



Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

The Planning and Zoning Board will conduct a
Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: March 11, 2025

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- FEBRUARY 11, 2025

B) PSSC24-0001 - WESTSIDE COMMONS SMALL SCALE COMPREHENSIVE PLAN AMENDMENT - A REQUEST BY ALAKAI ACQUISITIONS LLC, APPLICANT AND AGENT FOR BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC., PROPERTY OWNERS, FOR CONSIDERATION OF AN AMENDMENT TO THE CITY OF ALACHUA FUTURE LAND USE MAP (FLUM).

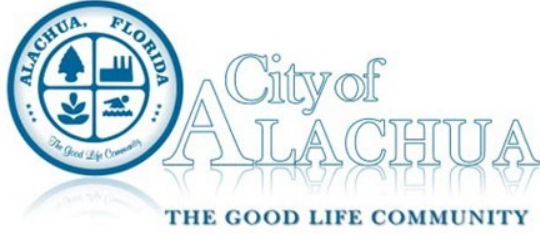
THE PROPOSED AMENDMENT WOULD CHANGE THE FUTURE LAND USE DESIGNATION OF A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURE AND AGRICULTURE (COUNTY) TO COMMERCIAL. THE SUBJECT PROPERTY IS LOCATED AT 16313 NW US HIGHWAY 441; ALACHUA COUNTY TAX PARCELS 03044-001-002 AND 03044-002-000. EXISTING FLU: AGRICULTURE AND AGRICULTURE (COUNTY); PROPOSED FLU: COMMERCIAL; EXISTING ZONING: AGRICULTURAL (A) AND ADMINISTRATIVE AND PROFESSIONAL (AP)(COUNTY); (LEGISLATIVE HEARING).

- C) PR24-0005 - WESTSIDE COMMONS SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY ALAKAI ACQUISITIONS LLC, APPLICANT AND AGENT FOR BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC., PROPERTY OWNERS, FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) AND ADMINISTRATIVE PROFESSIONAL (AP)(COUNTY) TO COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS LOCATED AT 16313 NW US HIGHWAY 441; ALACHUA COUNTY TAX PARCELS 03044-001-002 AND 03044-002-000. EXISTING FLU: AGRICULTURE AND AGRICULTURE (COUNTY); PROPOSED FLU: COMMERCIAL; EXISTING ZONING: AGRICULTURAL (A) AND ADMINISTRATIVE AND PROFESSIONAL (AP)(COUNTY); PROPOSED ZONING: COMMUNITY COMMERCIAL (CC); (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: March 11, 2025

SUBJECT: Approve Meeting Minutes- February 11, 2025

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve the Meeting Minutes for the February 11, 2025 meeting.

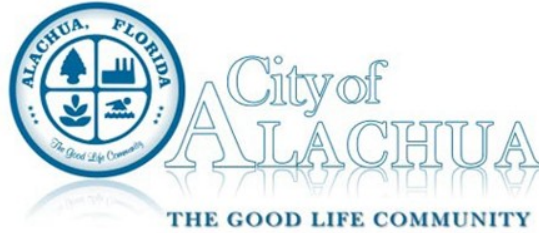
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.02.11.M.PZB



Regular Planning and Zoning Board Meeting Minutes
February 11, 2025 at 6:00 PM

Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

INVOCATION

Led by Vice Chair Virginia Johns

PLEDGE TO THE FLAG

Led by Vice Chair Johns.

APPROVAL OF THE AGENDA

Member Bill Menadier moved to approve the agenda; seconded by Member Susan Sloan.

Motion passed by 5-0 vote.

Citizen Comments: Tamara Robbins indicated that for quasi-judicial hearings there should be a five-minute time for public comments, not three minutes, for the affected parties.

Vice Chair asked legal for the definition of a decision-making body vs a recommending body.

City Attorney Rush stated that tonight is not a recommendation, it is an approval of the site plan.

I. OLD BUSINESS

- A) PSP23-0008 - RIZZO SELF STORAGE OF ALACHUA SITE PLAN APPLICATION: A REQUEST BY CHW, LLC (APPLICANT AND AGENT) ON BEHALF OF RIZZO SELF STORAGE OF ALACHUA LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF 11 BUILDINGS FOR SELF-STORAGE AND ASSOCIATED SITE IMPROVEMENTS ON A ± 9.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NW 109TH LANE AND US HIGHWAY 441; TAX PARCEL: 05930-001-000; FUTURE LAND USE: INDUSTRIAL; ZONING: INDUSTRIAL GENERAL (IG); (QUASI-JUDICIAL).**

City Attorney Rush stated that anyone wishing to speak about this item needs to stand and be sworn in.

Chair Burgess reminded the audience to silence all cell phones.

City Attorney Rush voir dired the Board.

Carson Crockett, Planner, presented the staff report.

Member William Menadier wanted clarification about sidewalks.

Mr. Crockett answered.

Member Danielle Judd inquired about sewer services, wanting to know whether it would be GRU or City services.

Mr. Crockett explained that it was within the distance of connection to the city, but the Public Services Department determined that distance of connection would not be feasible, so it would not connect to city sewer services.

Member Judd asked if the City has a reclaimed water utility and how the service area is determined.

Mr. Crockett explained that the service area is established in the City Comprehensive Plan.

Chair Burgess wanted further explanation for the decision not to connect to the city sewer system.

Mr. Crockett explained that it was a technical decision based on grades and slopes.

Gerry Dedenbach, Executive Vice President, NV5 gave three resumes to the Board for submission. He then started his presentation. He suggested that it would be beneficial for the City to review its neighborhood workshop process. He states that the plans presented tonight are improved based on public comments and interactions at the latest neighborhood workshop meeting.

Attorney Rush wanted clarification on the number of conditions listed in the application.

Member Menadier asked about the capabilities of entering the facility and garbage collection if conditions change in the future.

Mr. Mitchell Mason, NV5, explained the technical distances and app-based entry system.

Chair Burgess stated that the Board would now take comments from affected parties.

Attorney Rush defined an affected party. She also requested that individuals state their name, address and reason for commenting.

She would then determine whether they are an affected party or not and recommend the Board hear the comments.

Attorney Rush also explained that if they were determined to not be an affected party, they would still be given the opportunity to speak, but after all the affected parties have spoken.

Affected Persons comments:

Robert Harrison, spokesperson for Staghorn neighborhood group. It was determined that he was an affected party. He asked for clarification about the septic system being put in. He also questioned the processes for notification that currently exists. He suggested social media as another form of notification for the public. He questioned the lack of a turn lane in the area. He wanted to know if the City would recommend one to the DOT. He asked if there were going to be any delays for projects because of the lack of staffing in the Planning Department currently.

Mr. Mason responded about the septic system.

Jamie MacIntosh stated her address and concerns. It was determined that she was an affected party. She commended the applicant for the newest neighborhood meeting because it answered a lot of concerning questions. She also stated that the notification process does not currently meet the needs of the public. Her main concern is water runoff and flooding but she also wants to know if this project can go anywhere else.

Chair Burgess addressed the issue of location.

Mr. Mason addressed the drainage issue that was questioned. He stated that the drainage basin has been improved to avoid adding additional water to the stream system.

Chair Burgess asked Mr. Dedenbach to specify what he did differently for the latest neighborhood meeting.

Mr. Dedenbach stated that notification was sent to individual addresses, not the Trust that was listed by the county for the last meeting. He suggested online avenues in addition to what is in place now.

Chair Burgess asked about how the standards for water management have changed.

Member Judd asked who the public can contact about their current flooding concerns.

Colby Thompson, owner of Thompson Sod. It was determined that he was an affected party. He stated that he also agrees that the process of notification is broken and needs to be addressed. He reiterated that access to this property was granted through a private property owner. He questioned who was going to contact the private property owner to maintain the area not on the subject property.

Mr. Crockett referred to the easement agreement in the public record. He quoted sections of this agreement that stated Rizzo would be responsible for maintaining the area.

Vice Chair Johns moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Rizzo Self Storage of Alachua LLC, subject to the seven conditions provided in Exhibit "A" and located on page 21 and 22 of the February 11, 2025, Staff Report; seconded by Member Sloan.

Citizens Comments (general):

Tamara Robbins corrected the number of people that attended the neighborhood meeting for this project. She stated that this should indicate that there is a problem with the current notification system. She relayed information concerning reclaimed water lines that were installed in the past in the Turkey Creek area. She questioned the specific zoning of the property. She questioned the validity of enforcing not storing gas or vehicles in the units. She wanted clarification about staff being on site or not because of septic. She questioned the area of availability for emergency vehicles to turn around; does that mean an ambulance or full-sized fire truck? She commented on the app for entry. She questioned the easement down the backside of the property because it is wide enough for a road. She asked about endangered or protected species because that had not been addressed.

Mr. Crockett stated the turn around area would be for a full-sized fire truck. He also stated that the applicant stated there would not be any employees on site. He stated that vehicle storage is prohibited based on use specific standards for self-storage facilities in Section 4.3.4H of the City's Land Development Regulations.

Amy Shucat, property owner at Staghorn questioned how the owner would oversee what is stored, especially because there will be no employees on site. She questioned the safety of the children at the bus stop. She also commented on the increase in traffic on the road. She asked how many units would be in each building. She also stated concerns about flooding. She stated her concerns about the Board making decisions one by one instead of the entire picture of the area.

Chair Burgess questioned the oversight of the facility.

Mr. Dedenbach stated there are several ways that the site will be monitored. This would include cameras, legal contracts and on-site monitoring.

Member Judd questioned the site plan showing the layout for a septic system.

Mr. Crockett confirmed that the applicant has applied for permits according to applicable agency standards.

Vice Chair Johns commented on the interactions between the public and the applicant at the latest neighborhood meeting.

Chair Burgess stated that the Board agrees that the notification process is out of date, and they will be sending a recommendation to the Commission to reevaluate and improve it.

Motion passed by 5-0 roll call vote.

II. NEW BUSINESS

A) APPROVE MEETING MINUTES - OCTOBER 8, 2024

Member Menadier moved to approve the minutes from the October 8, 2024 meeting; seconded by Vice Chair Johns.

Motion passed by unanimous consent.

Member Judd and Member Sloan refrained from voting. They were not members of the Board at that time.

B) APPROVE MEETING MINUTES - NOVEMBER 12, 2024

Vice Chair Johns moved to approve the minutes from the November 12, 2024 meeting; seconded by Member Sloan.

Motion passed by unanimous consent.

Member Menadier refrained from voting. He was not present at this meeting.

C) APPROVE MEETING MINUTES JANUARY 14, 2025

Member Judd moved to approve the minutes from the January 14, 2025 meeting; seconded by Member Menadier.

Motion passed by unanimous consent.

Vice Chair Johns refrained from voting. She was not present at this meeting.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess asked about the March meeting.

Department Director, Kathy Winburn stated she is uncertain if there will be a meeting at that time.

IV. CITIZENS COMMENTS

Tamara Robbins asked about a special planning board meeting scheduled on January 25th.

Chair Burgess confirmed there will not be a meeting on that date. She questioned the validity of no storage of cars in storage units. She questioned the Board about the review of the capital improvements plan. She stated her concern about any endangered species on this site being omitted from any report on file. She stated the Board is obligated to ensure a safe area for citizens, and she questioned how that element can be covered if FDOT has not agreed to any turn lanes.

Chair Burgess questioned the possibility of having a workshop to ensure all Board members are educated on their responsibilities. She also asked if processes could be

reviewed for the Board members.

Attorney Rush stated the Board should submit questions that they would like answered to be more specific.

Member Judd stated that she was surprised that there was no orientation when she was elected to the Board.

She asked whom she could email with these questions and request for information.

City Attorney Rush stated that emails could be sent to her.

Tamara Robbins asked if each Board member had a copy of the LDRs.

ADJOURN

Member Menadier moved to adjourn; seconded by Member Sloan.
Motion passed by unanimous consent.

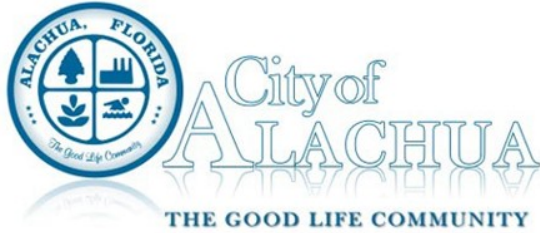
Chair Burgess adjourned the meeting. 8:20 pm.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDIA:**

Presiding Officer

Staff Liaison



Commission Agenda Item

MEETING DATE: March 11, 2025

SUBJECT: PSSC24-0001 - Westside Commons Small Scale Comprehensive Plan Amendment - A request by Alakai Acquisitions LLC, applicant and agent for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a ± 5.07-acre subject property from Agriculture and Agriculture (County) to Commercial. The subject property is located at 16313 NW US Highway 441; Alachua County Tax Parcels 03044-001-002 and 03044-002-000. Existing FLU: Agriculture and Agriculture (County); Proposed FLU: Commercial; Existing Zoning: Agricultural (A) and Administrative and Professional (AP)(County); (Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the Small-Scale Comprehensive Plan Amendment for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve.

Recommended Motion: I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.

Summary

This application is a request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Agriculture and Agriculture (County) to Commercial on a ± 5.07-acre subject property located at 16313 NW US Highway 441 (tax parcels 03044-001-002; 03044-002-000). The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Agricultural (A)(county) and Administrative and Professional (AP)(County) to Community Commercial (CC).

Existing Future Land Use Designations

Objective 1.1 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Agriculture land use category, the purpose of which is to “maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.” Limited residential uses, community services, agri-business, and agritourism are permitted in the Agriculture land use category.

Agriculture (County) is an Alachua County future land use category that remains on the subject property as it was recently annexed. No development activities can occur on this portion of the subject property until a City of Alachua future land use category is designated on the site.

Proposed Future Land Use Designation

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is “to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.” Various commercial uses and some limited residential uses are permitted in the Commercial land use category. Development may occur as mixed-use or non-mixed-use in the Commercial land use category.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report & Supporting Materials
2. Application Materials
3. Public Notice Materials (PZB)



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 11, 2025
Legislative Hearing **Application #: PSSC24-0001**

SUBJECT: A request to amend the Future Land Use Map (FLUM) designation from Agriculture and Agriculture (County) to Commercial on the subject property.

APPLICANT/AGENT: Alakai Acquisitions LLC

PROPERTY OWNER: Browning Family Revocable Trust;
Santa Fe Hills Church of Christ, Inc.

LOCATION: 16313 NW US Highway 441

PARCEL ID NUMBER: 03044-001-002; 03044-002-000

FLUM DESIGNATION: Agriculture; Agriculture (County)

ZONING: Agricultural (A)(County);
Administrative and Professional (AP)(County)

OVERLAY: N/A

ACREAGE: ± 5.07

PROJECT PLANNER: Carson J. Crockett, AICP Candidate

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the Small-Scale Comprehensive Plan Amendment for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmit the application to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Agriculture and Agriculture (County) to Commercial on a ± 5.07-acre subject property located at 16313 NW US Highway 441 (tax parcels 03044-001-002; 03044-002-000).

The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Agricultural (A)(county) and Administrative and Professional (AP)(County) to Community Commercial (CC).

Existing Future Land Use Designations

Objective 1.1 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Agriculture land use category, the purpose of which is to “maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.” Limited residential uses, community services, agri-business, and agritourism are permitted in the Agriculture land use category.

Agriculture (County) is an Alachua County future land use category that remains on the subject property as it was recently annexed. No development activities can occur on this portion of the subject property until a City of Alachua future land use category is designated on the site.

Proposed Future Land Use Designation

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is “to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.” Various commercial uses and some limited residential uses are permitted in the Commercial land use category. Development may occur as mixed-use or non-mixed-use in the Commercial land use category.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designations	Proposed FLUM Designations
FLUM Designation:	Agriculture; Agriculture (County)	Commercial
Max. Gross Density:	1 dwelling unit (0.2 DUA)	76 dwelling units (15 DUA*)
Max. Floor Area:	± 82,981 square feet (0.50 FAR)	± 187,721 square feet (0.85 FAR*)
Typical Uses:	<ul style="list-style-type: none"> ▪ Single family detached dwelling units; ▪ Manufactured, modular, and mobile homes; ▪ Accessory dwelling units; ▪ Supporting community services; ▪ Equestrian centers and boarding facilities; ▪ Agriculture production and education; ▪ Animal husbandry, care, and sales and services; ▪ Horticulture; ▪ Event facilities ▪ Nurseries; ▪ Farmers markets; ▪ Agricultural biotechnological start-ups or incubators; ▪ Farm produce stands; ▪ Agriculture support services; ▪ Agri-tourism related activities; ▪ Small-scale visitor and business accommodation uses; ▪ Home occupations; and, ▪ Rural conservation subdivisions. 	<ul style="list-style-type: none"> ▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services; ▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services.
Net Increase/Decrease:	<i>Increase of 75 dwellings</i> <i>Increase of ± 104,740 square feet</i>	
<p>*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.</p>		

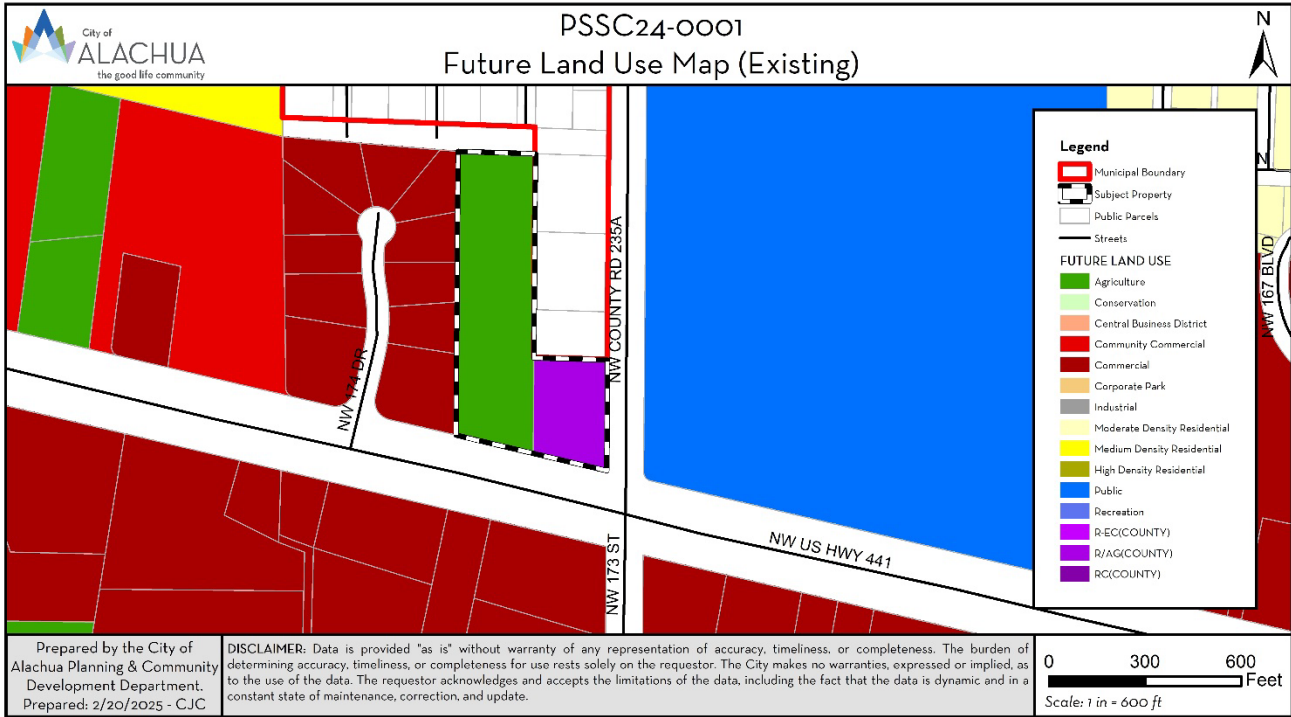


Figure 1. Existing Future Land Use Map with Subject Property

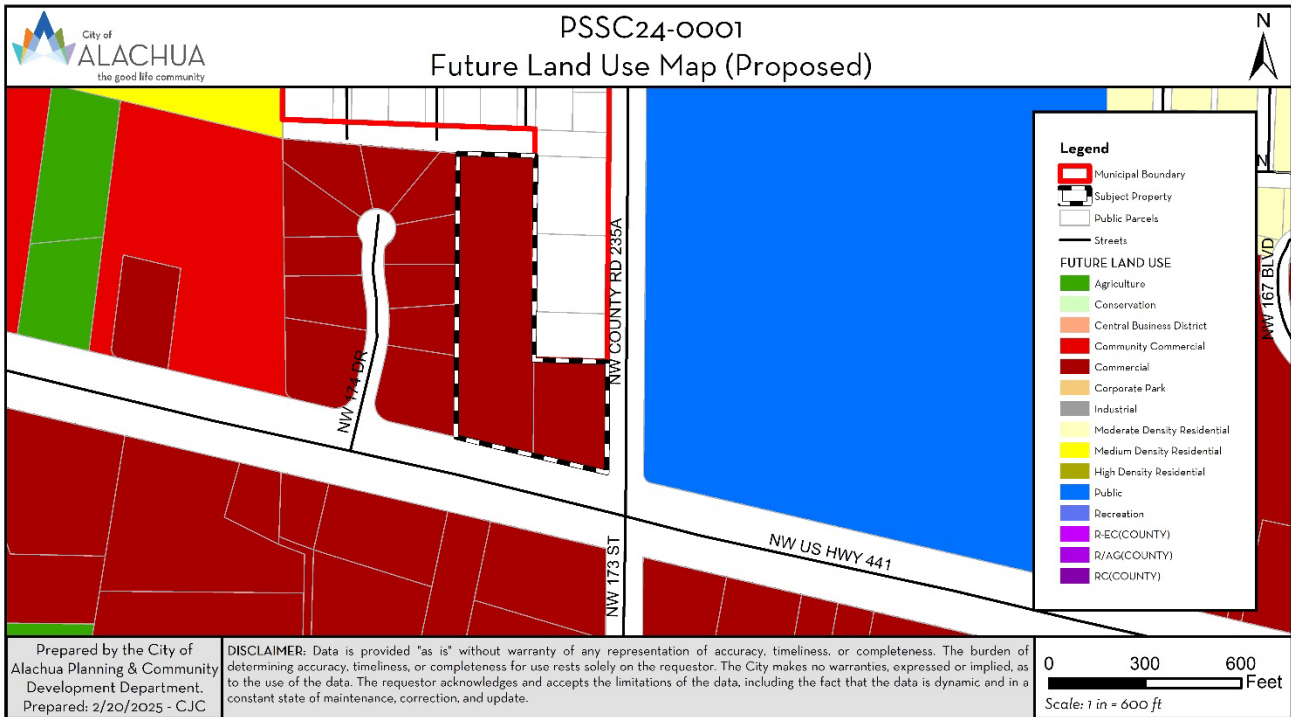


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property consists of two tax parcels. Tax parcel 03044-001-002 is undeveloped and is comprised of primarily cleared lands. Tax Parcel 03044-002-000 is developed with a religious institution and a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Detached	Agriculture (County)	Agricultural (A)(County)
South	Vacant Commercial; Gasoline Sales	Commercial	Commercial Intensive (CI)
East	Single Family Detached; School	Public; Agriculture (County)	Agricultural (A); Agricultural (A)(County)
West	Office; Vacant Commercial	Commercial	Commercial Intensive (CI)

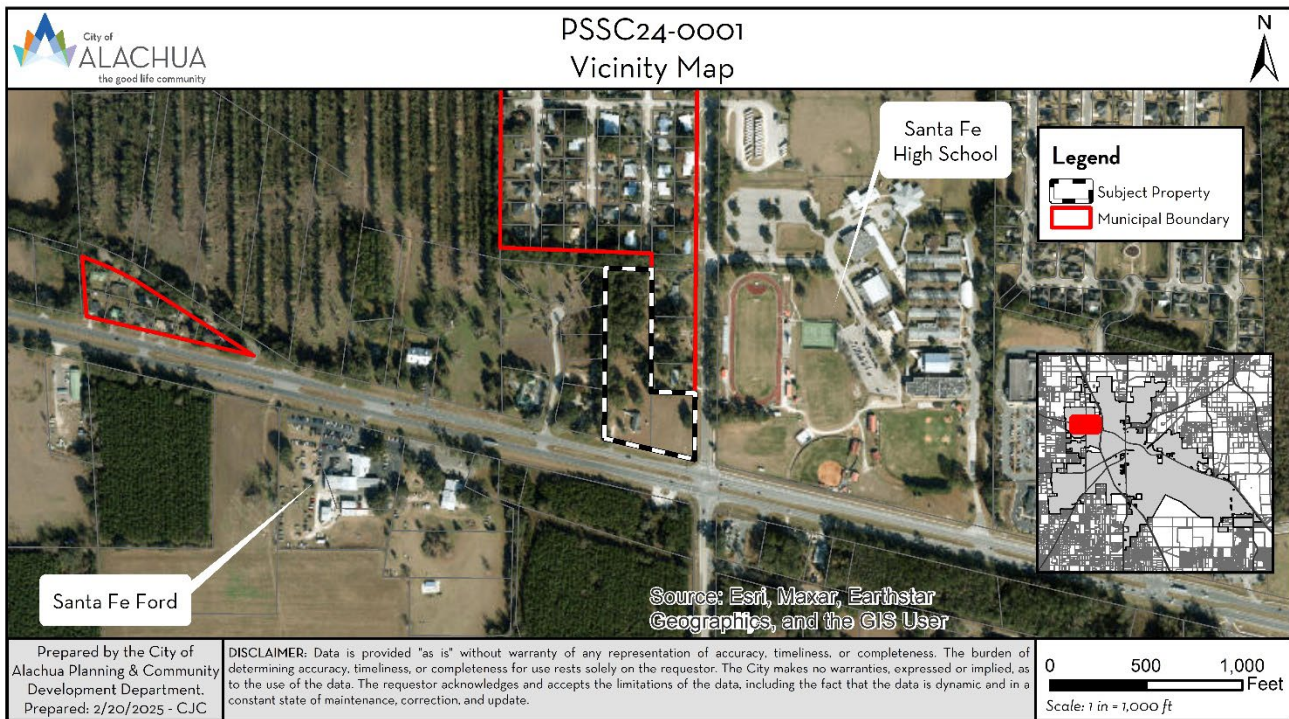


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are not required for small scale comprehensive plan amendment applications; however, a neighborhood meeting was held on September 25, 2024 at the Legacy Park Multipurpose Center, Meeting Room #1 regarding the companion rezoning application.

The applicant notified all property owners within 400 feet of the subject property; however, notice of the meeting was published in a newspaper of general circulation only nine business days in advance of the meeting. Materials submitted by the applicant indicate that the meeting was attended by no members of the public; however, the applicant did receive input from one member of the public by phone and another member of the public by e-mail.

Section 2.2.4(D)(2) of the City's Land Development Regulations requires notice be published in a newspaper of general circulation a minimum of 10 business days in advance of the meeting. Staff noted this deficiency and the applicant held in additional neighborhood meeting on February 18, 2025 to correct the deficiency.

All property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by six members of the public (only two sign-ins). A neighborhood meeting summary submitted by the applicant is available in the application materials.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statutes, requires the future land use element of a comprehensive plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The applicant contends that the amendment from the Agriculture land use designation to the Commercial land use designation increases development potential and poses numerous potential benefits for the City, including expanding the tax base of the City and providing additional options for commercial business and employment for the City's growing population. The University of Florida Bureau of Economic and Business Research (BEBR) annually releases population estimates and projections for cities and counties in the state of Florida. As of the most recent 2024 estimate, the City of Alachua was estimated to have a population of 11,296. City Staff analyzed the official published projections through 2050 and analyzed the medium population projections, resulting in a medium population projection of 14,080 by the year 2050.

In addition to serving the growing population, the applicant contends that as the City's population growth continues and the City's business-friendly climate continues to attract industry, and as those residents and industry continues to grow in their demand for additional goods, services and offices, increased conveniently located commercial development options will be vital to meet the demand. While the existing future land use category limits the subject property to agricultural and limited residential uses, the applicant contends the commercial uses allowed - if the amendment were to be approved - are a much better use of the subject property located at a busy intersection in the City's Corporate Corridor Activity Center.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed future land use category of Commercial allows for up to 0.75 floor area ratio for non-mixed-use developments on parcels less than 5 acres but greater than 1 acre in size. The Commercial future land use category allows various general commercial uses, as well as more intense commercial and highway commercial uses. The applicant contends that the Commercial future land use category will promote commercial development within the City at a sensible density and allow for a mix of uses on the project site.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively. Additionally, the area surrounding the subject property is generally urbanized, with residential uses to the north, commercial uses to the south and west, and institutional uses to the east.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed future land use category of Commercial would not be an isolated area of commercial development and would be contiguous to other lands with Commercial & Mixed-Use future land use categories to the west and south of the property. The applicant contends that the subject property’s close proximity to educational opportunities, commercial opportunities, and major travel thoroughfares will not result in isolated, radial, ribbon, or strip development patterns.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: There are no environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is within a Karst sensitive area and any development on the property will need to be designed appropriately and comply with all applicable regulations.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: Though the subject property is adjacent to other properties with future land use designations of Agriculture, the properties adjacent are not actively being used for cultivation and are being used for residential and institutional uses. The applicant contends that no agricultural activities are currently taking place on the site and that adjacent areas will be buffered and protected appropriately.

- (VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: The subject property is located within the City of Alachua service area for water and wastewater and will be required to connect at the time of development. Existing utility lines are located within close proximity to the site and are currently serving additional commercial development in the vicinity of the subject property. The applicant states that “future onsite development will utilize public facilities and services provided by the City of Alachua, and utilize the existing roadway and utility network rather than require major extensions of existing facilities.”

- (VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: The subject property is located within the City of Alachua service area for water and wastewater and will be required to connect at the time of development.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: Development of the subject property will utilize existing facilities and services, which should not disproportionately increase the cost in time, money, and energy required to provide and maintain those services. The applicant contends that this amendment would allow more residents to shop where services already exist, in closer proximity to housing rather than providing or extending services outwards.

- (IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively. Additionally, the area surrounding the subject property is generally urbanized, with residential uses to the north, commercial uses to the south and west, and institutional uses to the east. There are no concerns related to the separation between rural and urban uses.

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The applicant contends that the future land use category of the subject property will neither discourage nor inhibit infill development, or the redevelopment of neighborhoods and communities. The subject property would not inhibit existing or future access to lands that could serve for redevelopment or infill development. The subject property is located within the Corporate Corridor Activity Center which was established to guide and promote a coordinated development pattern, including future land uses.

- (XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The Commercial future land use category is a mixed-use future land use category that allows various uses, including retail sales and services, personal services, financial institutions, recreation and entertainment, tourist-related uses, visitor accommodations, commercial shopping centers, auto-oriented uses, traditional neighborhood planned developments, employment center planned developments, commercial recreation centers, office/business parks, limited industrial services, eating establishments, single family attached units, apartments and townhomes, duplexes and quadplexes, single-family and multi-family residential above first floor commercial uses, convention centers, and supporting community services.

- (XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively. Related land uses are already present to the west and south of the subject property and residential and institutional land uses are present to the north and east.

- (XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The applicant states that “the [subject property] is not currently functional open space, it is private land that has been partially cleared and partially developed with a house of worship and is surrounded by other existing development.”

Urban Form Criteria

In addition to the preceding urban sprawl indicators, Chapter 163.3177 also establishes eight “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below.

The applicant has also provided an analysis of the application’s consistency with Chapter 163.3177 within the application materials.

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: There are no environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is within a Karst sensitive area and any development on the property will need to be designed appropriately and comply with all applicable regulations.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: The subject property is located within the City of Alachua service area for water and wastewater and will be required to connect at the time of development. Existing utility lines are located within close proximity to the site and are currently serving additional commercial development in the vicinity of the subject property. The applicant states that “future onsite development will utilize public facilities and services provided by the City of Alachua, and utilize the existing roadway and utility network rather than require major extensions of existing facilities.”

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The Commercial future land use category is a mixed-use future land use category that allows for the creation of a range of housing and commercial opportunities; however, the Commercial future land use category does promote more intense and highway commercial uses. The subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively.

- (IV) Promotes conservation of water and energy.

Evaluation & Findings: The applicant has not provided evidence that the proposed amendment will promote the conservation of water and/or energy.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The proposed amendment would direct development in an already urbanized area that is not being used for agricultural activities and would be contiguous to existing commercial and residential land uses.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The proposed amendment would direct development in an already urbanized area that is not being used for recreation needs and would be contiguous to existing commercial and residential land uses. The subject property has some naturally wooded areas, but is mostly comprised of cleared and developed lands that are not used to meet recreation needs.

- (VII) Creates a balance of land uses based upon the demand of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed future land use category of Commercial is a mixed-use future land use category that can provide for both residential and nonresidential needs and demands. The applicant contends that focusing commercial uses along US Highway 441 will allow properties further from the commercial corridor to remain - or be developed as - residential while still allowing easy walking, biking, or commuting to the land use areas.

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The applicant has not provided evidence that the proposed amendment will remediate an existing or planned development pattern in the vicinity.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: Future Land Use Map 2035

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Policy 1.3.b: *Commercial:* The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The proposed future land use designation of Commercial is a mixed-use category that focuses on general commercial uses, as well as more intense commercial and highway commercial uses. The subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively, which would be compatible with the Commercial future land use category. Additionally, properties adjacent to the south and west have Commercial future land use designations as well. The applicant contends that the Commercial future land use category will allow the subject property to serve nearby residents and regional traffic as well.

Policy 1.3.f: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The proposed amendment would extend an existing commercial land use area as the subject property is adjacent to lands designated as Commercial to the south and west. Additionally, the extension does not encroach into a residential area. Existing roadway facilities are planned to serve the property and traffic circulation will be evaluated further as part of future development applications.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Evaluation & Findings: The proposed amendment has been evaluated against both the primary indicators of urban sprawl and the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes. An analysis of those criteria has been included within this report. Staff has concluded that the application does not constitute urban sprawl.

Policy 5.1.a: *Topography:* The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: *Soils:* The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: *Flood prone areas:* The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: *Wetlands:* The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: *Habitat:* The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: There are no environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is within a Karst sensitive area and any development on the property will need to be designed appropriately and comply with all applicable regulations. Should any environmental features be discovered, all applicable regulations must be complied with.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: An analysis of the impacts to transportation facilities has been provided within this report. The analysis shows that the application could adversely impact the level of service of road segment 6. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segment 6 will need addressed prior to receiving a final development order. If facility capacity is not available at the time of review of a final development order, proportionate share mitigation may be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Wastewater Service Area and any future development on the subject property will be required to connect.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not negatively impact the level of service of solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Potable Water Service Area and any future development on the subject property will be required to connect.

Conservation and Open Space Element

Objective 1.3: *Listed Species*

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation & Findings: An environmental conditions analysis has been provided within this report. Future development of the subject property must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: *Wetlands*

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Evaluation & Findings: An environmental conditions analysis has been provided within this report. No delineated wetlands are present on the subject property. Should wetlands be discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: No delineated wetlands are present on the subject property. Should wetlands be discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem, therefore, the development will have no impact upon any strategic ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential. There are three soil types found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo-Urban Land Complex; 0 - 5% Slopes	A	Well Drained	Slight	Slight	75.48%
Fort Meade Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	14.98%
Arredondo Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	9.53%

Evaluation & Findings: The soil types present on the subject property do not pose any significant limitations for development.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is in a Karst sensitive area. At this time, no potential sink holes are known to be on the site. A geotechnical report may be required as part of future development applications.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City’s Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City’s Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City’s Historic Overlay District, as established by Section 3.7 of the City’s Land Development Regulations.

Evaluation & Findings: The subject property is not within the City’s Historic Overlay Districts and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

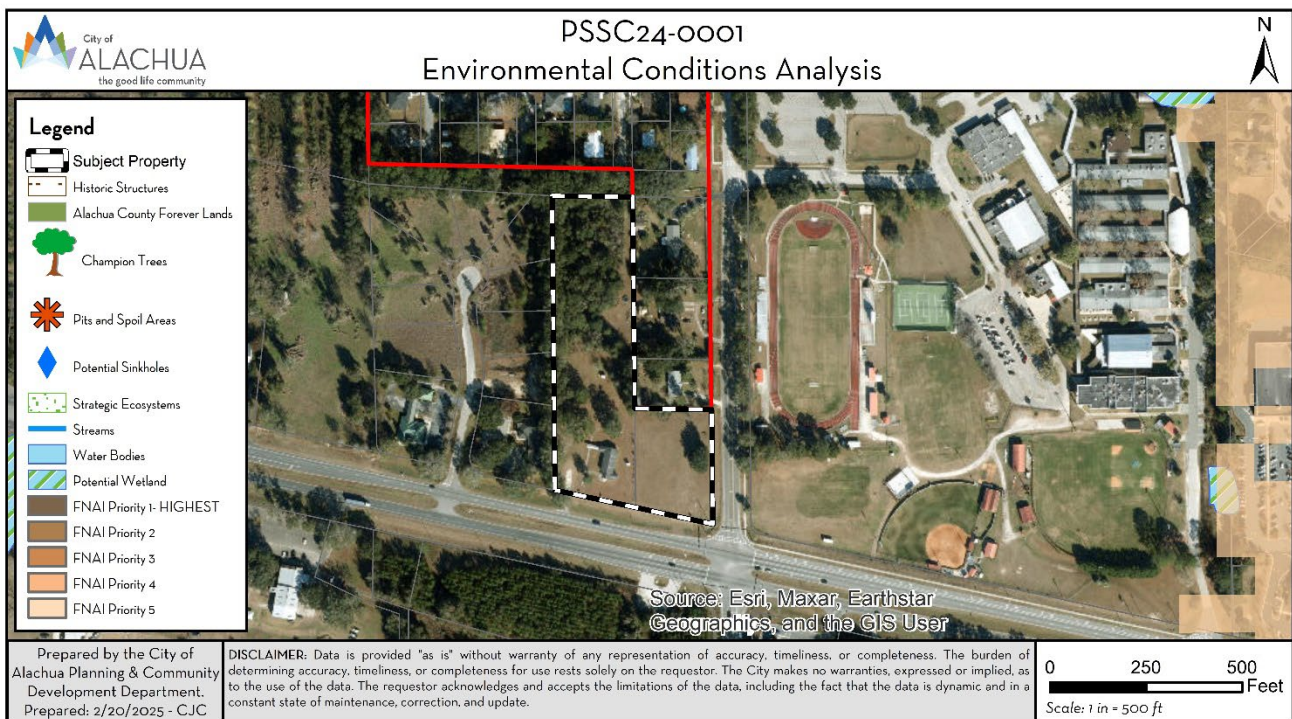


Figure 4. Environmental Conditions Analysis Map

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City’s Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application’s potential impacts do not negatively impact the level of service (LOS) for those public facilities.

Note that the analysis was completed with an assumed floor area ratio (FAR) of 0.75. Although the Commercial future land use category was recently amended to allow for up to 15 dwelling units per acre (DUA) and an FAR of 0.85, the City’s Land Development Regulations have not been updated to reflect the change at this time. As such, the max potential development for a parcel greater than 1-acre, but less than 5-acres in size is an FAR of 0.75 and 0 DUA.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 4-1.

Table 4-1. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	U.S. Hwy 441 From SR 235 to I-75	4/D	Principle Arterial	Comm	D
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR 235A to NW 188 th Street	4/D	Principle Arterial	Urban	D
13	CR 241 From CR 235 to South City Limit	2/U	Major Collector	Comm	D
16	CR 235A From US 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From US 441 to CR 235	2/U	Major Collector	Comm	D

¹ City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating more than 1,000 trips, affected roadway segments are identified as all those on which the development’s impacts are five percent or greater of the maximum service volume of the roadway; and, the includes all roadway segments located wholly or partially within 1/2 mile of the development’s ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].

Table 4-2. Potential Trip Generation¹

Land Use	Density/Intensity	AADT	PM Peak Hour
Shopping Center ²	± 165,636 Sq-Ft	6,243	632
Total		6,243	632

¹ Source: ITE Trip Generation, 11th Edition.
² ITE Code 820: 37.01 Trips per 1,000 Sq-Ft

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 U.S. Hwy 441 From SR 235 to I-75	
	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510
Existing Traffic ²	25,096	2,198
Reserved Trips ³	3,753	328
Available Capacity ³	10,151	984
Increase/Decrease in Trips Generated by Development ⁴	1,873	190
Residual Capacity	8,278	794
Residual Percentage of Permitted Design Capacity Utilized	78.77%	77.38%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua January 2025 Development Monitoring Report. ⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 5 - 30%.		

Table 4-4. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 6 U.S. Hwy 441 From I-75 to CR 235A	
	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510
Existing Traffic ²	33,456	2,711
Reserved Trips ³	5,679	515
Available Capacity ³	(135)	284
Increase/Decrease in Trips Generated by Development ⁴	3,122	316
Residual Capacity	(3,257)	(32)
Residual Percentage of Permitted Design Capacity Utilized	108.35%	100.91%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua January 2025 Development Monitoring Report. ⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 6 - 50%.		

Table 4-5. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 7 U.S. Hwy 441 From CR 235A to NW 188 th St	
	AADT	Peak Hour
Maximum Service Volume ¹	43,000	3,870
Existing Traffic ²	24,491	2,076
Reserved Trips ³	3,373	363
Available Capacity ³	15,136	1,431
Increase/Decrease in Trips Generated by Development ⁴	312	32
Residual Capacity	14,824	1,399
Residual Percentage of Permitted Design Capacity Utilized	65.53%	63.85%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua January 2025 Development Monitoring Report. ⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 7 - 5%.		

Table 4-6. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 13 CR 241 From CR 235 to South City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	20,880	1,881
Existing Traffic ²	6,218	591
Reserved Trips ³	2,847	232
Available Capacity ³	11,815	1,058
Increase/Decrease in Trips Generated by Development ⁴	624	63
Residual Capacity	11,191	995
Residual Percentage of Permitted Design Capacity Utilized	46.40%	47.10%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua January 2025 Development Monitoring Report. ⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 13 - 10%.		

Table 4-7. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 16 CR 235A From US 441 to North City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ²	1,402	133
Reserved Trips ³	2,781	284
Available Capacity ³	10,937	942
Increase/Decrease in Trips Generated by Development ⁴	1,249	126
Residual Capacity	9,688	816
Residual Percentage of Permitted Design Capacity Utilized	35.93%	39.96%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 16 - 20%.

Table 4-8. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 17 CR 235A From US 441 to CR 235	
	AADT	Peak Hour
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ²	5,302	504
Reserved Trips ³	3,821	392
Available Capacity ³	5,997	463
Increase/Decrease in Trips Generated by Development ⁴	1,561	158
Residual Capacity	4,436	305
Residual Percentage of Permitted Design Capacity Utilized	70.66%	22.44%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 17 - 25%.

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of road segments 5, 7, 13, 16, and 17. The analysis does show that the application could adversely impact the level of service of road segment 6. As required by Section 2.4.14 of the City’s Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segment 6 will need addressed prior to receiving a final development order. This application does not constitute a final development order and concurrency will not be reserved.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	468,945
Available Capacity	282,805
Increase/Decrease in Potable Water Demand from Application ³	16,564
Residual Capacity	266,241
Residual Percentage of Permitted Design Capacity Utilized	88.42%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua January 2025 Development Monitoring Report ³ Formula: 0.1 GPD / 1 SF of Shopping Center	

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the potable water system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	437,084
Available Capacity	298,916
Increase/Decrease in Sanitary Sewer Demand from Application ³	16,564
Residual Capacity	282,352
Residual Percentage of Permitted Design Capacity Utilized	81.18%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua January 2025 Development Monitoring Report ³ Formula: 0.1 GPD / 1 SF of Shopping Center	

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the sanitary sewer system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	44,060.00	8,040.95
Reserved Capacity ²	50,407.82	9,199.43
Increase/Decrease in Demand Generated by Application ³	685	125
New River Solid Waste Facility Anticipated Capacity ⁴	50+ Years	
¹ Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year. ² City of Alachua January 2025 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita ⁴ New River Solid Waste Association, April 2024		

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the solid waste facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Recreation Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to recreation facilities. The development will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to public school facilities. The development will have no impact to the level of service of public school facilities.

EXHIBIT "A"
TO
PSSC24-0001 | WESTSIDE COMMONS
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE
25-06

ORDINANCE 25-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURE AND RURAL/AGRICULTURE (COUNTY) TO COMMERCIAL; LOCATED 16313 NW US HWY 441; TAX PARCEL NUMBERS 03044-001-002 AND 03044-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment (“Amendment”), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on March 11, 2025, by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2025 and _____, 2025 on the proposed Amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture and Rural/Agriculture (County) to Commercial on a ± 5.07-acre subject property, consisting of Tax Parcel Numbers 03044-001-002, and 03044-002-000, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the ____ day of _____, 2025.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

Tax Parcel 03044-001-002 Legal Description: AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11240501, COMMITMENT DATE: JULY 20, 2023)(TAX PARCEL #03044-001-002)

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE RUN SOUTH 89 DEG. 29 MIN. WEST, 50 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S-235A BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEG. 29 MIN. WEST, A DISTANCE OF 200 FEET; THENCE RUN SOUTH 01 DEG. 49 MIN. EAST, A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE RUN SOUTH 79 DEG. 06 MIN. EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.2 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S235A; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.4 FEET TO CLOSE ON SAID POINT OF BEGINNING.

LESS ANY AND EXCEPT THAT PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 609 OF SAID PUBLIC RECORDS.

Tax Parcel 03044-002-000 Legal Description: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11092216, COMMITMENT DATE: APRIL 13, 2023) (TAX PARCEL #03044-002-000)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

EXHIBIT "B"

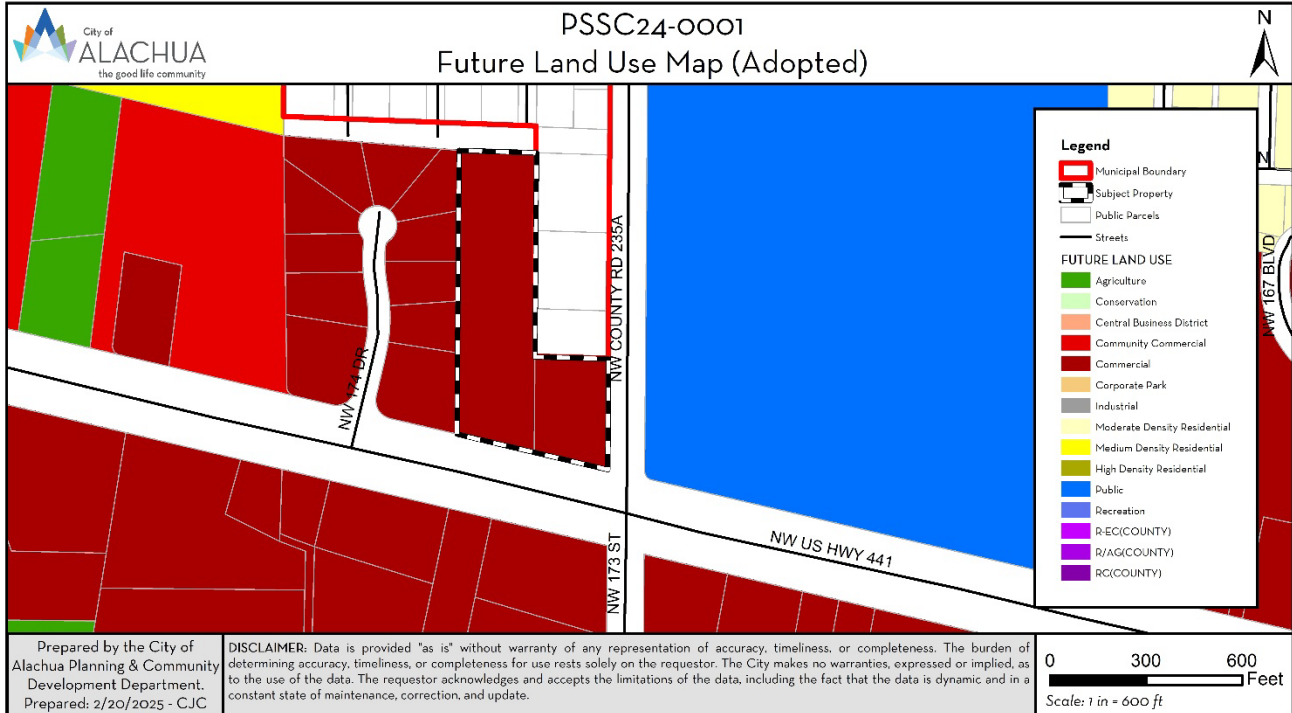


EXHIBIT "B"
TO
PSSC24-0001 | WESTSIDE COMMONS
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 20, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 E Robinson, Suite 210
Orlando, FL 32801

Application #: PSSC24-0001; PR24-0005

RE: Notice of Hearing for Westside Commons SSCPA and Rezoning

Dear Zach Pinel,

On February 18, 2025, the City of Alachua received your revised applications for the Westside Commons SSCPA and Rezoning, which proposes amending the future land use category from Agriculture and Rural/Agriculture (County) to Commercial and proposes amending the zoning from Agricultural (A) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property (tax parcels 03044-002-000; 03044-001-002). Based on a review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The applications are tentatively scheduled for the **March 11, 2025** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, February 25, 2025**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, February 24, 2025**. Signs are now available for pick-up at the building counter in City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, March 10, 2025**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carson Crockett".

Carson J. Crockett, AICP Candidate
Planner

cc: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

Carson J. Crockett

From: Chris Blurton <CBlurton@interplanllc.com>
Sent: Wednesday, February 19, 2025 1:18 PM
To: Carson J. Crockett
Subject: RE: Westside Commons - Notifications
Attachments: PXL_20250203_165937343.jpg; PXL_20250203_165851415.jpg

Here you go!



CHRIS BLURTON

Program Manager, Civil Engineering Services
O: 407.645.5008 | C: 407.473.0501
INTERPLAN LLC | AR99238 | CA 8660 | LINKEDIN

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Wednesday, February 19, 2025 1:12 PM
To: Chris Blurton <CBlurton@interplanllc.com>
Subject: RE: Westside Commons - Notifications

Please provide the other photos for proof of mailing as well just so questions don't arise as to why we have a list that is longer than the number shown in the photos.



CARSON J. CROCKETT

Planner

☎ 386.418.6137
✉ ccrockett@cityofalachua.org
🌐 www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Chris Blurton <CBlurton@interplanllc.com>
Sent: Wednesday, February 19, 2025 1:06 PM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>
Subject: Westside Commons - Notifications

Carson,

As noted, here are the pictures of the notification before they were mailed. As I indicated, the Paudel's and Lindberg III Carl are in the picture ending in 505, and Brakefield Kent and Palmetto Alachua is in the one ending in 837. If you need the others I can send ASAP-files are a bit large.

Thanks again for your help,



CHRIS BLURTON

Program Manager, Civil Engineering Services
O: 407.645.5008 | C: 407.473.0501

220 E Central Pkwy, Ste 4000, Altamonte Springs, FL 32701
CBlurton@interplanllc.com | interplanllc.com
INTERPLAN LLC | AR99238 | CA 8660 | LINKEDIN

Any drawings and data supplied via this electronic mail are copyrighted property of Interplan LLC., and are provided only for the recipient's purposes on the specified project. Any use, other than for purposes within the recipient's organization is not authorized and shall be the sole responsibility of the recipient in accepting these drawings and data. The recipient thereby agrees to indemnify and hold harmless Interplan LLC, for consequential or incidental damages resulting from recipient's disclosure of same, without written consent of Interplan LLC.

INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

ALACHUA 441235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703



INTERPLAN, LLC
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Suite 4000
Altamonte Springs, FL 32701

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615



INTERPLAN, LLC
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Altamonte Springs, FL 32701

ELKINS DELIRE LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655



INTERPLAN, LLC
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Suite 4000
Altamonte Springs, FL 32701

CAUCHONMARIAROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080



INTERPLAN, LLC
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Altamonte Springs, FL 32701

PALMETTO ALACHUA - US 441 LLC
632 E MAIN ST STE 301
LAKELAND, FL 33801



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Suite 4000
Altamonte Springs, FL 32701

GONZALEZ & RODRIGUEZ-OLIVO WH
16623 NW 173RD TER
ALACHUA, FL 32615



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Altamonte Springs, FL 32701

BRAKEFIELD KENT SHERWOOD
16622 NW 173RD TER
ALACHUA, FL 32615



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

BROWNING & BROWNING-TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615



WARRERS LANE RANCH LLC
428 SW COMMERCE DR STE 100
LAKE CITY, FL 32025

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INTERPLAN, LLC
2201 E. Colonial Parkway
Aurora Springs, FL 32001

WALTER GAVIN LIFE ESTATE
PO BOX 873
ALACHUA, FL 32018

INTERPLAN, LLC
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Aurora Springs, FL 32001

SMOKE BIR PAUL LIFE ESTATE
1638 NW COUNTY RD 25A
ALACHUA, FL 32018

INTERPLAN, LLC
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Aurora Springs, FL 32001

PATRICE WILLIAM J & CHERIE M
1609 NW
ALACHUA, FL 32015

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Aurora Springs, FL 32001

KINETIC PROPERTIES INC
HIGH BOX 5118
GAINESVILLE, FL 32604

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Aurora Springs, FL 32001

MC ALABAMA LLC
3810 CHANCEWAY 250
BIRMINGHAM, AL 35243

INTERPLAN, LLC
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Aurora Springs, FL 32001

SAUL W F & MILDRED G
ROBERT WALTER
1608 NW 27TH DR
NORONDA, FL 32069

INTERPLAN, LLC
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Aurora Springs, FL 32001

SCHLAF DE ERA
11604 NW 17TH TER
ALACHUA, FL 32018

INTERPLAN, LLC
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Aurora Springs, FL 32001

MORIS, JERREY A & PATRICIA
PO BOX 501
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Aurora Springs, FL 32001

KEPPEL, TERESA L
2332 NW 27TH DR
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Aurora Springs, FL 32001

PARKER CASP, JAMESON & SEU VUEN
16661 NW 17TH TER
ALACHUA, FL 32018

INTERPLAN, LLC
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Aurora Springs, FL 32001

SCHOOL BOARD OF ALACHUA COUNTY
SCHOOL BOARD OFFICE
1000 W. 1ST ST
ALACHUA, FL 32011

INTERPLAN, LLC
2201 E. Colonial Parkway
Aurora Springs, FL 32001

RYAN LERMAN INSURANCE AGENCY
1550 NW 11TH ST STE 110
ALACHUA, FL 32018

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Aurora Springs, FL 32001

CHE BRANSON
1600 NW 17TH TER
ALACHUA, FL 32018

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Aurora Springs, FL 32001

MORGAN ZACHARY
1669 NW 17TH TER
ALACHUA, FL 32015

INTERPLAN, LLC
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Aurora Springs, FL 32001

MALVIN HILL COBBE M & KIM BERLYX
16631 NW 17TH TER
ALACHUA, FL 32018

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Altamonte Springs, FL 32701



Ken Gilderwood
1495 NW 72nd Avenue
Methuen, FL 32615

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



Tanya Robbins
PO Box 2317
Alachua, FL 32616

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



Linda Coon
7216 NW 125th Avenue
Alachua, FL 32615

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



Antoinette Endicatto
5582 NW 93rd Avenue
Gainesville, FL 32653

INTERPLAN, LLC
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Suite 4000
Altamonte Springs, FL 32701



Unda Dixon, ACFP - Assistant Director Planning
PO Box 115950
Gainesville, FL 32611

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



Michelle L. Liebman - County Manager
12 SE 1st Street
Gainesville, FL 32601

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



JESSIE RAYMOND M
120 SW DUKES DR LOT 14
LAKE CITY, FL 32024

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



Mik Dikora - City Manager
PO Box 9
Alachua, FL 32615

INTERPLAN, LLC
220 E Central Parkway
Suite 4000
Altamonte Springs, FL 32701



CORNERSTONE ALACHUA LLC
428 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

Handwritten notes on a clipboard. Includes a checklist with items like 'Include government records', 'Review', 'Schedule', and 'Verify'. A logo for 'Evolution of Land Development' is visible, along with the phone number 800.668.8119 and website CRSLIVE.COM.

Carson J. Crockett

From: Carson J. Crockett
Sent: Thursday, January 16, 2025 1:34 PM
To: 'Zach Pinel'; Chris Blurton
Cc: Kathy Winburn; Justin Tabor; Adam Hall; Nick Jones; Gilberto Corral
Subject: RE: PAT Comments for Westside Commons SSCPA & RZ

Zach,

The resubmission was received.

As I began reviewing the resubmission, I noticed that there was an issue with the neighborhood meeting advertisement. The ad was published on September 13, 2024 for a meeting on September 25, 2024. This is a gap of 9-business days. Section 2.4.4(D)(2) of the City's LDRs requires a minimum 10-business day notification from publication to meeting date. Unfortunately, you will have to re-advertise and re-mail notices and hold an additional neighborhood meeting. When re-noticing, please ensure to use a list of current property owners as I know some have changed since your last neighborhood meeting and ensure that the list of registered individuals is also included.

Due to this delay, the application is tentatively scheduled for the March 11, 2025 Planning & Zoning Board at this time.

I have no other comments at this time regarding the applications.

Please contact me should you have any questions regarding the issue.



CARSON J. CROCKETT

Planner

📞 386.418.6137

✉️ ccrockett@cityofalachua.org

🌐 www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday. *City Hall will be closed Monday, January 20, 2025, in observance of Martin Luther King, Jr. Day.*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 9, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 E Robinson, Suite 210
Orlando, FL 32801

Application #: PSSC24-0001; PR24-0005

RE: Project Assistance Team (PAT) Comments for Westside Commons SSCPA and Rezoning

Dear Zach Pinel,

On December 19, 2024, the City of Alachua received your revised applications for the Westside Commons SSCPA and Rezoning, which proposes amending the future land use category from Agriculture and Rural/Agriculture (County) to Commercial and proposes amending the zoning from Agricultural (A) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property (tax parcels 03044-002-000; 03044-001-002).

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, January 16, 2025**. Hard copies of the revised applications are not necessary at this time. A digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February, 2025 Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

PSSC24-0001 – Westside Commons SSCPA

1. Several references and analysis are made with the potential FAR of 0.5 for parcels greater than or equal to 5-acres. Although the subject property in total is over 5-acres, the individual parcels - which could be developed separately - are not. Each parcel is greater than 1-acre, but smaller than 5-acres. As such, the potential FAR should be 0.75. Revise justification report and application materials appropriately.
 - a. Staff noticed references to FAR in the Executive Summary, Concurrency Analysis, Comprehensive Plan Consistency Analysis, and Needs Analysis sections.
2. Comprehensive Plan Consistency Analysis - Policy 1.3.a is evaluated; however, the proposed future land use is Commercial. Remove non-applicable evaluation of Policy 1.3.a and replace with evaluation of Policy 1.3.b.

PR24-0005 – Westside Commons Rezoning

1. Several references and analysis are made with the potential FAR of 0.5 for parcels greater than or equal to 5-acres. Although the subject property in total is over 5-acres, the individual parcels - which could be developed separately - are not. Each parcel is greater than 1-acre, but smaller than 5-acres. As such, the potential FAR should be 0.75. Revise justification report and application materials appropriately.
 - a. Staff noticed references to FAR in the Executive Summary, Concurrency Analysis, and Comprehensive Plan Consistency Analysis sections.
2. Comprehensive Plan Consistency Analysis - Policy 1.3.a is evaluated; however, the proposed future land use is Commercial. Remove non-applicable evaluation of Policy 1.3.a and replace with evaluation of Policy 1.3.b.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 11, 2024

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 E Robinson, Suite 210
Orlando, FL 32801

Application #: PSSC24-0001; PR24-0005

RE: Completeness Review for Westside Commons Small Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Zach Pinel,

On December 3, 2024, the City of Alachua received your applications for the Westside Commons SSCPA and Rezoning, which proposes amending the future land use category from Agriculture and Rural/Agriculture (County) to Commercial and proposes amending the zoning from Agricultural (A) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property (tax parcels 03044-002-000; 03044-001-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Monday, January 27, 2025**.

In accordance with Section 2.2.6(B) of the City's Land Development Regulations, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the applications shall be considered withdrawn (*Monday, January 27, 2025*).

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the applications.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

PSSC24-0001 – Westside Commons SSCPA

1. **Application Attachment #7, Mailing Labels** – Provide three sets of mailing labels for all property owners within 400 feet of the subject property and the required mailing list of registered persons.
2. **Application Attachment #10, Proof of Ownership** – Provide documentation showing Joan Sroka as an authorized agent of the property owner, Browning Revocable Trust, or submit an Authorized Agent Affidavit form completed by an authorized agent of the property owner.
3. **Application Attachment #11, Proof of Payment of Taxes** – Parcel 03044-001-002 has outstanding property taxes and must be paid prior to review of the application.

PR24-0005 – Westside Commons Rezoning

1. **Application Attachment #6, Mailing Labels** – Provide three sets of mailing labels for all property owners within 400 feet of the subject property and the required mailing list of registered persons.
2. **Application Attachment #7, Neighborhood Meeting** – The submitted list of property owners who received mailed notice does not include all property owners within 400 feet. As such, the neighborhood meeting must be re-held prior to review of the application. The following property owners were not noticed: Brakerfield Kent Sherwood; Lindberg III Carl David & Soory; Palmetto Alachua-US 441 LLC; Paudel & Chapagain
3. **Application Attachment #10, Proof of Ownership** – Provide documentation showing Joan Sroka as an authorized agent of the property owner, Browning Revocable Trust, or submit an Authorized Agent Affidavit form completed by an authorized agent of the property owner.
4. **Application Attachment #11, Proof of Payment of Taxes** – Parcel 03044-001-002 has outstanding property taxes and must be paid prior to review of the application.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments:

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY	
Case #:	_____
Application Fee: \$	_____
Filing Date: _____	Acceptance Date: _____
Review Type: P&Z, CC	

- Large Scale Comprehensive Plan Amendment (greater than 10 acres)
- Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: West Side Commons
2. Address of Subject Property: 16313 NW US HWY 441; Unassigned
3. Parcel ID Number(s): 03044-002-000; 03044-001-002
4. Existing Use of Property: CHURCHES (07100); VACANT (00000)
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Commercial
7. Acreage: 3.81; 1.26

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Zach Pinel Title: Buyer Representative
Company (if applicable): Alakai Acquisitions
Mailing address: 33 E Robinson, Suite 210
City: Orlando State: FL ZIP: 32801
Telephone: () 407-575-5935 FAX: () e-mail: zpinel@alakai-capital.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): SANTA FE HILLS CHURCH OF CHRIST; BROWNING & BROWNING TRUSTEES & MORRIS
Mailing Address: 1026 NW 125TH DR; 627 SW 83RD TER
City: Newberry; Gainesville State: FL; FL ZIP: 32669; 32607

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? Yes No
If yes, list names of all parties involved: ROBERT MATHENY; Jeannette L Browning, D. Holton Browning, Janice L Morris
If yes, is the contract/option contingent or absolute? Contingent Absolute

D. ATTACHMENTS

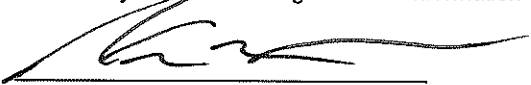
1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Signature of Co-applicant

Nicholas Jones

Typed or printed name and title of applicant

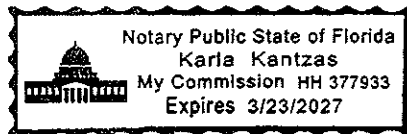
Typed or printed name of co-applicant

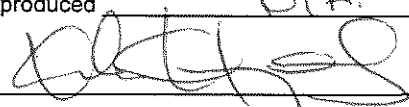
State of FLORIDA County of ORANGE

The foregoing application is acknowledged before me this 28 day of November, 2024, by NICHOLAS

JONES, who is/are personally known to me, or who has/have produced N/A. as identification.

NOTARY SEAL




Signature of Notary Public, State of FLORIDA

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16313 NW US HWY 441
 Parcel ID Number(s): 03044-002-000
 Acreage: 3.08

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Robert M. Matheny Title: President
 Company (if applicable): Santa Fe Hills Church of Christ
 Mailing Address: 807 Southwood Drive
 City: Perry State: FL ZIP: 32348
 Telephone: 352-214-8702 FAX: _____ e-mail: rhondafmatheny@yahoo.com

C. AUTHORIZED AGENT

Name: Zach Pinel Title: Acquisitions Associate
 Company (if applicable): Alakai Capital
 Mailing address: 33 E Robinson St, Suite 210
 City: Orlando State: FL ZIP: 32801
 Telephone: 407-575-5935 FAX: _____ e-mail: zpinel@alakai-capital.com

D. REQUESTED ACTION:

Submit for FLU and Rezone, as well as any other planning and permitting applications

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Robert M. Matheny
 Signature of Applicant

 Signature of Co-applicant

Robert M. Matheny, President
 Typed or printed name and title of applicant

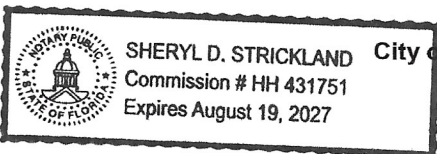
 Typed or printed name of co-applicant

State of Florida County of Taylor

The foregoing application is acknowledged before me this 18 day of Nov., 2024, by Driver's - Robert Matheny
License, who is/are personally known to me, or who has/have produced Driver's License
 as identification.

NOTARY SEAL

Sheryl D. Strickland
 Signature of Notary Public, State of Florida





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW Intersection of US Highway 441 & NW County Road 235A
Parcel ID Number(s): 03044-001-002
Acreage: 1.28 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Browning & Browning Trustees & Morris Title: OWNER
Company (if applicable): N/A
Mailing Address: 627 SW 83rd Terrace
City: Gainesville State: FL ZIP: 32607
Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Zach Pinel Title: Acquisitions Associate
Company (if applicable): Alakai Capital
Mailing address: 33 E Robinson St, Suite 210
City: Orlando State: FL ZIP: 32801
Telephone: 407-575-5935 FAX: _____ e-mail: zpinel@alakai-capital.com

D. REQUESTED ACTION:

Annexation, Comprehensive Plan Amendment (Land Use Map Change) & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Janice L. Morris
Signature of Applicant / property owner

Signature of Co-applicant

Janice L. Morris, owner
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of October, 2024 by Janice L. Morris

Morris, who is/are personally known to me, or who has/have produced _____ as identification.

Joan Marie Sroka
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

Small Scale Comprehensive Plan Amendment/Future Land Use Change Application Package Table of Contents

- I. Cover Letter**
- II. Legal Descriptions**
- III. Deed, Property Appraiser Datasheets, and Tax Records**
- IV. Neighborhood Meeting Materials**
- V. Justification Report**
- VI. Map Set**

I. Cover Letter

01-15-2025
City of Alachua
15100 NW 142nd Terrace,
Alachua, FL 32615

**Reference: Cover Letter for FLU Change/Small Scale Comprehensive Plan Amendment Request
IP # 2024.0332 / Application PSSC24-0001
Westside Commons Commercial Development – Alachua, FL**

Dear Reviewer,

Attached is a revised set of attachments for the Westside Commons Small Scale Comprehensive Plan Amendment request. The following revisions were made:

1. A potential FAR of 0.75 is now reflected in the concurrency analysis and the remainder of the report.
2. The proposed future land use of Commercial and Policy 1.3.b is now addressed in the consistency analysis.

Sincerely,
INTERPLAN LLC

Chris Blurton

11-25-2024
City of Alachua
15100 NW 142nd Terrace,
Alachua, FL 32615

**Reference: Cover Letter for FLU Change/Small Scale Comprehensive Plan Amendment Request
IP # 2024.0332
Commercial Development – Alachua, FL**

Dear Reviewer,

Please let this letter serve as an official request for a Small Scale Comprehensive Plan Amendment/Future Land Use change that will be part of a future commercial development project in Alachua, FL. The two subject parcels are Parcel ID: 03044-001-002, and 03044-002-000, with a total property area of 5.07 acres, and located at the northwest corner of US-441 and NW 173rd Street. Parcel 03044-001-002 does not have an official address, is currently vacant, and has a current FLU of rural/agricultural within Alachua County. Parcel 03044-002-000 is located at 16313 NW US HWY 441, is currently used as a church, and has a current FLU of agricultural within the City of Alachua.

We would like to request for both parcels have their future land use designations be changed to commercial. A commercial future land use is appropriate for the subject parcels as they are located along a major highway adjacent to many other commercial properties, at the corner of a busy intersection, and are located in the City’s Corporate Corridor Activity Center. A commercial land use would also be harmonious with the other nearby properties along US 441 in this area. A rezoning request is being submitted concurrently with this application to harmonize the zoning and future land use of these parcels.

Please find attached the accompanying information, and exhibits showing the stated information stated above. This letter, and the attachments will be part of a larger submittal package.

Sincerely,
INTERPLAN LLC

Chris Blurton

II. Legal Descriptions

Legal Description

Parcel A Legal Description: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11092216, COMMITMENT DATE: APRIL 13, 2023)(TAX PARCEL #03044-002-000)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29

MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID

RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE)

OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

Parcel C Legal Description: AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11240501, COMMITMENT DATE: JULY 20, 2023)(TAX PARCEL #03044-001-002)

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE RUN SOUTH 89 DEG. 29

MIN. WEST, 50 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S-235A BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEG. 29 MIN. WEST, A DISTANCE OF 200 FEET; THENCE RUN

SOUTH 01 DEG. 49 MIN. EAST, A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE RUN SOUTH 79 DEG. 06 MIN. EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.2

FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S235A; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.4 FEET TO CLOSE ON SAID POINT OF BEGINNING.

LESS ANY AND EXCEPT THAT PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 609 OF SAID PUBLIC RECORDS.

III. Deed, Property Appraiser Datasheets and Tax Records

3/8/2022 3:30 PM
BOOK 4984 PAGE 1311

J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1070400
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.70
Intang. Tax: \$0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Daniel B. Fontana, Esquire
The Toney Law Firm
925 NW 56th Terrace, Suite B
Gainesville, Florida 32605

Property Appraisers Parcel Identification (Folio) Number: 03044-001-002

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, executed this 8th day of March, 2022, by JEANNETTE L. BROWNING, Grantor, to D. HOLTON BROWNING and JEANNETTE L. BROWNING, as Trustees of the BROWNING FAMILY REVOCABLE TRUST under Agreement dated January 19, 2022, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 627 SW 83rd Terrace, Gainesville, FL 32607, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Alachua, State of Florida, to-wit:

Jeannette L. Browning's Interest in:

A tract of land located in the Southeast ¼ of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

For a point of reference commence at the Southeast corner of said Section 8: thence run North 01 deg. 49 min. West, along the East line of said Section 8 a distance of 2010.55 feet; thence run South 89 deg. 29 min. West, 50 feet to the Westerly right-of-way of State Road S-235A being the point of beginning; thence from said point of beginning continue South 89 deg. 29 min. West, a distance of 200 feet; thence run South 01 deg. 49 min. East, a distance of 257.75 feet to the Northerly right-of-way line a distance of 205.2 feet to the said Westerly right-of-way line of State Road No. S235A; thence run North 01 deg. 49 min. West, along said Westerly right-of-way line, a distance of 298.4 feet to close on said point of beginning.

NOTE TO PROPERTY APPRAISER:

The land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY A. SCOTT TONEY, P.A. AND NO WARRANTY OR OTHER REPRESENTATION IS MADE

AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.



AND, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

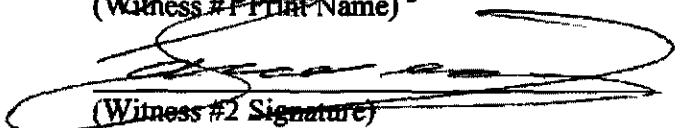
IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:


(Witness #1 Signature)

Jessica R. Jones
(Witness #1 Print Name)

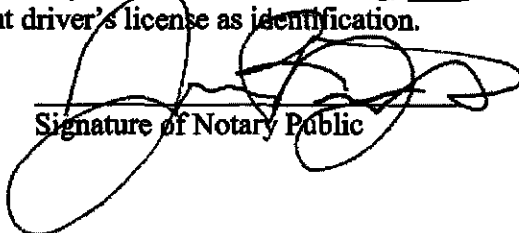

Jeannette L. Browning
627 SW 83rd Terrace
Gainesville, FL 32607



(Witness #2 Signature)

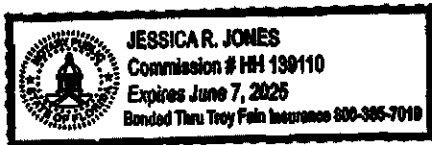
Sara O. Dicks
(Witness #2 Print Name)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of March, 2022, by Jeannette L. Browning, who is personally known to me OR who provided a current driver's license as identification.


Signature of Notary Public

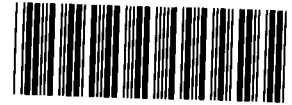
[SEAL]



Oct 14, 2009 08:28 AM
BOOK 3912 PAGE 2394

J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 423547

Doc Stamp-Deed: \$0.70



2533920

4 PGS

Return to:

Diane K. Davison, P.O. Box 57
High Springs, Fl. 32655-0057

This Instrument Prepared by:
Diane K. Davison, Esq.
Diane K. Davison, Law Office,
P.L.
Florida Bar # 28906

Property Appraisers Parcel
Identification (Folio) Number(s):

03044-002-000

Space Above This Line For
Recording

WARRANTY DEED

THIS WARRANTY DEED, Executed this 5th day of October, 2009,
by:

Draper C. Underwood, first party Trustee and Grantor
Hilltop Church of Christ
P.O. Box 993
High Springs, Florida 32655-0993,

Gary A Hart, second party Trustee, and Grantor
Hilltop Church of Christ
340 SW Logston Court
Fort White, Florida 32038

to: The trustees of Santa Fe Hills Church of Christ and their
successors in office, third, fourth, and fifth parties, and
Grantees, to wit:

Bobby Sheffied and his successors in office, third party
Trustee, and Grantee
Santa Fe Hills Church of Christ
26928 NW 130th Street
High Springs, Florida 32643

Ed Ceppa and his successors in office, fourth party Trustee, and
Grantee
Santa Fe Hills Church of Christ
2515 NW 77th Blvd. Apt. T-408

WARRANTY DEED

Gainesville, Florida 32606

Paul Prentice, and his successors in office, fifth party
Trustee, and Grantee
Santa Fe Hills Church of Christ
18613 NW 262 Ave
Alachua, Florida 32615

(Wherever used herein, the terms "first party," "second party" "third party," "fourth party" and "fifth party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations wherever the context so admits or requires.)

WITNESSETH, that the said first and second parties, for and in consideration of the sum of **Ten Dollars (\$10)**, in hand paid by the said third, fourth and fifth parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and warrant unto the said third, fourth and fifth party forever, all the right, title, interest, claim, and demand which the said first and second parties have in and to the following described lot, piece or parcel of land, situation, lying and being in the County of Alachua, State of Florida, to-wit:

From a point of beginning obtained as follows:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

WARRANTY DEED

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first and second parties, either in law or equity, to the only proper use, benefit and behoof of the said third party forever.

The above described property thus conveyed from the Grantors/Trustees of the Hilltop Church of Christ to the Grantee/Trustee of the Santa Fe Hills Church of Christ and their successors in office shall hereby restore to Santa Fe Hills Church of Christ Trustees and their successors full power to sell, mortgage, or otherwise dispose of or convey any part of all of said property without notice and upon such terms and conditions as said Trustees shall in their sole discretion deem advisable, as long as this discretion is not in conflict with the Santa Fe Hills Church of Christ Constitution and Bylaws. This provision is solely for the benefit of the Grantees, and the Grantors reserve no right or interest in said premises, and said Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons and other entities whatsoever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barker
Witness Signature (as to the first Grantor)

Draper Underwood
Signature of Draper Underwood, first party

Printed Name Allison Barker

Printed Name DRAPER UNDERWOOD

Glenna Petty
Witness Signature (as to the first Grantor)

PO Box 993 HIGH SPRINGS, FL 32155
Post Office Address

Printed Name Glenna Petty

WARRANTY DEED

Allison Barker
Witness Signature (as to the co-Grantor)

Printed Name Allison Barker

Glenna Petty
Witness Signature (as to the Co-Grantor)

Printed Name Glenna Petty

Gary A. Hart
Signature of Gary A. Hart, second party

Printed Name GARY A. HART

Address 340 SW Logston Ct
Ft. White, FL 32038

NOTARY VERIFICATION:

STATE OF FLORIDA
COUNTY OF _____

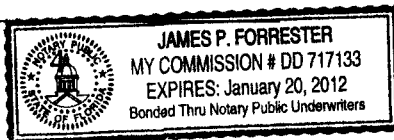
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Draper Underwood and Gary A Hart to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he) (she) (they) acknowledged before me that (he) (she) (they) executed the same of (his)(her) (their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) personally known. An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of September, A.D. 2009.

James P Forrester
Notary Signature

James P Forrester
Printed Notary Signature

Comm. #/Expiration Date _____



Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign Up for Property Watch

Parcel Summary

Parcel ID 03044-001-002
Prop ID 12581
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 233200.00
Subdivision
Legal Description W 200 FT OF E 250 FT OF N 298.4 FT OF S 2010.55 FT LYING N OF SR 20 OR 1665/1478 & OR 2639/0227 & OR 4984/1311
(Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT (00000)
Sec/Twp/Rng 08-08-18
Tax Area ALACHUA (1700)
Acres 1.28
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.5726

Owner Information

BROWNING & BROWNING TRUSTEES & MORRIS
 627 SW 83RD TER
 GAINESVILLE, FL 32607

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$64,000	\$64,000	\$64,000	\$12,800	\$12,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$64,000	\$64,000	\$64,000	\$12,800	\$12,800
Assessed Value	\$17,037	\$15,488	\$14,080	\$12,800	\$12,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$17,037	\$15,488	\$14,080	\$12,800	\$12,800
Maximum Save Our Homes Portability	\$46,963	\$48,512	\$49,920	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

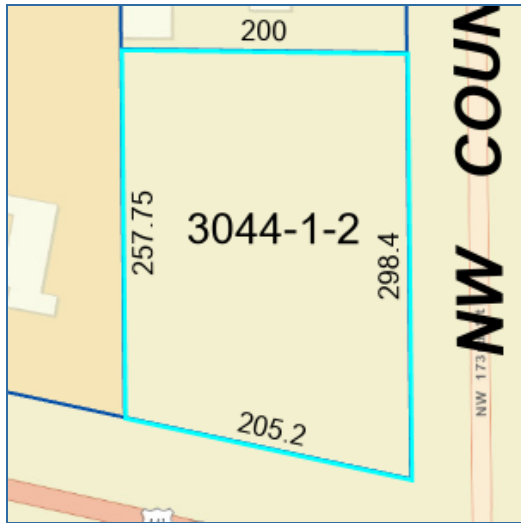
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.28	55756.8	0	0	AP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/8/2022	\$100	WD	4984	1311	Unqualified (U)	Vacant	BROWNING JEANNETTE L, MORRIS J	BROWNING D HOLTON	Link (Clerk)
3/31/2003	\$100	WD	2639	227	Unqualified (U)	Vacant	* LINDSEY ERLINE	BROWNING JEANNETTE L, MORRIS J	Link (Clerk)
4/1/1987	\$33,300	QD	1665	1478	Unqualified (U)	Vacant		* LINDSEY ERLINE	Link (Clerk)
5/1/1982	\$46,000	WD	1345	570	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/31/2024, 2:44:45 AM

Contact Us





Real Estate Account #03044 001 002

Owner:
BROWNING & BROWNING TRUSTEES & MORRIS

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2024 Annual Bill	\$722.17	Add To Cart
		Print (PDF)
Total Amount Due: \$722.17		

[Apply for the 2025 installment payment plan](#)

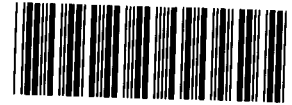
Account History

BILL	AMOUNT DUE		STATUS		ACTION
2024 Annual Bill ⓘ	\$722.17	Unpaid			Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$675.76	11/20/2023	Receipt #23-0027869	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$664.56	11/29/2022	Receipt #22-0040667	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$335.59	11/29/2021	Receipt #21-0042133	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$330.37	11/06/2020	Receipt #20-0006044	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$340.61	11/06/2019	Receipt #19-0006034	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$336.77	11/27/2018	Receipt #18-0031143	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$343.96	11/13/2017	Receipt #17-0013435	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$289.06	11/21/2016	Receipt #16-0026062	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$290.76	11/30/2015	Receipt #15-0038925	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$289.17	11/13/2014	Receipt #14-0013516	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$287.28	12/02/2013	Receipt #13-0043312	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$279.03	11/15/2012	Receipt #12-0024867	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$285.72	11/10/2011	Receipt #2011-3003824	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$283.49	11/09/2010	Receipt #2010-3002984	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$279.46	11/17/2009	Receipt #2009-1006238	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$257.65	11/25/2008	Receipt #2008-9011160	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$259.47	11/19/2007	Receipt #2007-9018550	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$285.47	11/16/2006	Receipt #2006-9078889	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$292.92	11/04/2005	Receipt #2005-9032676	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$296.04	11/23/2004	Receipt #2004-9009422	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$303.60	11/07/2003	Receipt #2003-3002596	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$185.47	11/07/2002	Receipt #2002-0202720	Print (PDF)
Total Amount Due	\$722.17				

Oct 14, 2009 08:28 AM
BOOK 3912 PAGE 2394

J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 423547

Doc Stamp-Deed: \$0.70



2533920 4 PGS

Return to:

Diane K. Davison, P.O. Box 57
High Springs, Fl. 32655-0057

This Instrument Prepared by:
Diane K. Davison, Esq.
Diane K. Davison, Law Office,
P.L.
Florida Bar # 28906

Property Appraisers Parcel
Identification (Folio) Number(s):

03044-002-000

Space Above This Line For
Recording

WARRANTY DEED

THIS WARRANTY DEED, Executed this 5th day of October, 2009,
by:

Draper C. Underwood, first party Trustee and Grantor
Hilltop Church of Christ
P.O. Box 993
High Springs, Florida 32655-0993,

Gary A Hart, second party Trustee, and Grantor
Hilltop Church of Christ
340 SW Logston Court
Fort White, Florida 32038

to: The trustees of Santa Fe Hills Church of Christ and their
successors in office, third, fourth, and fifth parties, and
Grantees, to wit:

Bobby Sheffied and his successors in office, third party
Trustee, and Grantee
Santa Fe Hills Church of Christ
26928 NW 130th Street
High Springs, Florida 32643

Ed Ceppa and his successors in office, fourth party Trustee, and
Grantee
Santa Fe Hills Church of Christ
2515 NW 77th Blvd. Apt. T-408

WARRANTY DEED

Gainesville, Florida 32606

Paul Prentice, and his successors in office, fifth party
Trustee, and Grantee
Santa Fe Hills Church of Christ
18613 NW 262 Ave
Alachua, Florida 32615

(Wherever used herein, the terms "first party," "second party" "third party," "fourth party" and "fifth party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations wherever the context so admits or requires.)

WITNESSETH, that the said first and second parties, for and in consideration of the sum of **Ten Dollars (\$10)**, in hand paid by the said third, fourth and fifth parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and warrant unto the said third, fourth and fifth party forever, all the right, title, interest, claim, and demand which the said first and second parties have in and to the following described lot, piece or parcel of land, situation, lying and being in the County of Alachua, State of Florida, to-wit:

From a point of beginning obtained as follows:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

WARRANTY DEED

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first and second parties, either in law or equity, to the only proper use, benefit and behoof of the said third party forever.

The above described property thus conveyed from the Grantors/Trustees of the Hilltop Church of Christ to the Grantee/Trustee of the Santa Fe Hills Church of Christ and their successors in office shall hereby restore to Santa Fe Hills Church of Christ Trustees and their successors full power to sell, mortgage, or otherwise dispose of or convey any part of all of said property without notice and upon such terms and conditions as said Trustees shall in their sole discretion deem advisable, as long as this discretion is not in conflict with the Santa Fe Hills Church of Christ Constitution and Bylaws. This provision is solely for the benefit of the Grantees, and the Grantors reserve no right or interest in said premises, and said Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons and other entities whatsoever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barker
Witness Signature (as to the first Grantor)

Draper Underwood
Signature of Draper Underwood, first party

Printed Name Allison Barker

Printed Name DRAPER UNDERWOOD

Glenna Petty
Witness Signature (as to the first Grantor)

PO Box 993 HIGH SPRINGS, FL 32155
Post Office Address

Printed Name Glenna Petty

WARRANTY DEED

Allison Barker
Witness Signature (as to the co-Grantor)

Printed Name Allison Barker

Glenna Petty
Witness Signature (as to the Co-Grantor)

Printed Name Glenna Petty

Gary A. Hart
Signature of Gary A. Hart, second party

Printed Name GARY A. HART

Address 340 SW Logston Ct
Ft. White, FL 32038

NOTARY VERIFICATION:

STATE OF FLORIDA
COUNTY OF _____

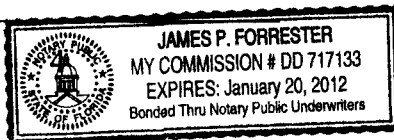
I **HEREBY CERTIFY**, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Draper Underwood and Gary A Hart to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he) (she) (they) acknowledged before me that (he) (she) (they) executed the same of (his)(her) (their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) personally known. An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of September, A.D. 2009.

James P Forrester
Notary Signature

James P Forrester
Printed Notary Signature

Comm. #/Expiration Date _____



Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign Up for Property Watch

Parcel Summary

Parcel ID 03044-002-000
Prop ID 12582
Location Address 16313 NW US HWY 441
 ALACHUA, FL 32615
Neighborhood/Area 233200.99
Subdivision
Legal Description COM SE COR SEC N 01 DEG 49 MIN W 2560.55 FT S 89 DEG 29 MIN W 250 FT POB S 01 DEG 49 MIN E 807.75 FT N 79 DEG 06 MIN W 215.40 FT N 01 DEG 49 MIN W 765.11 FT N 89 DEG 29 MIN E 210 FT POB OR 3912/2394
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code CHURCHES (07100)
Sec/Twp/Rng 08-08-18
Tax Area ALACHUA (1700)
Acres 3.08
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.5726

Owner Information

SANTA FE HILLS CHURCH OF CHRIST
 C/O ROBERT MATHENY
 1026 NW 125TH DR
 NEWBERRY, FL 32669

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$122,525	\$98,552	\$100,150	\$101,747	\$103,346
Land Value	\$160,998	\$160,998	\$160,998	\$160,998	\$160,998
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$283,523	\$259,550	\$261,148	\$262,745	\$264,344
Assessed Value	\$283,523	\$259,550	\$261,148	\$262,745	\$264,344
Exempt Value	\$283,523	\$259,550	\$261,148	\$262,745	\$264,344
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
7100	CHURCH	3.08	134164.8	0	0	A(CNTY)

Building Information

Type	CHURCH	Heat	ELECTRIC
Total Area	2,511	HC&V	FORCED AIR
Heated Area	2,413	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	ASPHALT	Total Rooms	8-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	MASONRY	Actual Year Built	1978
Floor Cover	CARPET; SHEET VINYL	Effective Year Built	1994

Type	SOH MISC	Heat	
Total Area	672	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2000

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,413	1978	1994	3	9100	CHURCH
CAN	CANOPY (NO SIDES)	98	1978	1994	3	9100	CHURCH

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3541	CANOPY 1	272	2000	2000		C6	COMM
3800	DRIVE/WALK	400	1900	2000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/5/2009	\$100	WD	3912	2394	Unqualified (U)	Improved	* HILLTOP CHURCH OF CHRIST TRU	SANTA FE HILLS CHURCH OF CHRIS	Link (Clerk)
11/24/2004	\$100	WD	3844	977	Unqualified (U)	Improved	* SANTA FE HILLS CHURCH OF CHR	* HILLTOP CHURCH OF CHRIST TRU	Link (Clerk)

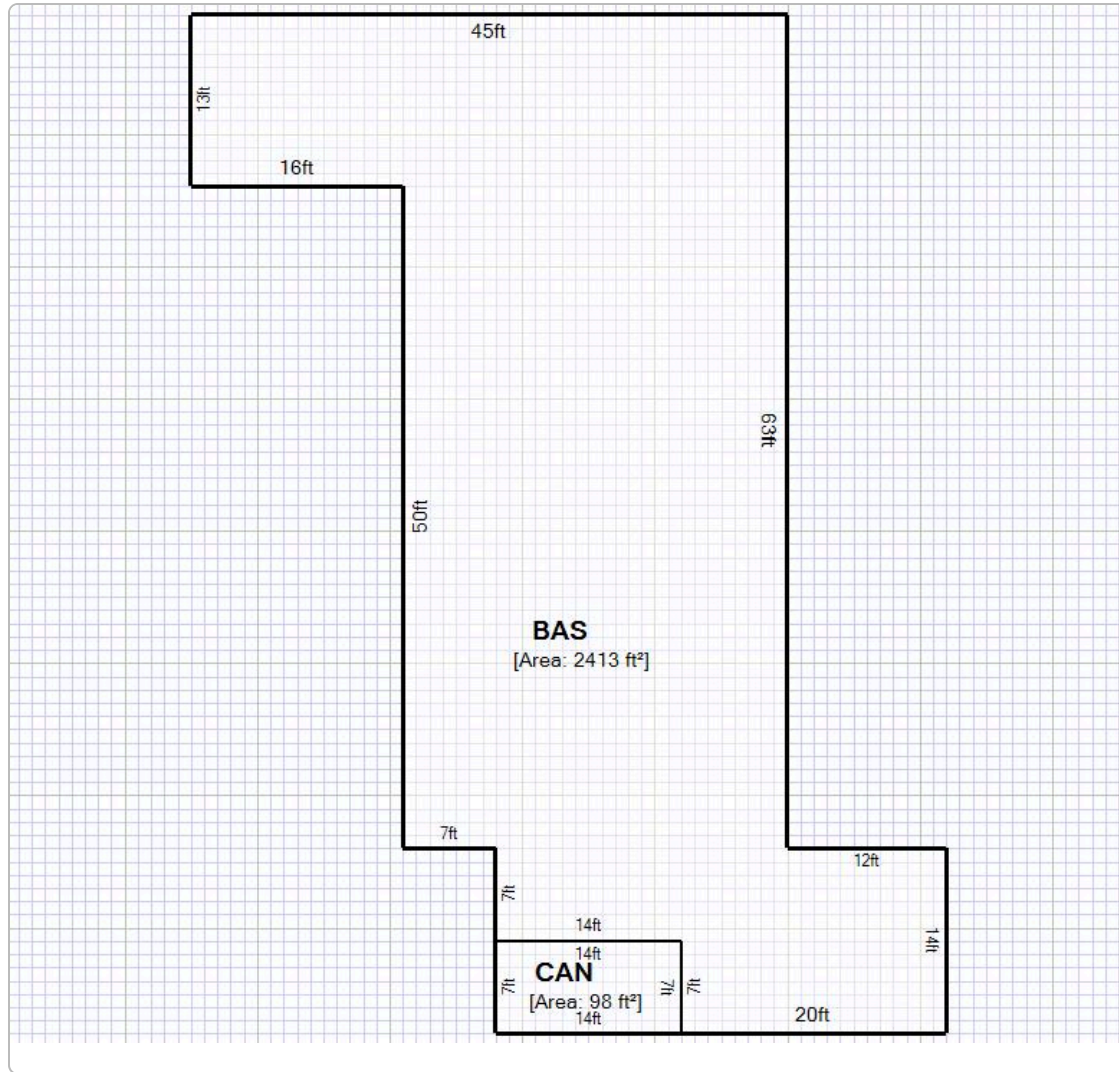
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P06-17-5525	MECHANICAL	Yes	No	6/13/2017	\$4,200
05-10260	ROOFING	Yes	No	12/9/2005	\$0
000078798	RL RES	Yes	No	3/1/1994	\$500
000078625	ROOFING	Yes	No	2/9/1994	\$2,800

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Photos.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 10/31/2024, 2:44:45 AM](#)

Contact Us





Real Estate Account #03044 002 000

Owner:

SANTA FE HILLS CHURCH OF CHRIST

Situs:

16313 NW US HWY 441
ALACHUA 32615

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account has **no balance due** at this time.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
Total Amount Due	\$0.00		

IV. Neighborhood Meeting Materials

Summary of Neighborhood Meeting

IP # 2024.0332

Westside Commons Rezoning- Alachua, FL

A neighborhood meeting was held by Interplan LLC at 6:00 PM on Tuesday, February 18th 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. Notices advertising the meeting were sent to property owners within 400 feet (list attached) of the Subject Parcels and an advertisement was posted in the Gainesville Sun 10 business days prior to the meeting as required by the City of Alachua. Prior to the meeting we received no contact from any interested parties.

The meeting itself was held from 6:10 pm until 6:45 PM at the Legacy Park Multipurpose Center, and Chris Blurton w/Interplan LLC attended on behalf of the applicant to discuss the rezoning and future land use request with any interested parties. A total of three adults and three children attended the meeting, the two groups of attendees each had one person sign the attached sign in sheet. I went over the proposed request with the attendees and answered their questions. Specifically, Ms. Sroka asked about vehicular access, and I noted that right-in/right-out driveway with a turn lane would be proposed along US 441, and that nothing but a right-in/right-out driveway would likely be permitted along CR 235-A. Proposed uses were discussed, and Ms. Sroka mentioned a Starbucks or health food store would be a desired tenant. Mr. Paudel asked why the parcel currently zoned administrative and professional office needed to be rezoned and I explained that zoning category did not allow for some of the desired uses and that both parcels needed to have the same zoning classification. I noted that a planted landscape buffer would be provided adjacent to their property located just north of the project site. I asked all attendees if they had any specific concerns and none were noted. At 6:45 PM there were no further questions or comments so the meeting was adjourned.

A copy of the newspaper advertisement, mailed notice, list of recipients and sign in sheet is attached.

Chris Blurton
Program Manager
Interplan LLC

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

STE 4000
Interplan LLC
220 E. Central Pkwy. STE 4000
Altamonte Springs FL 32701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

02/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/03/2025

Legal Clerk



Notary, State of WI, County of Brown

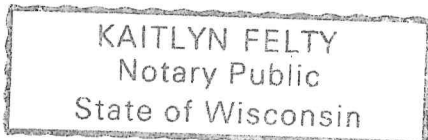
3.7.27

My commission expires

Publication Cost:	\$53.66	
Tax Amount:	\$0.00	
Payment Cost:	\$53.66	
Order No:	10986979	# of Copies:
Customer No:	1483411	0
PO #:	LSAR0231161	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



PUBLIC NOTICE

A neighborhood meeting will be held to discuss a rezoning to CC (Community Commercial) on +/-5.1 acres located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held Tuesday, February 18th, 2025 at 6:00 PM at the Legacy Park Multipurpose Center, Meeting Room #1, 15400 Peggy Road, Alachua, FL 32615.

Contact person: Chris Blurton
(407)645-5008 or cblurton@interplanllc.com

February 3 2025

LSAR0231161

NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held to discuss a potential rezoning of 2 parcels located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida.

Date: February 18th, 2025

Time: 6:00 PM-7:00 PM

Place: Legacy Park Multipurpose Center, Meeting Room #1

15400 Peggy Road, Alachua, FL 32615

Contact: Chris Blurton / Interplan LLC ph: 407-645-5008 e-mail: cblurton@interplanllc.com

Chris Blurton with Interplan LLC will be holding a community meeting to discuss a request to rezone 2 parcels from A (Agriculture) and AP (Administrative/Professional) to CC (Community Commercial) on ±5.1 acres (see attached map). Per the City of Alachua zoning code, the Community Commercial district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway. A complete list of allowed uses may be found at the following link:

https://library.municode.com/fl/alachua/codes/code_of_ordinances?nodeId=PTIICOOR_ART4USRE_S4.1TAUS

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

BALDUZZI & BERRYHILL
16508 NW CR 235A
ALACHUA, FL 32615

BIRENBAUM MARC & LOIS 25414
NW COUNTY RD 241
ALACHUA, FL 32615

BRACHHOLD & NELSON
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

BROWNING & BROWNING TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607

CAUCHON MARC V
1050 AMETHYST DR SW
VERO BEACH, FL 32968

CORSBERG CHRISTINE S & JASON M
266 MEADOWLARK AVE
SEBRING, FL 33870

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

DAVIDSON BRAM & ABIGAIL
16630 NW 173RD TER
ALACHUA, FL 32615

ELKINS DELRIE C LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

ELKINS DELRIE LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

FLOREZ & LIMENEZ W/H
16633 NW 173RD TER
ALACHUA, FL 32615

GONZALEZ & RODRIGUEZ-OLIVO W/H
16623 NW 173RD TER
ALACHUA, FL 32615

GOODYEAR STEPHEN R & GINA M
16625 NW 174TH TER
ALACHUA, FL 32615

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615

GRIMES SANDRA L HEIRS
16622 NW 173RD TER
ALACHUA, FL 32615

HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

HARRIS DILLON J
16711 NW 173RD TER
ALACHUA, FL 32615

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

RUC ALACHUA LLC
1616 2ND AVE S STE 100
BIRMINGHAM, AL 35233

SANTA FE HILLS CHURCH OF CHRIST C/O
ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE
SANTE FE HIGH SCHOOL
GAINESVILLE, FL 32601

WALKER CALVIN LIFE ESTATE
PO BOX 873
ALACHUA, FL 32616

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

JESSIE RAYMOND M
120 SW DUKES DR LOT 14
LAKE CITY, FL 32024

KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

MOSER, JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

ORIE DEANDREW L & ADRIENNE D
16655 NW 175TH TER
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

RYAN LARMANN INSURANCE AGENCY
14521 MAIN ST
ALACHUA, FL 32615

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
ALACHUA, FL 32615

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

MIKE DAROZA
PO BOX 9
ALACHUA, FL 32615

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH
ALACHUA, FL 32615

ANTIONETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

V. Justification Report

Small Scale Comprehensive Plan Amendment/FLU Change Justification Report

Comprehensive Plan Amendment/FLU Change Application for Parcels 03044-001-
002 & 03044-002-000

Northwest Corner of US Highway 441 and NW 173rd Street
Alachua, Florida

November 25, 2024
Revised January 13th, 2025
2024.0332

Submitted By



Serving Restaurant and Retail Brands
Nationwide since 1972.

Interplan LLC | AR99238 | CA 8660
220 E. Central Pkwy, Ste 4000 Altamonte Springs, FL 32701
PH 407.645.5008 | FX 407.629.9124

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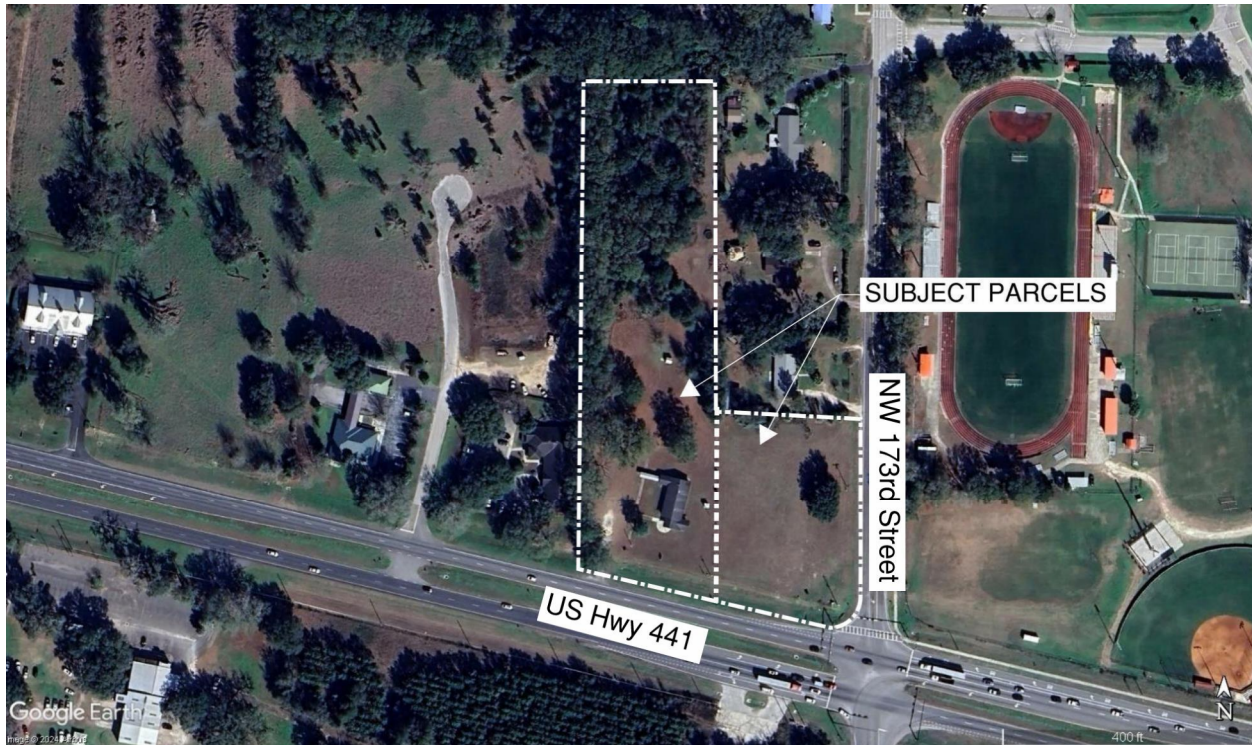
1. Executive Summary
2. Statement of Proposed Change
3. Concurrency Analysis
4. Consistency with City of Alachua Comprehensive Plan
5. Urban Sprawl Analysis
6. Needs Analysis

1. EXECUTIVE SUMMARY

<p>Jurisdiction: City of Alachua</p>	<p>Intent of Application: To allow for the development of commercial businesses and harmonize the subject properties' zoning and future land use classification.</p>
<p>Description of Location: The project is located on the north-west corner of the intersection of NW 173rd Street & US Highway 441 in the City of Alachua, FL 32615.</p>	
<p>Parcel Numbers: 03044-001-002 03044-002-000</p>	<p>Area: 5.07 Acres Total (per survey by CHW)</p>
<p>Existing Future Land Use (FLU) Classification: Agricultural (City of Alachua) - Agricultural (Alachua County) - The Agricultural FLU category provides for land to maintain agriculture operations and preserve rural character.</p>	<p>Proposed FLU Classification: Commercial - These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.</p>
<p>Existing Zoning District: Administrative and Professional - Allows for development of office spaces, medical facilities, and research and development activities. Agricultural - Allows for single family residential, agricultural services and processing, raising of livestock, maintenance of farmland, and other agricultural uses through special exception permits.</p>	<p>Proposed Zoning District: Community Commercial - The community commercial land use category is established to provide neighborhood, and community scale goods and services to adjacent neighborhood and residential areas.</p>
<p>Existing Max. Permitted Density: 0.20 (DU/AC), 0.50 (DU/AC) max. for a homestead exception 5.07 Acres x 0.2 DU = 1 DU</p>	<p>Proposed Max. Permitted Density: < 5-acre commercial sites are allowed a max 0.75 FAR (site to be considered as two separate parcels, both under 5 acres).</p>
<p>Net Change: This application will allow one fewer DU and may allow up to 165,636 square feet of commercial uses compared to what is currently allowed by the property's existing land use.</p>	

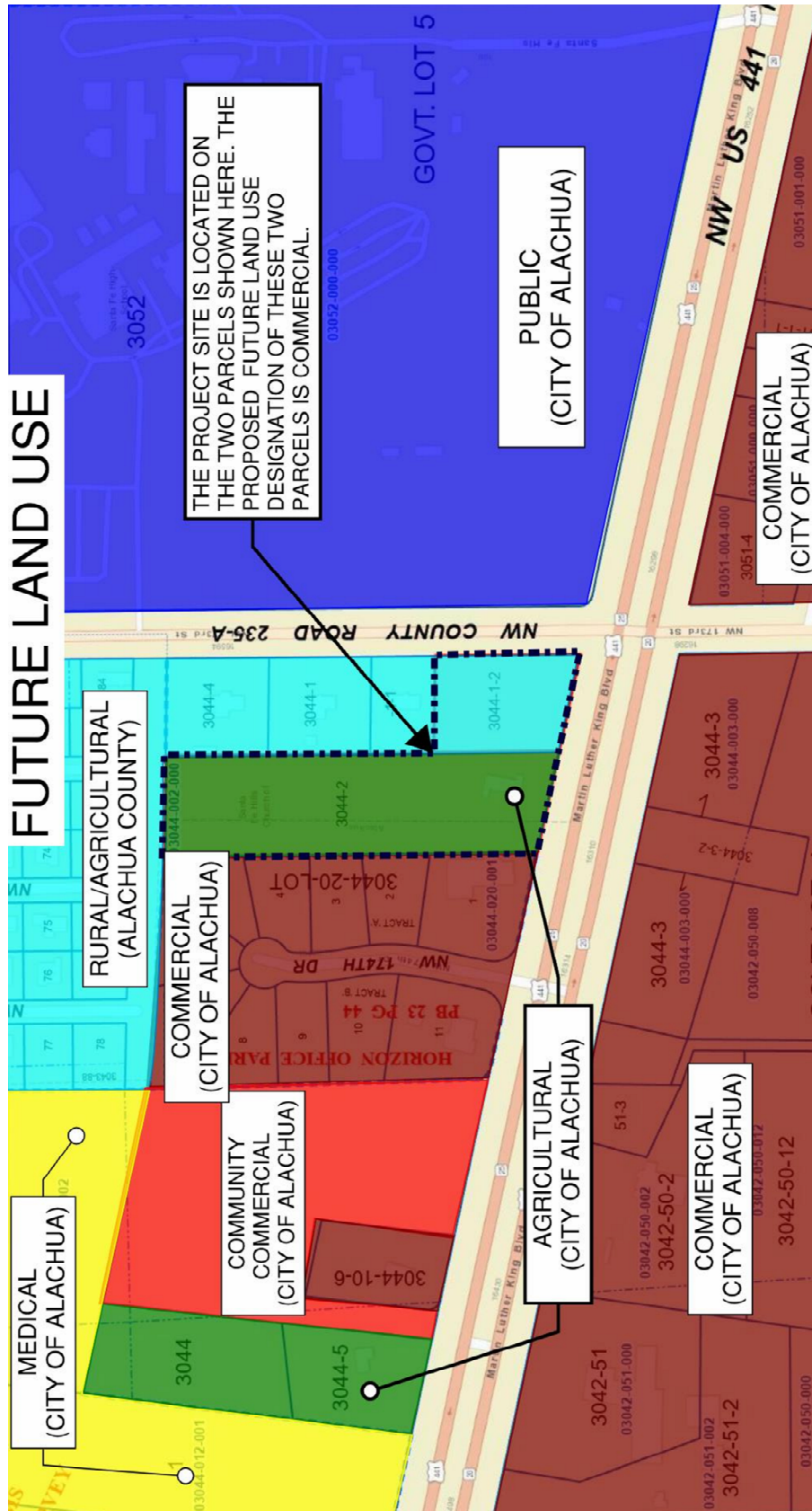
2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment application requests to amend the City of Alachua future land use map on Alachua County tax parcels 03044-001-002, and 03044-002-000 from Agricultural (City and County) to Commercial. The subject parcels are located at the northwest corner of the intersection of NW 173rd Street and US 441. An aerial is provided below that show the site's exact location and conditions:



This application is being submitted concurrently with a rezoning application, requesting to change the site's zoning districts from Agricultural (A) and Administrative and Professional (AP) to Community Commercial. The intent of the request is to allow for the development of commercial businesses on the site to serve the nearby residents and students. This will harmonize the zoning and land use on the properties as well as with the adjacent properties along US 441, which is the City's Corporate Corridor Activity Center.

Existing FLU and zoning designations of adjacent parcels are identified in the following exhibits.



3. Concurrency Analysis

This application requests to change the 5.07-acre site's FLU classification from agricultural to commercial. Approval of this application will allow for development of commercial businesses, and will change the site's maximum allowable density.

Existing and proposed maximum density for the site is detailed below:

Existing Maximum Permitted Density - Agricultural	Proposed Maximum Permitted Density - Commercial
Existing Max. Permitted A: Agricultural 5.07 acres * 0.2 DU = 1 DU	Proposed Max Permitted Density: < 5-acre site allowed 0.75 max FAR 5.07 acres = 165,636 SF allowable FAR for commercial space (shopping center assumed)

Roadways/Transportation

Projected Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	PM Peak
Existing					
Church	560	Per 1,000 SF	4,000 SF	7	3
Proposed					
Shopping Center	820	Per 1,000 SF	165,636 SF	6,243	632

-Please see traffic map, and projected trip distribution analysis post construction of proposed project figures attached at the end of concurrency analysis.

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments were determined to be Segments 5, 6, 7, 13, 16 and 17.

Based on the attached traffic analysis, approval of this application will result in an

existing deficiency on segment 6 to be impacted further with additional trips. No other segments will be exceeded below the adopted level of service (LOS). This is based on the maximum theoretical buildout of the project and the potential impacts of development of the site on affected roadway segments will be reassessed during the site plan/platting review process.

Potable Water / Sanitary Sewer / Solid Waste

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Potable Water	0.1 GPD / 1 SF (Shopping Center)	16,564 GPD	138,980 GPD	122,416 GPD

Conclusion: The project site will be served by the City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City’s adopted LOS for potable water.

	Demand	Max Total Demand	Treatment Plant Current Residual Capacity	Residual Capacity After Proposed Project
Sanitary Sewer	0.1 GPD / 1 SF (Shopping Center)	16,546 GPD	168,166 GPD	151,602 GPD

Conclusion: The project site will be served by the City of Alachua wastewater infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City’s adopted LOS for sanitary sewer.

	Max Total Demand	Existing Demand	Demand After Proposed Project
Solid Waste	<u>Total Waste Per Year:</u> 125 Tons per year or 685 lbs. per day	10,184 Tons per year	10,309 Tons per year

Conclusion: Solid waste facility capacity exists to adequately serve development of the proposed project. The New River Solid Waste Facility is anticipated to be able to have enough capacity for the next 50+ years. The maximum potential impact from approval of this application will not negatively or exceed the City’s adopted LOS for the solid waste facility system.

The total estimated impact on public facilities for both proposed and existing development is as follows:

Water – 16,564 GPD

Sewer – 16,564 GPD

Solid Waste – 125 Tons per year or 685 lbs. per day

Transportation – 6,243 Max Daily Trips

Based on the fact that the utilities involved have sufficient capacity to serve the proposed development and the adjacent streets have sufficient capacity, it appears that sufficient capacity exists for all public facilities with the exception of one impacted road segment, which is currently deficient once reserved trips are considered.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-orientated uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/businesses parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

This rezoning is proposed to provide commercial goods and services to the adjacent residential development and school. The proposed development is planned to be a mix of the above allowed uses, depending on local demand. The current future land use and zoning for the property are not compatible, the proposed rezoning and small scale future land use change will harmonize the

zoning and future land use for both parcels and with surrounding parcels located along US 441.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The development plans for the subject property will conform to the above requirements. For computing maximum allowable density for this application, a 0.75 FAR is used with an assumed land use of 'shopping center'.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be

considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The subject property is located on a busy intersection on a state highway, is part of the City's Corporate Corridor Activity Center and is surrounded by other commercially zoned property along US 441. The proposed rezoning is compatible with adjacent properties along US 441 and landscaped buffers will be provided from adjacent agriculturally zoned property (currently used as single family residential). No additional right of way for public roads is anticipated.

Policy 1.3.f: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

The subject property is located in the US 441 Corporate Corridor Activity Center. The current zoning and future land use does not allow for commercial development, approval of this request will bring the property into compliance

with the Activity Center goal to provide economic development opportunities.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6) (a)9.a. and b., Florida Statutes, respectively.

The justification report submitted as part of the concurrent SsCPA application includes a section addressing Chapter 163.317(6) (a)9.a., Florida Statutes, in detail. As that section demonstrates, this application does not constitute urban sprawl. These proposals will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. Rather, these requests will harmonize the subject property zoning and future land use, promote an increase in density, and provide additional commercial uses and services on a compact ±5 acres in the City of Alachua.

Policy 5.1.a. Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are no documented wetlands on the project site, and no portion of the site is within a documented FEMA floodplain. The topography and soils onsite are suitable to development.

Policy 5.1.b. Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Arredondo-Urban Land Complex, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site. All soils are well drained and non-hydric.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

The subject property is not within any documented FEMA Flood Zone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or mitigated consistent with City and County requirements in development. All soils are well drained and non-hydric.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an environmental analysis will be included per this policy requirement.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, only one road segment is anticipated to operate below the adopted level of service with this development (and is currently deficient), no other facilities and/or services will be caused to operate below the adopted level of service in the maximum allowable development scenario.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Section 3 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards with the exception of roadway segment #6.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Arredondo-Urban Land Complex, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The National Wetlands Inventory database does not indicate any wetlands or hydric soils onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes (FS), “urban sprawl” means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses” (163.3164(51), FS).

Chapter 163.3177(6)(a)9.a, FS, formally identifies the thirteen (13) indicators of urban sprawl. which states that, “the evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendments. . .” meets the indicators, as listed below.

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua or the surrounding area.

(I) Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed Future Land Use and Zoning classification, Commercial and Community Commercial respectively, allows an FAR (floor area ratio) of up to 0.75 of the project area for parcels less than 5 acres. The site will be treated as two separate parcels, both under 5 acres. This density can take multiple forms, as the FLU and Zoning classifications allow a range of community oriented commercial uses. This SsCPA, and its associated rezoning, will promote commercial development within the City at a sensible density while maintaining appropriate landscape buffers both internally and around the project perimeter. The proposed FLU and zoning also allow a mixture of uses on the project site.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The proposed SsCPA will allow commercial development in a major development corridor in the City and in the City’s Corporate Corridor Activity Center. The project site is also less than two miles from the City’s Main Street, and is proximate to existing development, including Santa Fe High School and Alachua Market Place. Rather than being a substantial distance from an existing urban

area, this project site is an appropriate distance from the urbanized area, allowing for ease of access to the subject site's commercial and service offerings for residents while not requiring residents to live directly within the urban core.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The land uses proposed will allow development similar to that which currently surrounds the project site. Development on the subject site will be cohesive and well-designed, and not in a radial, strip, or ribbon pattern.

Rather than being developed in isolation, the project site will be developed in close proximity to the City's center, as well as major travel thoroughfares, educational opportunities, and commercial opportunities. The subject property is surrounded by other properties designated 'Commercial' to the west, south and southeast.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are no documented wetlands, floodplains, protected vegetation, environmentally sensitive areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, or other significant natural systems on the project site. If any are discovered in the course of development programming, they will be appropriately protected and conserved.

The project site is within the Alachua County Karst Sensitive Area. Stormwater Management Facilities will be designed appropriately, in accordance with all pertinent regulations.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property is currently cleared and a portion is being used as a house of worship-no agricultural activities are taking place on site and the parcels are likely too small to support such a use. As can be seen in the attached Future Land Use map, property to the north and east of the project site is designated with agricultural FLU classification and zoning, however those properties are currently

being used for single family housing and a County high school.

(VI) Fails to maximize use of existing public facilities and services.

Approval of this request will continue to maximize the use of existing and planned public facilities and services by allowing commercial development on a major intersection located in the US 441 corridor. Future onsite development will utilize public facilities and services provided by the City of Alachua, and utilize the existing roadway and utility network rather than require major extensions of existing facilities.

Current public facilities in the area include:

- **Potable water:** an 8" water main along CR 235A adjacent to the project site and a 12" water main on the north side of US 441 adjacent to the project site
- **Wastewater:** a 16" force main along the south side of US 441 and an 8" gravity main just east of CR 235A
- **Roads:** US 441, a 4 lane state highway and NW 173rd Street, a 2 lane county road
- **Electric:** The project site is in the service area of Duke Energy.

(VII) Fails to maximize use of future public facilities and services.

Development on the project site will connect to existing City of Alachua public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed FLU category for the subject property will allow the site to be developed with community focused commercial businesses. By making it possible to provide goods and services to local residents on these ±5.07 acres, this request allows a land use pattern that can decrease the cost in time, money, and energy of providing and maintaining facilities and services. Rather than providing or extending services to more distant commercial development via the costly extension of services, this request will allow more residents to shop where service already exists, in close proximity to housing, the City center, and major transportation thoroughfares. This also has the potential to reduce travel time for these residents, by making it possible to shop closer to their home and

community. This is also expected to increase tax and utility revenues to the City significantly above the limited agricultural and residential uses currently allowed, and the existing house of worship currently existing.

(IX) Fails to provide a clear separation between rural and urban uses.

The development made possible by this Small Scale CPA provides a clear separation between rural and urban uses. The project site is in an urbanized area, close to US 441, Interstate 75, and multiple nonresidential developments. The site can also be served by existing centralized public utility infrastructure.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Site development will neither discourage nor inhibit infill development, or the redevelopment of existing neighborhoods and communities. The project site is in an area that is growing and is targeted for further growth.

Across from the project site on US 441, several new commercial businesses are either under construction or recently completed construction, and there are existing commercial offices located to the west. Construction plans for a 126-lot subdivision called “Alachua West” were approved in 2021, and a new residential subdivision ‘Briarwood’ is currently being built out north of the project on County Road 235A.

The project site is located on US 441, also known as the Corporate Corridor Activity Center, and just west of the Gateway Activity Center, which extends from the US 441 / I-75 interchange. These Activity Centers were established by the City to guide the placement of development.

(XI) Fails to encourage a functional mix of uses.

The subject property is north and east of land with Commercial FLU and Commercial, Intensive (CI) zoning, which allows for a greater mix of commercial uses than the Community Commercial requested for this site. It is also proximate to educational facilities and single family residential. By placing community commercial use in close proximity to residences, as well as to major transportation corridors, this request encourages a functional mix of uses at the community scale. This will locate business owners, job seekers, employees, and shoppers in close proximity to where business can thrive.

(XII) Results in poor accessibility among linked or related land uses.

The project site is on the corner of the intersection of US 441 and CR 235A, which provides ample east/west and north/south connectivity. The site is also close to an Interstate 75 interchange. The site is generally well-connected to the area road network. By modestly increasing the density of the project site, more people will be able to gain access to this well-connected location, resulting in expanded accessibility between the project site and related uses, such as commercial, service, and business areas.

(XIII) Results in the loss of significant amounts of functional open space.

The requested FLU classifications will not result in a loss of functional open space. The project site is not currently functional open space, it is private land that has been partially cleared and partially developed with a house of worship and is surrounded by other existing development. By allowing the commercial density proposed by this SsCPA, more commercial development can be built in one consolidated space on an existing busy corridor, rather than spread across a larger amount of space. This preserves larger swaths of linked open space outside of the city center, preventing them from being lost to sprawling development. Development of the project site will adhere to all City of Alachua open space requirements.

In addition to the thirteen (13) indicators of urban sprawl, Section 163.3177(6)(a)9.b., FS, identifies eight (8) development pattern or urban form criteria for use when evaluating a future land use or plan amendment. This section states that, if four (4) or more of the criteria are met, one can presume that the amendment discourages urban sprawl.

The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (VI), and (VII).

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

There are no documented natural resources or ecosystems onsite. If any are discovered in the course of development programming, adverse impacts to natural resources and ecosystems will be minimized to the maximum extent practicable in development of the property, and natural resources and ecosystems will be protected to the maximum extent practicable.

Desktop analysis of the site indicates there are no FEMA floodplains or National Wetlands Inventory (NWI) Wetlands on the property.

Furthermore, all requirements related to buffering and environmental consideration will be adhered to for protected environmental features surrounding the site, if present. These buffering requirements include those described in the City of Alachua Land Development Regulations, Section 6.2, and those described in the City of Alachua Comprehensive Plan Conservation and Open Space Element.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Current public facilities in the area include:

- **Potable water:** an 8” water main along CR 235A adjacent to the project site and a 12” water main on the north side of US 441 adjacent to the project site
- **Wastewater:** a 16” force main along the south side of US 441 and an 8” gravity main just east of CR 235A
- **Roads:** US 441, a 4 lane state highway and NW 173rd Street, a 2 lane county road
- **Electric:** The project site is in the service area of Duke Energy.

The proximity of these infrastructure and services allows for efficient and cost-effective development with no major utility or road extensions, rather than development requiring excessive and cost-ineffective extension far from existing infrastructure.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Commercial development on the previously cleared and partially development project site will encourage the provision of open space and natural lands outside the city by focusing development within the urbanized area, rather than across a larger swath of land beyond the urbanized area, potentially encroaching on the outlying open space and natural lands. This alternative helps to preserve them.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The requested FLU classifications create a balance of land uses through the provision of commercial land use at a lower intensity than adjacent properties.

This focuses commercial development along the major throughfare of US 441, leaving properties further from the commercial corridor as residential but still within easy walking, biking or commuting distance.

6. NEEDS ANALYSIS

This Small-scale Comprehensive Plan Amendment application requests to amend the City of Alachua future land use map on Alachua County tax parcels 03044-001-002, and 03044-002-000 from Agricultural (City and County) to Commercial. The subject parcels are located at the northwest corner of the intersection of NW 173rd Street and US 441. This requested change may potentially allow 1 fewer dwelling unit and up to 165,636 square feet of commercial space compared to what is currently allowed on the property.

Existing Maximum Permitted Density - Agricultural	Proposed Maximum Permitted Density - Commercial
Existing Max. Permitted A: Agricultural 5.07 acres * 0.2 DU = 1 DU	Proposed Max Permitted Density: < 5-acre site allowed 0.75 max FAR 5.07 acres = 165,636 SF allowable FAR for commercial space (shopping center assumed)

The intent of this Small Scale CPA application is to change the land use of the property to allow for the development of new community scale commercial uses to provide goods and services to local residents and visitors. This change poses numerous potential benefits for the City, including expanding the tax base of the City and providing additional options for commercial business and employment for the city's growing population.

POPULATION PROJECTIONS

The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period (United States Census Bureau, 2021). It is anticipated that the City could grow by approximately 7,100 people by 2035 (City of Alachua Comprehensive Plan Evaluation and Appraisal).

BUSINESS AND INDUSTRY

The City of Alachua is home to multiple international corporations, several of which are Fortune 500 Companies (City of Alachua Strategic Plan 2021). The City is also home to various research arms of Santa Fe College and the University of Florida. Prominent industries in the City include biotechnology, medical research and technology, and life sciences. Examples of industry in the City include Progress Park, home to numerous businesses across multiple industries; Convergence Park, a new

development along the San Felasco Parkway currently underway that will soon be home to multiple forms of housing, a business incubator space, office space, and retail space; Foundation Park, a life sciences research facility with adaptable workspaces; and San Felasco Tech City, an incubator space soon to also offer housing options and a microbrewery. There are also several distribution centers located south of the site off CR 235A.

THESE FACTORS, TOGETHER

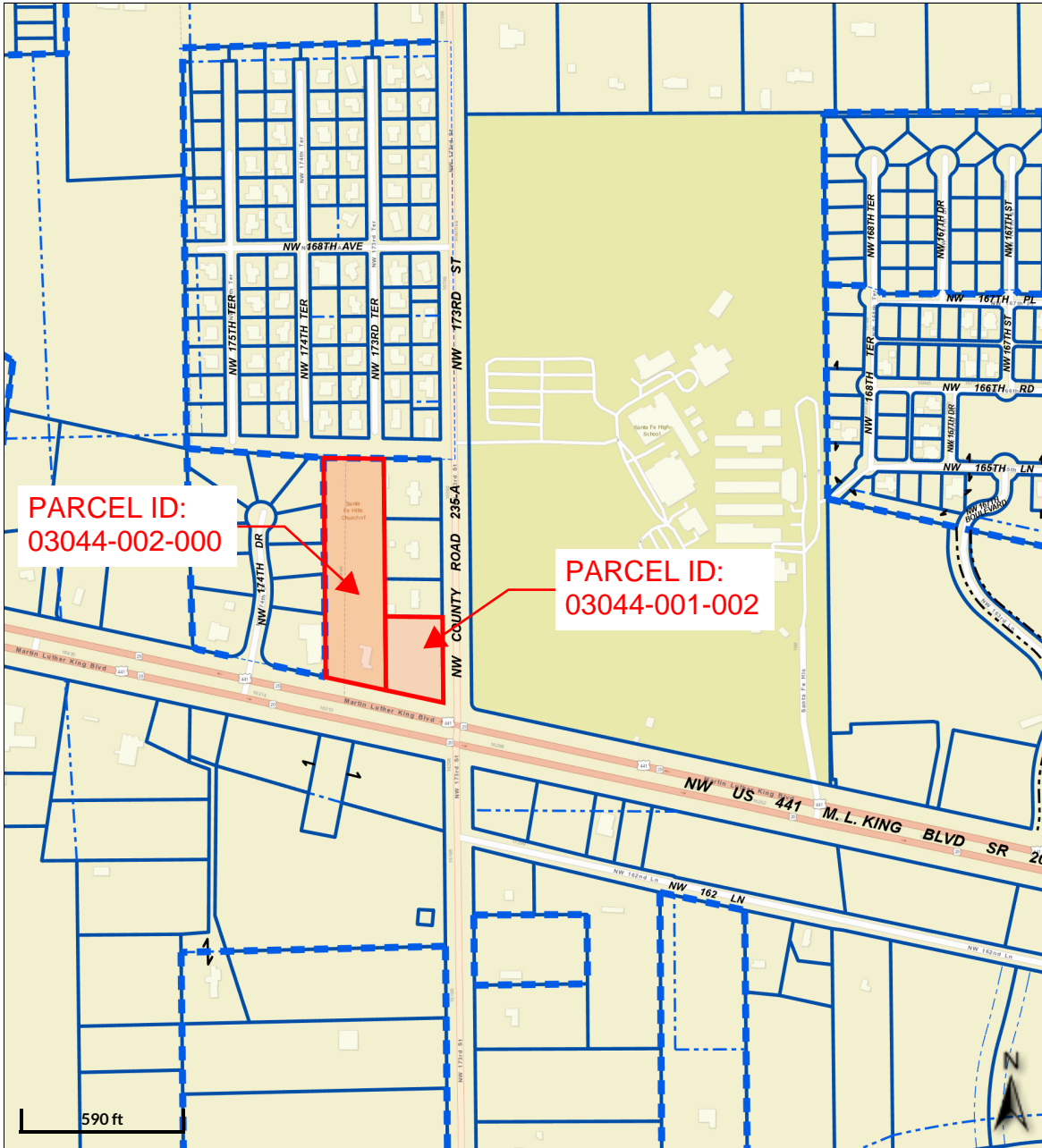
As the City's population growth continues and the City's business-friendly climate continues to attract industry, and as those residents and industry continues to grow in their demand for additional goods, services and offices, increased conveniently located commercial development options will be vital to meet that demand.

The increase in commercial density proposed by this Small Scale CPA will enable the City to proactively meet the demands of a growing population for goods, services and jobs. While the existing FLU category limits the subject property to agricultural and extremely limited residential uses, the commercial uses allowed if the CPA is approved is a much better use of this property located at a busy intersection in the City's Corporate Corridor Activity Center.

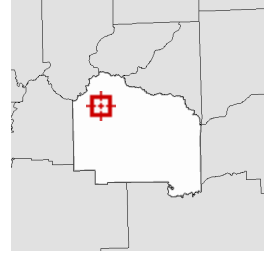
CONCLUSION

The requested Small Scale CPA is a proactive effort to entitle ±5.07 acres in the City to address trends and allow the City to greet growth proactively. This change will allow commercial development on the project site; will expand the options available to residents for services, goods and jobs; and will expand the City's tax base.

VI. Map Set



Overview



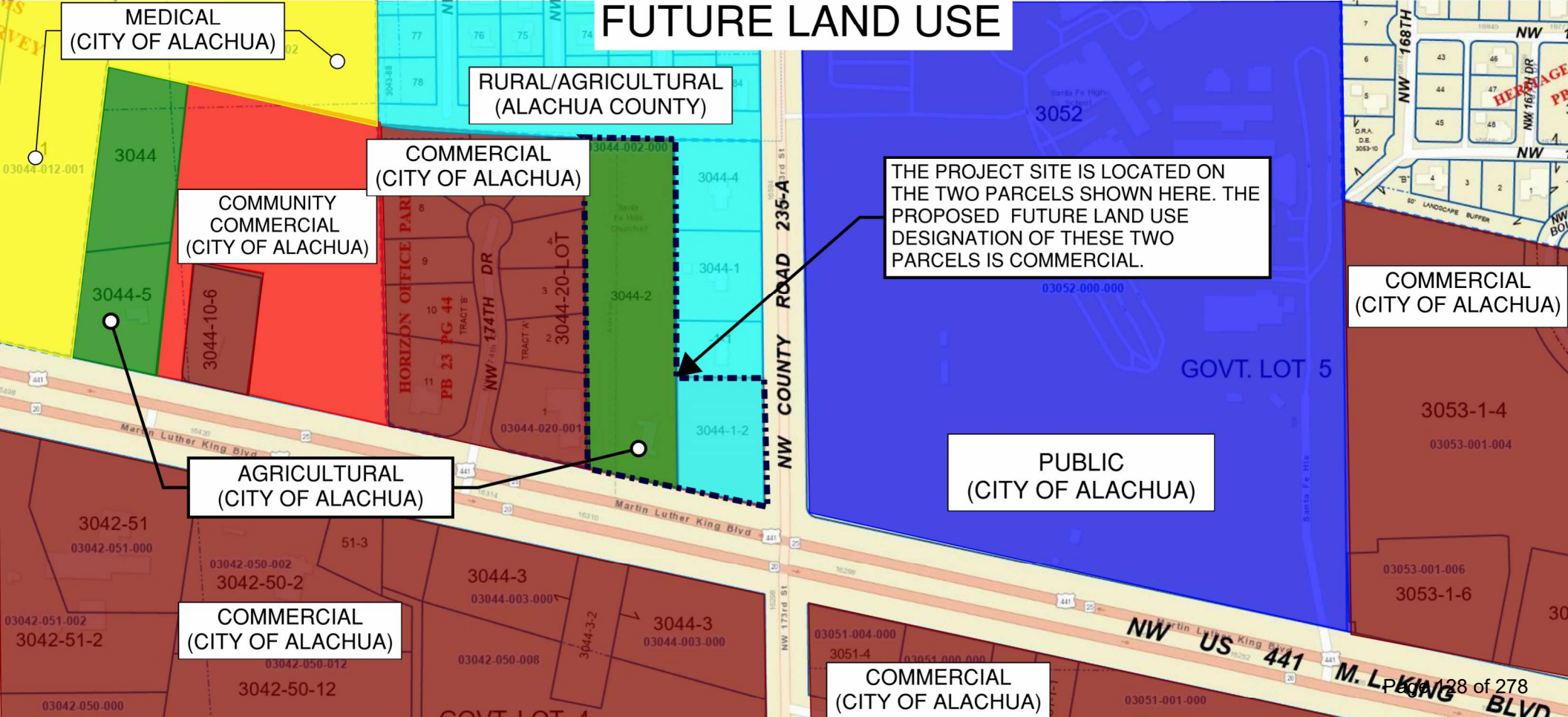
Legend

- Parcels
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Developed by **SCHNEIDER**
GEOSPATIAL

FUTURE LAND USE



MEDICAL
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RURAL/AGRICULTURAL
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THE PROJECT SITE IS LOCATED ON
THE TWO PARCELS SHOWN HERE. THE
PROPOSED FUTURE LAND USE
DESIGNATION OF THESE TWO
PARCELS IS COMMERCIAL.

COMMERCIAL
(CITY OF ALACHUA)

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PROPOSED FUTURE LAND USE

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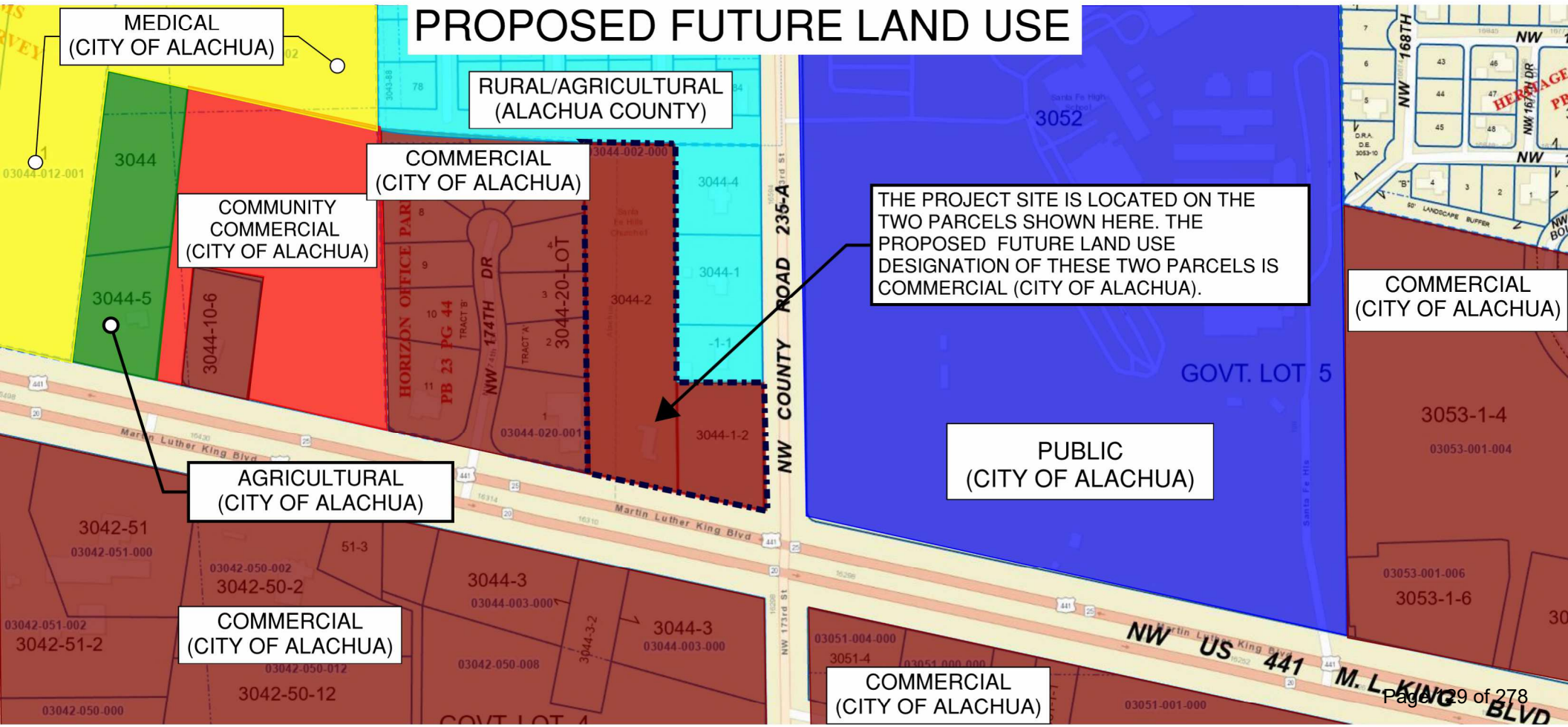
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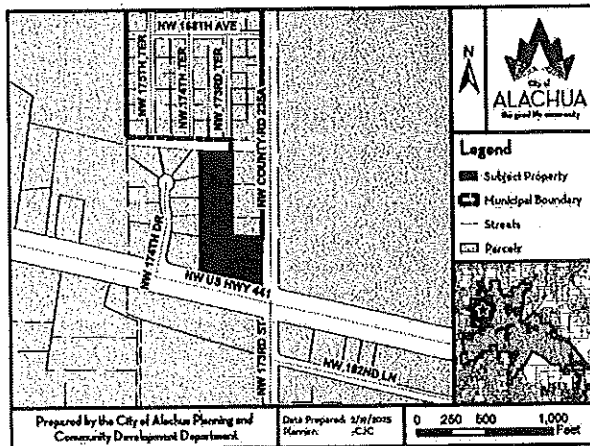


City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 11, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Alakai Acquisitions LLC, applicant and agent for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ± 5.07-acre subject property from Agricultural (A) and Administrative Professional (AP)(County) to Community Commercial (CC). The subject property is located at 16313 NW US Highway 441; Alachua County Tax Parcels 03044-001-002 and 03044-002-000. Existing FLU: Agriculture and Agriculture (County); Proposed FLU: Commercial; Existing Zoning: Agricultural (A) and Administrative and Professional (AP)(County); Proposed Zoning: Community Commercial (CC).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 27, 2025)

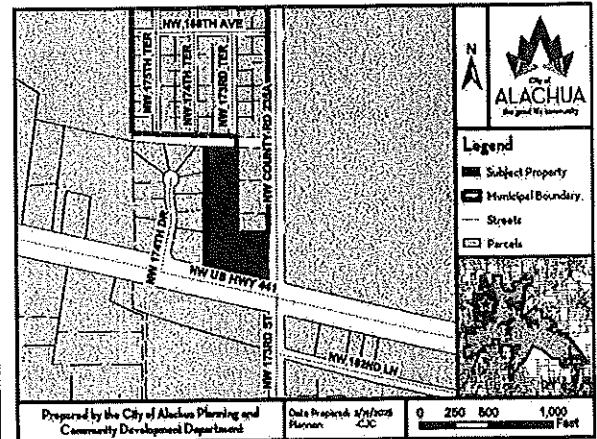


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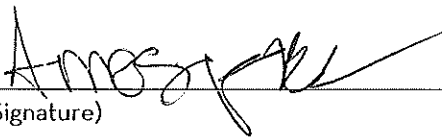
AFFIDAVIT FOR POSTED LAND USE SIGN

I, ANNA SPIVEY, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 2/24/2025 FOR THE Westside Commons SSCPA
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

4
(Number of signs)



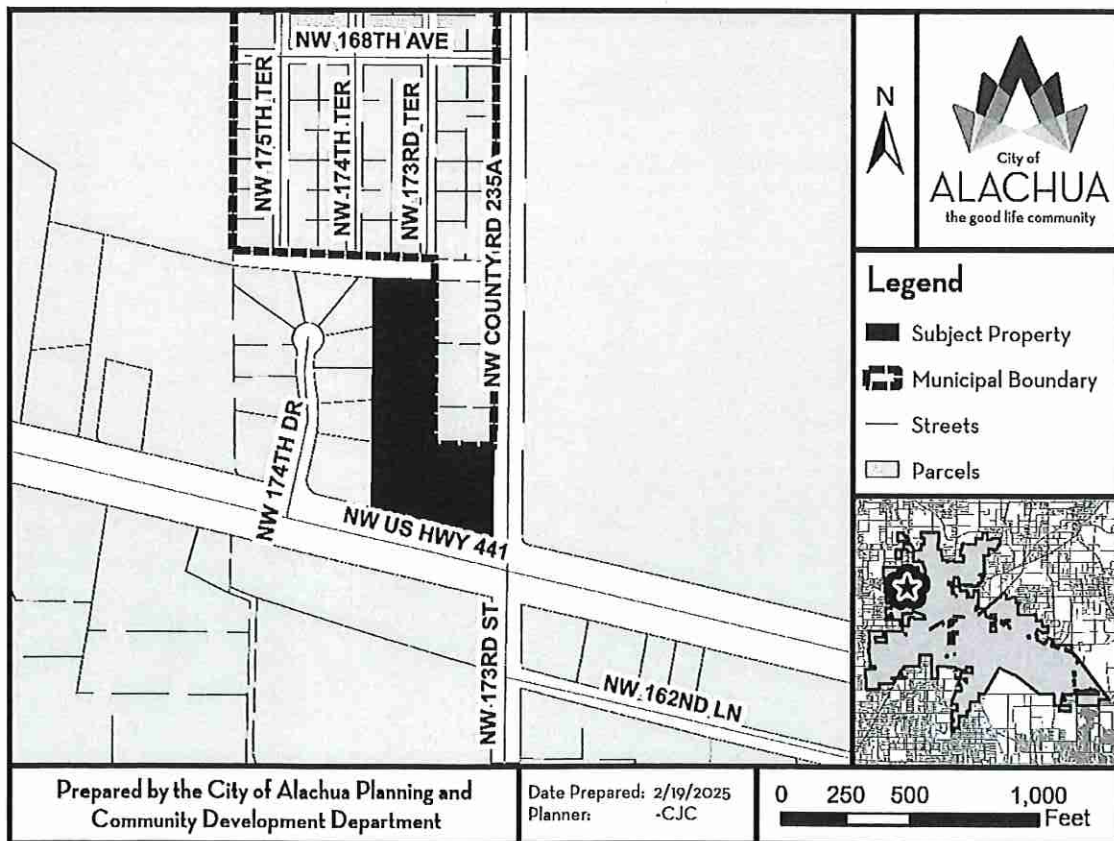
MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

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FEB 24 2025

BA

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ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

BALDUZZI & BERRYHILL
16508 NW CR 235A
ALACHUA, FL 32615

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

MAILED
FEB 24 2005

BRACHHOLD & NELSON
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

BRAKEFIELD KENT SHERWOOD
16622 NW 173RD TER
ALACHUA, FL 32615

BROWNING & BROWNING TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607

CAUCHON MARC V
5450 2ND PL
VERO BEACH, FL 32968

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

ELKINS DELRIE C LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

ELKINS DELRIE LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

FLOREZ & LIMENEZ W/H
16633 NW 173RD TER
ALACHUA, FL 32615

GONZALEZ & RODRIGUEZ-OLIVO W/H
16623 NW 173RD TER
ALACHUA, FL 32615

GOODYEAR STEPHEN R & GINA M
16625 NW 174TH TER
ALACHUA, FL 32615

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615

HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

HARRIS DILLON J
16711 NW 173RD TER
ALACHUA, FL 32615

HERITAGEBANK OF THE SOUTH
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TUPELO, MS 38802

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120 SW DUKES DR LOT 14
LAKE CITY, FL 32024

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

LINDBERG III CARL DAVID & SOORY
16630 NW 173RD TER
ALACHUA, FL 32615

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

MOSER, JEFFREY A & PATRICIA A
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ALACHUA, FL 32616

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

ORIE DEANDREW L
16655 NW 175TH TER
ALACHUA, FL 32615

PALMETTO ALACHUA-US 441 LLC
632 E MAIN ST STE 301
LAKELAND, FL 33801

PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

PAUDEL & CHAPAGAIN
16412 NW COUNTY RD 235A
ALACHUA, FL 32615

RUC ALACHUA LLC
3800 COLONNADE PKWY 250
BIRMINGHAM, AL 35243

RYAN LARMANN INSURANCE AGENCY I
15560 NW HWY 441 STE #110
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
ALACHUA, FL 32615

WALKER CALVIN LIFE ESTATE
PO BOX 873
ALACHUA, FL 32616

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

MAILED

FEB 24 2025



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Gainesville, FL 32601

Antoinette Endelicato
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Gainesville, FL 32653

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Assistant Director Planning
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Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

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Alachua, FL 32615

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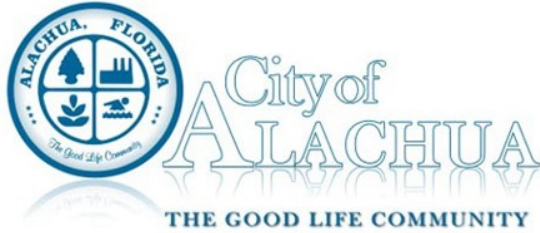
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Jean Calderwood
14095 NW 174th Avenue
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Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Environmental Protection Department
14 NE 1st Street
Gainesville, FL 32601



Commission Agenda Item

MEETING DATE: March 11, 2025

SUBJECT: PR24-0005 - Westside Commons Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - A request by Alakai Acquisitions LLC, applicant and agent for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ± 5.07-acre subject property from Agricultural (A) and Administrative Professional (AP)(County) to Community Commercial (CC). The subject property is located at 16313 NW US Highway 441; Alachua County Tax Parcels 03044-001-002 and 03044-002-000. Existing FLU: Agriculture and Agriculture (County); Proposed FLU: Commercial; Existing Zoning: Agricultural (A) and Administrative and Professional (AP)(County); Proposed Zoning: Community Commercial (CC); (Quasi-Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit the application to the City Commission with a recommendation to approve.

Recommended Motion: I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.

Summary

This application is a request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for consideration of site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Agricultural (A)(County) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property located at 16313 NW US Highway 441 (tax parcels 03044-001-002; 03044-002-

000). The applicant has submitted a companion application for a small scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Agriculture and Agriculture (County) to Commercial.

Existing Zone Districts

Agricultural (A)(County) and Administrative and Professional (AP)(County) are Alachua County zone districts that remain on the subject property as it was recently annexed. No development activities can occur on this portion of the subject property until a City of Alachua zone district is designated on the site per Section 1.7.7 of the City’s Land Development Regulations.

Proposed Zone District

Section 3.5.1 of the City’s Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.5.2(C) establishing the specific purposes for the Community Commercial (CC) district:

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

- 1. Staff Report & Supporting Materials
- 2. Application Materials
- 3. Public Notice Materials (PZB)



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

March 11, 2025
Application #: PR24-0005

SUBJECT: A request for a site-specific amendment to the Official Zoning Atlas (rezoning) from Agricultural (A) and Administrative and Professional (AP)(County) to Community Commercial (CC) on the subject property.

APPLICANT/AGENT: Alakai Acquisitions LLC

PROPERTY OWNER: Browning Family Revocable Trust;
 Santa Fe Hills Church of Christ, Inc.

LOCATION: 16313 NW US Highway 441

PARCEL ID NUMBER: 03044-001-002; 03044-002-000

FLUM DESIGNATION: Agriculture; Agriculture (County)

ZONING: Agricultural (A)(County);
 Administrative and Professional (AP)(County)

OVERLAY: N/A

ACREAGE: ± 5.07

PROJECT PLANNER: Carson J. Crockett, AICP Candidate

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit the application to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for consideration of site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Agricultural (A)(County) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property located at 16313 NW US Highway 441 (tax parcels 03044-001-002; 03044-002-000).

The applicant has submitted a companion application for a small scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Agriculture and Agriculture (County) to Commercial.

Existing Zone Districts

Agricultural (A)(County) and Administrative and Professional (AP)(County) are Alachua County zone districts that remain on the subject property as it was recently annexed. No development activities can occur on this portion of the subject property until a City of Alachua zone district is designated on the site per Section 1.7.7 of the City's Land Development Regulations.

Proposed Zone District

Section 3.5.1 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.5.2(C) establishing the specific purposes for the Community Commercial (CC) district:

- 3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Table 1. Comparison of Existing/Proposed Zone Districts

	Existing Zone Districts	Proposed Zone District
Zone District:	Agricultural (A)(County); Administrative Professional (AP)(County)	Community Commercial (CC)
Max. Gross Density:	o dwelling units (o DUA)	o dwelling units (o DUA*)
Max. Floor Area:	± o square feet (o FAR)	± 165,636 square feet (o.75 FAR*)
Typical Uses**:		<ul style="list-style-type: none"> ▪ Community services, including; <ul style="list-style-type: none"> ▪ Library ▪ Senior center ▪ Youth club facility ▪ Child care center; ▪ Education facilities; ▪ Government office; ▪ Post office; ▪ Healthcare facilities, including: <ul style="list-style-type: none"> ▪ Hospital; ▪ Medical and dental clinic; ▪ Medical and dental lab; ▪ Outpatient facility; ▪ Convention Center; ▪ Nursing home; ▪ Religious institution; ▪ Parks and open areas, including: <ul style="list-style-type: none"> ▪ Arboretum; ▪ Botanical garden; ▪ Cemetery, columbaria, mausoleum; ▪ Park, private and public; ▪ Public square; ▪ Recreational trail; ▪ Public safety; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Offices;

		<ul style="list-style-type: none"> ▪ Parking, commercial; ▪ Recreation/entertainment, indoor, including: <ul style="list-style-type: none"> ▪ Banquet hall; ▪ Private club or lodge; ▪ Theater ▪ Retail sales and services; ▪ Self-service storage; ▪ Gasoline sales; ▪ Taxicab service; ▪ Tire sales and mounting; and, ▪ Hotel or motel.
Net Increase/ Decrease:	<p><i>Decrease of 1 dwellings</i></p> <p><i>Increase of ± 165,636 square feet</i></p>	
<p>*Density and intensity calculations were completed using the currently permitted highest densities and intensities in the City's Land Development Regulations for the CC district; however, the future land use of Community Commercial and Commercial allow higher densities and intensities.</p> <p>**For a complete list of permitted uses, special exception uses, and prohibited uses, refer to Table 4.1-1. Table of Allowed Uses in the City's Land Development Regulations. Some permitted uses subject to use specific standards in Section 4.3. All uses subject to applicable local, state, and federal regulations.</p>		

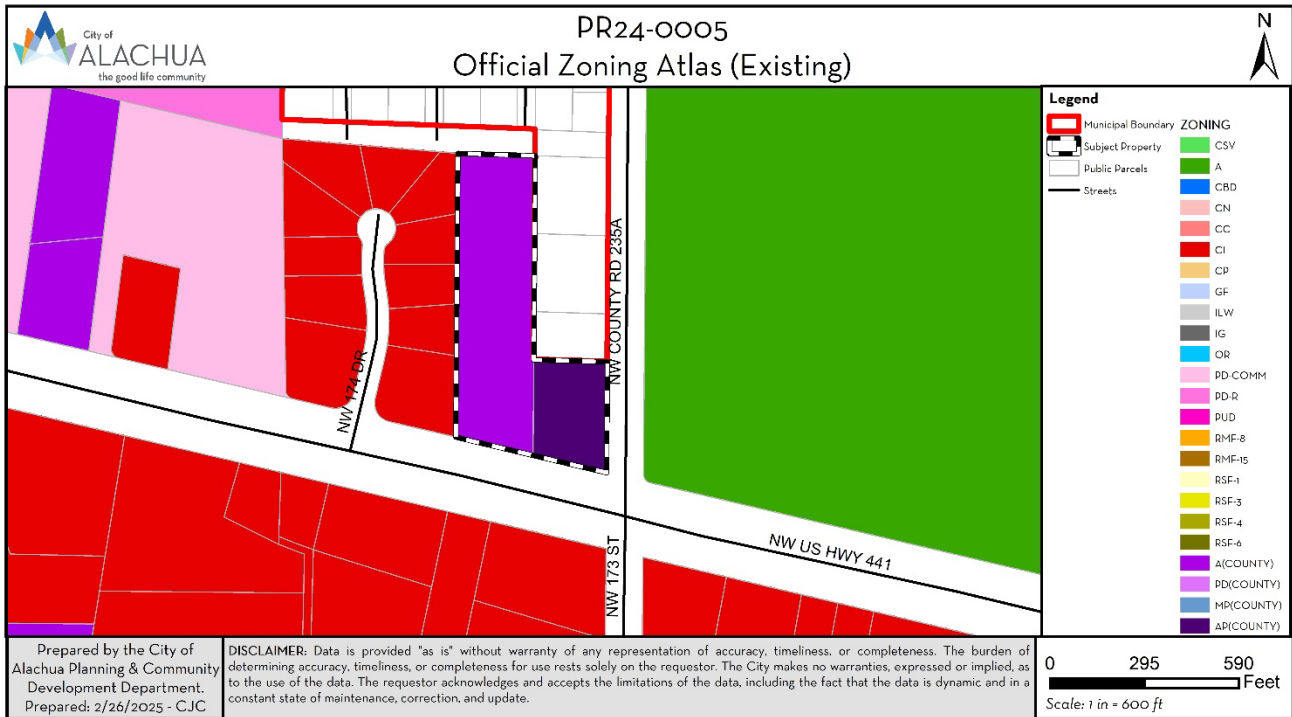


Figure 1. Existing Official Zoning Atlas with Subject Property

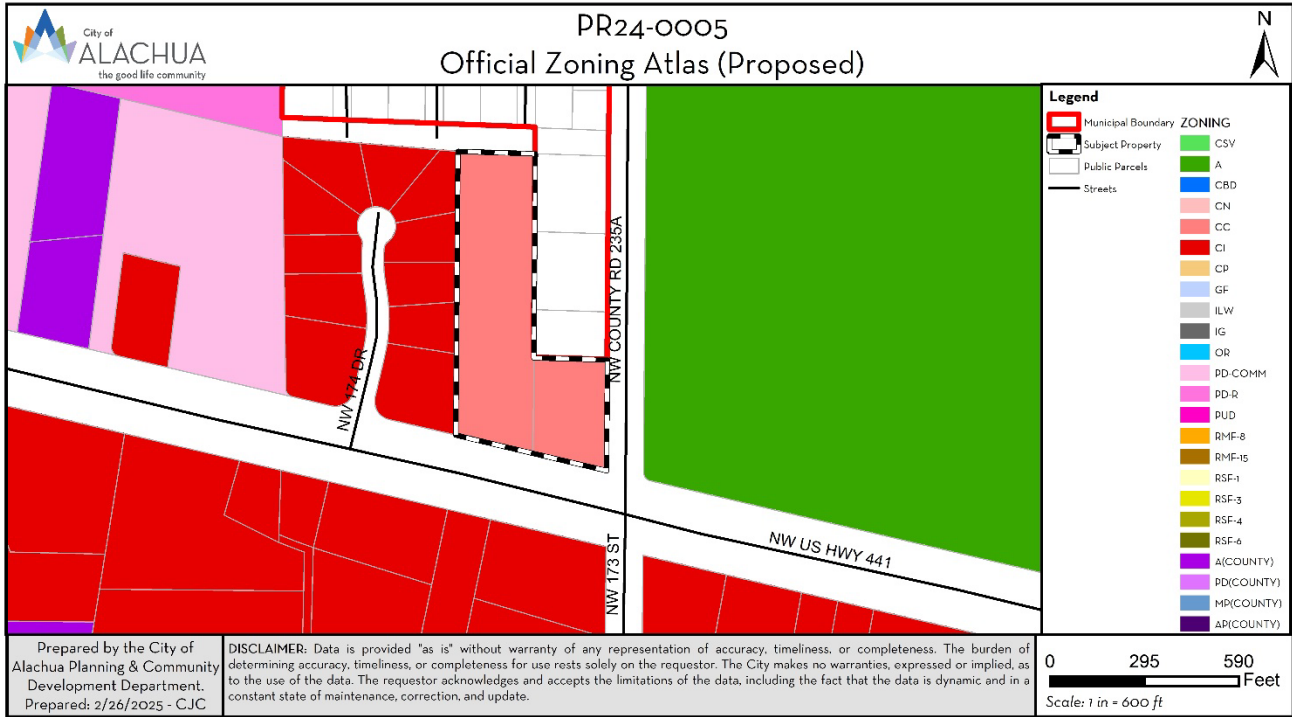


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property consists of two tax parcels. Tax parcel 03044-001-002 is undeveloped and is comprised of primarily cleared lands. Tax Parcel 03044-002-000 is developed with a religious institution and a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Detached	Agriculture (County)	Agricultural (A)(County)
South	Vacant Commercial; Gasoline Sales	Commercial	Commercial Intensive (CI)
East	Single Family Detached; School	Public; Agriculture (County)	Agricultural (A); Agricultural (A)(County)
West	Office; Vacant Commercial	Commercial	Commercial Intensive (CI)

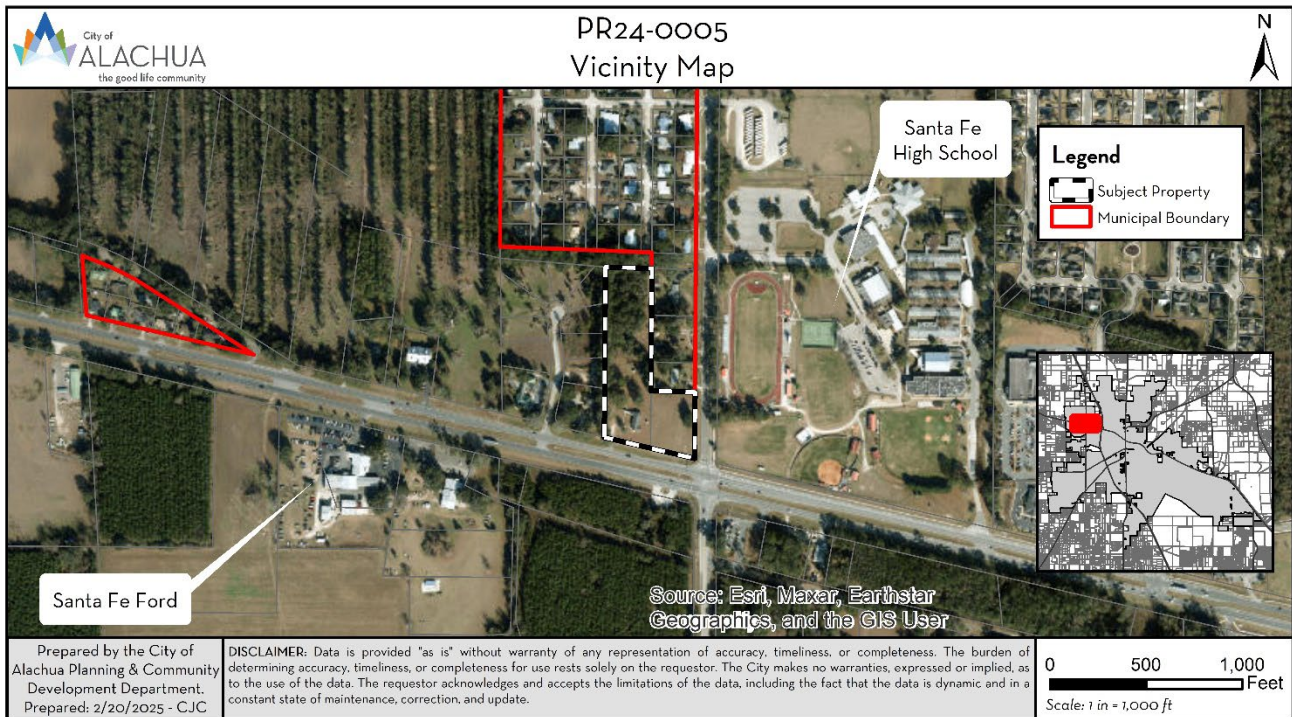


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for site-specific amendments to the Official Zoning Atlas (rezoning) applications. A neighborhood meeting was held on September 25, 2024 at the Legacy Park Multipurpose Center, Meeting Room #1.

The applicant notified all property owners within 400 feet of the subject property; however, notice of the meeting was published in a newspaper of general circulation only nine business days in advance of the meeting. Materials submitted by the applicant indicate that the meeting was attended by no members of the public; however, the applicant did receive input from one member of the public by phone and another member of the public by e-mail.

Section 2.2.4(D)(2) of the City's Land Development Regulations requires notice be published in a newspaper of general circulation a minimum of 10 business days in advance of the meeting. Staff noted this deficiency and the applicant held an additional neighborhood meeting on February 18, 2025 to correct the deficiency.

All property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by six members of the public (only two sign-ins). A neighborhood meeting summary submitted by the applicant is available in the application materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: Future Land Use Map 2035

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Policy 1.3.b: *Commercial:* The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The companion small scale comprehensive plan amendment application proposes a future land use of Commercial. Commercial is a mixed-use category that focuses on general commercial uses, as well as more intense commercial and highway commercial uses. The Community Commercial (CC) district is intended to provide lands for business uses that provide goods and services to residents of the entire community. The district should typically be located along major arterials or at the intersection of an arterial and highway. As such, the purposes and establishment of the Commercial future land use category and the Community Commercial (CC) district are compatible.

Policy 1.3.f: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The proposed amendment would provide a transitional zone district from the more intense Commercial Intensive (CI) district to the south and west of the subject property towards the less intense Agricultural (A) district to the north and east, stepping down the intensity of development. Additionally, the zone district will not encroach into a residential area.

The subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively. Existing roadway facilities are planned to serve the property and traffic circulation will be evaluated further as part of future development applications.

- Policy 5.1.a: *Topography*: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: *Soils*: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: *Wetlands*: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: There are no environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is within a Karst sensitive area and any development on the property will need to be designed appropriately and comply with all applicable regulations. Should any environmental features be discovered, all applicable regulations must be complied with.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: An analysis of the impacts to transportation facilities has been provided within this report. The analysis shows that the application could adversely impact the level of service of road segment 6. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segment 6 will need addressed prior to receiving a final development order. If facility capacity is not available at the time of review of a final development order, proportionate share mitigation may be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Wastewater Service Area and any future development on the subject property will be required to connect.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not negatively impact the level of service of solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Potable Water Service Area and any future development on the subject property will be required to connect.

Conservation and Open Space Element

Objective 1.3: *Listed Species*

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation & Findings: An environmental conditions analysis has been provided within this report. Future development of the subject property must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: *Wetlands*

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Evaluation & Findings: An environmental conditions analysis has been provided within this report. No delineated wetlands are present on the subject property. Should wetlands be discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: No delineated wetlands are present on the subject property. Should wetlands be discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem, therefore, the development will have no impact upon any strategic ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential. There are three soil types found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo-Urban Land Complex; 0 - 5% Slopes	A	Well Drained	Slight	Slight	75.48%
Fort Meade Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	14.98%
Arredondo Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	9.53%

Evaluation & Findings: The soil types present on the subject property do not pose any significant limitations for development.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is in a Karst sensitive area. At this time, no potential sink holes are known to be on the site. A geotechnical report may be required as part of future development applications.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City’s Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City’s Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City’s Historic Overlay District, as established by Section 3.7 of the City’s Land Development Regulations.

Evaluation & Findings: The subject property is not within the City’s Historic Overlay Districts and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

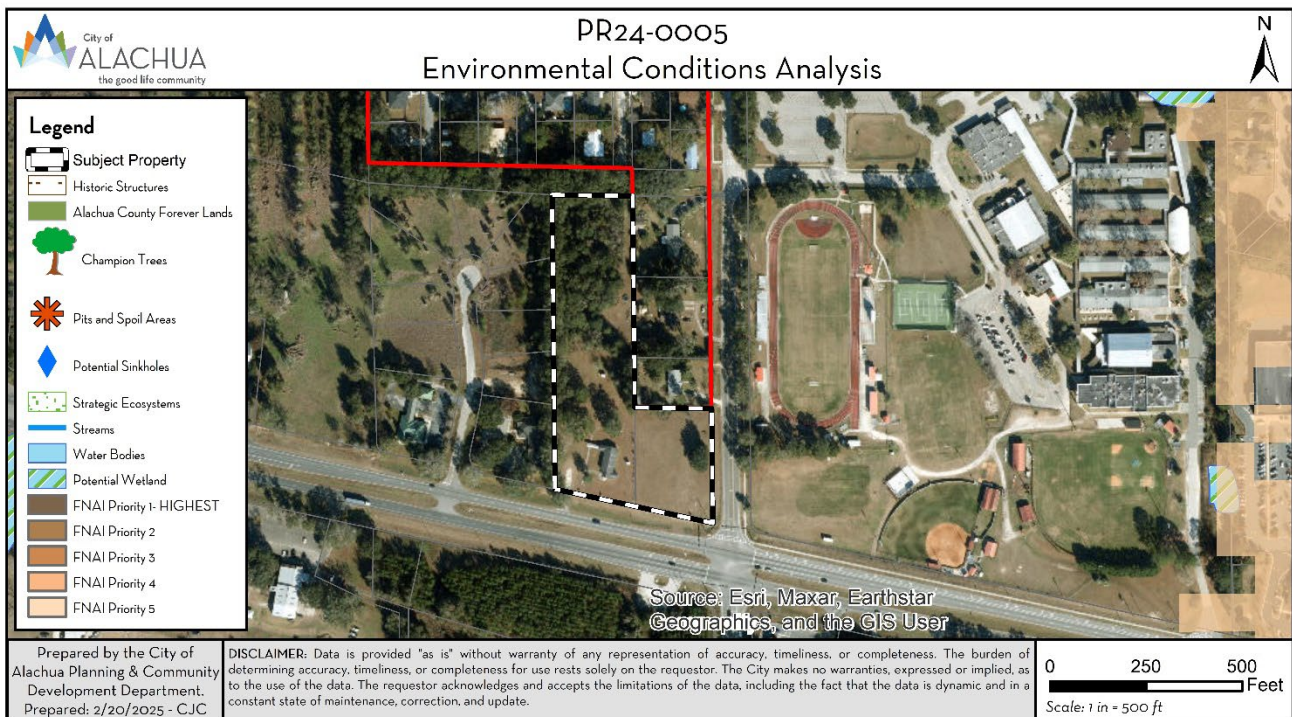


Figure 4. Environmental Conditions Analysis Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site-Specific Amendments to the Official Zoning Atlas (Rezoning) Standards

Section 2.4.2(E)(1) of the City’s Land Development Regulations (LDRs) establishes the standards with which all site-specific amendments to the official zoning atlas must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.2(E)(1). An evaluation of the findings of the applicant’s compliance with the standards of Section 2.4.2(E)(1) is provided below.

(1) ***Competent substantial evidence provided.*** The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with Comprehensive Plan.*** The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application’s consistency with the City of Alachua Comprehensive Plan is provided within this report. The application has been found to be consistent with the goals, objectives, and policies of the Comprehensive Plan.

(b) ***Consistent with ordinances.*** The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation & Findings: An analysis of the application’s compliance with the City of Alachua Land Development Regulations is provided within this report. The proposed amendment is not in conflict with any applicable requirements of the City’s Code of Ordinances.

(c) ***Logical development pattern.*** The proposed amendment would result in a logical development pattern.

Evaluation & Findings: The proposed amendment would provide a transitional zone district from the more intense Commercial Intensive (CI) district to the south and west of the subject property towards the less intense Agricultural (A) district to the north and east, stepping down the intensity of development while providing for a logical continuation of business uses compatible with the adjacent properties.

Additionally, the subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively. The purposes of the Community Commercial (CC) in Section 3.5.2(C) of the City’s Land Development Regulations states that “the CC district should typically be located along major arterials or at the intersection of an arterial and highway.”

- (d) **Premature development.** The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation & Findings: The subject property is located within an urban area of the City, proximate to existing residential and nonresidential uses. Lands adjacent to the south and west contain pre-existing business land uses and lands adjacent to the east contain pre-existing institutional uses. Additionally, the subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively. Future development of the property would not create premature development in an undeveloped or rural area.

- (e) **Incompatible with adjacent lands.** The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation & Findings: The proposed amendment would provide a transitional zone district from the more intense Commercial Intensive (CI) district to the south and west of the subject property towards the less intense Agricultural (A) district to the north and east, stepping down the intensity of development while providing for a logical continuation of business uses compatible with the adjacent properties.

The purposes of the Community Commercial (CC) district includes “to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts.”

Based on the surrounding zone districts and adjacent land uses, the uses permitted by the proposed amendment would be compatible with the uses permitted by the zone district classification of adjacent lands.

- (f) **Adverse effect on local character.** The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation & Findings: The Community Commercial (CC) district is stated to “typically be located along major arterials or at the intersection of an arterial and highway.” The subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively. Additionally, the City’s Land Development Regulations provide for protections from infill development, including residential protection standards.

The amendment itself would not create excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

- (g) ***Not deviate from pattern of development.*** The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation & Findings: The uses permitted by the proposed amendment are primarily business uses, and the Community Commercial (CC) district is a business zone district. Lands to south and west are in the Commercial Intensive (CI) district which is also a business district that permits similar uses as the proposed amendment.

The proposed amendment would provide a transitional zone district from the more intense Commercial Intensive (CI) district to the south and west of the subject property towards the less intense Agricultural (A) district to the north and east, stepping down the intensity of development while providing for a logical continuation of business uses compatible with the adjacent properties. Additionally, the subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively.

- (h) ***Encourage sprawl.*** The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation & Findings: The proposed amendment has been evaluated against policy 1.3.f of the City's Comprehensive Plan, Future Land Use Element. Additionally, the companion small scale comprehensive plan amendment application has been evaluated against the 13 primary urban sprawl indicators and the eight urban form criteria in Section 163.3177(6)(a)9.a., Florida Statutes, with the findings included in the application's staff report. Staff has concluded that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot zoning.*** The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation & Findings: The proposed amendment would provide a transitional zone district from the more intense Commercial Intensive (CI) district to the south and west of the subject property towards the less intense Agricultural (A) district to the north and east, stepping down the intensity of development while providing for a logical continuation of business uses compatible with the adjacent properties. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts.

- (j) **Public facilities.** The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation & Findings: The subject property is located within the Community Wastewater Service Area and Community Potable Water Service area and any future development on the subject property will be required to connect to these services. Additionally, the subject property is located at the intersection of US Highway 441 and County Road 235A, a principle arterial roadway and major collector roadway respectively.

- (k) **No adverse effect on the environment.** The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: An environmental conditions analysis has been provided within this report. The proposed amendment would not result in any significantly adverse impacts to any environmental features. Additionally, future development of the subject property must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City’s Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application’s potential impacts do not negatively impact the level of service (LOS) for those public facilities.

Note that the analysis was completed with an assumed floor area ratio (FAR) of 0.75. Although the companion small scale comprehensive plan amendment proposes a Commercial future land use category - which was recently amended to allow for up to 15 dwelling units per acre (DUA) and an FAR of 0.85 - the City’s Land Development Regulations have not been updated to reflect the change at this time. As such, the max potential development for a parcel greater than 1-acre, but less than 5-acres in size is an FAR of 0.75 and 0 DUA in the Community Commercial (CC) district.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 4-1.

Table 4-1. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	U.S. Hwy 441 From SR 235 to I-75	4/D	Principle Arterial	Comm	D
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR 235A to NW 188 th Street	4/D	Principle Arterial	Urban	D
13	CR 241 From CR 235 to South City Limit	2/U	Major Collector	Comm	D
16	CR 235A From US 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From US 441 to CR 235	2/U	Major Collector	Comm	D

¹ City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating more than 1,000 trips, affected roadway segments are identified as all those on which the development’s impacts are five percent or greater of the maximum service volume of the roadway; and, the includes all roadway segments located wholly or partially within 1/2 mile of the development’s ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].

Table 4-2. Potential Trip Generation¹

Land Use	Density/Intensity	AADT	PM Peak Hour
Shopping Center ²	± 165,636 Sq-Ft	6,243	632
Total		6,243	632

¹ Source: ITE Trip Generation, 11th Edition.
² ITE Code 820: 37.01 Trips per 1,000 Sq-Ft

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 U.S. Hwy 441 From SR 235 to I-75	
	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510
Existing Traffic ²	25,096	2,198
Reserved Trips ³	3,753	328
Available Capacity ³	10,151	984
Increase/Decrease in Trips Generated by Development ⁴	1,873	190
Residual Capacity	8,278	794
Residual Percentage of Permitted Design Capacity Utilized	78.77%	77.38%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 5 - 30%.

Table 4-4. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 6 U.S. Hwy 441 From I-75 to CR 235A	
	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510
Existing Traffic ²	33,456	2,711
Reserved Trips ³	5,679	515
Available Capacity ³	(135)	284
Increase/Decrease in Trips Generated by Development ⁴	3,122	316
Residual Capacity	(3,257)	(32)
Residual Percentage of Permitted Design Capacity Utilized	108.35%	100.91%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 6 - 50%.

Table 4-5. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 7 U.S. Hwy 441 From CR 235A to NW 188 th St	
	AADT	Peak Hour
Maximum Service Volume ¹	43,000	3,870
Existing Traffic ²	24,491	2,076
Reserved Trips ³	3,373	363
Available Capacity ³	15,136	1,431
Increase/Decrease in Trips Generated by Development ⁴	312	32
Residual Capacity	14,824	1,399
Residual Percentage of Permitted Design Capacity Utilized	65.53%	63.85%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 7 - 5%.

Table 4-6. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 13 CR 241 From CR 235 to South City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	20,880	1,881
Existing Traffic ²	6,218	591
Reserved Trips ³	2,847	232
Available Capacity ³	11,815	1,058
Increase/Decrease in Trips Generated by Development ⁴	624	63
Residual Capacity	11,191	995
Residual Percentage of Permitted Design Capacity Utilized	46.40%	47.10%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 13 - 10%.

Table 4-7. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 16 CR 235A From US 441 to North City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ²	1,402	133
Reserved Trips ³	2,781	284
Available Capacity ³	10,937	942
Increase/Decrease in Trips Generated by Development ⁴	1,249	126
Residual Capacity	9,688	816
Residual Percentage of Permitted Design Capacity Utilized	35.93%	39.96%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 16 - 20%.

Table 4-8. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 17 CR 235A From US 441 to CR 235	
	AADT	Peak Hour
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ²	5,302	504
Reserved Trips ³	3,821	392
Available Capacity ³	5,997	463
Increase/Decrease in Trips Generated by Development ⁴	1,561	158
Residual Capacity	4,436	305
Residual Percentage of Permitted Design Capacity Utilized	70.66%	22.44%

¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
² Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
³ Source: City of Alachua January 2025 Development Monitoring Report.
⁴ Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 17 - 25%.

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of road segments 5, 7, 13, 16, and 17. The analysis does show that the application could adversely impact the level of service of road segment 6. As required by Section 2.4.14 of the City’s Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segment 6 will need addressed prior to receiving a final development order. This application does not constitute a final development order and concurrency will not be reserved.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	468,945
Available Capacity	282,805
Increase/Decrease in Potable Water Demand from Application ³	16,564
Residual Capacity	266,241
Residual Percentage of Permitted Design Capacity Utilized	88.42%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua January 2025 Development Monitoring Report ³ Formula: 0.1 GPD / 1 SF of Shopping Center	

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the potable water system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	437,084
Available Capacity	298,916
Increase/Decrease in Sanitary Sewer Demand from Application ³	16,564
Residual Capacity	282,352
Residual Percentage of Permitted Design Capacity Utilized	81.18%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua January 2025 Development Monitoring Report ³ Formula: 0.1 GPD / 1 SF of Shopping Center	

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the sanitary sewer system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	44,060.00	8,040.95
Reserved Capacity ²	50,407.82	9,199.43
Increase/Decrease in Demand Generated by Application ³	685	125
New River Solid Waste Facility Anticipated Capacity ⁴	50+ Years	
¹ Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year. ² City of Alachua January 2025 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita ⁴ New River Solid Waste Association, April 2024		

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the solid waste facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Recreation Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to recreation facilities. The development will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to public school facilities. The development will have no impact to the level of service of public school facilities.

EXHIBIT "A"
TO
PR24-0005 | WESTSIDE COMMONS
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

TABLE 4.1-1.
TABLE OF ALLOWED USES

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																										
Use Category/Use Type	CSV	A	Residential							Business							Planned Development				Use Specific Standards (Sec. 4.3)					
			Single-Family (RSF)			Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R		TND	EC			
			1	3	4	6	5	P	8	15																
RESIDENTIAL USES																										
Household living																										
Dwelling, live/work		P							P	P	P	P	P	P							A	A	A	A		
Cottage neighborhood																									4.3.1(A)(5)	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P													A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																		4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P			P	P	P					A	A	A	A		4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P					A	A	A			4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P							A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P					A	A	A			4.3.1(A)(3)
Dwelling, two-to four-family				S	S	P			P	P	P			P	P	P					A	A	A			4.3.1(A)(3)
Mobile home park								P																		4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P							A		A	A		

Group living																								
Co-housing		P				P	P	P														4.3.1(B)(1)		
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A	4.3.1(B)(2)(b)	
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)	
Dormitory		P							S	P				P			S				A	A	4.3.1(B)(3)	
Group home (15 or more residents)		S				S			S	S	S										A			
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A	4.3.2(A)	
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P						P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P						P		A	A	4.3.2(A)	
Youth club facility						S	P	P	P	P		P	P						P		A	A	4.3.2(A)	
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)

Educational facilities																												
College or university							S		P	P	S		P	P	P	P	P	P	P	A		A	A	A				
School		P	S	S	S	P	P	P	P	P			P	P					P	A		A	A		4.3.2(C)(1)			
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(C)(1)			
Government facilities																												
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A				A	4.3.2(D)			
Government office											P		P	P	P				P	A			A	A	4.3.2(D)			
Post office						S	S	S	S	S	P	P	P	P	P	P			P	A		A	A	A	4.3.2(D)			
Health care facilities																												
Blood collection facility																		P	P	P	P			A			A	
Birth center											P	S	P	P	P					A			A	A				
Hospital		S							S	S			P	P			P		P	A			A	A	4.3.2(E)(1)			
Medical and dental clinic											P	S	P	P	P					A			A	A				
Medical and dental lab													P				P	P	P	P				A			A	
Medical marijuana dispensing																												
Outpatient facility									S	S		S	P	P	P					A			A	A	4.3.2(E)(2)			
Institutions																												
Assisted living facility		S				S	S			P	P	S								A			A	A	A			
Auditorium												S	P	P	S	P	P			P	A				A	4.3.2(F)(1)		
Convention center												S	P	P	S	P	S			P	A				A	4.3.2(F)(1)		

Community garden		P	P	P	P	P	P	P	P	P	P					P			P			A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P	P					P	P		P	A		A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A		A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A		A	A	A		
Public safety																										
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A		A	A	A	4.3.2(G)	
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(G)	
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(G)	
Transportation																										
Airport		S												S				S	P					A		
Airplane landing strip		S												S				S	P	A		A		A	4.3.2(H)(1)	
Helicopter landing facilities		S							S	S				S	S	S	S	S	P	A				A	4.3.2(H)(2)	
Passenger terminal, surface transportation														S		P	P	P	P	P	A					
Utilities																										
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A		A	A	A	4.3.2(I)(1)

Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)	
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)	
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									
Non-medical marijuana cultivation																									
Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																							4.3.3(A)(1), (2)
Agri-education		P																							4.3.3(A)(1)

Agri-entertainment	P																			4.3.3(A)(1)
Custom operator	P																			4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P																			4.3.3(A)(1), (3)
Equestrian facility	P											S	S							4.3.3(A)(1)
Farm co-op	P																			4.3.3(A)(1)
Farm machinery repair	S																			4.3.3(A)(1)
Farm market	P																	A		4.3.3(A)(1)
Farm produce stand	P																	A		4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																			4.3.3(A)(1)
Nursery, commercial	S																	A		4.3.3(A)(1), (4)
Nursery, production	P	S	S	S	S	S						P								4.3.3(A)(1), (4)
Pet farm	P																			4.3.3(A)(1)
Sawmill	S																			4.3.3(A)(1), (5)
Stable	P																			4.3.3(A)(1), (6)

Agriculture support and services (not directly related)																				
Agricultural research facility		P																		4.3.3(B)(1)
Animal care business		P																		
Auction arena for livestock		S																		
Central farm distribution hub for agricultural products		P																		4.3.3(B)(1)
Equestrian facility		P																		4.3.3(B)(2)
Fair grounds		S																		A
Farm machinery repair		P																		P
Farm machinery sales, rental, and service		P																		P
Landscape services		S																		
Stable		P																		
Animal sales, service and care																				
Animal hospital		P																		P
Animal shelter		S																		S
Animal grooming		P																		P
Kennel, indoor		P																		S
Kennel, outdoor		P																		S
Veterinary clinic		P																		S
BUSINESS																				
Eating establishments																				
Ice cream shop																				S

Mobile food dispensing vehicle													P			P	P	P	P			A		A	A	A	4.3.4(A)(3)
Restaurant, indoor seating only								S	S	S	P		P	P	P	P						A		A	A	A	
Restaurant, with outdoor seating								S	S	S	P		P	P	P	S						A		A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		S	S						A				A	4.3.4(A)(2)
Specialty eating establishment								S	S	S	P		P	P	P							A		A	A	A	
Conference and training centers																											
Conference center			S						S	S				P	P	P	P	P			S	A			A	A	4.3.4(B)(1)
Rural agricultural corporate retreat			P																								4.3.4(B)(2)
Industrial services																											
Building, heating, plumbing, or electrical contractors																P	P	P				A					
Electric motor repair																			P								4.3.4(C)(1)
Fuel oil distributor																			P								
General industrial service													P	P	P	P	P									A	
Heavy equipment sales, rental, or repair																P				P							4.3.4(C)(2)

Arena, amphitheater, auditorium, stadium		S										S	S	S		S	S	P	A		A	A	A	4.3.4(F)(1)		
Commercial recreation, outdoor		S												P				P	A			A	A			
Golf course, private		P	P	P	P	P	P	P	P					P	P							A	A	A		
Retail sales and services																										
Auction house		P																							4.3.4(G)	
Bar, nightclub, or cocktail lounge												S	P	P	P							A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S					A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P							A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P						A				4.3.4(G)(3)
Crematory		S												S		P	P							A		4.3.4(G)
Entertainment establishment													P	P	P	P						A				4.3.4(G)
Financial institution									S	S	P	P	P	P	P							A	A	A	A	4.3.4(G)(4)
Funeral home									S				P	P	P							A				4.3.4(G)
General media store													P	P	P	P						A	A	A		4.3.4(G)
Liquor store													S	P	P	P						A		A		4.3.4(G)
Laundromat															P	P						A				4.3.4(G)(5)
Microbrewery														P	P	P	P					A		A		4.3.4(G)(11)
Non-medical marijuana dispensing																										

EXHIBIT "B"
TO
PR24-0005 | WESTSIDE COMMONS
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT ORDINANCE
25-07

ORDINANCE 25-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A)(COUNTY) AND ADMINISTRATIVE/PROFESSIONAL (AP)(COUNTY) TO COMMUNITY COMMERCIAL (CC); LOCATED 16313 NW US HWY 441; TAX PARCEL NUMBERS 03044-001-002 AND 03044-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on March 11, 2025, by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2025 and _____, 2025 on the proposed Amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A)(County) and Administrative/Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property, consisting of Tax Parcel Numbers 03044-001-002, and 03044-002-000, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption. The effective date of this amendment shall be concurrent with the effective date of Ordinance 25-06. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

PASSED on first reading the ____ day of _____, 2025.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

Tax Parcel 03044-001-002 Legal Description: AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11240501, COMMITMENT DATE: JULY 20, 2023)(TAX PARCEL #03044-001-002)

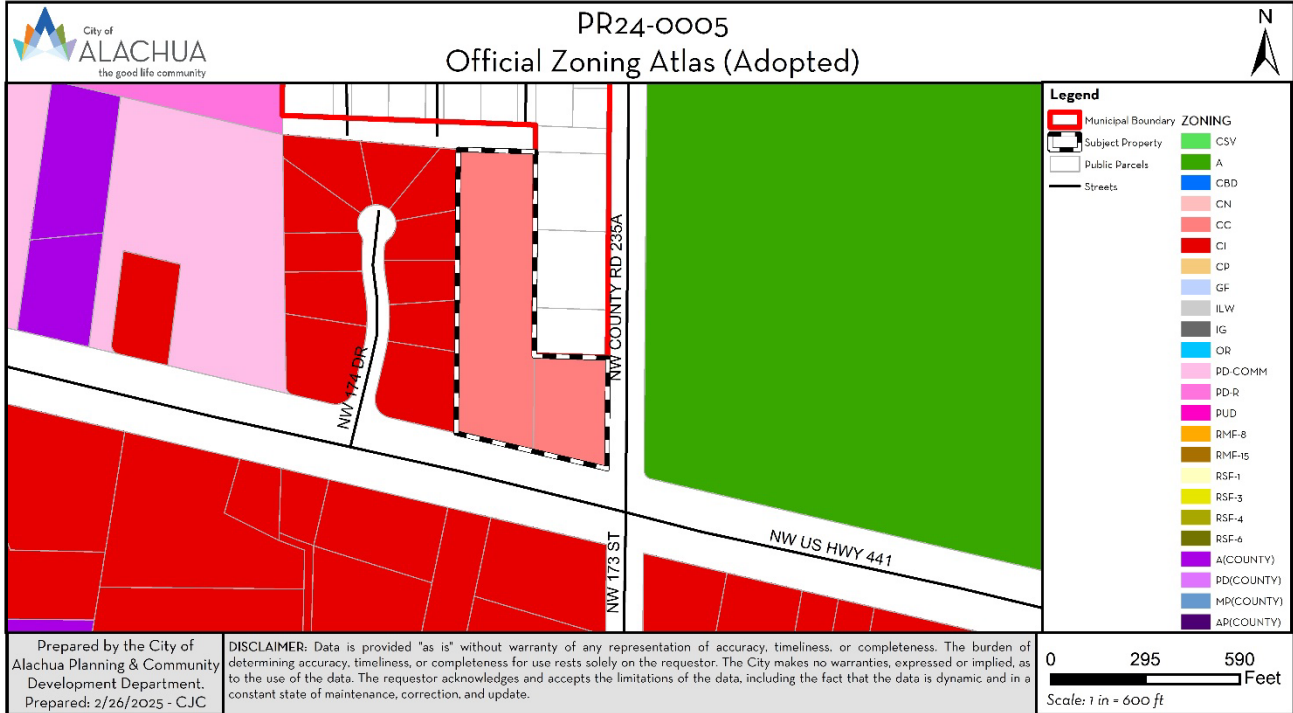
A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE RUN SOUTH 89 DEG. 29 MIN. WEST, 50 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S-235A BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEG. 29 MIN. WEST, A DISTANCE OF 200 FEET; THENCE RUN SOUTH 01 DEG. 49 MIN. EAST, A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE RUN SOUTH 79 DEG. 06 MIN. EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.2 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S235A; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.4 FEET TO CLOSE ON SAID POINT OF BEGINNING.

LESS ANY AND EXCEPT THAT PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 609 OF SAID PUBLIC RECORDS.

Tax Parcel 03044-002-000 Legal Description: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11092216, COMMITMENT DATE: APRIL 13, 2023) (TAX PARCEL #03044-002-000)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

EXHIBIT "B"



DRAFT

EXHIBIT "C"
TO
PR24-0005 | WESTSIDE COMMONS
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 20, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 E Robinson, Suite 210
Orlando, FL 32801

Application #: PSSC24-0001; PR24-0005

RE: Notice of Hearing for Westside Commons SSCPA and Rezoning

Dear Zach Pinel,

On February 18, 2025, the City of Alachua received your revised applications for the Westside Commons SSCPA and Rezoning, which proposes amending the future land use category from Agriculture and Rural/Agriculture (County) to Commercial and proposes amending the zoning from Agricultural (A) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property (tax parcels 03044-002-000; 03044-001-002). Based on a review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The applications are tentatively scheduled for the **March 11, 2025** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, February 25, 2025**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, February 24, 2025**. Signs are now available for pick-up at the building counter in City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, March 10, 2025**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carson Crockett".

Carson J. Crockett, AICP Candidate
Planner

cc: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

Carson J. Crockett

From: Chris Blurton <CBlurton@interplanllc.com>
Sent: Wednesday, February 19, 2025 1:18 PM
To: Carson J. Crockett
Subject: RE: Westside Commons - Notifications
Attachments: PXL_20250203_165937343.jpg; PXL_20250203_165851415.jpg

Here you go!



CHRIS BLURTON

Program Manager, Civil Engineering Services
O: 407.645.5008 | C: 407.473.0501
INTERPLAN LLC | AR99238 | CA 8660 | LINKEDIN

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Wednesday, February 19, 2025 1:12 PM
To: Chris Blurton <CBlurton@interplanllc.com>
Subject: RE: Westside Commons - Notifications

Please provide the other photos for proof of mailing as well just so questions don't arise as to why we have a list that is longer than the number shown in the photos.



CARSON J. CROCKETT

Planner

☎ 386.418.6137
✉ ccrockett@cityofalachua.org
🌐 www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Chris Blurton <CBlurton@interplanllc.com>
Sent: Wednesday, February 19, 2025 1:06 PM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>
Subject: Westside Commons - Notifications

Carson,

As noted, here are the pictures of the notification before they were mailed. As I indicated, the Paudel's and Lindberg III Carl are in the picture ending in 505, and Brakefield Kent and Palmetto Alachua is in the one ending in 837. If you need the others I can send ASAP-files are a bit large.

Thanks again for your help,



CHRIS BLURTON

Program Manager, Civil Engineering Services
O: 407.645.5008 | C: 407.473.0501

220 E Central Pkwy, Ste 4000, Altamonte Springs, FL 32701
CBlurton@interplanllc.com | interplanllc.com
INTERPLAN LLC | AR99238 | CA 8660 | LINKEDIN

Any drawings and data supplied via this electronic mail are copyrighted property of Interplan LLC., and are provided only for the recipient's purposes on the specified project. Any use, other than for purposes within the recipient's organization is not authorized and shall be the sole responsibility of the recipient in accepting these drawings and data. The recipient thereby agrees to indemnify and hold harmless Interplan LLC, for consequential or incidental damages resulting from recipient's disclosure of same, without written consent of Interplan LLC.

INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

ALACHUA 441235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

ELKINS DELIRE LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

CAUCHONMARIAROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

PALMETTO ALACHUA - US 441 LLC
632 E MAIN ST STE 301
LAKELAND, FL 33801



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

GONZALEZ & RODRIGUEZ-OLIVO WH
16623 NW 173RD TER
ALACHUA, FL 32615



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

BRAKEFIELD KENT SHERWOOD
16622 NW 173RD TER
ALACHUA, FL 32615



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

BROWNING & BROWNING-TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607



INTERPLAN, LLC
220 E. Central Parkway
Suite 4000
Altamonte Springs, FL 32701

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615



INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

SWORGOSKI DAN LIFE ESTATE
1600 NW 17TH TER
ALACHUA, FL 32815

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32815

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32815

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

BRADUZZI & BERRYHILL
5509 NW CR 215A
ALACHUA, FL 32815

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

BRADUZZI & NELSON
16020 NW COUNTY ROAD 235A
ALACHUA, FL 32815

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

CALCHON ARC V
VERO BEACH, FL 32988

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

ELKINS DEB C LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

CANNONDAVID B
16819 NW 173RD TER
ALACHUA, FL 32819

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

GRIZANGEL
16705 NW 174TH TER
ALACHUA, FL 32815

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

FLORES & LAMBERT M/H
16012 NW 173RD TER
ALACHUA, FL 32819

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

GOOPER STEPHEN R & GINA M
16825 NW 174TH TER
ALACHUA, FL 32819

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

LINDENBIL CHALMERS & SCORP
19620 NW 173rd TER
ALACHUA, FL 32819

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

HARRIS DAN ONE
16711 NW CR 235A
ALACHUA, FL 32815

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

PADELL & CHAMBERLAN
16412 NW COUNTY RD 235A
ALACHUA, FL 32819

INTERPLAN, LLC
2201 E. Central Parkway
Altamonte Springs, FL 32701

WITTS ROBERTS LLC
5610 SW 4TH BLVD 208
GAINESVILLE, FL 32608

Handwritten notes and diagrams on a document. Includes a diagram of a rectangular object with arrows and labels.

Checklist titled "Evolution" with various items and checkboxes. Includes a logo for "Evolution" and "CHAMBERLAN.COM".

Carson J. Crockett

From: Carson J. Crockett
Sent: Thursday, January 16, 2025 1:34 PM
To: 'Zach Pinel'; Chris Blurton
Cc: Kathy Winburn; Justin Tabor; Adam Hall; Nick Jones; Gilberto Corral
Subject: RE: PAT Comments for Westside Commons SSCPA & RZ

Zach,

The resubmission was received.

As I began reviewing the resubmission, I noticed that there was an issue with the neighborhood meeting advertisement. The ad was published on September 13, 2024 for a meeting on September 25, 2024. This is a gap of 9-business days. Section 2.4.4(D)(2) of the City's LDRs requires a minimum 10-business day notification from publication to meeting date. Unfortunately, you will have to re-advertise and re-mail notices and hold an additional neighborhood meeting. When re-noticing, please ensure to use a list of current property owners as I know some have changed since your last neighborhood meeting and ensure that the list of registered individuals is also included.

Due to this delay, the application is tentatively scheduled for the March 11, 2025 Planning & Zoning Board at this time.

I have no other comments at this time regarding the applications.

Please contact me should you have any questions regarding the issue.



CARSON J. CROCKETT

Planner

☎ 386.418.6137

✉ ccrockett@cityofalachua.org

🌐 www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday. *City Hall will be closed Monday, January 20, 2025, in observance of Martin Luther King, Jr. Day.*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 9, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 E Robinson, Suite 210
Orlando, FL 32801

Application #: PSSC24-0001; PR24-0005

RE: Project Assistance Team (PAT) Comments for Westside Commons SSCPA and Rezoning

Dear Zach Pinel,

On December 19, 2024, the City of Alachua received your revised applications for the Westside Commons SSCPA and Rezoning, which proposes amending the future land use category from Agriculture and Rural/Agriculture (County) to Commercial and proposes amending the zoning from Agricultural (A) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property (tax parcels 03044-002-000; 03044-001-002).

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, January 16, 2025**. Hard copies of the revised applications are not necessary at this time. A digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February, 2025 Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

PSSC24-0001 – Westside Commons SSCPA

1. Several references and analysis are made with the potential FAR of 0.5 for parcels greater than or equal to 5-acres. Although the subject property in total is over 5-acres, the individual parcels - which could be developed separately - are not. Each parcel is greater than 1-acre, but smaller than 5-acres. As such, the potential FAR should be 0.75. Revise justification report and application materials appropriately.
 - a. Staff noticed references to FAR in the Executive Summary, Concurrency Analysis, Comprehensive Plan Consistency Analysis, and Needs Analysis sections.
2. Comprehensive Plan Consistency Analysis - Policy 1.3.a is evaluated; however, the proposed future land use is Commercial. Remove non-applicable evaluation of Policy 1.3.a and replace with evaluation of Policy 1.3.b.

PR24-0005 – Westside Commons Rezoning

1. Several references and analysis are made with the potential FAR of 0.5 for parcels greater than or equal to 5-acres. Although the subject property in total is over 5-acres, the individual parcels - which could be developed separately - are not. Each parcel is greater than 1-acre, but smaller than 5-acres. As such, the potential FAR should be 0.75. Revise justification report and application materials appropriately.
 - a. Staff noticed references to FAR in the Executive Summary, Concurrency Analysis, and Comprehensive Plan Consistency Analysis sections.
2. Comprehensive Plan Consistency Analysis - Policy 1.3.a is evaluated; however, the proposed future land use is Commercial. Remove non-applicable evaluation of Policy 1.3.a and replace with evaluation of Policy 1.3.b.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 11, 2024

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 E Robinson, Suite 210
Orlando, FL 32801

Application #: PSSC24-0001; PR24-0005

RE: Completeness Review for Westside Commons Small Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Zach Pinel,

On December 3, 2024, the City of Alachua received your applications for the Westside Commons SSCPA and Rezoning, which proposes amending the future land use category from Agriculture and Rural/Agriculture (County) to Commercial and proposes amending the zoning from Agricultural (A) and Administrative and Professional (AP)(County) to Community Commercial (CC) on a ± 5.07-acre subject property (tax parcels 03044-002-000; 03044-001-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Monday, January 27, 2025**.

In accordance with Section 2.2.6(B) of the City's Land Development Regulations, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the applications shall be considered withdrawn (*Monday, January 27, 2025*).

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the applications.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

PSSC24-0001 – Westside Commons SSCPA

1. **Application Attachment #7, Mailing Labels** – Provide three sets of mailing labels for all property owners within 400 feet of the subject property and the required mailing list of registered persons.
2. **Application Attachment #10, Proof of Ownership** – Provide documentation showing Joan Sroka as an authorized agent of the property owner, Browning Revocable Trust, or submit an Authorized Agent Affidavit form completed by an authorized agent of the property owner.
3. **Application Attachment #11, Proof of Payment of Taxes** – Parcel 03044-001-002 has outstanding property taxes and must be paid prior to review of the application.

PR24-0005 – Westside Commons Rezoning

1. **Application Attachment #6, Mailing Labels** – Provide three sets of mailing labels for all property owners within 400 feet of the subject property and the required mailing list of registered persons.
2. **Application Attachment #7, Neighborhood Meeting** – The submitted list of property owners who received mailed notice does not include all property owners within 400 feet. As such, the neighborhood meeting must be re-held prior to review of the application. The following property owners were not noticed: Brakerfield Kent Sherwood; Lindberg III Carl David & Soory; Palmetto Alachua-US 441 LLC; Paudel & Chapagain
3. **Application Attachment #10, Proof of Ownership** – Provide documentation showing Joan Sroka as an authorized agent of the property owner, Browning Revocable Trust, or submit an Authorized Agent Affidavit form completed by an authorized agent of the property owner.
4. **Application Attachment #11, Proof of Payment of Taxes** – Parcel 03044-001-002 has outstanding property taxes and must be paid prior to review of the application.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments:

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*



City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Westside Commons
2. Address of Subject Property: 16313 NW US HWY 441; Unassigned
3. Parcel ID Number(s): 03044-002-000; 03044-001-002
4. Existing Use of Property: CHURCHES (07100); VACANT (00000)
5. Future Land Use Map Designation : Commercial
6. Existing Zoning Designation: A (CNTY); AP
7. Proposed Zoning Designation: Community Commercial (CC)
8. Acreage: 3.81; 1.26

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Zach Pinel Title: Buyer Representative
Company (if applicable): Alakai Acquisitions
Mailing address: 33 E Robinson, Suite 210
City: Orlando State: FL ZIP: 32801
Telephone: () 407-575-5935 FAX: () e-mail: zpinel@alakai-capital.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): SANTA FE HILLS CHURCH OF CHRIST; BROWNING & BROWNING TRUSTEES & MORRIS
Mailing Address: 1026 NW 125TH DR; 627 SW 83RD TER
City: Newberry; Gainesville State: FL; FL ZIP: 32669; 32607

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? Yes No
If yes, list names of all parties involved: ROBERT MATHENY; Jeannette L Browning, D. Holton Browning, Janice L Morris
If yes, is the contract/option contingent or absolute? Contingent Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 4/1/2012

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

- 10. Proof of ownership.
- 11. Proof of payment of taxes.
- 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Signature of Co-applicant

Nicholas Jones


Typed or printed name and title of applicant

Typed or printed name of co-applicant

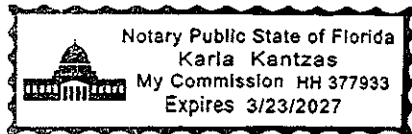
State of FLORIDA County of ORANGE

The foregoing application is acknowledged before me this 26 day of November, 2024 by NICHOLAS

JONES, who is/are personally known to me, or who has/have produced ULA as identification.



Signature of Notary Public, State of FLORIDA





Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW Intersection of US Highway 441 & NW County Road 235A
 Parcel ID Number(s): 03044-001-002
 Acreage: 1.28 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Browning & Browning Trustees & Morris Title: OWNER
 Company (if applicable): N/A
 Mailing Address: 627 SW 83rd Terrace
 City: Gainesville State: FL ZIP: 32607
 Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Zach Pinel Title: Acquisitions Associate
 Company (if applicable): Alakai Capital
 Mailing address: 33 E Robinson St, Suite 210
 City: Orlando State: FL ZIP: 32801
 Telephone: 407-575-5935 FAX: _____ e-mail: zpinel@alakai-capital.com

D. REQUESTED ACTION:

Annexation, Comprehensive Plan Amendment (Land Use Map Change) & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Janice L. Morris
 Signature of Applicant / property owner

 Signature of Co-applicant

Janice L. Morris, owner
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of October, 2024 by Janice L.

Morris, who is/are personally known to me, or who has/have produced _____
 as identification.

Joan Marie Sroka
 Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
 Revised 9/30/2014

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16313 NW US HWY 441
 Parcel ID Number(s): 03044-002-000
 Acreage: 3.08

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Robert M. Matheny Title: President
 Company (if applicable): Santa Fe Hills Church of Christ
 Mailing Address: 807 Southwood Drive
 City: Perry State: FL ZIP: 32348
 Telephone: 352-214-8702 FAX: _____ e-mail: rhondafmatheny@yahoo.com

C. AUTHORIZED AGENT

Name: Zach Pinel Title: Acquisitions Associate
 Company (if applicable): Alakai Capital
 Mailing address: 33 E Robinson St, Suite 210
 City: Orlando State: FL ZIP: 32801
 Telephone: 407-575-5935 FAX: _____ e-mail: zpinel@alakai-capital.com

D. REQUESTED ACTION:

Submit for FLU and Rezone, as well as any other planning and permitting applications

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Robert M. Matheny
 Signature of Applicant

 Signature of Co-applicant

Robert M. Matheny, President
 Typed or printed name and title of applicant

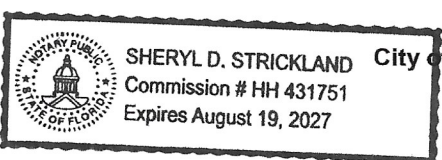
 Typed or printed name of co-applicant

State of Florida County of Taylor

The foregoing application is acknowledged before me this 18 day of Nov., 2024, by Driver's - Robert Matheny
License, who is/are personally known to me, or who has/have produced Driver's License
 as identification.

NOTARY SEAL

Sheryl D. Strickland
 Signature of Notary Public, State of Florida



Rezoning Application Package Table of Contents

- I. Cover Letter**
- II. Legal Descriptions**
- III. Deed, Property Appraiser Datasheets, and Tax Records**
- IV. Neighborhood Meeting Materials**
- V. Justification Report**
- VI. Map Set**

I. Cover Letter

1-15-2025
City of Alachua
15100 NW 142nd Terrace,
Alachua, FL 32615

**Reference: Revision Letter for Rezoning Request
IP # 2024.0332 / Application PR24-0005
Westside Commons Commercial Development – Alachua, FL**

Dear Reviewer,

Attached is a revised set of attachments for the Westside Commons Small Scale Comprehensive Plan Amendment request. The following revisions were made:

1. A potential FAR of 0.75 is now reflected in the concurrency analysis and the remainder of the report.
2. The proposed future land use of Commercial and Policy 1.3.b is now addressed in the consistency analysis.

Sincerely,
INTERPLAN LLC

Chris Blurton

11-25-2024
City of Alachua
15100 NW 142nd Terrace,
Alachua, FL 32615

**Reference: Cover Letter for Rezoning Request
IP # 2024.0332
Commercial Development – Alachua, FL**

Dear Reviewer,

Please let this letter serve as an official request for a rezoning of two parcels that will be part of a future commercial development project in Alachua, FL. The two subject parcels are Parcel ID: 03044-001-002, and 03044-002-000, with a total property area of 5.07 acres, and located at the northwest corner of US-441 and NW 173rd Street. Parcel 03044-001-002 does not have an official address, is currently vacant, and has a current zoning designation of Administrative and Professional (AP). Parcel 03044-002-000 is located at 16313 NW US-HWY 441, is currently used as a church, and is currently designated as an Agricultural (A) zone. The subject parcels currently have a future land use designation of Agricultural, which is incompatible with the existing zoning of AP on parcel 03044-001-002.

We would like to request for both parcels to be rezoned to a community commercial zoning. This zoning category is more appropriate for parcels located along major highways and intersections, as parcels along US 441 are in the City's Corporate Corridor Activity Center, designed to encourage commercial development.

Please find attached the accompanying information, and exhibits showing the stated information stated above. This letter, and the attachments will be part of a larger submittal package.

Sincerely,
INTERPLAN LLC

Chris Blurton

II. Legal Descriptions

Legal Description

Parcel A Legal Description: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11092216, COMMITMENT DATE: APRIL 13, 2023)(TAX PARCEL #03044-002-000)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29

MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID

RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE)

OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

Parcel C Legal Description: AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11240501, COMMITMENT DATE: JULY 20, 2023)(TAX PARCEL #03044-001-002)

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE RUN SOUTH 89 DEG. 29

MIN. WEST, 50 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S-235A BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEG. 29 MIN. WEST, A DISTANCE OF 200 FEET; THENCE RUN

SOUTH 01 DEG. 49 MIN. EAST, A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE RUN SOUTH 79 DEG. 06 MIN. EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.2

FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S235A; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.4 FEET TO CLOSE ON SAID POINT OF BEGINNING.

LESS ANY AND EXCEPT THAT PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 609 OF SAID PUBLIC RECORDS.

III. Deed, Property Appraiser Datasheets and Tax Records

3/8/2022 3:30 PM
BOOK 4984 PAGE 1311

J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 1070400

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$0.70

Intang. Tax: \$0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Daniel B. Fontana, Esquire

The Toney Law Firm

925 NW 56th Terrace, Suite B

Gainesville, Florida 32605

Property Appraisers Parcel Identification (Folio) Number: 03044-001-002

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, executed this 8th day of March, 2022, by JEANNETTE L. BROWNING, Grantor, to D. HOLTON BROWNING and JEANNETTE L. BROWNING, as Trustees of the BROWNING FAMILY REVOCABLE TRUST under Agreement dated January 19, 2022, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 627 SW 83rd Terrace, Gainesville, FL 32607, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Alachua, State of Florida, to-wit:

Jeannette L. Browning's Interest in:

A tract of land located in the Southeast ¼ of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

For a point of reference commence at the Southeast corner of said Section 8: thence run North 01 deg. 49 min. West, along the East line of said Section 8 a distance of 2010.55 feet; thence run South 89 deg. 29 min. West, 50 feet to the Westerly right-of-way of State Road S-235A being the point of beginning; thence from said point of beginning continue South 89 deg. 29 min. West, a distance of 200 feet; thence run South 01 deg. 49 min. East, a distance of 257.75 feet to the Northerly right-of-way line a distance of 205.2 feet to the said Westerly right-of-way line of State Road No. S235A; thence run North 01 deg. 49 min. West, along said Westerly right-of-way line, a distance of 298.4 feet to close on said point of beginning.

NOTE TO PROPERTY APPRAISER:

The land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY A. SCOTT TONEY, P.A. AND NO WARRANTY OR OTHER REPRESENTATION IS MADE

AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.



AND, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

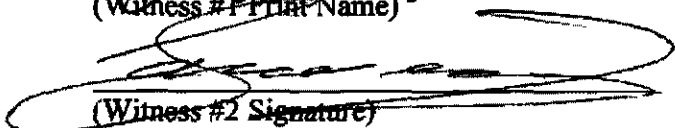
IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:


(Witness #1 Signature)

Jessica R. Jones
(Witness #1 Print Name)

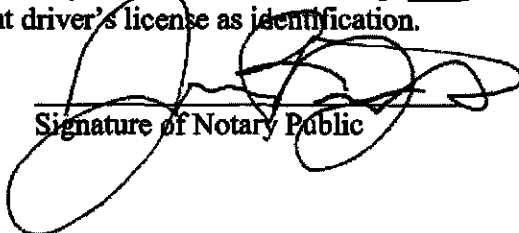

Jeannette L. Browning
627 SW 83rd Terrace
Gainesville, FL 32607



(Witness #2 Signature)

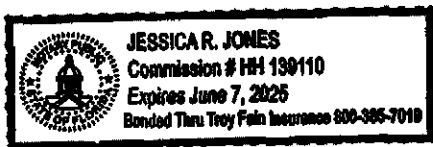
Sara O. Dicks
(Witness #2 Print Name)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of March, 2022, by Jeannette L. Browning, who is personally known to me OR who provided a current driver's license as identification.


Signature of Notary Public

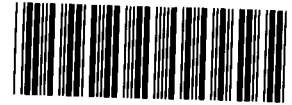
[SEAL]



Oct 14, 2009 08:28 AM
BOOK 3912 PAGE 2394

J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 423547

Doc Stamp-Deed: \$0.70



2533920 4 PGS

Return to:

Diane K. Davison, P.O. Box 57
High Springs, Fl. 32655-0057

This Instrument Prepared by:
Diane K. Davison, Esq.
Diane K. Davison, Law Office,
P.L.
Florida Bar # 28906

Property Appraisers Parcel
Identification (Folio) Number(s):

03044-002-000

Space Above This Line For
Recording

WARRANTY DEED

THIS WARRANTY DEED, Executed this 5th day of October, 2009,
by:

Draper C. Underwood, first party Trustee and Grantor
Hilltop Church of Christ
P.O. Box 993
High Springs, Florida 32655-0993,

Gary A Hart, second party Trustee, and Grantor
Hilltop Church of Christ
340 SW Logston Court
Fort White, Florida 32038

to: The trustees of Santa Fe Hills Church of Christ and their
successors in office, third, fourth, and fifth parties, and
Grantees, to wit:

Bobby Sheffied and his successors in office, third party
Trustee, and Grantee
Santa Fe Hills Church of Christ
26928 NW 130th Street
High Springs, Florida 32643

Ed Ceppa and his successors in office, fourth party Trustee, and
Grantee
Santa Fe Hills Church of Christ
2515 NW 77th Blvd. Apt. T-408

WARRANTY DEED

Gainesville, Florida 32606

Paul Prentice, and his successors in office, fifth party
Trustee, and Grantee
Santa Fe Hills Church of Christ
18613 NW 262 Ave
Alachua, Florida 32615

(Wherever used herein, the terms "first party," "second party" "third party," "fourth party" and "fifth party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations wherever the context so admits or requires.)

WITNESSETH, that the said first and second parties, for and in consideration of the sum of **Ten Dollars (\$10)**, in hand paid by the said third, fourth and fifth parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and warrant unto the said third, fourth and fifth party forever, all the right, title, interest, claim, and demand which the said first and second parties have in and to the following described lot, piece or parcel of land, situation, lying and being in the County of Alachua, State of Florida, to-wit:

From a point of beginning obtained as follows:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

WARRANTY DEED

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first and second parties, either in law or equity, to the only proper use, benefit and behoof of the said third party forever.

The above described property thus conveyed from the Grantors/Trustees of the Hilltop Church of Christ to the Grantee/Trustee of the Santa Fe Hills Church of Christ and their successors in office shall hereby restore to Santa Fe Hills Church of Christ Trustees and their successors full power to sell, mortgage, or otherwise dispose of or convey any part of all of said property without notice and upon such terms and conditions as said Trustees shall in their sole discretion deem advisable, as long as this discretion is not in conflict with the Santa Fe Hills Church of Christ Constitution and Bylaws. This provision is solely for the benefit of the Grantees, and the Grantors reserve no right or interest in said premises, and said Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons and other entities whatsoever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barker
Witness Signature (as to the first Grantor)

Draper Underwood
Signature of Draper Underwood, first party

Printed Name Allison Barker

Printed Name DRAPER UNDERWOOD

Glenna Petty
Witness Signature (as to the first Grantor)

PO Box 993 HIGH SPRINGS, FL 32155
Post Office Address

Printed Name Glenna Petty

WARRANTY DEED

Allison Barker
Witness Signature (as to the co-Grantor)

Printed Name Allison Barker

Glenna Petty
Witness Signature (as to the Co-Grantor)

Printed Name Glenna Petty

Gary A. Hart
Signature of Gary A. Hart, second party

Printed Name GARY A. HART

Address 340 SW Logston Ct
Ft. White, FL 32038

NOTARY VERIFICATION:

STATE OF FLORIDA
COUNTY OF _____

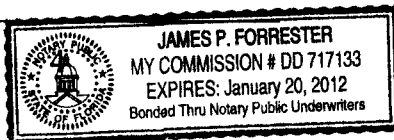
I **HEREBY CERTIFY**, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Draper Underwood and Gary A Hart to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he) (she) (they) acknowledged before me that (he) (she) (they) executed the same of (his)(her) (their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) personally known. An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of September, A.D. 2009.

James P Forrester
Notary Signature

James P Forrester
Printed Notary Signature

Comm. #/Expiration Date _____



Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign Up for Property Watch

Parcel Summary

Parcel ID 03044-001-002
 Prop ID 12581
 Location Address UNASSIGNED LOCATION RE
 Neighborhood/Area 233200.00
 Subdivision
 Legal Description W 200 FT OF E 250 FT OF N 298.4 FT OF S 2010.55 FT LYING N OF SR 20 OR 1665/1478 & OR 2639/0227 & OR 4984/1311
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code VACANT (00000)
 Sec/Twp/Rng 08-08-18
 Tax Area ALACHUA (1700)
 Acres 1.28
 Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.5726

Owner Information

BROWNING & BROWNING TRUSTEES & MORRIS
 627 SW 83RD TER
 GAINESVILLE, FL 32607

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$64,000	\$64,000	\$64,000	\$12,800	\$12,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$64,000	\$64,000	\$64,000	\$12,800	\$12,800
Assessed Value	\$17,037	\$15,488	\$14,080	\$12,800	\$12,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$17,037	\$15,488	\$14,080	\$12,800	\$12,800
Maximum Save Our Homes Portability	\$46,963	\$48,512	\$49,920	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	1.28	55756.8	0	0	AP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/8/2022	\$100	WD	4984	1311	Unqualified (U)	Vacant	BROWNING JEANNETTE L, MORRIS J	BROWNING D HOLTON	Link (Clerk)
3/31/2003	\$100	WD	2639	227	Unqualified (U)	Vacant	* LINDSEY ERLINE	BROWNING JEANNETTE L, MORRIS J	Link (Clerk)
4/1/1987	\$33,300	QD	1665	1478	Unqualified (U)	Vacant		* LINDSEY ERLINE	Link (Clerk)
5/1/1982	\$46,000	WD	1345	570	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/31/2024, 2:44:45 AM

Contact Us





Real Estate Account #03044 001 002

Owner:
BROWNING & BROWNING TRUSTEES & MORRIS

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2024 Annual Bill	\$722.17	Add To Cart
		Print (PDF)
Total Amount Due: \$722.17		

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$722.17	Unpaid			Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$675.76	11/20/2023	Receipt #23-0027869	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$664.56	11/29/2022	Receipt #22-0040667	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$335.59	11/29/2021	Receipt #21-0042133	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$330.37	11/06/2020	Receipt #20-0006044	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$340.61	11/06/2019	Receipt #19-0006034	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$336.77	11/27/2018	Receipt #18-0031143	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$343.96	11/13/2017	Receipt #17-0013435	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$289.06	11/21/2016	Receipt #16-0026062	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$290.76	11/30/2015	Receipt #15-0038925	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$289.17	11/13/2014	Receipt #14-0013516	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$287.28	12/02/2013	Receipt #13-0043312	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$279.03	11/15/2012	Receipt #12-0024867	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$285.72	11/10/2011	Receipt #2011-3003824	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$283.49	11/09/2010	Receipt #2010-3002984	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$279.46	11/17/2009	Receipt #2009-1006238	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$257.65	11/25/2008	Receipt #2008-9011160	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$259.47	11/19/2007	Receipt #2007-9018550	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$285.47	11/16/2006	Receipt #2006-9078889	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$292.92	11/04/2005	Receipt #2005-9032676	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$296.04	11/23/2004	Receipt #2004-9009422	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$303.60	11/07/2003	Receipt #2003-3002596	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$185.47	11/07/2002	Receipt #2002-0202720	Print (PDF)
Total Amount Due	\$722.17				

Oct 14, 2009 08:28 AM
BOOK 3912 PAGE 2394

J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 423547

Doc Stamp-Deed: \$0.70



2533920 4 PGS

Return to:

Diane K. Davison, P.O. Box 57
High Springs, Fl. 32655-0057

This Instrument Prepared by:
Diane K. Davison, Esq.
Diane K. Davison, Law Office,
P.L.
Florida Bar # 28906

Property Appraisers Parcel
Identification (Folio) Number(s):

03044-002-000

Space Above This Line For
Recording

WARRANTY DEED

THIS WARRANTY DEED, Executed this 5th day of October, 2009,
by:

Draper C. Underwood, first party Trustee and Grantor
Hilltop Church of Christ
P.O. Box 993
High Springs, Florida 32655-0993,

Gary A Hart, second party Trustee, and Grantor
Hilltop Church of Christ
340 SW Logston Court
Fort White, Florida 32038

to: The trustees of Santa Fe Hills Church of Christ and their
successors in office, third, fourth, and fifth parties, and
Grantees, to wit:

Bobby Sheffied and his successors in office, third party
Trustee, and Grantee
Santa Fe Hills Church of Christ
26928 NW 130th Street
High Springs, Florida 32643

Ed Ceppa and his successors in office, fourth party Trustee, and
Grantee
Santa Fe Hills Church of Christ
2515 NW 77th Blvd. Apt. T-408

WARRANTY DEED

Gainesville, Florida 32606

Paul Prentice, and his successors in office, fifth party
Trustee, and Grantee
Santa Fe Hills Church of Christ
18613 NW 262 Ave
Alachua, Florida 32615

(Wherever used herein, the terms "first party," "second party" "third party," "fourth party" and "fifth party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations wherever the context so admits or requires.)

WITNESSETH, that the said first and second parties, for and in consideration of the sum of **Ten Dollars (\$10)**, in hand paid by the said third, fourth and fifth parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and warrant unto the said third, fourth and fifth party forever, all the right, title, interest, claim, and demand which the said first and second parties have in and to the following described lot, piece or parcel of land, situation, lying and being in the County of Alachua, State of Florida, to-wit:

From a point of beginning obtained as follows:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

WARRANTY DEED

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first and second parties, either in law or equity, to the only proper use, benefit and behoof of the said third party forever.

The above described property thus conveyed from the Grantors/Trustees of the Hilltop Church of Christ to the Grantee/Trustee of the Santa Fe Hills Church of Christ and their successors in office shall hereby restore to Santa Fe Hills Church of Christ Trustees and their successors full power to sell, mortgage, or otherwise dispose of or convey any part of all of said property without notice and upon such terms and conditions as said Trustees shall in their sole discretion deem advisable, as long as this discretion is not in conflict with the Santa Fe Hills Church of Christ Constitution and Bylaws. This provision is solely for the benefit of the Grantees, and the Grantors reserve no right or interest in said premises, and said Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons and other entities whatsoever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barker
Witness Signature (as to the first Grantor)

Draper Underwood
Signature of Draper Underwood, first party

Printed Name Allison Barker

Printed Name DRAPER UNDERWOOD

Glenna Petty
Witness Signature (as to the first Grantor)

PO Box 993 HIGH SPRINGS, FL 32155
Post Office Address

Printed Name Glenna Petty

WARRANTY DEED

Allison Barker
Witness Signature (as to the co-Grantor)

Printed Name Allison Barker

Glenna Petty
Witness Signature (as to the Co-Grantor)

Printed Name Glenna Petty

Gary A. Hart
Signature of Gary A. Hart, second party

Printed Name GARY A. HART

Address 340 SW Logston Ct
Ft. White, FL 32038

NOTARY VERIFICATION:

STATE OF FLORIDA
COUNTY OF _____

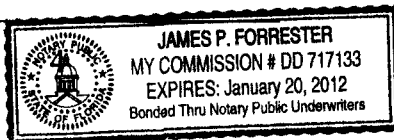
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Draper Underwood and Gary A Hart to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he) (she) (they) acknowledged before me that (he) (she) (they) executed the same of (his)(her) (their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) personally known. An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of September, A.D. 2009.

James P Forrester
Notary Signature

James P Forrester
Printed Notary Signature

Comm. #/Expiration Date _____



Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign Up for Property Watch

Parcel Summary

Parcel ID 03044-002-000
Prop ID 12582
Location Address 16313 NW US HWY 441
 ALACHUA, FL 32615
Neighborhood/Area 233200.99
Subdivision
Legal Description COM SE COR SEC N 01 DEG 49 MIN W 2560.55 FT S 89 DEG 29 MIN W 250 FT POB S 01 DEG 49 MIN E 807.75 FT N 79 DEG 06 MIN W 215.40 FT N 01 DEG 49 MIN W 765.11 FT N 89 DEG 29 MIN E 210 FT POB OR 3912/2394
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code CHURCHES (07100)
Sec/Twp/Rng 08-08-18
Tax Area ALACHUA (1700)
Acres 3.08
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.5726

Owner Information

SANTA FE HILLS CHURCH OF CHRIST
 C/O ROBERT MATHENY
 1026 NW 125TH DR
 NEWBERRY, FL 32669

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$122,525	\$98,552	\$100,150	\$101,747	\$103,346
Land Value	\$160,998	\$160,998	\$160,998	\$160,998	\$160,998
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$283,523	\$259,550	\$261,148	\$262,745	\$264,344
Assessed Value	\$283,523	\$259,550	\$261,148	\$262,745	\$264,344
Exempt Value	\$283,523	\$259,550	\$261,148	\$262,745	\$264,344
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
7100	CHURCH	3.08	134164.8	0	0	A(CNTY)

Building Information

Type	CHURCH	Heat	ELECTRIC
Total Area	2,511	HC&V	FORCED AIR
Heated Area	2,413	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	ASPHALT	Total Rooms	8-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	MASONRY	Actual Year Built	1978
Floor Cover	CARPET; SHEET VINYL	Effective Year Built	1994

Type	SOH MISC	Heat	
Total Area	672	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2000

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,413	1978	1994	3	9100	CHURCH
CAN	CANOPY (NO SIDES)	98	1978	1994	3	9100	CHURCH

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3541	CANOPY 1	272	2000	2000		C6	COMM
3800	DRIVE/WALK	400	1900	2000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/5/2009	\$100	WD	3912	2394	Unqualified (U)	Improved	* HILLTOP CHURCH OF CHRIST TRU	SANTA FE HILLS CHURCH OF CHRIS	Link (Clerk)
11/24/2004	\$100	WD	3844	977	Unqualified (U)	Improved	* SANTA FE HILLS CHURCH OF CHR	* HILLTOP CHURCH OF CHRIST TRU	Link (Clerk)

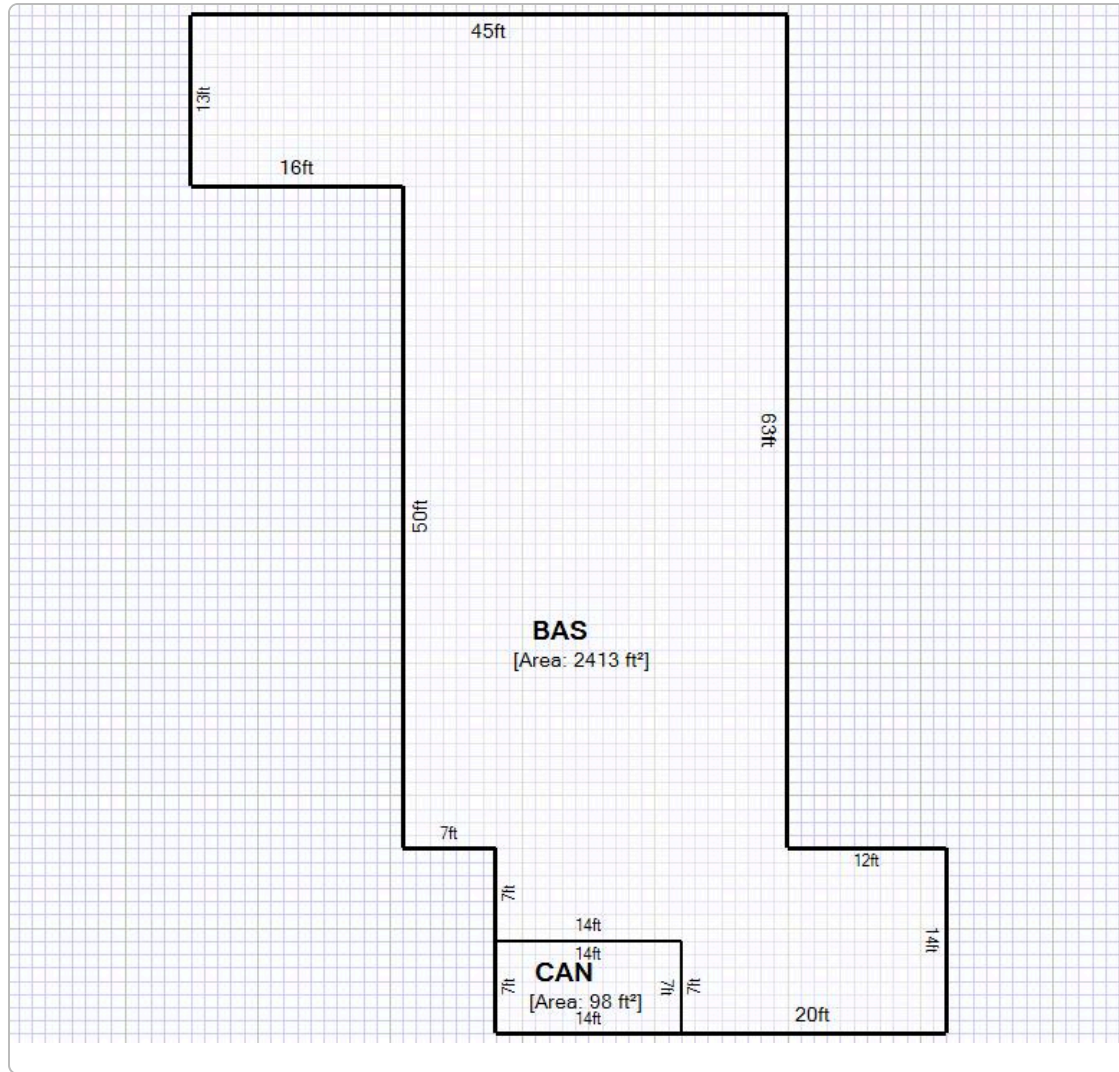
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P06-17-5525	MECHANICAL	Yes	No	6/13/2017	\$4,200
05-10260	ROOFING	Yes	No	12/9/2005	\$0
000078798	RL RES	Yes	No	3/1/1994	\$500
000078625	ROOFING	Yes	No	2/9/1994	\$2,800

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 10/31/2024, 2:44:45 AM](#)

Contact Us





Real Estate Account #03044 002 000

Owner:

SANTA FE HILLS CHURCH OF CHRIST

Situs:

16313 NW US HWY 441
ALACHUA 32615

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account has **no balance due** at this time.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
Total Amount Due	\$0.00		

IV. Neighborhood Meeting Materials

Summary of Neighborhood Meeting

IP # 2024.0332

Westside Commons Rezoning- Alachua, FL

A neighborhood meeting was held by Interplan LLC at 6:00 PM on Tuesday, February 18th 2025 at the Legacy Park Multipurpose Center, Meeting Room #2. Notices advertising the meeting were sent to property owners within 400 feet (list attached) of the Subject Parcels and an advertisement was posted in the Gainesville Sun 10 business days prior to the meeting as required by the City of Alachua. Prior to the meeting we received no contact from any interested parties.

The meeting itself was held from 6:10 pm until 6:45 PM at the Legacy Park Multipurpose Center, and Chris Blurton w/Interplan LLC attended on behalf of the applicant to discuss the rezoning and future land use request with any interested parties. A total of three adults and three children attended the meeting, the two groups of attendees each had one person sign the attached sign in sheet. I went over the proposed request with the attendees and answered their questions. Specifically, Ms. Sroka asked about vehicular access, and I noted that right-in/right-out driveway with a turn lane would be proposed along US 441, and that nothing but a right-in/right-out driveway would likely be permitted along CR 235-A. Proposed uses were discussed, and Ms. Sroka mentioned a Starbucks or health food store would be a desired tenant. Mr. Paudel asked why the parcel currently zoned administrative and professional office needed to be rezoned and I explained that zoning category did not allow for some of the desired uses and that both parcels needed to have the same zoning classification. I noted that a planted landscape buffer would be provided adjacent to their property located just north of the project site. I asked all attendees if they had any specific concerns and none were noted. At 6:45 PM there were no further questions or comments so the meeting was adjourned.

A copy of the newspaper advertisement, mailed notice, list of recipients and sign in sheet is attached.

Chris Blurton
Program Manager
Interplan LLC

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

STE 4000
Interplan LLC
220 E. Central Pkwy. STE 4000
Altamonte Springs FL 32701

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

02/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/03/2025

Legal Clerk



Notary, State of WI, County of Brown

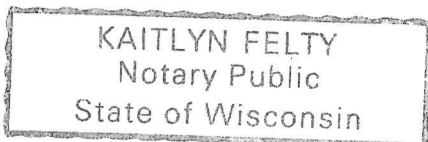
3.7.27

My commission expires

Publication Cost:	\$53.66	
Tax Amount:	\$0.00	
Payment Cost:	\$53.66	
Order No:	10986979	# of Copies:
Customer No:	1483411	0
PO #:	LSAR0231161	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



PUBLIC NOTICE

A neighborhood meeting will be held to discuss a rezoning to CC (Community Commercial) on +/-5.1 acres located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held Tuesday, February 18th, 2025 at 6:00 PM at the Legacy Park Multipurpose Center, Meeting Room #1, 15400 Peggy Road, Alachua, FL 32615.

Contact person: Chris Blurton
(407)645-5008 or cblurton@interplanllc.com

February 3 2025

LSAR0231161

NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held to discuss a potential rezoning of 2 parcels located at the northwest corner of US Hwy 441 and NW 173rd Street, Alachua, Florida.

Date: February 18th, 2025

Time: 6:00 PM-7:00 PM

Place: Legacy Park Multipurpose Center, Meeting Room #1

15400 Peggy Road, Alachua, FL 32615

Contact: Chris Blurton / Interplan LLC ph: 407-645-5008 e-mail: cblurton@interplanllc.com

Chris Blurton with Interplan LLC will be holding a community meeting to discuss a request to rezone 2 parcels from A (Agriculture) and AP (Administrative/Professional) to CC (Community Commercial) on ±5.1 acres (see attached map). Per the City of Alachua zoning code, the Community Commercial district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway. A complete list of allowed uses may be found at the following link:

https://library.municode.com/fl/alachua/codes/code_of_ordinances?nodeId=PTIICOOR_ART4USRE_S4.1TAUS

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

BALDUZZI & BERRYHILL
16508 NW CR 235A
ALACHUA, FL 32615

BIRENBAUM MARC & LOIS 25414
NW COUNTY RD 241
ALACHUA, FL 32615

BRACHHOLD & NELSON
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

BROWNING & BROWNING TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607

CAUCHON MARC V
1050 AMETHYST DR SW
VERO BEACH, FL 32968

CORSBERG CHRISTINE S & JASON M
266 MEADOWLARK AVE
SEBRING, FL 33870

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

DAVIDSON BRAM & ABIGAIL
16630 NW 173RD TER
ALACHUA, FL 32615

ELKINS DELRIE C LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

ELKINS DELRIE LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

FLOREZ & LIMENEZ W/H
16633 NW 173RD TER
ALACHUA, FL 32615

GONZALEZ & RODRIGUEZ-OLIVO W/H
16623 NW 173RD TER
ALACHUA, FL 32615

GOODYEAR STEPHEN R & GINA M
16625 NW 174TH TER
ALACHUA, FL 32615

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615

GRIMES SANDRA L HEIRS
16622 NW 173RD TER
ALACHUA, FL 32615

HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

HARRIS DILLON J
16711 NW 173RD TER
ALACHUA, FL 32615

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

JESSIE RAYMOND M
120 SW DUKES DR LOT 14
LAKE CITY, FL 32024

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

MOSER, JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

ORIE DEANDREW L & ADRIENNE D
16655 NW 175TH TER
ALACHUA, FL 32615

PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

RUC ALACHUA LLC
1616 2ND AVE S STE 100
BIRMINGHAM, AL 35233

RYAN LARMANN INSURANCE AGENCY
14521 MAIN ST
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST C/O
ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE
SANTE FE HIGH SCHOOL
GAINESVILLE, FL 32601

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
ALACHUA, FL 32615

WALKER CALVIN LIFE ESTATE
PO BOX 873
ALACHUA, FL 32616

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

MIKE DAROZA
PO BOX 9
ALACHUA, FL 32615

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH
ALACHUA, FL 32615

ANTIONETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

V. Justification Report

Rezoning Justification Report

Rezoning Application for Parcels 03044-001-002 & 03044-002-000

Northwest Corner of US Highway 441 and NW 173rd Street
Alachua, Florida

November 18, 2024
Revised January 13th, 2025
2024.0332

Submitted By



Serving Restaurant and Retail Brands
Nationwide since 1972.

Interplan LLC | AR99238 | CA 8660
220 E. Central Pkwy, Ste 4000 Altamonte Springs, FL 32701
PH 407.645.5008 | FX 407.629.9124

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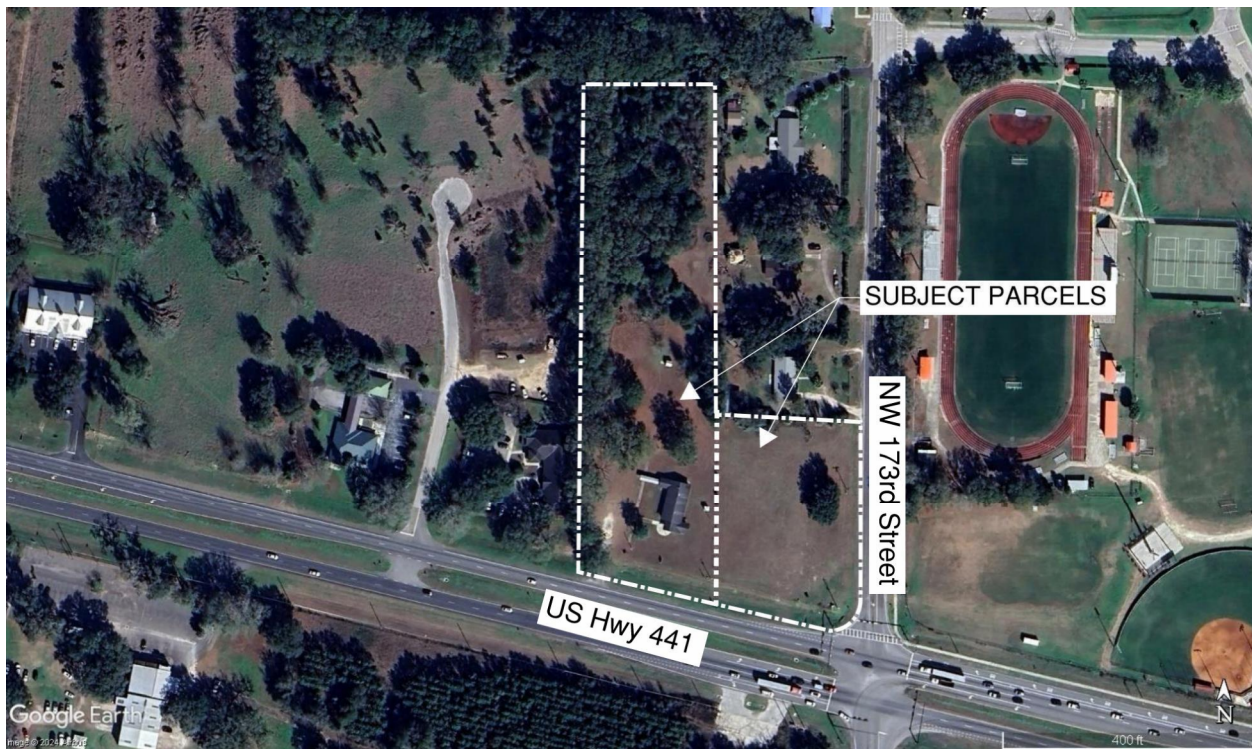
1. **Executive Summary**
2. **Statement of Proposed Change**
3. **Concurrency Analysis**
4. **Consistency with City of Alachua Comprehensive Plan**
5. **Consistency with City of Alachua Land Development Regulations**

1. EXECUTIVE SUMMARY

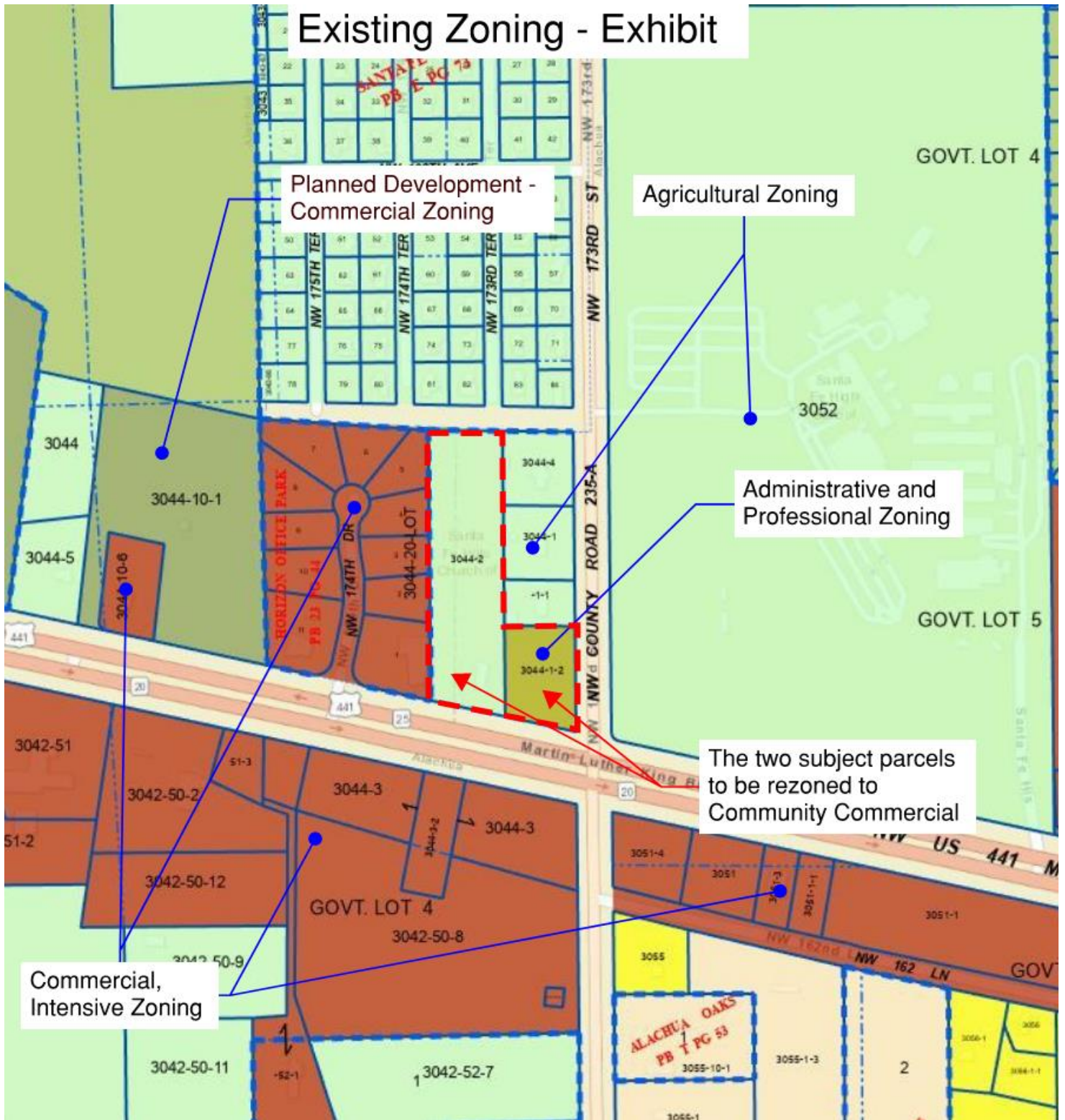
<p>Jurisdiction: City of Alachua</p>	<p>Intent of Application: To allow for the development of commercial businesses and harmonize the subject properties' zoning and future land use classification.</p>
<p>Description of Location: The project is located on the north-west corner of the intersection of NW 173rd Street & US Highway 441 in the City of Alachua, FL 32615.</p>	
<p>Parcel Numbers: 03044-001-002 03044-002-000</p>	<p>Area: 5.07 Acres Total</p>
<p>Existing Future Land Use (FLU) Classification: Agricultural (City of Alachua) - Agricultural (Alachua County) - The Agricultural FLU category provides for land to maintain agriculture operations and preserve rural character.</p>	<p>Proposed FLU Classification: Commercial - These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.</p>
<p>Existing Zoning District: Administrative and Professional - Allows for development of office spaces, medical facilities, and research and development activities. Agricultural - Allows for single family residential, agricultural services and processing, raising of livestock, maintenance of farmland, and other agricultural uses through special exception permits.</p>	<p>Proposed Zoning District: Community Commercial - The community commercial land use category is established to provide neighborhood, and community scale goods and services to adjacent neighborhood and residential areas.</p>
<p>Existing Max. Permitted Density: 0.20 (DU/AC), 0.50 (DU/AC) max. for a homestead exception 5.07 Acres x 0.2 DU = 1 DU</p>	<p>Proposed Max. Permitted Density: < 5-acre commercial sites are allowed a max 0.75 FAR (site to be considered as two separate parcels, both under 5 acres).</p>
<p>Net Change: This application will allow one fewer DU and may allow up to 165,636 square feet of commercial uses compared to what is currently allowed by the properties' existing zoning.</p>	

2. STATEMENT OF PROPOSED CHANGE

The proposed project is located in the City of Alachua under jurisdiction of the city. The intent of the request for rezoning of the two subject parcels that the project is located on is to harmonize the existing zoning and future land use and allow for the development of commercial businesses. The project is located on the north-west corner of the intersection of NW 173rd Street & US Highway 441 in the City of Alachua, FL 32615. The subject parcels in question are 03044-001-002, and 03044-002-000, with a combined area of 5.07 acres. The existing future land use of parcel 03044-001-002 is currently agricultural under Alachua County, and parcel 03044-001-000 has a current future land use of agricultural under the City of Alachua. The proposed future land use classification for both of these parcels is commercial. The existing zoning district for parcel 03044-001-002 is currently administrative and professional. The existing zoning district for parcel 03044-001-000 is currently agricultural. The proposed zoning for both of these parcels is community commercial.



Existing Zoning - Exhibit



3. Concurrency Analysis

This application requests to change the 5.07-acre site's zoning classification from agricultural (A) and administrative and professional (AP) to community commercial (CC). Approval of this application will allow for development of commercial businesses, and will change the site's maximum allowable density.

Existing and proposed maximum density for the site:

Existing Maximum Permitted Density - Agricultural	Proposed Maximum Permitted Density - Community Commercial
Existing Max. Permitted A: Agricultural 5.07 acres * 0.2 DU = 1 DU	Proposed Max Permitted Density: < 5-acre site allowed 0.75 max FAR 5.07 acres = 165,636 SF allowable FAR for commercial space (shopping center assumed)

Roadways/Transportation

Projected Trip Generation:

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	PM Peak
Existing					
Church	560	Per 1,000 SF	4,000 SF	7	3
Proposed					
Shopping Center	820	Per 1,000 SF	165,636 SF	6,243	632

-Please see traffic map, and projected trip distribution analysis post construction of proposed project figures attached at the end of concurrency analysis.

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments were determined to be Segments 5, 6, 7, 13, 16 and 17.

Based on the attached traffic analysis, approval of this application will result in an existing deficiency on segment 6 to be impacted further with additional trips. No other segments will be exceeded below the adopted level of service (LOS). This is based on the maximum theoretical buildout of the project and the potential impacts of development of the site on affected roadway segments will be reassessed during the site plan/platting review process.

Potable Water / Sanitary Sewer / Solid Waste

	Demand	Max Total Demand	Current Potable Water Residual Capacity	Residual Capacity After Proposed Project
Potable Water	0.1 GPD / 1 SF (Shopping Center)	16,564 GPD	138,980 GPD	122,416 GPD

Conclusion: The project site will be served by the City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City’s adopted LOS for potable water.

	Demand	Max Total Demand	Treatment Plant Current Residual Capacity	Residual Capacity After Proposed Project
Sanitary Sewer	0.1 GPD / 1 SF (Shopping Center)	16,564 GPD	168,166 GPD	151,602 GPD

Conclusion: The project site will be served by the City of Alachua wastewater infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City’s adopted LOS for sanitary sewer.

	Max Total Demand	Existing Demand	Demand After Proposed Project
Solid Waste	Total Waste Per Year: 125 Tons per year or 685 lbs. per day	10,184 Tons per year	10,309 Tons per year

Conclusion: Solid waste facility capacity exists to adequately serve development of the proposed project. The New River Solid Waste Facility is anticipated to be able to have enough capacity for the next 50+ years. The maximum potential impact from approval of this application will not negatively or exceed the City’s adopted LOS for

the solid waste facility system.

The total estimated impact on public facilities for both proposed and existing development is as follows:

Water – 16,564 GPD

Sewer – 16,564 GPD

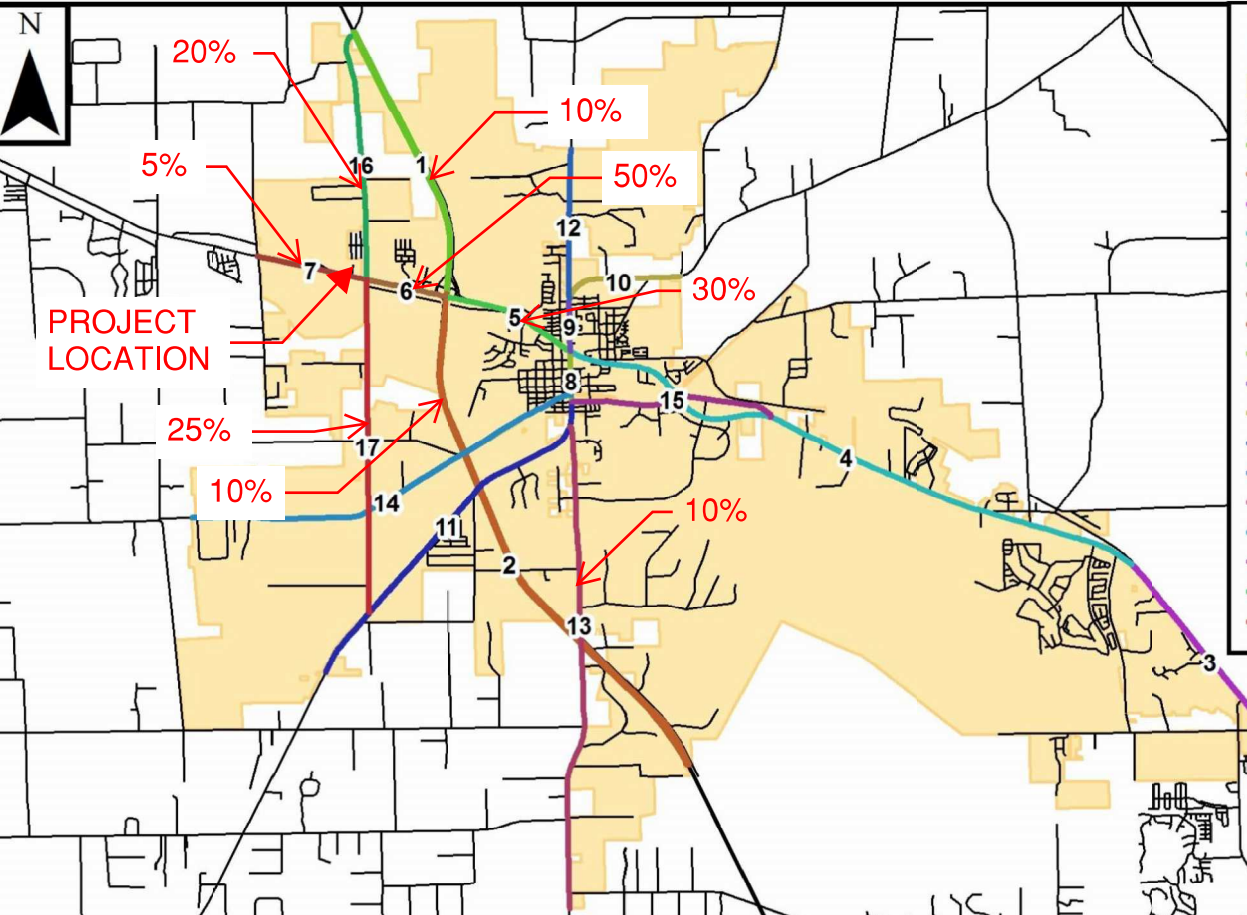
Solid Waste – 125 Tons per year or 685 lbs. per day

Transportation – 6,243 Max Daily Trips

Based on the fact that the utilities involved have sufficient capacity to serve the proposed development and the adjacent streets have sufficient capacity, it appears that sufficient capacity exists for all public facilities with the exception of one impacted road segment, which is currently deficient once reserved trips are considered.



CITY OF ALACHUA COMPREHENSIVE PLAN ROADWAY SEGMENTS

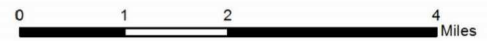


Legend

- Municipal Boundary
- Segment Number**
- 1 █
- 2 █
- 3 █
- 4 █
- 5 █
- 6 █
- 7 █
- 8 █
- 9 █
- 10 █
- 11 █
- 12 █
- 13 █
- 14 █
- 15 █
- 16 █
- 17 █

Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.



Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description
Interstate	
I-75 (32, 1)	From North City Limit to US 441
I-75 (31, 2)	From US 441 to the South City Limit
State Roads	
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235
U.S. Hwy 441 (107, 5)	From SR 235 to I-75
U.S. Hwy 441 (4107, 5)	From I-75 to CR 235A
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street
SR 235 (108, 8)	From NW 143rd Place to US 441
SR 235 (109, 9)	From US 441 to NW 140th Street
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit
County Facilities	
CR 236 (11)	From NW 143rd Place to South City Limit
CR 241 (12)	From NW SR 235 to North City Limit
CR 241 (13)	From CR 235 to South City Limit
CR 2064 (14)	From SR 235 to West City Limit
CR 2064 (15)	From SR 235 to US 441
CR 235A (16)	From US 441 to North City Limit
CR 235A (17)	From US 441 to CR 235

Projected Trip Distribution After Construction of Proposed Project

Segment #	ADT/Peak	Existing Traffic	Available Capacity	Additional Traffic Created	Available Capacity After Proposed Project
1	ADT	58,668	32,735	624	32,111
	Peak Hour	4,450	3,780	63	3,717
2	ADT	70,070	21,289	624	20,665
	Peak Hour	5,282	2,942	63	2,879
5	ADT	25,096	5,219	1,873	3,346
	Peak Hour	2,198	492	190	302
6	ADT	33,456	-135	3,122	-3,257
	Peak Hour	2,711	284	316	-32
7	ADT	24,491	15,136	312	15,345
	Peak Hour	2,076	1,431	32	1,503
13	ADT	6,025	12,008	624	11,384
	Peak Hour	572	1,077	63	1,014
16	ADT	1,380	10,959	1249	9,710
	Peak Hour	131	944	126	818
17	ADT	5,209	6,090	1,561	4,529
	Peak Hour	495	472	158	314

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AAADT/Peak Hour	Comp Plan MSV ^{AA}	Existing Traffic ^{CA}	Project Impact (Projected & Reserved)	Available Capacity ^{BB}	Percentage of Capacity Utilized
Interstate							
Min LOS Std: C							
I-75 (32, 1)	From North City Limit to US 441	AAADT	91,600	58,668	197	32,735	64.26%
		Peak Hour	8,250	4,450	20	3,780	54.18%
I-75 (31, 2)	From US 441 to the South City Limit	AAADT	91,600	70,070	241	21,289	76.76%
		Peak Hour	8,250	5,282	26	2,942	64.34%
State Roads							
Min LOS Std: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AAADT	43,000	22,194	1,244	19,562	54.51%
		Peak Hour	3,870	2,127	204	1,539	60.23%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AAADT	45,700	19,134	7,809	18,757	58.96%
		Peak Hour	4,110	1,767	813	1,530	62.77%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AAADT	39,000	25,096	8,685	5,219	86.62%
		Peak Hour	3,510	2,198	820	492	85.98%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AAADT	39,000	33,456	5,679	(135)	100.35%
		Peak Hour	3,510	2,711	515	284	91.91%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AAADT	43,000	24,491	3,373	15,136	64.80%
		Peak Hour	3,870	2,076	363	1,431	63.02%
SR 235 (108, 8)	From NW 143rd Place to US 441	AAADT	14,400	10,178	0	4,222	70.68%
		Peak Hour	1,290	809	0	481	62.71%
SR 235 (109, 9)	From US 441 to NW 140th Street	AAADT	14,400	8,624	316	5,460	62.08%
		Peak Hour	1,290	691	38	561	56.51%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AAADT	14,400	6,526	0	7,874	45.32%
		Peak Hour	1,290	483	0	807	37.44%
County Facilities							
Min LOS Std: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AAADT	15,120	5,672	0	9,448	37.51%
		Peak Hour	1,359	539	0	820	39.65%
CR 241 (12)	From NW SR 235 to North City Limit	AAADT	15,120	1,481	356	13,283	12.15%
		Peak Hour	1,359	141	35	1,183	12.93%
CR 241 (13)	From CR 235 to South City Limit	AAADT	20,880	6,025	2,847	12,008	42.49%
		Peak Hour	1,881	572	232	1,077	42.76%
CR 2054 (14)	From SR 235 to West City Limit	AAADT	15,120	2,930	662	11,528	23.76%
		Peak Hour	1,359	278	66	1,015	25.34%
CR 2054 (15)	From SR 235 to US 441	AAADT	15,120	3,425	764	10,931	27.71%
		Peak Hour	1,359	325	76	958	29.53%
CR 235A (16)	From US 441 to North City Limit	AAADT	15,120	1,380	2,781	10,959	27.52%
		Peak Hour	1,359	131	284	944	30.54%
CR 235A (17)	From US 441 to CR 235	AAADT	15,120	5,209	3,821	6,090	59.72%
		Peak Hour	1,359	495	392	472	65.26%

^A Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.

^{BB} Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation +

^{CA} County Facility AADT counts provided by Alachua County Public Works, April 2023.

^{AA} AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within

LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Reserved Trips are automatically updated from Table 8 data.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-orientated uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/businesses parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

This rezoning is proposed to provide commercial goods and services to the adjacent residential development and school. The proposed development is planned to be a mix of the above allowed uses, depending on local demand. The current future land use and zoning for the property are not compatible, the proposed rezoning and small scale future land use change will harmonize the

zoning and future land use for both parcels and with surrounding parcels located along US 441.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The development plans for the subject property will conform to the above requirements. For computing maximum allowable density for this application, a 0.75 FAR is used with an assumed land use of 'shopping center'.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be

considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The subject property is located on a busy intersection on a state highway, is part of the City's Corporate Corridor Activity Center and is surrounded by other commercially zoned property along US 441. The proposed rezoning is compatible with adjacent properties along US 441 and landscaped buffers will be provided from adjacent agriculturally zoned property (currently used as single family residential). No additional right of way for public roads is anticipated.

Policy 1.3.f: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

The subject property is located in the US 441 Corporate Corridor Activity Center. The current zoning and future land use does not allow for commercial development, approval of this request will bring the property into compliance

with the Activity Center goal to provide economic development opportunities.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

The justification report submitted as part of the concurrent SsCPA application includes a section addressing Chapter 163.317(6)(a)9.a., Florida Statutes, in detail. As that section demonstrates, this application does not constitute urban sprawl. These proposals will not promote the use of land far from existing urban areas for low density, single use developments, nor will they create a need for the costly extension of services. Rather, these requests will harmonize the subject property zoning and future land use, promote an increase in density, and provide additional commercial uses and services on a compact ±5 acres in the City of Alachua.

Policy 5.1.a. Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are no documented wetlands on the project site, and no portion of the site is within a documented FEMA floodplain. The topography and soils onsite are suitable to development.

Policy 5.1.b. Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Arredondo-Urban Land Complex, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site. All soils are well drained and non-hydric.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

The subject property is not within any documented FEMA Flood Zone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or mitigated consistent with City and County requirements in development. All soils are well drained and non-hydric.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an environmental analysis will be included per this policy requirement.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, only one road segment is anticipated to operate below the adopted level of service with this development (and is currently deficient), no other facilities and/or services will be caused to operate below the adopted level of service in the maximum allowable development scenario.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Section 3 demonstrates how the proposed plan for the project site will impact City of Alachua facilities and adopted level of service. It is not anticipated that the proposed plan for the project site will exceed the adopted LOS standards with the exception of roadway segment #6.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently three (3) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Arredondo-Urban Land Complex, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The National Wetlands Inventory database does not indicate any wetlands or hydric soils onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

5. CONSISTENCY WITH CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR).

Sec. 2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, this application is submitted concurrently with a SsCPA application, requesting to change the project site's FLU to Commercial. The contents of that application further demonstrate consistency with the City's Comprehensive Plan. The proposed zoning districts are compatible with the proposed Future Land Use map designations.

(b) Consistent with ordinances. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning district, CC-Community Commercial, are addressed in detail.

(b) Logical development pattern. The proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly density of development on the project site and US 441 corridor. By replacing the existing small portion of Administrative and Professional zoning and Agriculture zoning, neither of which are large enough to support a viable office or agricultural use respectively, the site will be able to be developed with a cohesive commercial development to compliment other existing and proposed development on US 441.

(c) **Premature development.** The proposed amendment will not create premature development in undeveloped or rural areas.

The proposed amendment will not create premature development in undeveloped or rural areas. Rather, the proposed amendment will create the opportunity for development of the project site to be compatible in density and scale with development trends in the surrounding area.

The project site is in a developed portion of the city that is undergoing further development. The site is on the north side of US 441, a major transportation corridor, and just west of Interstate 75, another major transportation corridor.

Much of this segment of US 441 is developed with commercial and office uses and has seen new development in recent years. Several new hotels and restaurants have been constructed west of Interstate 75 in the past few years, and a new Wawa convenience store is scheduled to open in early 2025.

Commercial and mixed use development is proposed on every other corner of the US 441 and CR235A intersection except for this one.

(e) **Incompatible with adjacent lands.** The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The uses permitted by the proposed amendment are compatible with and complementary to adjacent lands. Adjacent land uses to the east include commercial and educational developments. Adjacent land uses to the south and west are also commercial developments or proposed for commercial developments. Adjacent land uses to the north are residential. The proposed amendment harmonizes the project site's zoning and future land use, with the adjacent lands to the east, south and west and will provide appropriate buffers from residential uses to the north.

(f) Adverse effect on local character. The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed amendment will not adversely affect the character of the general area. Development to follow this amendment will complement the character of the general area and the US 441 commercial corridor. The requested Community Commercial zoning requested allows for reasonable commercial development but with lower intensity and limited to more community orientated uses than the adjacent Commercial Intensive zoning.

Specific concerns are addressed below:

- **Traffic: Maximum theoretical traffic impacts of the proposed amendment are addressed in Section 3 of this report. As that section indicates, there is residual capacity on all affected roadway segments except for segment #6 for the maximum development scenario of this proposed amendment. Segment #6, US 441 east to I-75, is already deficient and the proposed impact is just roughly 6% of total capacity.**
- **Density of uses: As demonstrated in Section 3 of this report, the proposed amendment will allow a greater theoretical density on the project site relative to the current zoning districts. However, this greater theoretical density is not excessive, but rather, in line with surrounding and future development.**
- **Building height: Per City of Alachua Land Development Regulations Tables 5.1-1 and 5.1-2., the maximum building height permitted in the existing A and AP is the same as the maximum building height allowed in the proposed CC. That height is 65 feet. Thus, building height of development that may follow the proposed amendment could theoretically be the same height as any structures built on the site with the current zoning districts.**
- **Bulk, noise, lights, or other physical effects or nuisances: Building bulk, noise, lighting, and other such physical effects are regulated by the City's Land Development Regulations. Any development to occur after the proposed amendments are implemented will be required to conform to these regulations, ensuring that no nuisance will be created, and impacts are mitigated to the extent practicable.**

(g) Not deviate from pattern of development. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The uses permitted by the proposed amendment do not deviate from the existing and proposed development pattern of the surrounding area, but rather, expand on it. The primary change between the uses currently permitted onsite and the uses permitted by the proposed zoning district are allowing more community orientated commercial development and removing any agricultural uses, which are incompatible with other adjacent lands along this portion of US 441 and the City's Corporate Activity Center.

(h) Encourage sprawl. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

This application is submitted concurrently with a SsCPA application. Section 5 of that application's justification report demonstrates that the proposed amendments do not trigger any urban sprawl indicators as identified in Ch. 163.3177(6) (a)9.a., Florida Statutes.

The FLU classifications and zoning districts proposed will allow development similar to that which currently surrounds the project site. Development will be cohesive and well-designed, and not in a radial, strip, or ribbon pattern.

These amendments do not leapfrog over undeveloped land but rather affect land proximate to existing development, including Santa Fe High School and Alachua Market Place. The project site is less than 2 miles from Alachua's Main Street and close to major transportation thoroughfares.

(i) Spot zoning. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

The proposed amendments do not create an instance of spot zoning. While the proposed amendment is not identical to the adjacent and surrounding zoning districts, they are highly related and the requested zoning for this parcel is less intensive. All property that abuts the project site to the west, south and southeast is commercial intensive, and while the property to the east across CR 235A is zoned agricultural, it is the location of Santa Fe High School, with an enrollment of over 1,000 students.

The proposed rezoning will continue the commercial zoning and development already located along the US 441 corridor in both directions in this area.

(j) Public facilities. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The proposed amendment is in a location where there are existing public facilities able to serve development.

Current public facilities in the area include:

- **Potable water: an 8” water main along CR 235A adjacent to the project site and a 12” water main on the north side of US 441 adjacent to the project site**
- **Wastewater: a 16” force main along the south side of US 441 and an 8” gravity main just east of CR 235A**
- **Electric: The project site is in the service area of Duke Energy.**

Section 3 of this report illustrates the maximum potential impacts of the proposed amendments to utility infrastructure. As this section demonstrates, there is capacity to accommodate this proposal.

(k) No adverse effect on the environment. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significant adverse impacts on the natural environment. Both parcels have been previously cleared and a church is currently located on the western parcel. A preliminary desktop analysis indicates that there are no FEMA flood zones or National Wetlands Inventory (NWI)-designated wetlands on the property. Should any be discovered in development programming of the site following development, minimization of adverse impact on the environment will be done to the extent practicable.

Sec. 3.5. - Business districts.

3.5.1 - General purposes. The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) Provide appropriately located lands for business uses consistent with Comprehensive Plan. Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

The subject parcels are surrounded by commercial and public development along the US 441 corridor, and are ideally located to provide goods and services due to their location near the busy intersection of US 441 and CR 235A and nearby residential development. Existing public water and sewer is available to the property with only a minor extension of sanitary sewer required from across the public road.

(B) Strengthen economic base. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

The subject parcels are currently underutilized as a church and a vacant lot which is likely too small to be developed as a stand alone office use. The proposed rezoning will allow community-scale commercial development to expand the City's tax base and provide employment opportunities to nearby residents who may currently have to travel further away.

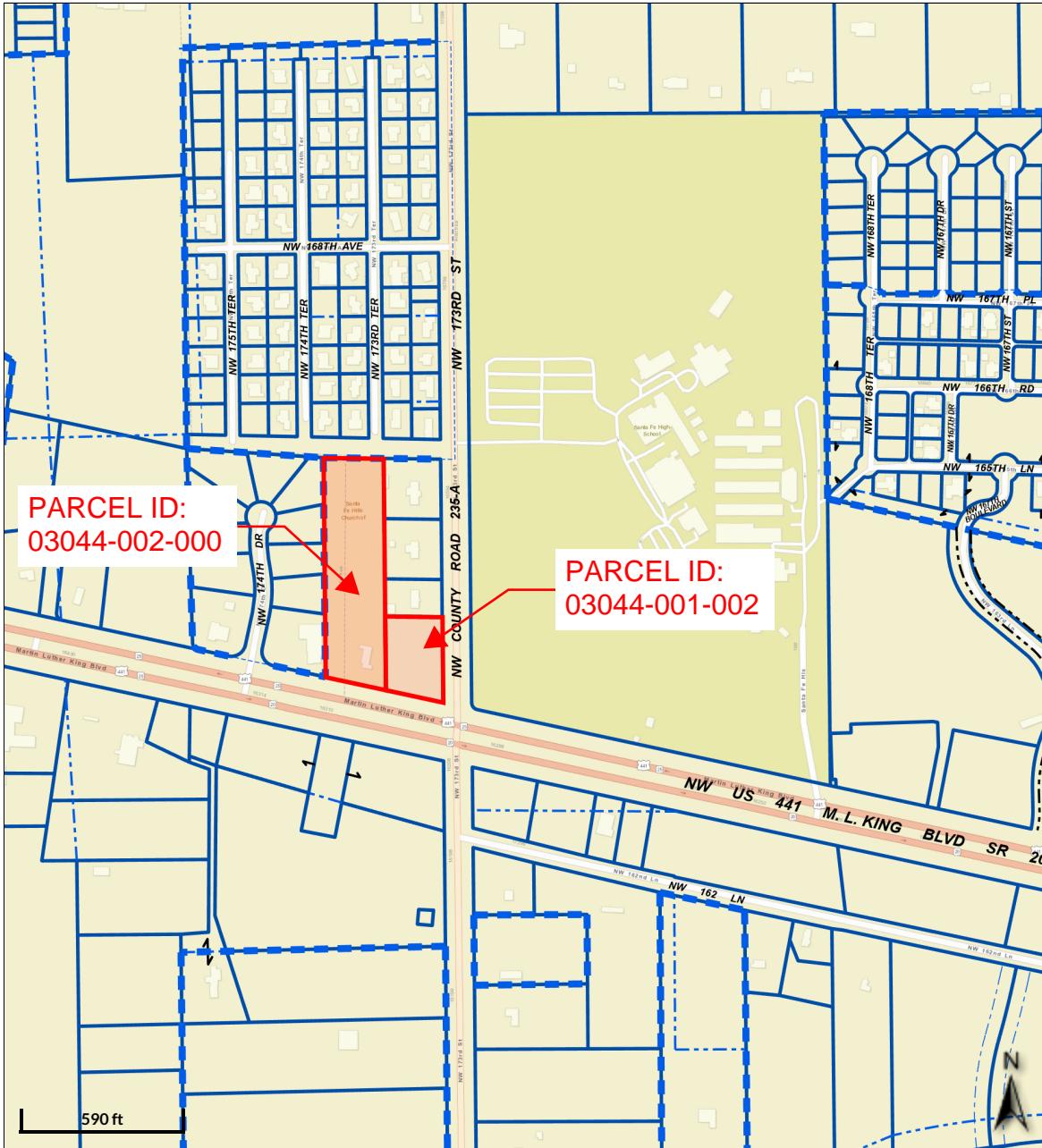
(C) Provide suitable environment for business uses. Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

The parcels are located at a busy intersection with extensive pass by traffic, and are unlikely to be utilized as their current zoning classification allows as it is incompatible with the adjacent zoning and public road system.

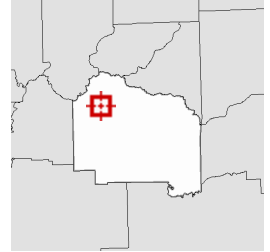
(D) Minimize impact of business development on residential districts and uses.

The only adjacent residential uses are located to the north and northeast of the subject parcels. Sufficient buffers and screening will be provided between these parcels and any existing or future residential development. An existing platted ROW to the north will also buffer the subject property from the adjacent residential development.

VI. Map Set



Overview



Legend

- Parcels
- Lakes

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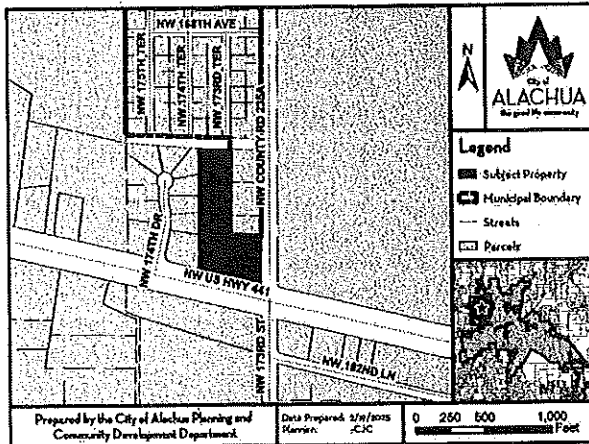


City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

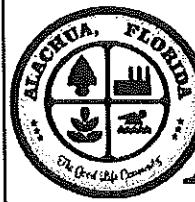
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 11, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Alakai Acquisitions LLC, applicant and agent for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ± 5.07-acre subject property from Agricultural (A) and Administrative Professional (AP)(County) to Community Commercial (CC). The subject property is located at 16313 NW US Highway 441; Alachua County Tax Parcels 03044-001-002 and 03044-002-000. Existing FLU: Agriculture and Agriculture (County); Proposed FLU: Commercial; Existing Zoning: Agricultural (A) and Administrative and Professional (AP)(County); Proposed Zoning: Community Commercial (CC).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 27, 2025)

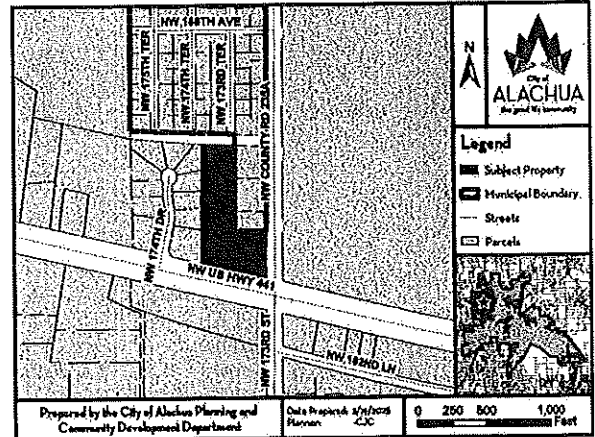


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A request by Alakai Acquisitions LLC, applicant and agent for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a ± 5.07-acre subject property from Agriculture and Agriculture (County) to Commercial. The subject property is located at 16313 NW US Highway 441; Alachua County Tax Parcels 03044-001-002 and 03044-002-000. Existing FLU: Agriculture and Agriculture (County); Proposed FLU: Commercial; Existing Zoning: Agricultural (A) and Administrative and Professional (AP)(County).



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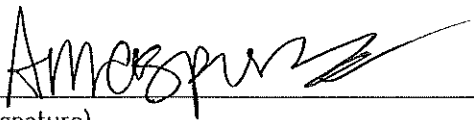
AFFIDAVIT FOR POSTED LAND USE SIGN

I, ANNA SPIVEY, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 2/24/2025 FOR THE Westside Commons Rezoning Application
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

4
(Number of signs)

BA

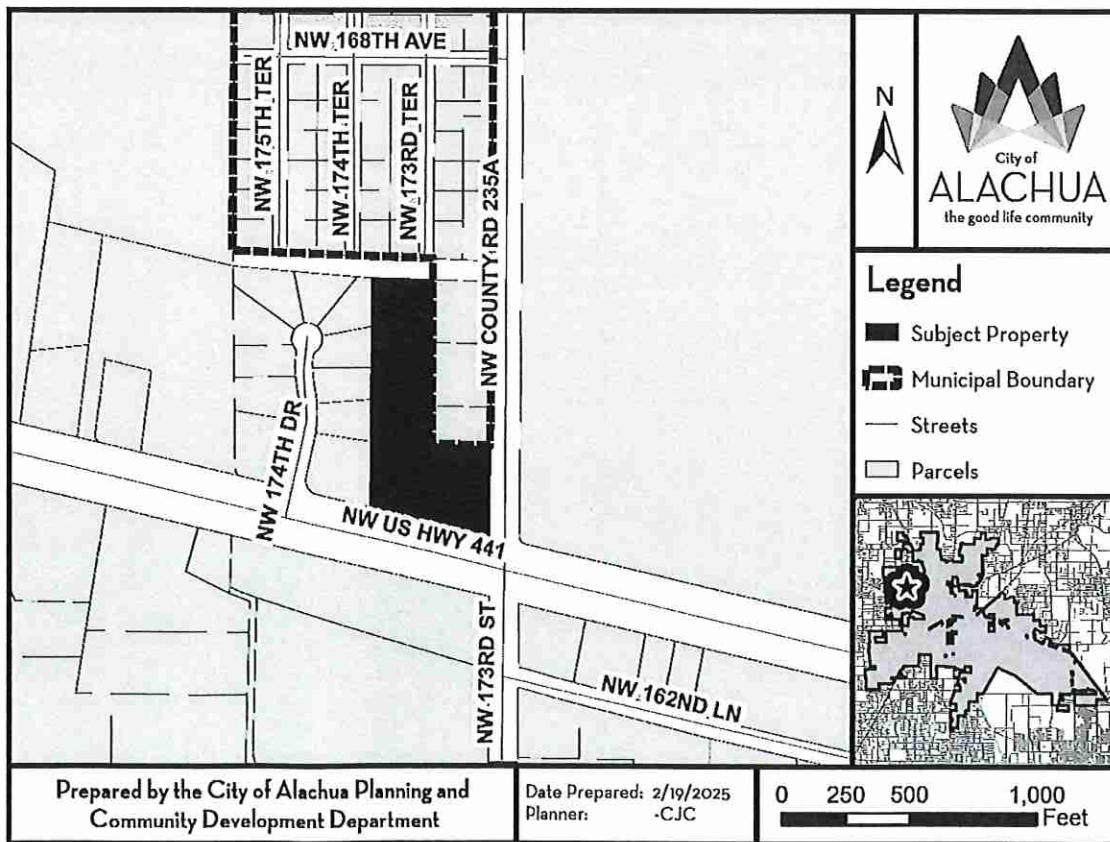
MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

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ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

BALDUZZI & BERRYHILL
16508 NW CR 235A
ALACHUA, FL 32615

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

MAILED
FEB 24 2005

BRACHHOLD & NELSON
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

BRAKEFIELD KENT SHERWOOD
16622 NW 173RD TER
ALACHUA, FL 32615

BROWNING & BROWNING TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607

CAUCHON MARC V
5450 2ND PL
VERO BEACH, FL 32968

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CORNERSTONE ALACHUA LLC
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LAKE CITY, FL 32025

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ALACHUA, FL 32615

CUNNINGHAM DAVID B
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ALACHUA, FL 32615

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HIGH SPRINGS, FL 32655

ELKINS DELRIE LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

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ALACHUA, FL 32615

GONZALEZ & RODRIGUEZ-OLIVO W/H
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ALACHUA, FL 32615

GOODYEAR STEPHEN R & GINA M
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ALACHUA, FL 32615

GRANT VICKIE RENEE
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ALACHUA, FL 32615

HAHN JESSICA
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ALACHUA, FL 32615

HARRIS DILLON J
16711 NW 173RD TER
ALACHUA, FL 32615

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TUPELO, MS 38802

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LAKE CITY, FL 32024

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HIGH SPRINGS, FL 32643

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GAINESVILLE, FL 32604

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ALACHUA, FL 32615

MORGAN ZACHARY
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ALACHUA, FL 32615

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ALACHUA, FL 32616

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ALACHUA, FL 32615

ORIE DEANDREW L
16655 NW 175TH TER
ALACHUA, FL 32615

PALMETTO ALACHUA-US 441 LLC
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LAKELAND, FL 33801

PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

PAUDEL & CHAPAGAIN
16412 NW COUNTY RD 235A
ALACHUA, FL 32615

RUC ALACHUA LLC
3800 COLONNADE PKWY 250
BIRMINGHAM, AL 35243

RYAN LARMANN INSURANCE AGENCY I
15560 NW HWY 441 STE #110
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SWOROBUK PAUL LIFE ESTATE
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ALACHUA, FL 32615

WALKER CALVIN LIFE ESTATE
PO BOX 873
ALACHUA, FL 32616

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

MAILED

FEB 24 2025



Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
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