jEk4F3fycqrZQ&__tn__=-UC%2CP-R)

o all of them. Cheers!

Hutch

352-256-6043



[MAINSTREETDAILYNEWS.COMMelrose property purchase, music venue project continues forward](https://l.facebook.com/l.php?u=https%3A%2F%2Fwww.mainstreetdailynews.com%2Fnews%2Fmelrose-property-purchase-music-venue%3Ffbclid%3DIwZXh0bgNhZW0CMTEAAR1MgS23_fuYp16tZ-d78jjarf_XIPY1vgd_jmL_phU39LBOtw8kMJz4mNo_aem_yoCWvyVDb20hQe4MxzckMA&h=AT3rYlqnawALbdMlyw161Fu3D2CQN4rYhcogYRNv82k_u2JZYH3bHTfoVo5ouaETjSVkOKpMiStY5XRzQxi7yGIZjUhczyvclXpZKL1Q4tqSVqqdwf6jqR7rD3S-XLLl4f5h7Hywz8iNMGnUeyktJZo&__tn__=%2CmH-R&c%5B0%5D=AT3VYgPhV3zc4dFs6HQQ6-0kSWqLsE3IDAiwfMkc9QTvxhLHVCITU7-HW3gHyiZrxoj4i9yy4CpTTNx7tW1BGJ84_HtBj99jogN4q3d0zt6ULZ18-uZkohthOBjbFnzmeG1WPKpioIRKQtueCZgScOH1kx4)

[https://www.mainstreetdailynews.com/.../grassroots...](https://l.facebook.com/l.php?u=https%3A%2F%2Fwww.mainstreetdailynews.com%2Fnews%2Fgrassroots-festival-alachua-county-expansion%3Ffbclid%3DIwZXh0bgNhZW0CMTAAAR3nWHQZjmqsJjb1r1iP7xqwUfGLEthDnuk3VvwxJ9eNtKyFxEUsfxvmF5Q_aem_p6ZUbNCZb2mSRbnxgvR51w&h=AT0k2HTVZJGSAPPxyDJcQK2wMS0l2QweXShaZEjQE5ogV6KEgTZFu9ugTi6h_7cgmM9-QdNAkGL3jK94weOsgtDBn_Z-BPRLJILj404mTve4scghkE-PKEnOJZrEoz6nFZReXpHSv5fLAeAxqTVmC7Q&__tn__=R%5D-R&c%5B0%5D=AT3VYgPhV3zc4dFs6HQQ6-0kSWqLsE3IDAiwfMkc9QTvxhLHVCITU7-HW3gHyiZrxoj4i9yy4CpTTNx7tW1BGJ84_HtBj99jogN4q3d0zt6ULZ18-uZkohthOBjbFnzmeG1WPKpioIRKQtueCZgScOH1kx4)



MAINSTREETDAILYNEWS.COM

GrassRoots Festival eyes Alachua County expansion with 270-acre purchase

[GrassRoots Festival eyes Alachua County expansion with 270-acre purchase](https://www.mainstreetdailynews.com/news/grassroots-festival-alachua-county-expansion?fbclid=IwZXh0bgNhZW0CMTAAAR1z_DGHN2maCyAsS2m3K3YcmA8MRFQpyYO0s3XJMCQSvWeHq3975wbnOuM_aem_j_ltCoYmquVeyC7XYvUv4Q)

[https://www.shakorihillsgrassroots.org/](https://www.shakorihillsgrassroots.org/?fbclid=IwZXh0bgNhZW0CMTAAAR1z_DGHN2maCyAsS2m3K3YcmA8MRFQpyYO0s3XJMCQSvWeHq3975wbnOuM_aem_j_ltCoYmquVeyC7XYvUv4Q)



SHAKORIHILLSGRASSROOTS.ORG

Shakori Hills GrassRoots Festival of Music & Dance

[Shakori Hills GrassRoots Festival of Music & Dance](https://www.shakorihillsgrassroots.org/?fbclid=IwZXh0bgNhZW0CMTAAAR0SUe7wH4qHHVmyDaHlBf5xehhLMno5mjXHPax5LoCY5z3Jbh2x610o-dw_aem_tQFbjy7PVfPk5rvdEnaS9g)

[https://youtu.be/ObPHCoBmvM8?si=7eNv2C4bXLIe7MuT](https://l.facebook.com/l.php?u=https%3A%2F%2Fyoutu.be%2FObPHCoBmvM8%3Fsi%3D7eNv2C4bXLIe7MuT%26fbclid%3DIwZXh0bgNhZW0CMTAAAR3NFfOkCskllJS1ICEbZr_lvnjtjOpKft-M0Jnuy2Ta0ffm43mCjYh335I_aem_1FM8P4bic2W5Kt_vErREyA&h=AT1W1P6vj_Lidj0rRFE2pGeNFbXwrDLz9LJ8C1IAqniRcif8eLEMBjnYrRC07qvApy0PV04teAncPNgjOTdAp2v6f1jf7W3vpfUHkL-A9exLy5zzR2cDo1rbZ7yIYQD0Bk_1HMqDzxUzpcHcLiycmeg&__tn__=R%5D-R&c%5B0%5D=AT3VYgPhV3zc4dFs6HQQ6-0kSWqLsE3IDAiwfMkc9QTvxhLHVCITU7-HW3gHyiZrxoj4i9yy4CpTTNx7tW1BGJ84_HtBj99jogN4q3d0zt6ULZ18-uZkohthOBjbFnzmeG1WPKpioIRKQtueCZgScOH1kx4)



YOUTUBE.COM

Shakori Hills GrassRoots Festival of Music & Dance

[Shakori Hills GrassRoots Festival of Music & Dance](https://l.facebook.com/l.php?u=https%3A%2F%2Fyoutu.be%2FObPHCoBmvM8%3Fsi%3D7eNv2C4bXLIe7MuT%26fbclid%3DIwZXh0bgNhZW0CMTAAAR1z_DGHN2maCyAsS2m3K3YcmA8MRFQpyYO0s3XJMCQSvWeHq3975wbnOuM_aem_j_ltCoYmquVeyC7XYvUv4Q&h=AT3NQKBi5MYdn1lSC5rHedE_XfUvP3qZFvOe2IMgIHHFYgYfTXR3E6ypXL7HsYVnGvF75rULazMwDVuziS4VR075oGDCqUNgrkMIZmC0ag2D3PceFHtCWeGF1k0bdZhnI-aS9rbKg4iVNW7ykHA7tpcGFd8ZexCRGZs&__tn__=R%5D-R&c%5B0%5D=AT3VYgPhV3zc4dFs6HQQ6-0kSWqLsE3IDAiwfMkc9QTvxhLHVCITU7-HW3gHyiZrxoj4i9yy4CpTTNx7tW1BGJ84_HtBj99jogN4q3d0zt6ULZ18-uZkohthOBjbFnzmeG1WPKpioIRKQtueCZgScOH1kx4)



YOUTUBE.COM

What is Shakori Hills? (GrassRoots Festival of Music & Dance, Spring '23; Pittsboro, North Carolina)

[What is Shakori Hills? (GrassRoots Festival of Music & Dance, Spring '23; Pittsboro, North Carolina)](https://l.facebook.com/l.php?u=https%3A%2F%2Fyoutu.be%2Ff6TEz_Aneug%3Fsi%3D8nSA7dob8h65yf2b%26fbclid%3DIwZXh0bgNhZW0CMTAAAR1JiFa7bPdrzNt-_YIxa43jX232FGyRudurZYBTcR2goK4AcYkmd6_Qnrs_aem_-Ina0hFBBm7VQ_nzMwM1-w&h=AT0hl4wOXu42YJ7ble-veIr14vnx0QHNzZT4YM4Z0_jvtad6BcMjrINs2Fhr8CbLp7nEhnd3rlfX0qBwoDaPf6OcGoU6BXCZh6H136osC2QPcEnHqHS5Hny2w5gKnf8FUNhxdKb1bTTilscb3ldMHKVG4qh5BAZSt7I&__tn__=R%5D-R&c%5B0%5D=AT3VYgPhV3zc4dFs6HQQ6-0kSWqLsE3IDAiwfMkc9QTvxhLHVCITU7-HW3gHyiZrxoj4i9yy4CpTTNx7tW1BGJ84_HtBj99jogN4q3d0zt6ULZ18-uZkohthOBjbFnzmeG1WPKpioIRKQtueCZgScOH1kx4)

The Shakori Hills site in NC is on an 80-acre parcel, and their neighbors, including a close friend, have embraced that festival as a community.If you read the details about the 20-year old Shakori Festival, they sell 5000 tickets, but 7500 people attend. That’s because 1/3 of the attendees are performers, vendors, and volunteers. Virtually the entire town is either there selling stuff, or helping run the event, and they all get admission passes.

Alachua County Total Spending

**$363.98**

**Million**

**Fiscal Year 2024**

MSTU- Municipal Service Taxing Units

Takes up less than 1% of Alachua County Budget

9.50 million 2024

<https://alachuacounty.budget.socrata.com/#!/year/2024/operating/0/fund/MSTU+Unincorporated/0/priority?vis=barChart&x-return-url=https:%2F%2Falachuacounty.finance.socrata.com%2F&x-return-description=>

<https://alachuacounty.budget.socrata.com/#!/year/2024/operating/0/fund/MSTU+Unincorporated/0/priority?vis=pieChart&x-return-url=https:%2F%2Falachuacounty.finance.socrata.com%2F&x-return-description=>

<https://alachuacounty.budget.socrata.com/#!/year/2024/operating/0/fund/Wild+Spaces+PP+1~2+Cent+Sales+Tx/0/priority?vis=barChart&x-return-url=https:%2F%2Falachuacounty.finance.socrata.com%2F&x-return-description=>

**tentative budget and property taxes**

The County Commission gave the first of two needed approvals for its tentative budget and millage rates for fiscal year 2024-25.

The general fund millage rate is set at 7.6180. The Municipal Service Taxing Unit (MSTU) – law enforcement millage rate is set at 3.5678.

Following the second approval at the Sept. 24 meeting, this will mark the eighth year in a row the county has lowered its millage rate.

 Nov 5 th - E mailed Roads and Bridges requested information on estimated cost increase if Music Park goes through.

### **Sec. 404.19. - Farmworker housing.**

* Farmworker housing may be allowed through special exception in all zoning districts except the C-1, conservation district, as an accessory use to an agricultural activity for workers employed on a full-time basis, and subject to the following standards.
* (a)
* *Types of farmworker housing.* Farmworker housing may be provided in the form of permanent dwellings or manufactured or mobile homes.
* (b)
* *Maximum density.*
* (1)
* *Permanent dwellings.* Permanent farmworker housing shall comply with the density requirements of the zoning district in which the units are located.
* (2)
* *Manufactured or mobile homes.* Dwelling units capable of being moved, including manufactured or modular housing, may exceed the density requirement of the zoning district provided that the following requirements are met.
* a.
* Movable farmworker housing shall be accessory to the operation of an intensive agricultural activity.
* b.
* The applicant shall submit the following materials:
* 1.
* Evidence of a current agricultural ad valorem tax exemption issued by the Alachua County Tax Collector;
* 2.
* An affidavit, signed by the owner or operator of the agricultural activity stating the farmworker housing shall only be used by fulltime employees of that activity; and
* 3.
* A housing removal agreement with a requirement that all housing units shall be removed within ninety (90) days after the agricultural activity has ceased.
* (Ord. No. 05-10, § 2, 12-8-05; Ord. No. [2020-25](https://library.municode.com/fl/alachua_county/ordinances/code_of_ordinances?nodeId=1052809), § 2(Exh. A), 11-10-20)

[ARTICLE XXVI. - INDOOR SPORTS TRAINING FACILITY](https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIIUNLADECO_TIT40LADERE_CH404USRE_ARTXXVIINSPTRFA)

## **ARTICLE XXV. - PUBLIC FAIRGROUND[3]**

* ***Footnotes:***
* *--- (****3****) ---*
* ***Editor's note—*** *Ord. No. 08-06, § 2(Exh. A), adopted April 22, 2008, amended the Code by adding provisions designated as Art. XXIV, § 404.104. In order to avoid conflicts in section numbering the editor has renumbered these provisions added as Art. XXV, § 404.105.*

### **Sec. 404.105. - Public fairground.**

* A public fairground shall be allowed as a limited use in the MS or MP district on that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County provided that fairground uses include agricultural, community-based or government-oriented activities, and to the extent any of these activities are commercial in nature, said activities shall not exceed a period greater than six (6) consecutive months.
* (Ord. No. 08-06, § 2(Exh. A), 4-22-08; Ord. No. [2020-25](https://library.municode.com/fl/alachua_county/ordinances/code_of_ordinances?nodeId=1052809), § 2(Exh. A), 11-10-20)

<https://myemail-api.constantcontact.com/The-September-11-Issue-of-Community-Update-is-Out-.html?soid=1102140924401&aid=RqDCEe0eIpo>

### **Sec. 404.71.5. - Farm stay.**

* A farm stay is allowed as a limited use in the A, RE, RE-1, R-1a, R-1aa, R-1b, R-1c districts, subject to the following standards and DRC approval.
* a.
* *Ag classification status.* Evidence of current agricultural classification status by the Alachua County Property Appraiser is required for all zoning districts except A.
* b.
* *Minimum lot size.* The minimum lot size shall be five acres.
* c.
* *Owner occupancy required.* The owner of the farm stay shall reside on or adjacent to the premises.
* d.
* *Number of lodging units.* The farm stay shall have no more than four units for rental lodging purposes. Each lodging unit shall be limited to a maximum of six guests.
* e.
* *Type of lodging units.* Lodging units may be tent spaces, RV spaces or camping cabins. Unserviceable RVs are prohibited. Camping cabins shall be no more than 400 sq. ft. with a minimum of 50 sq. ft. per occupant and constructed in compliance with the Florida Building Code and Florida Fire Prevention Code.
* f.
* *Setbacks.* All recreational vehicle spaces, camping cabin spaces, tent spaces and the central sanitation facility shall be located a minimum of 50 feet from any property line. Setbacks between lodging units shall comply with the Florida Fire Prevention Code.
* g.
* *Access.* The farm stay shall have direct access to a public or private road meeting County standards for sufficient right-of-way, minimum width, stabilization requirements, and maintenance. For private roads, a road maintenance agreement may be required as part of the development plan approval process. An access road shall be provided to each cabin or RV site in accordance with the Florida Fire Prevention Code. RV and cabin sites must have a stabilized surface access road within 50 feet of an exterior door. Access roads over 150 feet in length must have a turnaround approved by the Fire/Rescue Department.
* h.
* *Sanitation.* A unified plan for water distribution and wastewater disposal meeting the requirements of the Health Department shall be required as part of any application for a farm stay. No lodging unit shall be served by an individual well or septic tank.
* i.
* *Permanent residence prohibited.* Residence in any recreational vehicle space, camping cabin or tent within a farm stay is restricted to 90 consecutive days, and a maximum of 180 calendar days during any one-year period.
* j.
* *Farmworker housing.* Farm stays may not be used for farmworker housing purposes.
* (Ord. No. [2022-18](https://library.municode.com/fl/alachua_county/ordinances/code_of_ordinances?nodeId=1185756), § 2(Exh. A), 10-25-22)

<https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIIUNLADECO_TIT40LADERE_CH402DEAPREPRCO_ARTXVIISPEX_S402.112.5LISPEX>

<https://www.jimersonfirm.com/blog/2024/03/changes-to-the-bert-harris-act-when-government-action-devalues-your-property/#:~:text=The%20Bert%20Harris%20Act%20was,See%20Section%2070.001%2C%20Florida%20Statutes.>

<http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0000-0099/0070/Sections/0070.002.html>

<https://growth-management.alachuacounty.us/compplan/futurelanduse>-

Objective 6.4- Rural cluster

<http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0000-0099/0070/0070.html&t&utm_source=perplexity>



<https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIIUNLADECO_TIT40LADERE_CH402DEAPREPRCO_ARTXDEPLRE_S402.44THDERE>

<https://growth-management.alachuacounty.us/zoning/special-exception?t&utm_source=perplexity>

Melrose:

<https://www.zip-codes.com/zip-code/32666/zip-code-32666.asp>

<https://www.melroseplan.org/>

Agrotourism and special events differ significantly in purpose, scope, activities, and impact. Here's a comparison of the two:

---

### \*\*Agrotourism\*\*

\*\*Definition\*\*:

Agrotourism involves activities that attract visitors to agricultural operations for educational, recreational, or commercial purposes. It is directly tied to the farm’s agricultural purpose and usually integrates farming practices into the visitor experience.

\*\*Key Characteristics\*\*:

1. \*\*Agricultural Connection\*\*: Activities are rooted in farming, such as farm tours, U-pick produce, hayrides, or educational workshops about agriculture.

2. \*\*Scale\*\*: Typically smaller in scale, with fewer attendees and a more controlled environment.

3. \*\*Purpose\*\*: Primarily to promote and sustain farming by generating supplemental income for farmers.

4. \*\*Economic Benefit\*\*: Revenue from agrotourism supports the farm’s core agricultural operations and helps maintain farmland.

5. \*\*Audience\*\*: Geared toward families, schools, and individuals interested in rural and agricultural lifestyles.

6. \*\*Examples\*\*:

 - Farm stays or bed-and-breakfasts on farms.

 - Corn mazes, pumpkin patches, or sunflower fields.

 - Winery or orchard tours with tastings.

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### \*\*Special Events\*\*

\*\*Definition\*\*:

Special events are organized gatherings for entertainment, recreation, or commercial purposes. These events may take place on agricultural land but are not inherently tied to farming or agricultural practices.

\*\*Key Characteristics\*\*:

1. \*\*Broad Activities\*\*: Includes concerts, festivals, weddings, or large gatherings that may not involve farming or agriculture.

2. \*\*Scale\*\*: Often larger in scale, with significant attendance numbers and broader infrastructure needs (e.g., parking, stages, sound systems).

3. \*\*Purpose\*\*: Focused on entertainment, recreation, or profit, rather than directly supporting agricultural operations.

4. \*\*Economic Benefit\*\*: Revenue from special events may not necessarily be reinvested into agricultural practices, and the land may be temporarily repurposed.

5. \*\*Audience\*\*: Appeals to a wider audience, including festival-goers, music enthusiasts, or event participants.

6. \*\*Examples\*\*:

 - Music festivals or concerts held on open farmland.

 - Large weddings or corporate events hosted on a rural property.

 - Seasonal carnivals or large-scale craft fairs.

---

### \*\*Key Differences\*\*:

| Aspect | Agrotourism | Special Events |

|---------------------|-----------------------------------------------|---------------------------------------------|

| \*\*Purpose\*\* | Supports farming and agricultural education. | Focused on entertainment or recreation. |

| \*\*Connection to Land\*\* | Closely tied to agriculture. | May use agricultural land without farming focus. |

| \*\*Scale\*\* | Smaller, more intimate. | Larger, often with significant infrastructure. |

| \*\*Impact\*\* | Lower impact, often aligned with preserving farmland. | Potentially disruptive to land, neighbors, and environment. |

| \*\*Regulations\*\* | May be supported by agrotourism exemptions. | Often requires special permits or exemptions. |

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In summary, agrotourism enhances the agricultural purpose of land, while special events may utilize agricultural land for non-agricultural purposes, often requiring specific planning and approvals to address their larger scale and potential impacts.

To effectively oppose the proposed Wildflowers Music Park at **4701 255th Drive, Melrose, FL 32666**, which spans both **Putnam County** and **Alachua County**, it's crucial to reference specific zoning codes from each county that the proposal may violate. Below is a tailored formal objection incorporating pertinent zoning regulations from both counties.

**[Your Name or Group Name]**[Your Address]
[City, State, ZIP]
[Date]

**[Recipient's Name]**[Department Name: Planning and Development Services for Putnam/Alachua County]
[Address]
[City, State, ZIP]

**Subject**: Formal Objection to the Proposed Wildflowers Music Park at 4701 255th Drive, Melrose, FL

Dear [Recipient's Name],

I am writing to formally object to the proposed development of Wildflowers Music Park at 4701 255th Drive, Melrose, FL, which spans both Putnam and Alachua Counties. As a [resident/property owner/community member], I have significant concerns regarding the compatibility of this proposal with existing zoning regulations and its potential negative impacts on the community.

### **1. Zoning Incompatibility**

**Putnam County**:

* The subject property is zoned as **Agricultural (AG)**. According to the Putnam County Code of Ordinances, the AG zoning district is intended to preserve agricultural lands and rural character. Permitted uses primarily include agricultural activities and single-family dwellings. Commercial entertainment venues, such as a music park, are not listed as permitted uses within this district.
[Municode Library](https://library.municode.com/fl/putnam_county/codes/code_of_ordinances?nodeId=COOR_CH45LADECO_ARTIIPEUS&utm_source=chatgpt.com)

**Alachua County**:

* In Alachua County, the property falls under the **Agriculture (A) District**. Per Chapter 404, Article III, Section 404.09 of the Unified Land Development Code (ULDC), permitted uses in the A district are primarily agricultural. Non-agricultural commercial uses are generally not permitted unless explicitly allowed by special exception, which this proposal does not appear to qualify for.
[Municode Library](https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIIUNLADECO_TIT40LADERE_CH404USRE_ARTIIIAG_S404.09AGUS&utm_source=chatgpt.com)

### **2. Environmental Concerns**

* The development and operation of a music park could lead to significant environmental impacts, including noise pollution, increased traffic, and potential harm to local wildlife habitats. These effects are inconsistent with the conservation goals outlined in both counties' comprehensive plans.

### **3. Infrastructure Strain**

* The rural infrastructure in the vicinity is not designed to support large-scale events. The influx of visitors could overwhelm local roads, emergency services, and other public facilities, leading to safety concerns and increased public expenditure.

### **Conclusion**

Given the aforementioned zoning incompatibilities and potential adverse impacts, I respectfully request that the permit application for Wildflowers Music Park be denied. This proposal does not align with the intended use of agriculturally zoned land and poses significant risks to the community's well-being.

Thank you for considering my objection. I am available for further discussion or to provide additional information as needed.

Sincerely,

[Your Name]
[Your Contact Information]

<https://alachua.granicus.com/player/clip/5382>

\*\*Presentation: Against Approving Rural Event Centers with Multiple Special Exceptions\*\*

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# \*\*Slide 1: Title Slide\*\*

## \*\*"Preserving Rural Integrity: Why Multiple Special Exceptions Should Not Be Allowed"\*\*

### \*A Case Against Overriding Section 404.14.5 Standards\*

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# \*\*Slide 2: Purpose of Section 404.14.5\*\*

- Designed to \*\*balance rural character\*\* with limited event operations.

- Ensures compliance with the \*\*Comprehensive Plan\*\*.

- Limits impacts on \*\*traffic, noise, and residential communities\*\*.

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# \*\*Slide 3: What is a Special Exception?\*\*

- A \*\*modification to zoning rules\*\* that allows a property to operate beyond standard regulations.

- Must be \*\*approved by the Board of County Commissioners\*\*.

- Intended for \*\*rare, justified cases\*\*—not routine business operations.

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# \*\*Slide 4: Key Special Exceptions in Rural Event Centers\*\*

1. \*\*Owner/Operator Residency\*\* – If the owner does not live on/adjacent to the property.

2. \*\*Extended Hours or Weekday Events\*\* – If operations go past \*\*11 PM or include weekdays\*\*.

3. \*\*Overnight Stays\*\* – If the venue allows guests to remain overnight.

4. \*\*Additional Traffic or Parking Needs\*\* – If significant modifications are required.

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# \*\*Slide 5: When Do Special Exceptions Become a Problem?\*\*

- If \*\*two or more special exceptions\*\* are required, the event center:

 - Functions more like a \*\*commercial venue\*\* than a rural/agriculture-based facility.

 - Puts strain on \*\*infrastructure (roads, emergency services, sanitation)\*\*.

 - Disrupts the \*\*character of rural communities\*\*.

- Goes \*\*against\*\* the intent of Section 404.14.5.

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# \*\*Slide 6: Negative Impacts of Excessive Exceptions\*\*

### \*\*1. Increased Traffic & Safety Risks\*\*

- Unpaved roads may be \*\*overburdened\*\*.

- Emergency vehicle access could be \*\*compromised\*\*.

### \*\*2. Noise & Light Pollution\*\*

- Events beyond \*\*11 PM\*\* create disturbances.

- Increased \*\*complaints from nearby residents\*\*.

### \*\*3. Environmental & Infrastructure Strain\*\*

- Waste disposal, sanitation, and parking issues.

- Negative impact on \*\*wildlife and farmland\*\*.

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# \*\*Slide 7: Case Study – Why Special Exceptions Have Been Denied\*\*

- Previous cases show that \*\*multiple exceptions\*\* lead to \*\*repeated violations and enforcement issues\*\*.

- \*\*Increased legal battles\*\* with residents.

- \*\*Decreased property values\*\* in adjacent areas.

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# \*\*Slide 8: Conclusion – Protecting Rural Zoning Laws\*\*

- Allowing more than \*\*two special exceptions\*\* erodes the intent of Section 404.14.5.

- Sets a \*\*precedent for commercial expansion\*\* in rural zones.

- Leads to \*\*long-term zoning conflicts\*\* and \*\*community dissatisfaction\*\*.

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# \*\*Slide 9: Final Recommendation\*\*

- Limit \*\*special exceptions\*\* to a maximum of \*\*one or two per venue\*\*.

- Enforce \*\*strict compliance\*\* with Section 404.14.5.

- Encourage alternative venues in appropriately zoned areas.

## \*\*"Protect Rural Communities—Say No to Excessive Special Exceptions!"\*\*

Slideshow Presentation for the above information \*\*\*\*Incomplete

<https://docs.google.com/presentation/d/1j3Q8XDQPOKuyEvCt9GN66xfj1DdsTMwXfeoUF2Jz3sM/edit#slide=id.g333cca6733a_0_8>